



City Council

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

**Monday, October 24, 2016
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on October 11, 2016 (distributed previously);*
- CNCL-14 (2) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on October 17, 2016; and*
- CNCL-39 (3) *receive for information the Metro Vancouver **'Board in Brief'** dated September 23, 2016.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

- CNCL-46 Jane Fernyhough, Director, Arts, Culture and Heritage Services, to present the National Trust for Canada's 2016 **Prince of Wales Prize for Municipal Heritage Leadership** to Richmond City Council.

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. 21.)

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
- Application for a New Liquor Primary Liquor Licence – Top Cup Coffee Ltd., 6031 Blundell Road
- Harvest Power Air Quality Permit Review
- Child Care Operator Selection for the “Cressey Cadence” Child Care Facility
- Letter of Support for Tracking Vehicle Kilometres Travelled Data
- Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9622
- Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9617

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- 2016 Submission to the National Disaster Mitigation Program: Steveston Island Flood Mitigation Planning Project and the Flood Mitigation Strategy Update
- Proposed Amendments To Traffic Bylaw No. 5870
- Land use applications for first reading (to be further considered at the Public Hearing on November 21, 2016):
 - 4280 Tyson Place – Rezone from Land Use Contract 042 and Single Family Zero Lot Line (ZS24) to Single Detached (ZS27) (Sandra Lopez – applicant)
 - 9660 Seameadow Court – Rezone from Single Detached (RS1/E) to Single Detached (RS2/B) (Gurpreet Bains – applicant)
 - 8140 Heather Street – Rezone from Single Detached (RS1/E) to Single Detached (RS2/A) (Anuvir Dehal – applicant)
 - 3760/3780 Blundell Road – Rezone from Two-Unit Dwellings (RD1) to Single Detached (RS2/B) (Mukhtiar Sian – applicant)

5. *Motion to adopt Items No. 6 through No. 18 by general consent.*



Consent
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Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-47 (1) *the **Community Safety Committee** meeting held on October 12, 2016;*
- CNCL-52 (2) *the **General Purposes Committee** meeting held on October 17, 2016;*
- CNCL-57 (3) *the **Planning Committee** meeting held on October 18, 2016; and*
- CNCL-62 (4) *the **Public Works and Transportation Committee** meeting held on October 19, 2016;*

be received for information.



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7. APPLICATION FOR A NEW LIQUOR PRIMARY LIQUOR LICENCE – TOP CUP COFFEE LTD., 6031 BLUNDELL ROAD

(File Ref. No. 12-8275-30-062) (REDMS No. 5173863)

CNCL-68

See Page CNCL-68 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the application from Top Cup Coffee Ltd., doing business as, Top Cup, for a new Liquor Primary Licence to operate a Neighborhood Public House, be supported only for:*

- (a) *A Neighborhood Public House with an indoor & patio seating and standing capacity of 70 patrons;*
 - (b) *Liquor service hours for Sunday to Thursday, from 9:00 a.m. to 12:00 a.m., and Friday and Saturday, From 9:00 a.m. to 1:00 a.m.; and*
 - (c) *Family Foodservice to permit minors in all licensed areas until 10:00 p.m. when accompanied by a parent or guardian;*
- (2) *That a letter be sent to the Liquor Control and Licensing Branch advising that:*
- (a) *Council supports the amended conditions as listed above, for a new Liquor Primary Liquor Licence as the issuance will not pose a significant impact on the community; and*
 - (b) *Council's comments on the prescribed criteria (set out in Section 10.3 of the Liquor Control and Licensing Regulation) are as follows:*
 - (i) *The potential for additional noise and traffic in the area was considered;*
 - (ii) *The impact on the community was assessed through a community consultation process; and*
 - (iii) *Given that this is a new business, there is no history of non-compliance with this operation;*
 - (c) *As the operation of a licenced establishment may affect nearby residents the City gathered the view of the residents as follows:*
 - (i) *Property owners and businesses within a 50 meter radius of the subject property were contacted by letter detailing the application, providing instructions on how community comments or concerns could be submitted; and*
 - (ii) *Signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instructions on how community comments or concerns could be submitted; and*
 - (d) *Council's comments and recommendations respecting the view of the residents are as follows:*

- (i) *That based on the number of letters sent and the few responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents in the area and the community.*



Consent
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Item

8. **HARVEST POWER AIR QUALITY PERMIT REVIEW**

(File Ref. No. 10-6175-02-01) (REDMS No. 5187262 v. 2)

CNCL-79

See Page CNCL-79 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That a letter be sent to the BC Minister of Environment and Harvest Power expressing the City's expectation that measures to eliminate odours in the community be prioritized and expedited;*
- (2) *That a letter be sent to Metro Vancouver expressing the City's expectations that:*
 - (a) *Metro Vancouver appropriately resource its enforcement program to bring the facility into compliance with permit conditions;*
 - (b) *Metro Vancouver negotiate with Harvest Power new infrastructure and upgrades necessary to eliminate odours and present the financial implications and alternatives to the Metro Vancouver Board of Directors; and*
 - (c) *Metro Vancouver improve opportunities for the public to share concerns about odour and implement a transparent system that publicly reports the severity and frequency of odour complaints and the measures to be undertaken to address the public's concerns; and*
- (3) *That a formal response from Vancouver Coastal Health be sought in response to public health concerns relative to odours.*



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9. **CHILD CARE OPERATOR SELECTION FOR THE “CRESSEY CADENCE” CHILD CARE FACILITY**
(File Ref. No. . 07-3070-01) (REDMS No. 5175900 v. 6)

CNCL-88

See Page **CNCL-88** for full report

PLANNING COMMITTEE RECOMMENDATION

That Atira Women’s Resource Society be appointed as the child care operator for the City-owned facility currently under construction at 5688 Hollybridge, subject to the Society entering into a lease for the facility that is satisfactory to the City.



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10. **APPLICATION BY SANDRA LOPEZ AND ANDRE SAVARD FOR REZONING AT 4280 TYSON PLACE FROM LAND USE CONTRACT 042 AND SINGLE FAMILY ZERO LOT LINE (ZS24) TO SINGLE DETACHED (ZS27) – TYSON PLACE**
(File Ref. No. 12-8060-20-009601; RZ 16-726011) (REDMS No. 5163815)

CNCL-96

See Page **CNCL-96** for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That “Land Use Contract 042” entered into pursuant to “Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976”, be discharged from 4280 Tyson Place; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, to create the “Single Detached (ZS27) – Tyson Place” zone and for the rezoning of 4280 Tyson Place from “Land Use Contract 042” and “Single Family Zero Lot Line (ZS24)” to the “Single Detached (ZS27) – Tyson Place” zone, be introduced and given first reading.*



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11. **APPLICATION BY GURPREET BAINS FOR REZONING AT 9660 SEAMEADOW COURT FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009618; RZ 16-738201) (REDMS No. 5103815)

CNCL-121

See Page CNCL-121 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, for the rezoning of 9660 Seameadow Court from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

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12. **APPLICATION BY ANUVIR DEHAL FOR REZONING AT 8140 HEATHER STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009263; RZ 16-737446) (REDMS No. 5159809)

CNCL-140

See Page CNCL-140 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, for the rezoning of 8140 Heather Street from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.

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13. **APPLICATION BY MUKHTIAR SIAN FOR REZONING AT 3760/3780 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009627; RZ 15-712886) (REDMS No. 5178409)

CNCL-156

See Page CNCL-156 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, for the rezoning of 3760/3780 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

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14. **LETTER OF SUPPORT FOR TRACKING VEHICLE KILOMETRES TRAVELLED DATA**

(File Ref. No. 10-6125-07-02) (REDMS No. 5178451 v. 7)

CNCL-173

[See Page CNCL-173 for full report](#)

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That a letter be sent to the BC Minister of Transportation and Infrastructure indicating the City's support for the collection of annual vehicle kilometres travelled data by the Insurance Corporation of British Columbia as identified in the report titled "Letter of Support for Tracking Vehicle Kilometres Travelled Data" from the Director, Engineering, dated September 26, 2016.

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15. **OVAL VILLAGE DISTRICT ENERGY UTILITY BYLAW NO. 9134, AMENDMENT BYLAW NO. 9622**

(File Ref. No. 10-6125-01) (REDMS No. 5166661 v. 4)

CNCL-178

[See Page CNCL-178 for full report](#)

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9622 be introduced and given first, second and third readings.

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16. **ALEXANDRA DISTRICT ENERGY UTILITY BYLAW NO. 8641, AMENDMENT BYLAW NO. 9617**

(File Ref. No. 10-6600-10-02) (REDMS No. 5167819 v. 7)

CNCL-187

[See Page CNCL-187 for full report](#)

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9617 be introduced and given first, second and third readings.

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17. **2016 SUBMISSION TO THE NATIONAL DISASTER MITIGATION PROGRAM: STEVESTON ISLAND FLOOD MITIGATION PLANNING PROJECT AND THE FLOOD MITIGATION STRATEGY UPDATE**

(File Ref. No. 10-6060-01) (REDMS No. 5183569)

CNCL-197

See Page CNCL-197 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That the submission to the National Disaster Mitigation Program requesting funding for up to 100 % of the \$2,120,000 cost for Steveston Island Flood Mitigation Planning Project and the Flood Mitigation Strategy Update be endorsed;*
- (2) *That the Chief Administrative Officer and the General Manager of Engineering and Public Works be authorized to enter into funding agreements with the Government of Canada and/or the Province of BC for the above mentioned projects should they be approved for funding by the Government of Canada; and*
- (3) *That, should the above mentioned projects be approved for funding by the Government of Canada, the 2017 Capital Plan and the 5-Year Financial Plan (2017-2021) be updated accordingly.*



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18. **PROPOSED AMENDMENTS TO TRAFFIC BYLAW NO. 5870**

(File Ref. No. 10-6450-00; 12-6450-01) (REDMS No. 4977064 v. 5; 4986963 v. 10)

CNCL-228

See Page CNCL-228 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 9539 be introduced and given first, second and third reading;*
- (2) *That Municipal Ticket Information Authorization Bylaw No.7321, Amendment Bylaw No. 9550 be introduced and given first, second and third reading; and*
- (3) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No.8122, Amendment Bylaw No.9554 be introduced and given first, second and third reading.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE
Mayor Malcolm D. Brodie, Chair

19. **BRITANNIA SEINE NET LOFT WASHROOM FACILITIES**
(File Ref. No. 06-2050-20-BSYD-SL) (REDMS No. 5178979 v. 7)

CNCL-251

See Page CNCL-251 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllr. Steves

- (1) *That the construction of washroom facilities as detailed in Option 1 of the staff report titled, “Britannia Seine Net Loft Washroom Facilities” dated September 27, 2016, from the Senior Manager, Parks, be approved; and*
- (2) *That the Britannia Seine Net Loft Capital Project in the amount of \$393,014 be included in the 2017 Capital Budget, as described in the staff report titled, “Britannia Seine Net Loft Washroom Facilities” dated September 27, 2016, from the Senior Manager, Parks.*



20. **RESPONSE TO UBCM REQUEST FOR INPUT ON RCMP
AUXILIARY CONSTABLE PROGRAM**
(File No.: 09-5350-00) (REDMS No. 5195372 v. 2)

RECOMMENDATION to be forwarded from the Special General Purposes Committee meeting of October 24, 2016.



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- | | | |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| CNCL-262 | Permissive Exemption (2017) Bylaw No. 9575
Opposed at 1 st /2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-300 | Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8812
(9780 Alberta Road, RZ 11-566870)
Opposed at 1 st Reading – None.
Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-302 | Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 8947
(4991 No. 5 Road, RZ 11-593406)
Opposed at 1 st Reading – None.
Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-303 | Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 8948
(4991 No. 5 Road, RZ 11-593406)
Opposed at 1 st Reading – None.
Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |

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CNCL-304 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8986**
(4991 No. 5 Road, RZ 11-593406)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-306 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9234**
(7751 Heather Street, RZ 13-644767)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-308 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9256**
(9291 Alderbridge Way, ZT 14-677144)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-311 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9258**
(8080 Park Road, ZT 14-677144)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-314 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9559**
(9780 Alberta Road, RZ 11-566870)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

21. RECOMMENDATION

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

CNCL-316 (1) *That the **minutes** of the Development Permit Panel meeting held on October 12, 2016, and the **Chair's report** for the Development Permit Panel meetings held on December 16, 2015 and June 29, 2016, be received for information; and*

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- CNCL-326** (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 11-584805) for the property at 9780 Alberta Road; and*
 - (b) *a Development Permit (DP 15-703204) for the property at 7751 Heather Street;*
- be endorsed, and the Permits so issued.*

ADJOURNMENT



**Regular Council meeting for Public Hearings
Monday, October 17, 2016**

Place: Council Chambers
Richmond City Hall

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

David Weber, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:05 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9566
(RZ 15-702268)**

(Location: 8300/8320 St. Albans Road; Applicants: Volodymyr Rostotskyy
and Maung Hla Win)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Deirdre Whalen, 13631 Blundell Road, read from her submission (attached to and forming part of these minutes as Schedule 1), and expressed concern with regard to the effects of subdivision on the city's affordable rental housing.

In reply to queries from Council, staff noted that the proposed development will be providing a cash contribution in lieu of secondary suites, consistent with the City's Affordable Housing Policy.



**Regular Council meeting for Public Hearings
Monday, October 17, 2016**

PH16/10-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9566 be given second and third readings.

CARRIED

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9576
(RZ 12-600638)**

(10760/10780 Bird Road; Applicant: Jagtar Sihota)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9576 be given second and third readings.

The question on Resolution PH16/10-2 was not called as discussion ensued with regard to the expansion of outdoor space and in response to queries from Council, the applicant noted that lot geometry does not allow for further expansion of outdoor space.

The question on Resolution PH16/10-2 was then called and it was **CARRIED.**



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Monday, October 17, 2016**

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9578
(RZ 15-706060)**
(2280 McLennan Avenue; Applicant: MTM Developments Ltd.)

Applicant's Comments:

Onkar, Nijjar, representing MTM Developments Ltd., expressed concern with regard to (i) the development application process timeline, (ii) the ability to shut utilities within the site during the application process, (iii) requirements for development signage and, (iv) security of the development site.

In reply to queries from Council, Mr. Nijjar noted that the property had some structural deficiencies and was not suitable for occupancy during the development application process.

Written Submissions:

- (a) Edward Kempe, 2311 McLennan Avenue (Schedule 2)
- (b) Tangerine Twiss, 2291 McLennan Avenue (Schedule 3)

Submissions from the floor:

None.

PH16/10-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9578 be given second and third readings.

The question on Resolution PH16/10-3 was not called as discussion ensued with regard to public notification and in reply to queries from Council, staff noted that the standard Public Hearing notification was provided and that staff responded to all correspondence.

The question on Resolution PH16/10-3 was then called and it was **CARRIED** with Cllr. Day opposed.

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9579
(RZ 15-710447)**
(3360/3380 Blundell Road; Applicant: Dod Construction Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.



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Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9579 be given second and third readings.

CARRIED

5. **OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000, AMENDMENT BYLAW 9593 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9594 (RZ 12-603040)**
(3031, 3211, 3231, 3291, 3311, 3331, 3351 No. 3 Road, 8151 Capstan Way, and 8051 and 8100 River Road; Applicant: YuanHeng Seaview Developments Ltd. & YuanHeng Seaside Developments Ltd.)

Applicant's Comments:

The applicant, with the use of display boards, provided an overview of the proposal.

Discussion:

In reply to queries from Council, Wing Leung, representing YuanHeng Seaview Developments Ltd. and YuanHeng Seaside Developments Ltd. noted that (i) the proposed riverside park will include a publically accessible greenway pedestrian pathway, bike lane, a boat launch, and two piers, (ii) the proposed pedestrian pathway will be wheelchair accessible, (iii) upon completion, the riverside park will be turned over to the City and the City will manage the maintenance of the park, (iv) the residential portion of the development will consist of two buildings 15 and 12 storeys in height, and (v) management of the rental units have not been finalized.

Written Submissions:

- (a) Pat Tsuen, 3333 Corvette Way (Schedule 4)
- (b) Thomas Cheng, 3333 Corvette Way (Schedule 5)



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(c) Chan Sau Po, 3333 Corvette Way (Schedule 6)

Submissions from the floor:

David Grimm, 3333 Corvette Way, expressed concern regarding the potential traffic and the limited parking spaces in the area.

In reply to queries, staff noted that roads including Sea Island Way, No. 3 Road, Capstan Way and Corvette Way will receive upgrades. Staff further noted that the proposed development will provide funding towards a future Capstan Canada Line Station.

Daniel Lau, 3333 Corvette Way, expressed concern with regard to the proposed development's potential impact to the river and the potential increase in traffic in the area.

In reply to queries, staff noted that (i) the pier structures will be constructed at a later date, (ii) future works related to the riverside park development will adhere to Provincial and Federal environmental regulations, (iii) Corvette Way will be widened, (iv) a traffic impact analysis was completed, and (v) the proposed development will allocate 59 units for affordable housing and will include two and three bedroom units.

PH16/10-5

It was moved and seconded

That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9593 be given second and third readings.

The question on Resolution PH16/10-5 was not called as discussion ensued with regard to management of the affordable housing units.

In response to queries from Council, staff noted that (i) although the proposal does not trigger a formal referral under the policy, Richmond School District No. 38 will be notified of the application, (ii) the proposed community centre is comparable to other City recreational facilities, (iii) the proposed community centre will include a gymnasium and an indoor walking track, and (iv) there will be opportunities to seek public input for the riverside park development.

The question on Resolution PH16/10-5 was then called and it was **CARRIED.**



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PH16/10-6 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9594 be given
second and third readings.*

CARRIED

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9595
(RZ 16-730029)**

(9131 Dolphin Avenue; Applicant: Rav Bains)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-7 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9595 be given
second and third readings.*

CARRIED

7. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9596
(RZ 16-734087)**

(116000 Williams Road; Applicant: 1075501 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH16/10-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9596 be given second and third readings.

CARRIED

**8. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9598
(RZ 15-710175)**

(7200 Railway Avenue; Applicant: Kawnwar Sodhi)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Vladimir Charvat, 7155 Lindsay Road (Schedule 7)

Discussion:

In response to queries from Council, the applicant noted that given the lot geometry, further expansion of the outdoor amenity space or reorientation of the proposed coach house is not possible. He added that a new application would be required to forgo the proposed coach house for a secondary suite.

In reply to queries from Council, it was noted that Transportation staff have examined the adjacent lane and concluded that no traffic calming measures are necessary. Staff further noted that the City's traffic bylaw restricts the duration vehicles may park on the street and that future road improvements are anticipated to increase on-street parking spaces in the area.

Submissions from the floor:

None.

PH16/10-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9598 be given second and third readings.

CARRIED



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9. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9599
(RZ 15-712649)**

(7531 Williams Road; Applicant: Rick Bowal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9599 be given second and third readings.

CARRIED

10. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9600
(RZ 15-712653)**

(7511 Williams Road; Applicant: Rick Bowal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-11

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9600 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Monday, October 17, 2016**

**11. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9607
(ZT 16-737142)**

(5411 Moncton Street; Applicant: Jason Minard)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/10-12

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9607 be given
second and third readings.*

CARRIED

PH16/10-13

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9607 be adopted.

CARRIED

**12. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9608
(RZ 16-731886)**

(4720/4740 Larkspur Avenue; Applicant: 0906559 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



**Regular Council meeting for Public Hearings
Monday, October 17, 2016**

PH16/10-14 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9608 be given
second and third readings.*

CARRIED

13. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9609
(RZ 16-734207)**
(7340/7360 Langton Road; Applicant: New Horizon Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Margaret McCallum, 7260 Langton Road (Schedule 8)

Submissions from the floor:

None.

PH16/10-15 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9609 be given
second and third readings.*

CARRIED

14. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9611
(RZ 16-722173)**
(9771 Seavale Road; Applicant: Greg Klemke)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Geoffrey Rodrigues, 11360 Seaport Avenue (Schedule 9)

Submissions from the floor:

None.



Regular Council meeting for Public Hearings
Monday, October 17, 2016

PH16/10-16

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9611 be given second and third readings.

CARRIED

ADJOURNMENT

PH16/<#>

It was moved and seconded

That the meeting adjourn (8:07 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, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer
(David Weber)

Richmond City Council

Public Hearing October 17, 2016

My name is Deirdre Whalen and I live at 13631 Blundell Road Richmond.

I would like to ask some questions about 12 of the rezoning applications, specifically all of those that are requesting properties to be subdivided from one lot into two, or sometimes three.

In asking these questions of the first application (~~the one on Williams Road~~), I hope that Council members would ask these same questions to the rest of the applications. I would also hope that in future rezoning applications that these same questions, and perhaps other questions, would be posed to applicants.

I am concerned that through the rezoning process, the City of Richmond may be inadvertently reducing the rental stock in the city. Through word of mouth I am aware of a number of individuals and families that have been told their rental house will be sold and demolished. They are saying they are being "demovicted." Most of these houses are located in well-established neighbourhoods-they are older homes. Because of this, tenants usually pay rent that is below-market. In other words, rent that is much less than the rent charged for a newly built unit.

The Residential Tenancy Act gives renters 60 days to find another rental home and it is becoming increasingly difficult for these renters to find anything in Richmond. This means they must uproot their families from the excellent services and amenities found in Richmond. They have to move their children out of our schools and sometimes they must leave their jobs in our city.

Planners will tell you that a healthy community depends on all sorts of residents, both renters and homeowners. I wonder if Richmond is becoming a resort community where only the wealthy and the retired can live. Perhaps we need to think about retaining workforce housing such as rental units in older neighbourhoods.

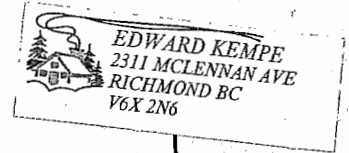
My questions for each rezoning application are:

1. Was this house rented out in the past year?
2. If so, how many families did it house? How many unrelated people did it house?
3. Will a rental unit be built on this site?
4. If so, will the rent be below-market?

Thank you

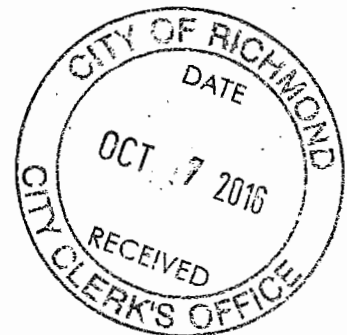
To Public Hearing
Date: OCT. 17, 2016
Item # 3
Re: ZONING AMENDMENT
B/LAW 9578-RZ15-
706060

RZ 15-706060



The object to subdividing into 3 lots. At most 2 lots. More cars to come into McLeannan, which is so narrow. Lot # 2271 which is opposite 2280 parks always on the side-walk. Top to Tit school we have to walk in the traffic. Cars coming out of those new driveways, do not look for pedestrians. We are scared for more traffic. Thank you for your attention. Please

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.



Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing
 Date: Oct 17, 2016
 Item # 3
 Re: Bylaw 9578
Item #3
RZ 15-706060

MayorandCouncillors

From: Webgraphics
Sent: Monday, 17 October 2016 3:27 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9578 (RZ 15-706060) - Send a Submission Online (response # 990)

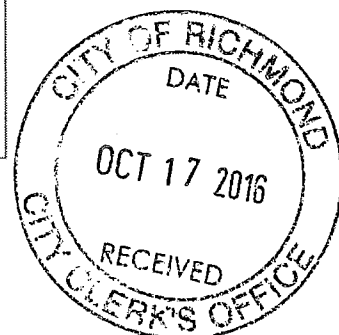
Send a Submission Online (response #990)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/17/2016 3:25:51 PM

Survey Response

Your Name	Tangerine Twiss
Your Address	2291 McLennan Avenue, Richmond, BC V6X 2N6
Subject Property Address OR Bylaw Number	Bylaw 8500, Ammendment Bylaw 9578 (RZ 15-706060)
Comments	I have been a property owner across the street from 2280 McLennan Avenue for the past 45 years. I am totally against this motion of 3 lots. Since the round-about was put in it has not helped the traffic but hindered it. The three lots' driveways would be right next to the round-about causing extreme safety issues for the residents backing out of their driveway. 2 residences would be bad enough but three would be disasterous. Also, the street is solid with residents cars as it is - this would be a hindrance to the permanent residences. Also a problem for traffic with pedestrians. I am totally against this motion. Tangerine Twiss



Schedule 4 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 17, 2016.

To Public Hearing
Date: <u>Oct. 17, 2016</u>
Item # <u>5</u>
Re: <u>OCP AMENDMENT</u>
<u>BYLAW 9593 / ZONING</u>
<u>AMENDMENT BYLAW 9594 -</u>
<u>RZ 12-603040</u>

CityClerk

From: Carter-Huffman,Suzanne
Sent: Thursday, 6 October 2016 12:32 PM
To: 'pat.tsuen@gmail.com'
Cc: Konkin,Barry; Buie,Dovelle
Subject: RZ 12-603040 - Public Hearing Correspondence RE: CCAP (park) Amendment @ 8100 River Road

Categories: 12-8060-20-009594 - RZ 12-603040 - 8100 River Road

Thank you Pat.

By way of this email, I will forward your email to the City Clerk for inclusion with the information to be considered by Council at Public Hearing on October 17, 2016.

Cheers.

Suzanne Carter-Huffman | Senior Planner/Urban Design | Planning & Development City of Richmond | 6911 No. 3 Road,
Richmond, BC, V6Y 2C1 | www.richmond.ca
604-276-4228 scarter@richmond.ca

-----Original Message-----

From: Pat Tsuen [<mailto:pat.tsuen@gmail.com>]
Sent: Thursday, 6 October 2016 11:27 AM
To: Carter-Huffman,Suzanne
Subject: RZ 12-603040 Re: 8100 River Road Rezoning

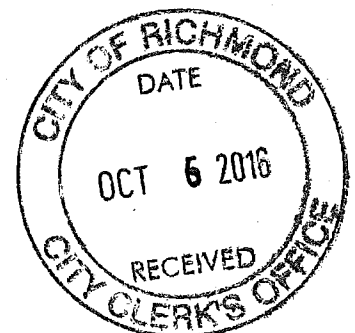
Hi Suzanne,

As discussed by phone, I am writing to express my opposition to a rezoning of 8100 River Road from park designation to high density high rise development. This triangular area is best to be used for a community amenity development.

Please kindly pass on my opposition to the relevant department of the City of Richmond accordingly as I will be out of town and unable to attend a meeting scheduled for October 17, 2016.

Many thanks.

Pat Tsuen
Owner of 1305-3333 Corvette Way
Richmond, BC
Email: pat.tsuen@gmail.com
Cell: 604.218.3898
Sent from my iPad



Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing	
Date:	OCT 17, 2016
Item #:	5
Re:	RZ 12-603040
	Bylaws 9593 9594

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 16 October 2016 9:59 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 5 - OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000, AMENDMENT BYLAW 9593 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9594 (RZ 12-603040) - Send a Submission Online (response # 988)

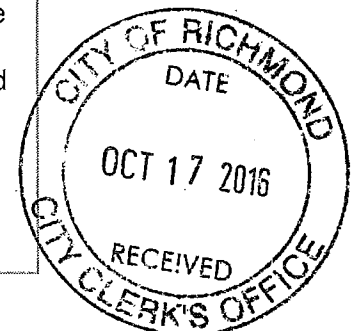
Send a Submission Online (response #988)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/16/2016 9:58:32 PM

Survey Response

Your Name	Thomas Cheng
Your Address	1006 - 3333 Corvette Way
Subject Property Address OR Bylaw Number:	OCP & Bylaw Amendments 7109, 9000, 9593, 8500 & 9594
Comments	I strongly opposed to the proposed amendment changes. Other than adding area A to park zoning the zoning of area A and Area B should not be changed. While the future planning of Richmond should allow more high density housing to accommodate the increasing population, the changes should be spread out in certain planned areas. There should also be a maximum cap on the density to preserve the quality of living for the residents. For the Capstan/Corvette area I believe the final density with all the proposed buildings would near or pass the maximum. The area would need more green space rather than more high density buildings. The council members need to consider the interest of the residents and the economic benefits equally.



Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing
Date: <u>Oct 17, 2016</u>
Item # <u>5</u>
Re: <u>RZ 12-603040</u>

MayorandCouncillors

From: Webgraphics
Sent: Monday, 17 October 2016 3:05 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 5 - OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000, AMENDMENT BYLAW 9593 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9594 (RZ 12-603040) - Send a Submission Online (response # 989)

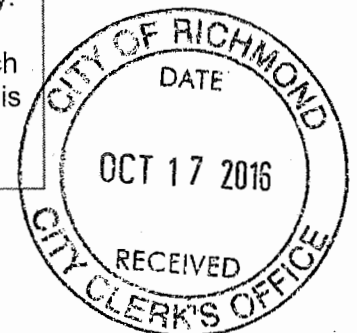
Send a Submission Online (response #989)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/17/2016 3:04:24 PM

Survey Response

Your Name	Chan Sau Po
Your Address	1304 - 3333 Corvette Way
Subject Property Address OR Bylaw Number	RZ 12-603040
Comments	I am writing to strongly against the application to build a highrise building in RZ 12-603040, area "B", the original plan is to build a park and now the developer want to change the area from "park" to build high density building. Which is the triangle area. I bought this apartment this year, with a premium on the view as it is unobstructed to the river, providing me a view of the sunset every day. When I bought this apartment, I understand that triangle area is supposed to become a park, which will not obstruct my view. I am strongly against this notion, and this should not be allowed.



Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing	
Date:	OCT 17, 2016
Item #	8
Re:	RZ 15-710175
	Bylaw 9598

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 16 October 2016 8:33 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 8 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9598 (RZ 15-710175) - Send a Submission Online (response # 987)

Send a Submission Online (response #987)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/16/2016 8:32:13 PM

Survey Response

Your Name	Vladimir Charvat
Your Address	7155 Lindsay Road, Richmond, BC V7C25P5
Subject Property Address OR Bylaw Number	7155 Lindsay Road
Comments	<p>This is the second time I'm writing about this proposed development in the alley, and I oppose it again, my objections are the same as before, chronic problems with increased traffic on Lindsay Road and in the lane as well. Installing 20km signs in the lane did not do very much, cars are still zooming by in much higher and dangerous speed, so I'm asking the City again for the speed bumps to be installed in the lane before someone gets hurt. Also the parking is a big issue on Lindsay Road, the City closed unused lot at the end of Lindsay Road, it could hold 45 cars and it got much worse since people from the nearby townhouses dump their cars all over the place. So I'm asking the City to open it up again and make it a permanent public parking to ease a chronic parking problem on Lindsay Road. We cannot even park in front of our houses anymore and with this increased density it will make the problem even worse. The last thing I</p>

have to address is an issue with the short term rentals that are popping up all over Richmond, so I want to know how the City going to deal with this new development to make sure it is used as a primary residence and not as Airbnb or a hotel. Thank you for your consideration. Vladimir Charvat

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 15 November 2015 5:07 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #889)

Categories: 12-8060-20-9292 - RZ 15-691744

Send a Submission Online (response #889)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/15/2015 5:05:37 PM

Survey Response

Your Name	Vladimir Charvat
Your Address	7155 Lindsay Road, Richmond, BC V7C25P5
Subject Property Address OR Bylaw Number	7220 Railway Avenue
Comments	<p>I strongly oppose to rezoning this property from RS1/ E to RC2. It will add to already congested area, increase traffic in the lane and affect parking on Lindsay Road. We cannot find parking in front of our houses as it is now, people living in adjacent townhouses dump their cars there freely, leaving them in some cases in front of our houses for many days. It is getting very frustrating for older people like us having to walk to our houses with a load of groceries and other things from far away. Traffic on Lindsay Road is very heavy as it is now and this new development proposal will definitely add to the congestion. Also the lane behind the proposed rezoning property is becoming very dangerous, people speed through it like it was a racetrack, nobody obeys 20km speed limit, including garbage trucks, and sooner or later someone will get hurt. Some day people even park in the lane illegally, we seldom see a bylaw officer in our area to enforce it.</p>

<p>City MUST install speed bumps in that lane and MUST post speed limit on both ends, and make it possibly only one way lane, before something terrible will happen. Thank You. Vladimir Charvat</p>

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 15 December 2015 4:04 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #912)

Categories: 12-8060-20-9291 (RZ 14-674043)

Send a Submission Online (response #912)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	12/15/2015 4:02:44 PM

Survey Response

Your Name	Vladimir Charvat
Your Address	7155 Lindsay Road
Subject Property Address OR Bylaw Number	7180 Railway Avenue #9291
Comments	I have to object to this development for the same reason I objected to the same one in the neighboring property, increased traffic in the lane, not obeying 20km speed limit and illegal overnight parking in the lane. So again, I'm asking council to monitor it on regular basis and consider installing speed bumps in that lane and also on Lindsay Road. Thank you.

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing
Date: <u>OCT 17, 2016</u>
Item # <u>13</u>
Re: <u>RZ 16-734207</u>
<u>Bylaw 9609</u>

MayorandCouncillors

From: Webgraphics
Sent: Saturday, 15 October 2016 8:22 PM
To: MayorandCouncillors
Subject: Public Hearing - October 17, 2016 - Item 13 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9609 (RZ 16-734207) - Send a Submission Online (response # 986)

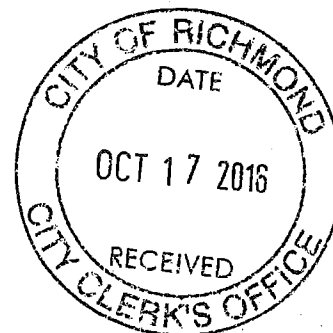
Send a Submission Online (response #986)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/15/2016 8:21:08 PM

Survey Response

Your Name	Margaret McCallum
Your Address	#15 - 7260 Langton Rd. Richmond BC
Subject Property Address OR Bylaw Number	7340/7360 Langton Rd
Comments	I am not in favour of the application to rezone the subject property "Single Detached (RS1/E)" to "Single Detached (RS2/B), to permit the property to be subdivided to create two (2) lots, with driveway access to Langton Road.



Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 17, 2016.

To Public Hearing
Date: Oct 17, 2016
Item # 14
Re: RZ 16-722173
9771 Seavale Rd.

CityClerk

From: CityClerk
Subject: Public Hearing - October 17, 2016 - Item 14 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9611 (RZ 16-722173)

From: Elizabeth Rodrigues <liz_geoff@hotmail.com>
Sent: October 17, 2016 10:55 AM
To: sdesousa@richmond.ca
Cc: Elizabeth Rodrigues
Subject: Richmond Zoning Bylaw 8500, Ammendment Bylaw 9611 (RZ 16-722173) for 9771 Seavale Road.

Dear Mr. De Sousa,

Thank you for taking the time & talking with me the other day.

My name is Geoffrey Rodrigues & I am the owner of 11360 Seaport Avenue which is next to the above noted address on the north side east corner.

I would like voice my concerns regarding the rezoning

1 - On the West side of the said property there are 8-9 tall trees (approx. 80 plus feet tall). Per my conversation with you, you did mention that 2 of the trees will be removed & the rest were being saved. This in my opinion would only severely weaken the root structure for the trees being saved due to the stress of construction activity happening around even if there will be a tree root protection zone . The rear lane access for the other lot is in terrible shape ,that would mean city will have to upgrade the same as the roots of the trees are protruding through the asphalt at above street/lane level. If at any point city does any lane upgrades to the existing rear lane which would mean paving etc. this will further weaken the root structure causing the trees to come down during heavy rain or wind storm.

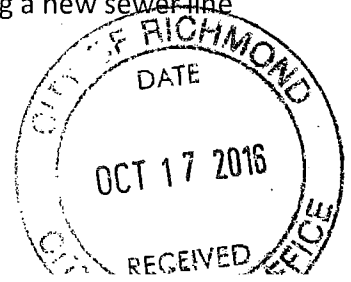
If the trees were to come down due to weather related causes it would endanger life & property that would affect me .

I would rather see that all the trees be taken down at the cost of the property owner before any construction activity commences rather than at a later date at city expense where my taxes would pay for it.

2 - In the North East corner of the property there is a dying tree which drops huge branches/limbs into my lot, I would like to see it be taken down.

3 - In the same North East corner there is a clump of bamboo growing which has roots blocking /damaging the sewer access lines which services my lot. This is as per city workers who attended a few years ago when the sewer overflowed in my lot. In my property I have dug out all the bamboo roots but they keep on coming back. Will the bamboo roots and plants be dug out from the corner ? Will my lot be getting a new sewer line or upgrade ? (Could the city re-assess this at the earliest ? Please)

CNCL - 37



4 - My understanding is that new homes must be built at street level. Will there be a significant change in the height of the property ? Will there be a retaining wall?

5 - How far away will the new house be built from my property fence ?

Please could you acknowledge this email & If you have any questions feel free to contact me at 604 204 2645 or by email at liz_geoff@hotmail.com .

Sincerely,

Geoffrey Rodrigues



For Metro Vancouver meetings on Friday, September 23, 2016

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg Valou, 604-451-6016, Greg.Valou@metrovancover.org

Greater Vancouver Regional District - Parks

Tynehead Regional Park - Serpentine Enhancement Society Licence Agreement

APPROVED

The Board approved a Licence Agreement between the Greater Vancouver Regional District and the Serpentine Enhancement Society for a five year term commencing October 1, 2016 and ending on September 31, 2021.

The Serpentine Enhancement Society maintains an ongoing program of salmonid and other species enhancement for the Serpentine River and associated tributaries, educates the community about stream habitat and water quality issues, and collaborates with other groups and agencies sharing similar aims and interests.

Regional Parks Outdoor Fire Program

APPROVED

The Board approved the proposed Regional Parks Outdoor Fire Program which includes uniform design standards for fire pits, a public education program, sustainable firewood supply and future planning.

The program proposes incremental actions which will help ensure that Regional Parks' practices begin to align with intended corporate air quality and climate change policies and initiatives.

Greater Vancouver Regional District

Fleet Planning and Acquisition Policy

APPROVED

Metro Vancouver's fleet comprises approximately 400 vehicles and 300 other mobile assets, which provide a wide range of essential functions across the organization. Fuel used by the corporate fleet produced almost 3,000 tonnes of greenhouse gas emissions in 2015, which represents almost half of the corporate total. Staff have prepared the Fleet Planning and Acquisition Policy to provide clear direction and guidance for the planning and acquisition of fleet assets. The Policy aims to minimize fleet greenhouse gas emissions in a financially responsible manner while ensuring operational service requirements are met.

The Board approved the Fleet Planning and Acquisition Policy.



Consultation on Amendments to GVRD Non-Road Diesel Engine Emission Regulation Bylaw No. 1161, 2012

APPROVED

The GVRD Non-Road Diesel Engine Emission Regulation Bylaw No. 1161 is contributing to Metro Vancouver's air quality management goals of protecting public health and minimizing contributions to climate change. However, the Bylaw's low-use engine registration option and its reporting requirements have not served their intended purpose, which is to provide flexibility to registrants who can demonstrate that their use of non-road diesel engines is limited to a maximum of 200 hours within the year. The current Bylaw requires engine owners to apply for low-use registration, but failure to report hours of operation as a condition of low-use registration has resulted in the need for more inspections to confirm compliance with the operating limit for low-use engines. Staff time to conduct these inspections has occurred at the detriment of enforcing other elements of the bylaw.

The Board directed staff to consult on proposed amendments to GVRD Non-Road Diesel Engine Emission Regulation Bylaw regarding provisions for low-use engines as well as administration and overall clarity of the bylaw.

Renewal of the Ecological Health Action Plan – Initiation of Consultation

APPROVED

In October 2011, Metro Vancouver adopted an Ecological Health Action Plan that identified twelve projects within that could be implemented in a two- to five-year timeframe. In order to allow for an assessment of the direction and approach of the Ecological Health Action Plan, the Plan proposed a review within three years of its adoption.

At its June 17, 2015 meeting, the Climate Action Committee directed staff to initiate a review of the Ecological Health Action Plan, and to report back on options for moving forward.

That the GVRD Board direct staff to initiate consultation on an Ecological Health Plan, and to report back with the results of the consultation process.

Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 – Officer Appointment

APPROVED

The Board, pursuant to the Environmental Management Act and Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008, appointed Metro Vancouver employee Mona Sardashti as an Officer, and rescinded the appointment of former Metro Vancouver employee Susy Marble as an Officer.



Association for Generational Equity Request for Funding – Homes First 2016

APPROVED

The Board approved a \$7,000 sponsorship contribution to the Association for Generational Equity (Generation Squeeze) in support of hosting Homes First: Building on Common Ground.

The Association for Intergenerational Equity, known as Generation Squeeze, advocates on behalf of young people in their 20s, 30s and 40s, based on the premise that government policy and the market disadvantage or ignore the needs of this generation.

Encouraging Agricultural Production through Farm Property Tax Reform in Metro Vancouver

APPROVED

Metro Vancouver staff have prepared a White Paper on agricultural tax reform based on a three year investigation that included three separate consultants' reports, staff analysis and stakeholder input. The White Paper informs decision makers about existing farm property tax policy and the necessity of tax reform to encourage farming on agricultural land in the Metro Vancouver region.

The Board will send a letter to the BC Minister of Community Sport and Cultural Development and the Minister of Agriculture requesting farm property tax reform for the Metro Vancouver region, plus consideration of similar reform for the entire province of British Columbia. The report will also be conveyed to member municipalities, the Fraser Valley Regional District, the Capital Regional District, the Okanagan-Similkameen Regional District, the Central Okanagan Regional District and the Agricultural Land Commission.

Progress Update on the Metro Vancouver Mixed Income Transit-Oriented Rental Housing Study – Transit Ridership Effects

APPROVED

The Board will communicate the transit ridership findings from the Metro Vancouver Mixed Income Transit-Oriented Rental Housing Study to the following parties emphasizing the findings' relevance and timeliness to current and upcoming regional, provincial and federal housing and transportation decisions:

- the Federal Minister of Infrastructure and Minister of Communities and Families, Children and Social Development
- the Provincial Minister of Finance, Minister of Transportation and Infrastructure, Minister of Community, Sport and Cultural Development and Responsible for TransLink, and Minister of Natural Gas Development and Responsible for Housing
- Mayors' Council on Regional Transportation and TransLink Board of Directors,
- Member local governments
- Other housing and transportation stakeholders in the Metro Vancouver region



2016 TransLink Application for Federal Gas Tax Funding from the Greater Vancouver Regional Fund **APPROVED**

The Board approved funding for nine projects proposed by TransLink from Federal Gas Tax Funding under the Greater Vancouver Regional Fund. Metro Vancouver will also send a letter to the TransLink Board communicating the importance of considering environmentally sustainable alternative approaches for technologies for its fleet, consistent with the Regional Growth Strategy and regional environmental objectives.

Metro Vancouver Legal Entities Name Change **APPROVED**

The GVRD Board will petition the Minister of Community, Sport and Cultural Development to amend the letters patent of the GVRD to rename it "Metro Vancouver Regional District".

Food Scraps Campaign Update **RECEIVED**

The Board received for information an update on the next phase of the food scraps campaign in support of the Organics Disposal Ban and increasing food scraps recycling. The 2016 campaign will feature two new items – grease and chopsticks – as items that can be put into the green bin. The campaign will be promoted across the region in collaboration with members who will be able to use and leverage the creative in their communities and across their own advertising and online channels.

Delegations Received at Committee September 2016 **RECEIVED**

The Board received for information summaries of delegations received at committees:

Regional Planning Committee - Dr. Paul Kershaw, Founder, Generation Squeeze

Intergovernment and Finance Committee - Craig Richmond, President and Chief Executive Officer; Wayne Wright, Metro Vancouver Nominee; and Marion Town, Director Environment, YVR Vancouver Airport Authority.

Adoption of Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1231, 2016 **APPROVED**

The Board finally adopted the GVRD Electoral Area A Zoning Amendment Bylaw No. 1231, 2016 to revise certain definitions and references, and to amend the Strachan Point Residential Zone - RS-3.



Metro Vancouver 2040: Shaping our Future Amendment – Sewerage Extension Provisions

APPROVED

Sewerage extension provisions under Metro 2040 provide an important tool for managing urban containment, implementation to date indicates that the provisions would be enhanced by including more specific policy content and an implementation guideline to address sewerage extension applications.

The Board approved a proposed Type 2 amendment to Metro Vancouver 2040: Shaping our Future (Metro 2040) to amend Metro 2040 provisions for the extension of regional sewerage services.

Proposed Amendments to the Board and Committee Remuneration Bylaw 1057 – Additional Information

APPROVED

The Board considered amendments to the Remuneration Bylaw at its July 2016 meeting, and subsequently referred the Bylaw back to the Intergovernment and Finance Committee for further consideration of remuneration for the Board Chair and Vice Chair when appointed to a standing committee. Proposed changes in the bylaw include limiting the number of standing committee meetings that a Chair or Vice Chair would receive remuneration as committee members to a maximum of 18 standing committee meetings per year.

The Board approved the updated GVRD Board and Committee Remuneration Amending Bylaw No. 1235, 2016.

Greater Vancouver Water District

Metro Vancouver Legal Entities Name Change

APPROVED

The GVWD Board will petition the Minister of Community, Sport and Cultural Development to amend the Greater Vancouver Water District Act to rename it “Metro Vancouver Water District”.

Greater Vancouver Sewerage and Drainage District

Metro Vancouver Legal Entities Name Change

APPROVED

The GVS&DD Board will petition the Minister of Community, Sport and Cultural Development to amend the Greater Vancouver Sewerage and Drainage District Act to rename it “Metro Vancouver Sewerage and Drainage District”.



East Fraser Sewerage Area Servicing Plan

APPROVED

In view of the significant GVS&DD capital expenditures required to address projected population growth, a comprehensive servicing and facility planning assessment was recently completed for the eastern portion of the Fraser Sewerage Area.

The Board endorsed implementation of the East Fraser Sewerage Area Servicing Plan.

Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007 – Staff Appointments

APPROVED

The Board, pursuant to the Environmental Management Act and Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007, appointed Metro Vancouver employee Mona Sardashti as a Municipal Sewage Control Officer; and rescinded the appointment of former Metro Vancouver employee Susy Marble as a Municipal Sewage Control Officer.

Award of Phases B and C, Detailed Design Services and Construction Management Services: Gilbert Trunk Sewer Twinning

APPROVED

The Board authorized award of a contract for Phase B - Detailed Design Services for the Gilbert Trunk Sewer Twinning project, to the Phase A consultant, AECOM, at a sum of \$2,862,216 (exclusive of taxes).

Award of Contract Resulting from Invitation to Tender No. 16 - 034: Sapperton Pump Station Replacement Project

APPROVED

The Board authorized award of a contract for an amount up to \$38,566,000 (exclusive of taxes) to NAC Constructors Ltd. resulting from Tender No. 16 - 034 for the construction of the replacement of Sapperton Pump Station.

Award of Contract Resulting from RFP No. 16 - 114 for Maple Ridge and Langley Transfer Stations Operating and Maintenance Services Agreement

APPROVED

The Board authorized award of a contract for operation and maintenance of the Maple Ridge and Langley Transfer Stations to SSG Holdings Ltd. as a result of RFP No. 16 - 114 for an anticipated value of \$17,677,000 (exclusive of taxes) over a seven year term.



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

APPROVED

The Board, pursuant to the Environmental Management Act and Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996, appointed Metro Vancouver employee Mona Sardashti as an Officer, and rescinded the appointment of former Metro Vancouver employee Susy Marble as an Officer.

Integrated Solid Waste and Resource Management Plan Dispute Resolution Procedure

APPROVED

The Board approved the “Integrated Solid Waste and Resource Management Plan Dispute Resolution Procedure” as presented and directed staff to send the report to the BC Ministry of Environment Regional Director.



**City of
Richmond**

**Prince of Wales Prize for Municipal
Heritage Leadership**

Community Services Division
Arts, Culture and Heritage

The City of Richmond has been awarded the Prince of Wales Prize for Municipal Heritage Leadership by the National Trust for Canada. This award was presented at the National Trust 2016 annual conference on October 21 in Hamilton, Ontario.

The National Trust Awards Program recognizes individuals, organizations, corporations and rehabilitation projects that give new life to Canada's historic places. Established in 1999 under the patronage of His Royal Highness the Prince of Wales, this prize honours a municipal government for exemplary commitment to the preservation of heritage, identity and sense of place within its boundaries. The local government must have a record of supporting heritage preservation through such means as regulation, policies, funding and stewardship. The nomination must provide evidence that heritage properties in the municipality have improved over a period of time.

The award celebrates the ongoing commitment of City Council to preserve and protect our community heritage through policies, legislation, conservation and restoration and programs, and honours the many organizations, individuals and volunteers that have made Richmond's heritage conservation successes possible. The Prince of Wales Prize Jury described Richmond's approach to heritage conservation as "holistic" and "forward-looking" in its principles.



Community Safety Committee

Date: Wednesday, October 12, 2016
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Ken Johnston
Councillor Alexa Loo
Absent: Councillor Derek Dang
Councillor Linda McPhail
Also Present: Councillor Carol Day
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 September 13, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

November 15, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

Community Safety Committee
Wednesday, October 12, 2016

LAW AND COMMUNITY SAFETY DIVISION

1. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – AUGUST 2016**

(File Ref. No. 12-8060-01) (REDMS No. 5165819 v. 2)

Discussion ensued with regard to (i) the negative impacts of improper grease disposal on infrastructure, (ii) assigning a grease inspector, (iii) engaging in public outreach to encourage proper grease disposal, and (iv) the number of bylaw officers in the City in comparison to other municipalities.

In reply to queries, the Chair advised that the City’s organizational chart can be provided to Council members.

Discussion ensued with regard to reports of illegal hotels and B&Bs operating in the city, and as a result of the discussion, staff were directed to provide Council with an update on action taken to address complaints received related to said hotels and B&Bs.

Discussion then took place regarding assigning an inspector for grease disposal, and as a result of the discussion the following **referral** was introduced:

It was moved and seconded

That staff examine assigning a full-time grease inspector and bring this issue of grease inspection under Community Safety Committee and Bylaws and report back.

CARRIED

Discussion then ensued with regard to reviewing penalties related to dog off-leash offenses, and as a result of the discussion, staff were directed to provide copies of the dog bylaw to Committee members.

It was moved and seconded

That the staff report titled “Community Bylaws Monthly Activity Report – August 2016,” dated September 15, 2016, from the General Manager, Law & Community Safety, be received for information.

CARRIED

2. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT - AUGUST 2016**

(File Ref. No. 09-5000-01) (REDMS No. 5151333 v. 2)

Discussion ensued with regard to differentiating mental health related incidents in Richmond Fire-Rescue’s (RFR) statistics.

Community Safety Committee
Wednesday, October 12, 2016

In reply to queries from Committee regarding mental health incidents, Tim Wilkinson, Acting Fire Chief, Richmond Fire-Rescue, noted that there are cases where RFR may repeatedly attend to the same patient and that more mental health support is needed in the community. John McGowan, Acting General Manager, Law and Community Safety, remarked that there are challenges in assessing the mental health component when attending incidents, however, staff can review the record management system to improve the accuracy of recording mental health related incidents.

It was moved and seconded

That the staff report titled "Richmond Fire-Rescue Monthly Activity Report - August 2016," dated October 3, 2016 from the Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

3. FIRE CHIEF BRIEFING

(Verbal Report)

(i) Halloween 2016 and Fireworks

Acting Fire Chief Wilkinson advised that RFR will be visiting school sites and will have a visible presence during Halloween.

(ii) Fire Hall No. 3

Acting Fire Chief Wilkinson noted that Fire Hall No. 3 is nearing completion and it is anticipated that the facility will be operational on January 2017.

(iii) Fire Prevention Week

As part of Fire Prevention Week, Acting Fire Chief Wilkinson reminded residents to check smoke alarms. He added that old fire alarms can be recycled at RFR Fire Halls and local stores can provide more information on fire alarms.

(iv) Fentanyl Forums

Acting Fire Chief Wilkinson noted that an inter-agency forum and a public forum related to fentanyl use are scheduled next month. The public fentanyl forum is scheduled on November 16, 2016 at Richmond Secondary School.

Community Safety Committee
Wednesday, October 12, 2016

4. **RCMP'S MONTHLY ACTIVITY REPORT - AUGUST 2016**

(File Ref. No. 09-5000-01) (REDMS No. 5156816)

Renny Nessel, Officer in Charge, Richmond RCMP, reviewed the August 2016 Monthly Activity Report, noting that (i) incidents of distracted driving are increasing, (ii) there has been a reduction in residential break and enter incidents, (iii) there are no trends of serial offenders but an increase in individuals reporting could be a factor in the increase of recorded sexual offenses, and (iv) there have been two recent overdose incidents in the community.

It was moved and seconded

That the report titled "RCMP's Monthly Activity Report – August 2016" dated September 15, 2016 from the Officer in Charge, Richmond RCMP, be received for information.

CARRIED

5. **COMMITTEE STANDING ITEM**

(i) E-Comm

The Chair noted that nuisance calls are still an issue in E-Comm and reported that board members will have a planning session in the upcoming week.

6. **MANAGER'S REPORT**

(i) Emergency Notification

Lainie Goddard, Manager, Emergency Programs, noted that the emergency notification system will be sending a test message for Council members on October 14, 2016 starting at approximately 9:00 a.m.

(ii) Jet Fuel Emergency Exercise

Ms. Goddard briefed Committee on the jet fuel emergency exercise held by Kinder Morgan on McDonald Beach, noting that organizers demonstrated equipment use and provided information on the emergency protocols.

(iii) Neighbourhood Emergency Preparedness Plan

Ms. Goddard commented on the Neighbourhood Emergency Plan (NEPP) and the focus on engaging neighbourhoods to create an emergency plan.

(iv) Shake Out BC

Ms. Goddard noted that the City will participate in Shake Out BC, scheduled for October 20, 2016. She added that staff and members of Council will have the opportunity to purchase emergency water and energy bars for personal emergency kits.

Community Safety Committee
Wednesday, October 12, 2016

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:47 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 Wednesday, October 12, 2016.

Councillor Bill McNulty
Chair

Evangel Biason
Legislative Services Coordinator



General Purposes Committee

Date: Monday, October 17, 2016

Place: Anderson Room
Richmond City Hall

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

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Special General Purposes Committee held on October 11, 2016, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **APPLICATION FOR A NEW LIQUOR PRIMARY LIQUOR LICENCE – TOP CUP COFFEE LTD., 6031 BLUNDELL ROAD**
(File Ref. No. 12-8275-30-062) (REDMS No. 5173863)

General Purposes Committee
Monday, October 17, 2016

In response to questions from Committee, Carli Edwards, Manager, Customer Services and Licencing, stated that the Land Use Contract for the property limits occupancy to 70 patrons and rezoning would be required to change the occupancy limit and that complaints regarding neighbourhood pubs go through Community Bylaws and the RCMP who also notify Community Bylaws of any issues.

It was moved and seconded

- (1) *That the application from Top Cup Coffee Ltd., doing business as, Top Cup, for a new Liquor Primary Licence to operate a Neighborhood Public House, be supported only for:***
 - (a) *A Neighborhood Public House with an indoor & patio seating and standing capacity of 70 patrons;***
 - (b) *Liquor service hours for Sunday to Thursday, from 9:00 a.m. to 12:00 a.m., and Friday and Saturday, From 9:00 a.m. to 1:00 a.m.; and***
 - (c) *Family Foodservice to permit minors in all licensed areas until 10:00 p.m. when accompanied by a parent or guardian;***
- (2) *That a letter be sent to the Liquor Control and Licensing Branch advising that:***
 - (a) *Council supports the amended conditions as listed above, for a new Liquor Primary Liquor Licence as the issuance will not pose a significant impact on the community; and***
 - (b) *Council's comments on the prescribed criteria (set out in Section 10.3 of the Liquor Control and Licensing Regulation) are as follows:***
 - (i) *The potential for additional noise and traffic in the area was considered;***
 - (ii) *The impact on the community was assessed through a community consultation process; and***
 - (iii) *Given that this is a new business, there is no history of non-compliance with this operation;***
 - (c) *As the operation of a licenced establishment may affect nearby residents the City gathered the view of the residents as follows:***
 - (i) *Property owners and businesses within a 50 meter radius of the subject property were contacted by letter detailing the application, providing instructions on how community comments or concerns could be submitted; and***

General Purposes Committee
Monday, October 17, 2016

- (ii) Signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instructions on how community comments or concerns could be submitted; and*
- (d) Council's comments and recommendations respecting the view of the residents are as follows:*
 - (i) That based on the number of letters sent and the few responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents in the area and the community.*

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. **HARVEST POWER AIR QUALITY PERMIT REVIEW**

(File Ref. No. 10-6175-02-01) (REDMS No. 5187262 v. 2)

In reply to queries from Committee, Peter Russell, Senior Manager, Sustainability and District Energy, advised that (i) Harvest Power is active with their own communication program with the intent to resolve odour issues (ii) Vancouver Coastal Health has not yet been formally approached regarding public health concerns over odour complaints (iii) Harvest Power has taken action on some areas where major odours are caused and appears committed to resolving further issues (iv) Metro Vancouver has been receptive to the City of Richmond's feedback and are engaging with the operator to find a solution and (v) Vancouver Coastal Health has been working with Metro Vancouver to establish odour standards.

Carli Edwards, Manager, Customer Services and Licencing, in response to a question from Committee, stated that Harvest Power has renewed their business licence for 2016 and that currently there are no apparent breaches of City bylaws or conditions of the licence that would warrant a suspension.

Discussion ensued with regard to alternative facilities available to accept organics in the Lower Mainland and communication with the public concerning the City's responses to odour complaints.

It was moved and seconded

- (1) That a letter be sent to the BC Minister of Environment and Harvest Power expressing the City's expectation that measures to eliminate odours in the community be prioritized and expedited;*

3.

General Purposes Committee
Monday, October 17, 2016

- (2) *That a letter be sent to Metro Vancouver expressing the City's expectations that:*
- (a) *Metro Vancouver appropriately resource its enforcement program to bring the facility into compliance with permit conditions;*
 - (b) *Metro Vancouver negotiate with Harvest Power new infrastructure and upgrades necessary to eliminate odours and present the financial implications and alternatives to the Metro Vancouver Board of Directors; and*
 - (c) *Metro Vancouver improve opportunities for the public to share concerns about odour and implement a transparent system that publicly reports the severity and frequency of odour complaints and the measures to be undertaken to address the public's concerns;*
- (3) *That a formal response from Vancouver Coastal Health be sought in response to public health concerns relative to odours.*

CARRIED

COMMUNITY SERVICES DIVISION

3. **BRITANNIA SEINE NET LOFT WASHROOM FACILITIES**

(File Ref. No. 06-2050-20-BSYD-SL) (REDMS No. 5178979 v. 7)

Discussion ensued with regard to (i) the installation and potential set up for future facilities and facility uses (ii) the configuration of the washroom facilities proposed and (iii) events and programming held at Britannia and the intended use of the loft space.

Staff were directed to provide information regarding events that have been programmed over the last few years at Britannia prior to the next Council meeting.

It was moved and seconded

- (1) *That the construction of washroom facilities as detailed in Option 1 of the staff report titled, "Britannia Seine Net Loft Washroom Facilities" dated September 27, 2016, from the Senior Manager, Parks, be approved; and*
- (2) *That the Britannia Seine Net Loft Capital Project in the amount of \$393,014 be included in the 2017 Capital Budget, as described in the staff report titled, "Britannia Seine Net Loft Washroom Facilities" dated September 27, 2016, from the Senior Manager, Parks.*

CARRIED

Opposed: Cllr. Steves

4.

General Purposes Committee
Monday, October 17, 2016

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 General Purposes Committee of the Council of the City of Richmond held on Monday, October 17, 2016.

Mayor Malcolm D. Brodie
Chair

Amanda Welby
Acting Legislative Services Coordinator



Planning Committee

Date: Tuesday, October 18, 2016
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day (entered at 4:01 p.m.)
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 Planning Committee held on October 4, 2016, be adopted as circulated.

CARRIED

Cllr. Day entered the meeting (4:01 p.m.).

NEXT COMMITTEE MEETING DATE

November 8, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. CHILD CARE OPERATOR SELECTION FOR THE “CRESSEY CADENCE” CHILD CARE FACILITY

(File Ref. No. 07-3070-01) (REDMS No. 5175900 v. 6)

In reply to queries from Committee, Coralys Cuthbert, Child Care Coordinator, noted that several potential child care operators expressed interest, however, there was only one applicant. She added the affordable housing portion of the development is owned by the developer and the child care amenity portion is a City-owned asset.

Discussion ensued with regard to the number of child care spaces available in the community and Cathryn Volkering Carlile, General Manager, Community Services, noted that a memorandum on the number of child care spaces currently available as well as those proposed in in-stream applications can be provided to Council.

It was moved and seconded

That Atira Women’s Resource Society be appointed as the child care operator for the City-owned facility currently under construction at 5688 Hollybridge, subject to the Society entering into a lease for the facility that is satisfactory to the City.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. APPLICATION BY SANDRA LOPEZ AND ANDRE SAVARD FOR REZONING AT 4280 TYSON PLACE FROM LAND USE CONTRACT 042 AND SINGLE FAMILY ZERO LOT LINE (ZS24) TO SINGLE DETACHED (ZS27) – TYSON PLACE

(File Ref. No. 12-8060-20-009601; RZ 16-726011) (REDMS No. 5163815)

Cynthia Lussier, Planner 1, reviewed the application noting that the applicant will be required to address the exposure of the neighbouring dwelling at 4300 Tyson Place and obtain written authorization from the property owners prior to rezoning adoption. She added that the large trees in the rear yard will be retained.

In reply to queries from Committee regarding potential impact to the neighbourhood, Wayne Craig, Director, Development, noted that should the application proceed, similar applications could come forward.

Planning Committee
Tuesday, October 18, 2016

It was moved and seconded

- (1) *That "Land Use Contract 042" entered into pursuant to "Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976", be discharged from 4280 Tyson Place; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, to create the "Single Detached (ZS27) – Tyson Place" zone and for the rezoning of 4280 Tyson Place from "Land Use Contract 042" and "Single Family Zero Lot Line (ZS24)" to the "Single Detached (ZS27) – Tyson Place" zone, be introduced and given first reading.*

CARRIED

3. **APPLICATION BY GURPREET BAINS FOR REZONING AT 9660 SEAMEADOW COURT FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009618; RZ 16-738201) (REDMS No. 5103815)

Mr. Craig reviewed the application, noting that it would be possible to orient vehicle access from the lane for one lot and from the cul-de-sac for the other lot, however, such configuration would not be required for the lots. He added that factors such as traffic safety or tree retention are considered in the configuration of vehicle access to sites.

In reply to queries from Committee, the applicant noted that configuring site access from the lane and cul-de-sac could be an option, however, designs are still in the preliminary stages.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, for the rezoning of 9660 Seameadow Court from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY ANUVIR DEHAL FOR REZONING AT 8140 HEATHER STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009263; RZ 16-737446) (REDMS No. 5159809)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, for the rezoning of 8140 Heather Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, October 18, 2016

5. **APPLICATION BY MUKHTIAR SIAN FOR REZONING AT 3760/3780 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009627; RZ 15-712886) (REDMS No. 5178409)

Ms. Lussier reviewed the application, noting that access to the site will be maintained in order to protect the trees on-site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, for the rezoning of 3760/3780 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

CARRIED

6. **MANAGER’S REPORT**

(i) Tree Bylaw Information Sessions

Joe Erceg, General Manager, Planning and Development, noted that the City will host a series of six information sessions on the Tree Bylaw starting next month to provide clarity on the City’s policies related to trees and emphasize tree retention. He added that the information sessions will be promoted through the City’s website and through newspaper advertisements.

(ii) Arterial Road Policy

Mr. Erceg commented on the Arterial Road Policy, noting that staff will bring forward a report on proposed amendments at the next Planning Committee meeting.

(iii) Building Massing

Mr. Erceg remarked that staff are in the process of responding to the referral on Building Massing and are anticipating that a report to Committee will be brought forward on November 22, 2016. He added that the report would present potential amendments to the zoning bylaw related to building massing and that consultation on the matter would target builders and homeowners.

(iv) Illegal Residential Hotels

Discussion ensued with regard to enforcement of illegal short-term residential rentals in the city and assigning a bylaw officer to investigate suspected sites. Mr. Erceg remarked that Law and Community Safety staff are in the process of responding to a referral on the matter.

Planning Committee
Tuesday, October 18, 2016

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:31 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 18, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



Public Works and Transportation Committee

Date: Wednesday, October 19, 2016
Place: Anderson Room
Richmond City Hall
Present: Councillor Chak Au, Chair
Councillor Derek Dang
Councillor Ken Johnston
Councillor Alexa Loo
Absent: Councillor Harold Steves
Also Present: Councillor Carol Day (entered at 4:07 p.m.)
Call to Order: The Chair called the meeting to order at 4:01 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works and Transportation Committee held on September 21, 2016, be adopted as circulated.

CARRIED

AGENDA ADDITION

It was moved and seconded

That "Light Rail Transit in Shenyang City (China)" be added to the agenda as Item No. 7.

CARRIED

Public Works & Transportation Committee
Wednesday, October 19, 2016

1. **LETTER OF SUPPORT FOR TRACKING VEHICLE KILOMETRES TRAVELLED DATA**

(File Ref. No. 10-6125-07-02) (REDMS No. 5178451 v. 7)

It was moved and seconded

That a letter be sent to the BC Minister of Transportation and Infrastructure indicating the City's support for the collection of annual vehicle kilometres travelled data by the Insurance Corporation of British Columbia as identified in the report titled "Letter of Support for Tracking Vehicle Kilometres Travelled Data" from the Director, Engineering, dated September 26, 2016.

CARRIED

2. **2017 PAVING PROGRAM**

(File Ref. No. 10-6000-01) (REDMS No. 5175476)

In reply to questions, Milton Chan, Manager, Engineering Design and Construction, noted that the primary paving locations are comprised of areas with the greatest needs for improvement and were compiled after looking at the amount of funding received for the project. Projects can be moved from the secondary list onto the primary list should they fit the criteria in the future.

It was moved and seconded

That the staff report titled, "2017 Paving Program," dated September 22, 2016, from the Director, Engineering be received for information.

CARRIED

3. **OVAL VILLAGE DISTRICT ENERGY UTILITY BYLAW NO. 9134, AMENDMENT BYLAW NO. 9622**

(File Ref. No. 10-6125-01) (REDMS No. 5166661 v. 4)

It was moved and seconded

That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9622 be introduced and given first, second and third readings.

CARRIED

4. **ALEXANDRA DISTRICT ENERGY UTILITY BYLAW NO. 8641, AMENDMENT BYLAW NO. 9617**

(File Ref. No. 10-6600-10-02) (REDMS No. 5167819 v. 7)

It was moved and seconded

That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9617 be introduced and given first, second and third readings.

CARRIED

Public Works & Transportation Committee
Wednesday, October 19, 2016

5. **2016 SUBMISSION TO THE NATIONAL DISASTER MITIGATION PROGRAM: STEVESTON ISLAND FLOOD MITIGATION PLANNING PROJECT AND THE FLOOD MITIGATION STRATEGY UPDATE**

(File Ref. No. 10-6060-01) (REDMS No. 5183569)

It was moved and seconded

- (1) *That the submission to the National Disaster Mitigation Program requesting funding for up to 100 % of the \$2,120,000 cost for Steveston Island Flood Mitigation Planning Project and the Flood Mitigation Strategy Update be endorsed;*
- (2) *That the Chief Administrative Officer and the General Manager of Engineering and Public Works be authorized to enter into funding agreements with the Government of Canada and/or the Province of BC for the above mentioned projects should they be approved for funding by the Government of Canada; and*
- (3) *That, should the above mentioned projects be approved for funding by the Government of Canada, the 2017 Capital Plan and the 5-Year Financial Plan (2017-2021) be updated accordingly.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

Cllr. Day entered the meeting (4:07 p.m.).

6. **PROPOSED AMENDMENTS TO TRAFFIC BYLAW NO. 5870**

(File Ref. No. 10-6450-00; 12-6450-01;) (REDMS No. 4977064 v. 5; 4986963 v. 10)

In reply to queries, Victor Wei, Director, Transportation, confirmed that jaywalking, prior to the proposed amendment, was not being monitored by the City.

It was moved and seconded

- (1) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 9539 be introduced and given first, second and third reading;*
- (2) *That Municipal Ticket Information Authorization Bylaw No.7321, Amendment Bylaw No. 9550 be introduced and given first, second and third reading; and*
- (3) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No.8122, Amendment Bylaw No.9554 be introduced and given first, second and third reading.*

CARRIED

Public Works & Transportation Committee
Wednesday, October 19, 2016

7. LIGHT RAIL TRANSIT IN SHENYANG CITY (CHINA)

Councillor Au passed out a handout, attached to and forming part of the minutes as Schedule 1, containing pictures of the Light Rail Transit (LRT) system in Shenyang City which was built in 2013, with an average speed running of 20-30 km. Victor Wei, noted that the addition of LRT is useful in utilizing any road not being walked, driven, and cycled on.

In reply to questions from the Committee, Mr. Wei explained that the proposal of a LRT line along any particular area in Richmond would (i) involve reconsideration of the current land use plan, (ii) need to meet a certain population density in order to be cost effective, and (iii) requires a tremendous amount of input from the community.

8. MANAGER'S REPORT

(i) Fall Storm Safety

Tom Stewart, Director, Public Works Operations, discussed the multiple storms from the prior weekend while noting the effects of these storms on local trails, the sanitary drainage stations, and local trees. Mr. Stewart recognized the timely response from the Public Works Team at the City Hall Works Yard and comments were made by the Committee expressing gratitude with the work completed by staff.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:20 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, October 19, 2016.

Councillor Chak Au
Chair

Shaun Divecha
Legislative Services Coordinator

LRT in Shenyang City, China







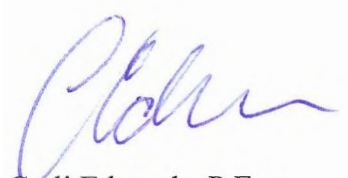
To: General Purposes Committee **Date:** September 28, 2016
From: Carli Edwards, P.Eng. **File:** 12-8275-30-062/Vol 01
Manager, Customer Services and Licencing
Re: **Application For A New Liquor Primary Liquor Licence - Top Cup Coffee Ltd.,
6031 Blundell Road**

Staff Recommendation

1. That the application from Top Cup Coffee Ltd., doing business as, Top Cup, for a new Liquor Primary Licence to operate a Neighborhood Public House, be supported only for:
 - a) A Neighborhood Public House with an indoor & patio seating and standing capacity of 70 patrons;
 - b) Liquor service hours for Sunday to Thursday, from 9:00 a.m. to 12:00 a.m., and Friday and Saturday, From 9:00 a.m. to 1:00 a.m.; and
 - c) Family Foodservice to permit minors in all licensed areas until 10:00 p.m. when accompanied by a parent or guardian;


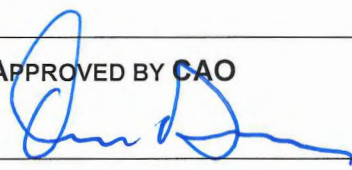
2. That a letter be sent to the Liquor Control and Licensing Branch advising that:
 - a) Council supports the amended conditions as listed above, for a new Liquor Primary Liquor Licence as the issuance will not pose a significant impact on the community; and
 - b) Council's comments on the prescribed criteria (set out in Section 10.3 of the Liquor Control and Licensing Regulation) are as follows:
 - i) The potential for additional noise and traffic in the area was considered;
 - ii) The impact on the community was assessed through a community consultation process; and
 - iii) Given that this is a new business, there is no history of non-compliance with this operation;
 - c) As the operation of a licenced establishment may affect nearby residents the City gathered the view of the residents as follows:

- i) Property owners and businesses within a 50 meter radius of the subject property were contacted by letter detailing the application, providing instructions on how community comments or concerns could be submitted; and
 - ii) Signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instructions on how community comments or concerns could be submitted; and
- d) Council's comments and recommendations respecting the view of the residents are as follows:
- i) That based on the number of letters sent and the few responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents in the area and the community.



Carli Edwards, P.Eng.
Manager, Customer Services and Licencing
(604-276-4136)

Att. 4

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

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the *Liquor Control and Licensing Act* (the Act) and the Regulations made pursuant to the Act.

This report deals with an application to the LCLB and the City of Richmond by Top Cup Coffee Ltd., to do business as Top Cup, (hereinafter referred to as Top Cup), for a new Liquor Primary Liquor Licence to:

- operate, Monday to Sunday, 9:00 a.m. to 1:00 a.m.;
- permit an indoor occupant load of 78 persons and additional patio endorsement for 40 persons for a total of 118 persons;
- operate a café bar pub serving food, alcoholic beverages with an addition of some bakery goods and café beverages; and
- operate with a term and condition, “Family Foodservice”, to permit minors in all licensed areas until 10:00 p.m. when accompanied by a parent or guardian.

The City is given the opportunity to provide written comments by way of a resolution to the LCLB with respect to the proposed Liquor Primary application. Regulatory criteria local government must consider are:

- the location of the establishment;
- the proximity of the establishment to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the establishment;
- the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location;
- the impact of noise on the community in the immediate vicinity of the establishment; and
- the impact on the community if the application is approved.

Analysis

Location of the Establishment

The applicant is proposing to operate a new establishment located at 6031 Blundell Road under the business trade name of Top Cup. This property is zoned under Land Use Contract (LUC) – 128, which has one permitted use, Neighborhood Public House. The primary focus of this business is to operate as a Neighborhood Public House, as previously operated for approximately 38 years by another owner. The applicant is proposing to serve food and alcoholic beverages plus additional café bakery goods and beverages.

Proximity of the Establishment to Other Social, Recreational and Public Building

The location the applicant is proposing to operate is close to the intersection of No. 2 Road and Blundell Road. There is a large commercial complex across the street, to the south, and a

commercial property adjacent to the west of this property, with residential properties situated to the east and north. The closest School & Institutional Use (SI) Zone is located approximately 261 meters from the proposed establishment and there was no noted impact from the previous establishment that operated from the same premises. There are no other social, recreational or public buildings within the proximity of this proposed location.

Person Capacity and Hours of Liquor Service of The Establishment

The applicant is proposing to operate Top Cup with an occupant load of 118 patrons. The LUC – 128 zone is specific, and only permits a neighborhood public house with a seating and standing area for a maximum of 70 occupants. The proposed 118 patrons exceeds the requirements permitted under the LUC 128 zone and can only be approved for the 70 patrons. If a patio is to be included, it must be within the 70 patron maximum occupancy and the permitted patio usage is only approved by LCLB to operate until 11:00 p.m. Further increase to occupancy as proposed, would have to be considered only after a rezoning of the property.

The applicant is requesting to operate with liquor service, Monday to Sunday, 9:00 a.m. to 1:00 a.m. These requested operating hours are contrary to newly adopted Council Policies on Provincially Regulated Liquor Establishments, Policy 9400. The permitted hours approved in the Policy are Sunday to Thursday, up to 12:00 a.m. and up to 1:00 a.m. for Friday and Saturday. Therefore, this application is recommended to be approved for operating hours of 9:00 a.m. to 12:00 a.m., Sunday to Thursday; and from 9:00 a.m. to 1:00 a.m., Friday and Saturday.

The Number and Market Focus or Clientele of Liquor Primary Licence Establishments Within a Reasonable Distance of The Proposed Location

Although this is a new liquor primary licence, it is replacing a previously issued liquor primary licence at this location. As a result of this application, there is no increase to the number of liquor primary establishments and seating capacity to the area. The applicant is looking for more of a family atmosphere operation with “Family Foodservice” as a term and condition to the liquor primary licence. Furthermore, the applicant is proposing to add café bakery goods and beverages to the menu in addition to a pub style food menu. This type of service is not currently offered by any of the other establishments in the area.

The Impact of Noise on The Community in The Immediate Vicinity of The Establishment

Staff believe that there would be no noticeable increase in noise if the liquor primary licence application is supported.

The Impact on The Community if The Application is Approved

The City’s process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which under Section 1.8.1 calls for:

- 1.8.1 Every **applicant** seeking approval from the **City** in connection with:
 - (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;

must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates:
 - (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and
 - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on August 15, 2016 and three advertisements were published in the local newspaper on August 17, August 19 and August 24, 2016.

In addition to the advertised public notice requirements set out in Section 1.8.1, staff sent letters to businesses, residents and property owners within a 50 metre radius of the property. There are 48 properties identified within the consultation area. On August 12, 2016, letters were sent to 60 businesses, residents and property owners within the 50 metre radius of the property. The letter provided details of the proposed liquor licence application and requests the public to communicate any concerns to the City. The period for comment for all public notifications' ended September 18, 2016.

The City relies, in part, on the response from the community to determine any negative impact of the liquor licence application. There were three responses received by the City and the responses were as follows:

1. Not opposed to the business but opposed to the operating hours requested (attachment 1);
2. Opposed to the application, especially the number of seats and operating hours proposed (attachment 2); and
3. In favor of a traditional pub, opposing the addition of café menu items (attachment 3).

It is staff's recommendation that these concerns are mitigated by approving the application for 70 seats (rather than the 118 requested) and amending the proposed closing hours, as supported by Council policy. Having received no further responses from businesses, residents or property owners in the surrounding area, or from the city-wide public notifications, staff feel that support of this application is warranted.

Other Agency Comments

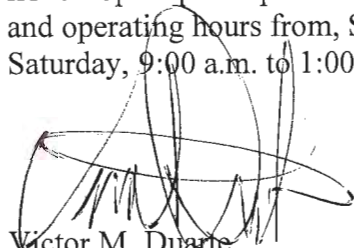
As part of the review process, staff request comments from other agencies and departments such as Vancouver Coastal Health, Richmond R.C.M.P., Richmond Fire-Rescue, Liquor Control and Licensing Branch, Building Approvals and Business Licence Department. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. All the agencies and departments expressed no concern on this application.

Financial Impact

None

Conclusion

Following the public consultation period, staff reviewed the Liquor Primary Liquor Licence application against the LCLB review criteria and recommends Council support the application to issue Top Cup a Liquor Primary Licence, with occupant seating/standing capacity of 70 patrons; and operating hours from, Sunday to Thursday, of 9:00 a.m. to 12:00 a.m., and Friday and Saturday, 9:00 a.m. to 1:00 a.m.



Victor M. Duarte
Licence Inspector
(604-276-4389)

VMD:vmd

- Att. 1: Complaint letter 1
- 2: Complaint letter 2
- 3: Complaint email
- 4: Ariel Map with 50 meter buffer area.

Attachment 1

Gene Boklashchuk
2-7660 No 2 Road
Richmond, BC V7C3L9
e-mail: genne@shaw.ca
ph:778-938-6404
August 23, 2016

Victor Duarte
Finance and Corporate Services Department Business Licenses
Richmond, BC
V6Y 2C1
Ph.604-276-4328
BusLic@richmond.ca

Dear Victor Duarte:

This letter is regarding to obtain a New Liquor License for the Pub, located at 6031 Blundell Road. My windows face to the Coast Capital Bank parking lot, a Pub's next door business. I am living here for 6 years and I have noticed so many things going around. First of all, some constant noise and barbeque smell are coming from Pub area, every day and up to **1 am**. Some groups of drunken people use a bank parking lot to get together for smoking or (something else). The peak of that when a pub is closes at 1 am. Usually, it continues with yelling, screaming etc. Several years ago a stone has been thrown to my neighbor window, which was replaced by owner. The bad thing, this year the bank decided to shut down parking lot light poles and now there is dark area. I think RCMP has some info about that place, because a stand by police car has been on parking lot every week. I agree the business should run. But some restrictions should be applied, in accordance with the noise bylaw. Closing time should 10 or 11pm and so on.

Thank you for your time and attention to this matter.

Sincerely,



Gene Boklashchuk

Attachment 2

Hello,

I live two houses east of the proposed licenced establishment.

During this location's previous incarnation as The Pumphouse, the neighborhood was plagued with noise and rowdiness. People hollering and occasionally fighting, loud cars and truck and especially motorcycles revving their engines.

The noise also came from patio speakers loudly broadcasting hockey games and outdoor live music. I could hear the music distinctly at Cheviot Place, a block away. I called the pub numerous times, but they refused to turn it down. At one point I called the police, who came and said they could do nothing.

This neighborhood has working folks, families, and retired people living in it. This type of disturbance-creating facility has no place here. A hundred and eighteen seats open till one AM? How will we get any sleep?

I do not want to see a pub open here. It would be better for the neighborhood to tear it down and build more housing for people.

Thank you for considering this.

Rae Ramsey
6091 Blundell Road

Duarte,Victor

From: billcarter@medisafecanada.com
Sent: September 15, 2016 15:20
To: Duarte,Victor
Subject: Top Cup Coffee Ltd. application for Cafe Bar

September 15, 2016

To: Richmond City Council

The City of Richmond
Business Licence Division
Liquor Licence Applications
6911 No.3 Rd.
Richmond, BC
V6Y 2C1

Re: Application of Top Cup Coffee Ltd.
Doing business as Top Cup
Operating from 6031 Blundell Road
Richmond, BC

It has come to mine and many others attention that this company intends to replace a long serving and well established adult community gathering place with a Café Bar. As a longtime member of this community and an owner of businesses locally myself, I felt it my obligation to make my objections known.

As the proximity of the establishment previously known as the Pumphouse Pub at No. 2rd. and Blundell, it served as a local's gathering place to enjoy themselves without for many of them the need to drive to its location. It offered a unique location for this purpose. Since its closing many of the patrons have been forced to relocate to either Legends, O'Hare's, Buck and Ear, Legion or other spots that are in many cases miles away.

The idea behind neighborhood pubs has always been to serve the very local community and allow for getting to socialize with ones neighbor's .

I would like to point out here that since its closing many of the patrons have lost touch with each other as everyone has moved to different locations and thusly the feeling of community for employees, patrons and locals has diminished greatly in this area.

We knew that the current owners were intent on closing the premise and breaking a signed contract with the previous owners when in the summer of 2015 there began an intentional degradation of the environment within the Pub itself. My co-business partners and I would many times meet there in the afternoons during the week as they work at the airport and I work and live locally it was very handy.

During one of our meetings 3:30 pm with many locals there watching a sports event the new manager at the time had the bartender turn-off the sound of the sports event and turn on 1970's and 80's disco style music so loud that me and my business partners could hardly talk to one another. When I complained about it, I was blatantly told by the manager that if I did not like it then find somewhere else to go!

This as it turned out was the beginning of the end as from that point forward many many times during the Blue jays play-off run he would insist that the music stayed on. This continued for hockey and the NFL playoffs. These events were obviously intentionally done to degrade and push away customers so that when it came to council to apply for new status they could show a greatly diminished customer base and loss of business. Which was entirely caused by them (the owners) intentionally!

There are already many other spots to drink coffee nearby so the need for one more is completely not necessary nor in the best interest of the neighborhood.

In closing, I would like to say that to allow anything other than an establishment other than what the Pumphouse was is allowing for and awarding deceitful and underhanded business ethics to trump our neighborhood and city values!

To reinforce the statements I have made here, many of the past patrons are willing to sign affidavits testifying to many of the shady business practices they employed.

Please do not reward bad an unethical behavior!

William Carter
President
Medisafe Distribution Inc.
7-11771 Horseshoe Way
Richmond, BC.
V7A 4V4
Ph: 604-232-2442
Fx: 604-232-2445
Cl: 604-360-8443

City of Richmond Interactive Map



148.8 0 74.40 148.8 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



To: General Purposes Committee

Date: October 4, 2016

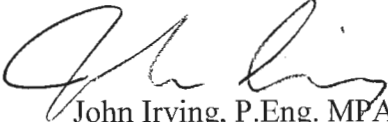
From: John Irving, P.Eng. MPA
Director, Engineering

File: 10-6175-02-01/2016-
Vol 01

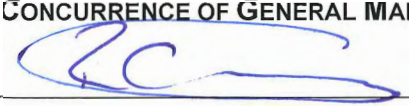
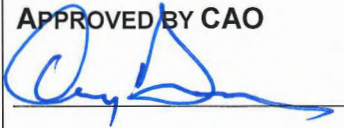
Re: Harvest Power Air Quality Permit Review

Staff Recommendation

1. That a letter be sent to the BC Minister of Environment and Harvest Power expressing the City's expectation that measures to eliminate odours in the community be prioritized and expedited;
2. That a letter be sent to Metro Vancouver expressing the City's expectations that:
 - a. Metro Vancouver appropriately resource its enforcement program to bring the facility into compliance with permit conditions;
 - b. Metro Vancouver negotiate with Harvest Power new infrastructure and upgrades necessary to eliminate odours and present the financial implications and alternatives to the Metro Vancouver Board of Directors; and
 - c. Metro Vancouver improve opportunities for the public to share concerns about odour and implement a transparent system that publicly reports the severity and frequency of odour complaints and the measures to be undertaken to address the public's concerns;
3. That a formal response from Vancouver Coastal Health be sought in response to public health concerns relative to odours.


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

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Environmental Programs	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO 

Staff Report

Origin

The purpose of this report is to provide a summary of Harvest Fraser Richmond Organics' (Harvest Power) recently issued air quality permit. Additional information regarding Harvest Power's business license; the permit appeal process; alternative organic waste management facilities; enforcement from Metro Vancouver; public health; mechanisms to receive public concerns; and, the City's annual volume sent to the facility and associated fees are also summarized.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.1. Safe and sustainable infrastructure.

Background

The ultimate authority regulating air quality in British Columbia resides with the Province's Ministry of Environment through the *Environmental Management Act*. The Province has delegated this authority regionally to Metro Vancouver. Through utility rates, member municipalities pay Metro Vancouver for this level of service. It is important to bear this responsibility in mind given the matter at hand.

Harvest Power began an air permit renewal process with Metro Vancouver and the Province in the fall of 2015. Since this time, there have been sustained periods of odour nuisance complaints due to Harvest Power's operation in Richmond. Council have reviewed several reports regarding this issue and have sent one letter to the Province and four letters to the Metro Vancouver Board of Directors to date sharing its expectations that there be zero tolerance for odour nuisances from the Harvest Power facility. At the September 19, 2016 General Purposes Committee and Special Council meetings, Council received information regarding conditions under consideration in the draft Harvest Power air quality permit. At the time, staff noted that the City did not have access to the draft permit. Staff nonetheless shared information as it was communicated by Harvest Power and Metro Vancouver as there is a 30-day appeal period. On September 30, 2016, the City received notification that Harvest Power was issued a new air quality permit. Approximately 200 parties who participated in the consultation process were also notified.

Analysis

Permit Summary

The permit defines maximum emissions and source-specific works and procedures for ten emissions sources on the site (e.g. receiving areas, the Energy Garden, compost and storage piles, biofilters). Specific dates in which new procedures, reporting, maximum emissions and/or material handling requirements are identified; most new requirements to address odours take effect in 2017 and 2018 and new maximum emissions for known odorous compounds take effect in 2020. To meet these new requirements, Harvest Power will need to invest in infrastructure and procedural changes

immediately. In a public statement following the issuance of the permit, Harvest Power made this commitment (Attachment 1).

The following points provide an overview of key aspects of the permit:

- **Permit Duration:** The permit expires on April 30, 2020; as such, interested parties will have an opportunity to be consulted within 3 years when a permit renewal will be due.
- **Key Aspects of the Permit Intended to Reduce Odour:**
 - **Covered Aerated Static Piles:** The permit will require that all covered aerated static piles (“covered piles”) are rebuilt to significantly increase aeration; Metro Vancouver accepted that this was a costly undertaking and it will take time to complete. Harvest Power has indicated publicly that they intend to invest immediately in rebuilding the covered piles through a recent press release (Attachment 1). The permit also limits the height of covered piles to 6m through to May 2017 after which a 3m maximum height will be in effect. Metro Vancouver has advised that covered piles have reached heights of 15m at times.
 - **Pre-treatment of Digestate:** Odourous digestate, the material remaining after the anaerobic digestion of a biodegradable feedstock from the Energy Garden, must be treated before being processed on the covered piles instead of being placed directly on the covered piles.
 - **Seasonal Food Waste Restrictions:** While covered piles are being rebuilt (2016-2018), interim summer time monthly restrictions for receiving commingled waste for placement on either covered pile equal to 70% of the average monthly rate will be in place.
 - **Facility Wide Emissions Requirements:** Starting in 2017, the Director will have the authority to force the facility to immediately cease receiving any food waste for placement on any covered pile if any Metro Vancouver Officer observes malodours for 10 minutes in any hour at prescribed distances from the plant.
 - **More Frequent Biofilter Media Replacement:** New requirements will see media changed more frequently compared to past practices.
 - **New Doors:** Rapid opening and closing doors need to be installed at the Energy Garden. Metro Vancouver advises they ticketed Harvest Power for having doors open recently.

Other key points and comments related to conditions in the permit include:

- **Performance Requirements (Maximum Emissions Quality):** New requirements are in place for some emissions (e.g. sulphur oxides and particulate matter). Increases in permitted total volatile organic compounds are identified for some sources; on average, permitted maximum volatile organic compounds have increased by 90%. Metro Vancouver advises that this increase is approximately 50% of what Harvest Power requested and that volatile organic compounds are not good indicators of odour; many volatile organic compounds have no odours at all. For this reason and in the context of a phased implementation, new maximum emissions from known odourous compounds (e.g. aldehydes, ammonia, sulphur compounds, fatty acids) take effect in 2020.
- **Prescribed Material Handling Requirements:** By spring 2017, the facility must install new automatic doors and indoor material handling procedures for receiving materials at the Energy Garden. A covered receiving facility will be required if highly putrescible materials are stored for placement on the covered piles; this excludes commingled food and green waste.
- **Increased Monitoring and Reporting:** As a general note, the permit includes increased requirements for reporting, record keeping and monitoring.
- **Overall Site Odours:** No odours past the plant boundary such that the District Director determines that pollution occurs is now a general clause in the permit, as opposed to specific to the source. In addition, new ‘Facility Wide Emissions’ thresholds for odour detection identifies

that based on written reports of ‘observations’ by an Officer of malodours from the facility for 10 minutes in any hour at prescribed distances (5km in 2017 for 4 days; 4 km in 2018 for 3 days; 3 km in 2018 for 2 days) that the facility must immediately stop receiving any food waste (including co-mingled food and yard waste) for placement on piles until the Director determines that the issue has been addressed. This implies that the permit accepts that odours will continue to occur; the City previously requested that no odours from the site be deemed acceptable and that a more appropriate method of site wide odour detection be applied to the permit. What is favourable about this requirement however is that the facility will need to cease receiving materials for placement on piles immediately upon notification.

As reported previously, immediate results were not expected. The permit is based on the premise that Harvest Power will make improvements to covered piles and enhance material handling procedures as a key improvement to address odours, all of which takes time to implement. Piloting of new procedures and the introduction of new technologies are likely to result from the phased requirements as well. At the same time, new emission requirements will be phased to ensure progress is being made. If the above measures are implemented, it is expected that odour issues from the facility will significantly decrease. The City should expect to see the results of Harvest Power’s improvements starting in the spring of 2017 or sooner when the covered piles are updated.

Appeal Process

The BC Environmental Management Act (the “Act”) includes provisions for a “person aggrieved” by a decision of the District Director, including a permit or any specific requirement in a permit, to appeal that decision to the Environmental Appeal Board (the “Board”). Written notices of appeal must be received by the Board within 30 days of notification of the decision. Therefore, if the City wishes to appeal the permit it must submit a notice of appeal on or before October 31, 2016.

The test for “person aggrieved” is whether such person presents sufficient information ‘to allow the Board to reasonably conclude that the decision has or has potential to prejudicially affect that person.’ It is the obligation of the appellant to identify how it has been aggrieved. If the City is able to establish that it is an aggrieved person, it would still have the burden of convincing the Board that the permit should be overturned.

When a notice of appeal is received by the Board, the time to complete a hearing varies and depends on the format of the hearing (i.e. hearings may be in writing or oral, which may range from 1 to 6 days). At the low end, hearings will generally be completed within 5 months upon notice of appeal, but could go as long as 9 months. Release of final written decisions or written responses varies from 3 to 9 months after the closing of the hearing and receipt of all closing submissions. Therefore, if an appeal is filed by the end of October (e.g. within 30 days of the notification of the permit issuance), a final decision can be expected to be received within 8 to 18 months (May 2017 to April 2018).

Negotiate More Stringent Requirements

An appeal has the potential to be expensive and does not provide any assurance in regards to outcome of the procedure. As an alternative to an appeal, Metro Vancouver could review the terms of their contract directly with Harvest Power. For this reason, a recommendation is

included in the report to send a letter to Metro Vancouver's Board of Directors requesting a review of the contract and report back to members regarding financial implications.

Contract with Harvest Power

In 2015, the City sent approximately 18,500 metric tonnes of organic waste to Harvest Power. The projected amount of waste for 2016 is 21,500 tonnes. Harvest Power reports that it processes 240,000 tonnes of yard trimmings and food waste annually. In this context, the City's contribution is approximately 8% of the total amount.

The City's agreement with Harvest Power is valid through to June 30, 2019; the agreement identifies options for two additional terms of 60 months each. The agreement covers for green waste from single-family and duplex homes in Richmond. The City may choose to haul multi-family organics elsewhere at any time.

Business Licence

Harvest Power was last issued a City business license on January 2015 which has subsequently renewed. Business licenses are renewed annually. The holder of a business license must comply with the terms and conditions, if any, of the business license and all applicable bylaws which include City bylaws and may include Metro Vancouver bylaws. If the Chief License Inspector finds that a business license holder is in breach of a term or condition of a business license or any applicable bylaw, she can recommend to Council that the business license be suspended or canceled. Council then conducts a business license hearing. Before Council decides on the suspension or termination, submissions are made by the Chief License Inspector and the business license holder.

While she continues to investigate, the Chief License Inspector has not found Harvest Power to currently be in breach of any term of condition of its business license or any City bylaw. A business license suspension or cancellation may be complicated by the fact that Harvest Power is located on federal lands.

Alternative Organics Management Facilities

There is currently only one other financially viable option available to the City for processing organic waste. Enviro-Smart Organics Ltd, located in Delta, processes organics waste using a covered, aerated static pile method of composting. Currently, the cities of Burnaby, Delta and a portion of Vancouver's green waste is hauled to this facility. Staff will be considering hauling green waste from multi-family buildings to Enviro-Smart since waste from this source is not in the current contract scope with Harvest Power. Staff will bring forward a report with options to Council in this regard.

The City of Surrey has partnered with OrgaWorld to develop a facility similar to Harvest Power's Energy Garden. This facility will not have open air composting as seen at Harvest Power. The facility operators have indicated they expect to be completed in early 2017, although based on current status, are not expected to be able to receive material until late 2017 or even early 2018. Other facilities are operating in Langley and Abbotsford. All of these facilities could be considered for receiving waste from Richmond but it would be expected to significantly increase costs.

Health Impacts

Members of Council and the public have raised questions regarding health impacts related to emissions from Harvest Power. Vancouver Coastal Health was active in Metro Vancouver's consultation program related to Harvest Powers Permit Renewal Application. In their response Vancouver Coastal Health advised Metro Vancouver that they have been the direct recipient of public complaints regarding objectionable odor emissions attributed to Harvest Power and stated that the odors can be cause for discomfort and are cause for public concern

In their feedback, Vancouver Coastal Health recommended that parties consider a structured mechanism which would seek to engage the community in an ongoing capacity such as an odor management committee where community, industry and regulatory stakeholders could convene and work towards positive outcomes on odour issues. Furthermore, it was recommended that Metro Vancouver work with the Ministry of Environment to create a regulatory framework for odor mitigation and management.

Vancouver Coastal Health recently acknowledged that they wish to remain an active participant in ongoing discussions and activities with all stakeholders in assessing and addressing the ongoing issues related to Harvest Powers operations.

Mechanisms to Receive and Respond to Public Concerns

Currently, Metro Vancouver operates a complaint hotline and input form on their website. With respect to sharing information about complaints, Metro Vancouver will share the anonymous complaints with the facility generating the odour and after receiving more than 10 in one day, Vancouver Coastal Health will also receive a notification. On request, Metro Vancouver has shared the total number of complaints with the City but otherwise does not currently post this information publicly.

Many Richmond residents have expressed frustration with the above approaches to addressing their concerns. Residents have reported that they do not receive feedback regarding how or if their complaint has been addressed nor have a chance to see if others are complaining. Many residents have communicated that they have given up sharing their concerns with Metro Vancouver because of these frustrations. For these reasons, a recommendation is included in this report requesting that Metro Vancouver improve public input opportunities for sharing odour concerns and implementing a more transparent system that regularly reports to the public information regarding the severity and frequency of odour complaints and, most importantly, the measures undertaken to address the public's concerns.

Enforcement

Staff previously highlighted Metro Vancouver's role and approach in enforcing its bylaws and permits. In summary, Metro Vancouver's regulatory program includes both administrative (e.g. permits) and compliance promotion and enforcement tools (e.g. notices, tickets). Metro Vancouver's actions are predicated on the principle that bringing offenders into compliance, voluntarily if possible, is the goal, and that non-punitive actions should be taken in efforts to bring the permit holder into compliance without the need for enforcement.

Metro Vancouver advised that it recently created a team of three officers available to respond to Harvest Power complaints. Metro Vancouver also recently issued Harvest Power a ticket for leaving the doors to the Energy Garden open allowing odourous air to leave the facility. New conditions in the recently issued permit that would be subject to enforcement take effect in 2017. Again, Harvest Power will need to invest immediately to be compliant with these requirements when they take effect.

Financial Impact

None.

Conclusion

Harvest Power is providing a critical regional service related to waste management and reduction of greenhouse gas emissions. In order to meet the City's environmental goals, it is in the City's interest to ensure Harvest Power comes into compliance with its permit. The City also recognizes minimising or eliminating odour impacts to communities is just as critical. This report highlighted a range of options and considerations available to the City related to this issue. The recommendations focuses on sending letters to the Province, Harvest Power and Metro Vancouver to share the City's expectations that appropriate measures be taken immediately to eliminate odour issues from Harvest Power's operations in Richmond.



Peter Russell, MCIP RPP
Senior Manager, Sustainability and District Energy
(604-276-4130)

PR:pr

Att. 1: Harvest Power Media release regarding the New Air Emissions Permit (Oct. 3, 2016).

Date: October 3rd, 2016

Media Contact: Stephen Bruyneel, 604 842 1971, bruyneel@telus.net



HARVEST RECEIVES NEW AIR EMISSIONS PERMIT FROM METRO VANCOUVER

*Company to initiate first phase of multi-million dollar infrastructure upgrade
at Richmond organics recycling facility*

RICHMOND, BC. (October 3rd, 2016) – Metro Vancouver has issued a new air emissions permit to Harvest Fraser Richmond Organics, Ltd. (Harvest), which operates one of the region’s largest recycling facilities for food scraps and yard trimmings. The permit will require the company to invest in significant upgrades at the facility, improve its air emissions controls and submit to stringent monitoring.

“This is a very strict permit, but one that we are pleased to finally have in hand,” said Chris Kasper, CEO of Harvest Power. “We can now proceed with infrastructure investments at the facility and expect to spend several millions of dollars – beginning now and over the next few years – to improve our operations.”

Metro Vancouver issued the permit nearly eleven months after Harvest’s initial application and following the agency’s extensive consideration of public comments.

“We heard loud and clear that the public expects us to do better,” added Kasper, “and we’re committed to address their concerns. Now that we have the permit, we can focus our efforts and investments to deal with the issues that have been raised.”

Harvest will begin work immediately to meet the terms of the new permit with a focus on actions that can address odour issues as soon as possible.

“We will be replacing our composting infrastructure in a phased approach so that we can continue to serve the local communities and not disrupt their organic recycling programs,” Kasper explained. “However, we know the public wants to see results right away to address odour concerns. That’s why we are implementing measures such as volume limits on our inbound material and reductions in the height of our compost piles. We will take these and additional steps to improve the performance of our operations even before the new infrastructure is in place.”

He concluded by emphasizing that Harvest wants to be in Richmond – and the surrounding region – for the long term.

“Managing organic waste is an evolving societal challenge,” said Kasper. “We are proud to help the Metro Vancouver region be a leader in North America of diverting organic materials from landfills and turning it into clean renewable energy and compost: key components of thriving communities. At the same time, first and foremost, we need to do that in partnership with those who live and work around us. Harvest looks forward to working with our local Community Liaison Committee, the City of Richmond and the residents of the Metro Vancouver region to achieve these important goals.”

About Harvest Power

[Harvest Power](#) is creating a more sustainable future by turning organic materials into locally consumed products that are good for the environment. Harvest has grown rapidly since its founding in 2008, garnering awards for its business of organic recycling, energy generation and soil revitalization. The company has been named to the Global Cleantech 100 six years running, received Bloomberg’s 2013 New Energy Pioneer Award and was named one of Fast Company’s 50 Most Innovative Companies in the World.

###



City of Richmond

Report to Committee

To: Planning Committee **Date:** September 30, 2016
From: Cathryn Volkering Carlile **File:** 07-3070-01/2016-
 General Manager, Community Services
Re: Child Care Operator Selection for the "Cressey Cadence" Child Care Facility


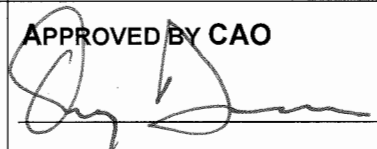
Staff Recommendation

That Atira Women's Resource Society be appointed as the child care operator for the City-owned facility currently under construction at 5688 Hollybridge, subject to the Society entering into a lease for the facility that is satisfactory to the City.



Cathryn Volkering Carlile
 General Manager, Community Services
 (604-276-4068)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Project Development	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO 

Staff Report

Origin

The purpose of this report is to seek Council's appointment of a child care operator for the Cressey Cadence child care facility at 5688 Hollybridge Way (Attachment 1 – 3). The provision of this facility was negotiated as part of a rezoning agreement with Cressey Gilbert Development LLP ("Cressey"), approved on December 9, 2013.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.1. *Strong neighbourhoods.*

2.2. *Effective social service networks.*

This report also supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.2. *Infrastructure is reflective of and keeping pace with community need.*

This report also supports the following Social Development Strategy actions:

Action 10 - Support the establishment of high quality, safe child care services in Richmond through such means as:

10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.

Action 11 – Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system.

This report also supports the 2009 – 2016 Child Care Strategy Action #1:

- a) Work to implement targets based on the 2009 – 2016 Richmond Child Care Needs Assessment and Strategy, to maximize the community benefit of City-owned facilities, by:
 - (i) Prioritizing the development of child care spaces for school-age children & infant/toddlers
- b) Continue to make City-owned facilities available to child care operators at a nominal rent.

Analysis

Background

A child care facility was negotiated as a community amenity to be constructed by Cressey Gilbert Development LLP (Cressey), as part of a mixed use residential and commercial development at 5640 Hollybridge Way (RZ 12-602449). The project, known as the Cressey Cadence development, includes 245 residential units, commercial space and a 465 m² (5,000 sq. ft.) child care facility with related outdoor play area. To achieve a sufficiently sized facility for a 37 space licenced child care program, an additional community amenity contribution of \$874,000 was secured from IntraCorp related to their development at 5440 Hollybridge Way (RZ 09-506904). The funds were deposited into the Child Care Development Reserve and will be applied to the construction cost of the Cressey Cadence facility when the facility is transferred to the City.

Request for Expression of Interest

The child care facility, which will provide 37 spaces of licenced care for infants to school age children, is co-located in a building that also contains 15 affordable housing units. The building is under construction and scheduled for completion in early 2017. In preparation for the property management of the affordable housing units and the operation of the City's future child care facility, two separate Requests for Expressions of Interest (EOI 5770 & EOI 5771) were issued by the City's Purchasing Department on July 5, 2016. These were published on BC Bid with a closing date of August 15, 2016.

Council had specified that lone parent families were the priority group to be served by the affordable housing. It was also Council's direction that the child care facility be accessible to these families. Both Expression of Interest (EOI) documents stressed that a willingness to develop a good working relationship between the two service providers would be important for the ongoing support of the affordable housing residents and the child care users occupying the same building.

Three potential applicants attended an information session on July 19, 2016. By the Requests for Expressions of Interest closing date, Atira Women's Resource Society was the only child care provider who made a submission. A selection panel was formed consisting of City staff plus a member of the Child Care Development Advisory Committee (CCDAC). Unfortunately, due to scheduling and workload issues the CCDAC member was not able to participate in evaluating the application. The review process involved one meeting and completing an evaluation matrix. The respondent's application was assessed based on their understanding of the submission requirements, operating vision, program philosophy, experience providing licenced child care, community partnerships, facility development knowledge and human resource and financial capacity.

Based on the results of the EOI selection process Atira Women's Resource Society (Atira) has demonstrated their ability to provide the required child care services. They currently operate a child care program in Surrey, the Maxxine Wright Early Development Centre, which is co-located with a women's shelter, supported housing units and a health clinic. In addition, they

have been selected to provide property management services for the 15 affordable housing units located in the Cressey Cadence development. Having Atira manage both services will benefit families accessing the child care services and those living in the affordable housing units.

Financial Impact

There is no financial impact. An operating budget impact has been added to Facility Services budget to address ongoing maintenance costs.

Conclusion

Atira Women's Resource Society is an experienced child care provider with an excellent track record. Staff are recommending that Atira be endorsed as the child care operator of the future City-owned child care facility, subject to entering into a satisfactory lease agreement with the City. This new community amenity will help to advance actions in the Social Development Strategy and the 2009 – 2016 Child Care Strategy, as indicated above.



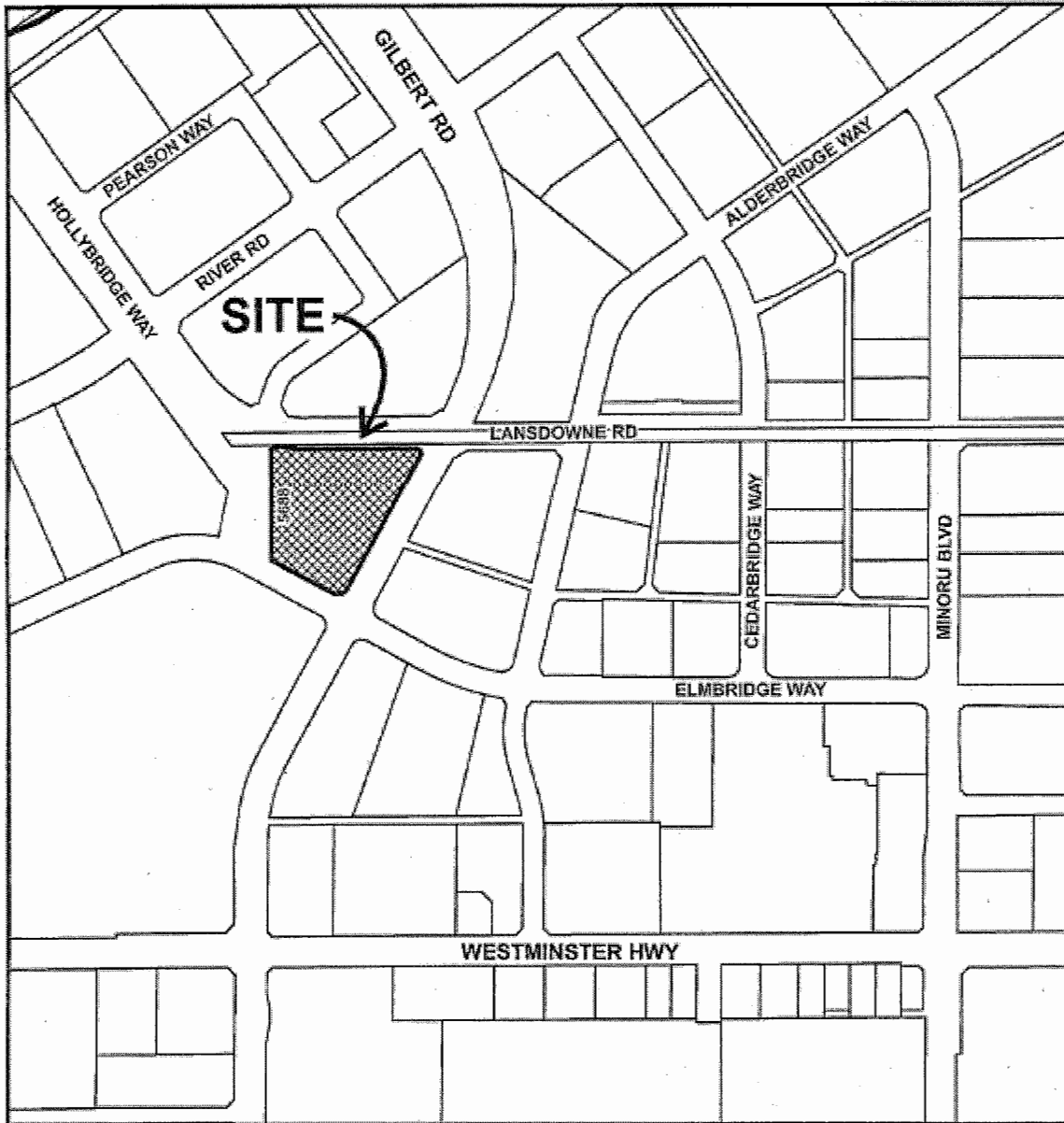
Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

- Att. 1: Subject Site
2: Cressey Cadence Building Elevation, 5688 Hollybridge Way
3: Child Care Facility Indoor Floor Plan and Landscape Plan

SUBJECT SITE



City of
Richmond

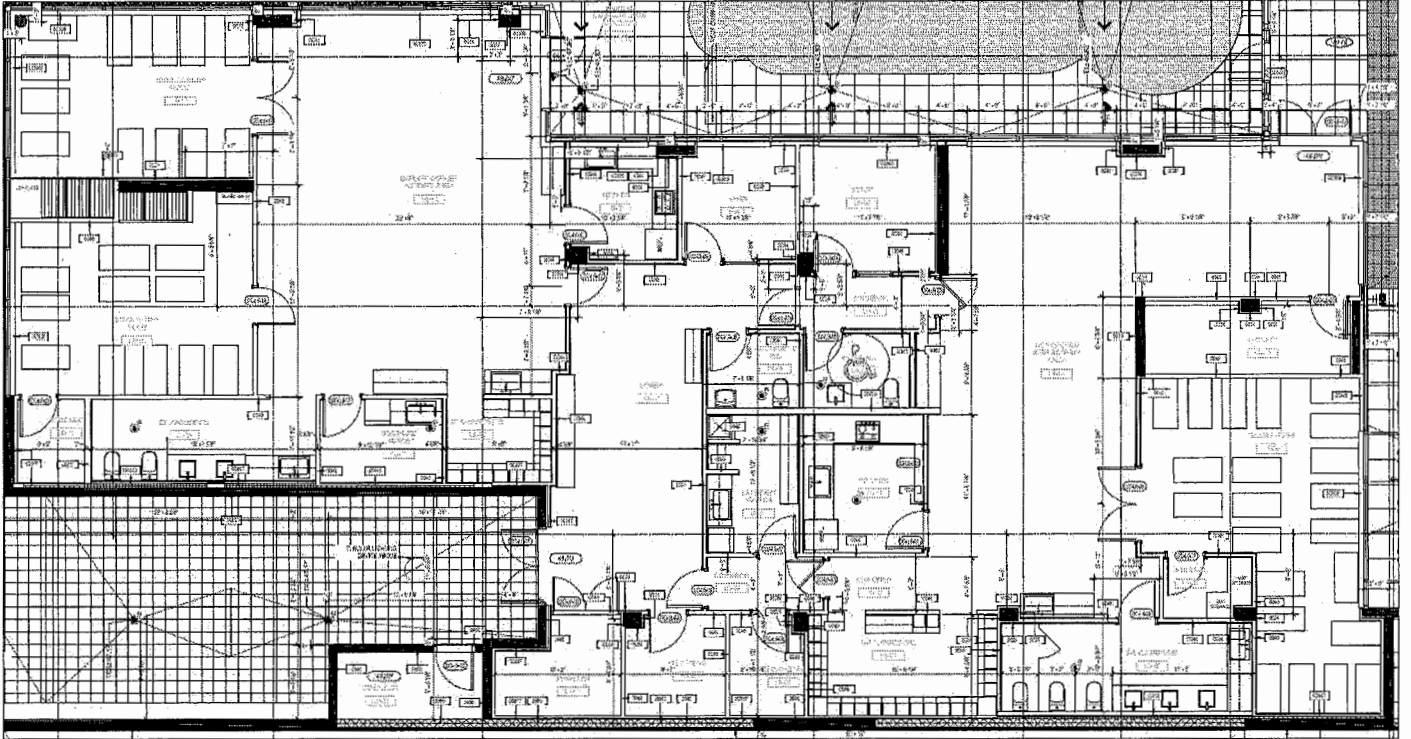


	5688 Hollybridge Way	Original Date: 02/29/16 Revision Date: Note: Dimensions are in METRES
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CRESSEY CADENCE BUILDING ELEVATION – 5688 Hollybridge Way



CHILD CARE FACILITY INDOOR FLOOR PLAN & LANDSCAPE PLAN



CLIENT: CRESSEY 656 W 88th Ave #200, VANCOUVER BC, V8Z 1C6		PROJECT NAME: cadence Daycare 7488 & 7488 LANSDOWNE RD, RICHMOND BC		SCALE: 1:1	SHEET NO: DC 1.08	REVISION: —
PROJECT NO: 31237		SHEET NAME: DAYCARE PLAN		DRAWN BY: ACDD	CHECKED BY: NFC	DATE: 2016/04/12
DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL DIMENSIONS AND RECORDING DIMENSIONS UNLESS NOTED OTHERWISE BY THE INDICATED DIMENSIONS WITH THE SIGN.						



City of Richmond

Report to Committee Planning and Development Division

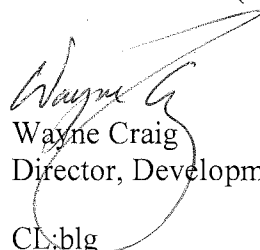
To: Planning Committee
From: Wayne Craig
Director, Development

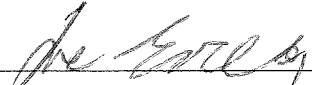
Date: October 7, 2016
File: RZ 16-726011

Re: Application by Sandra Lopez and Andre Savard for Rezoning at
4280 Tyson Place from Land Use Contract 042 and Single Family Zero Lot Line
(ZS24) to Single Detached (ZS27) – Tyson Place

Staff Recommendation

1. That "Land Use Contract 042" entered into pursuant to "Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976", be discharged from 4280 Tyson Place; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, to create the "Single Detached (ZS27) – Tyson Place" zone and for the rezoning of 4280 Tyson Place from "Land Use Contract 042" and "Single Family Zero Lot Line (ZS24)" to the "Single Detached (ZS27) – Tyson Place" zone, be introduced and given first reading.


Wayne Craig
Director, Development
CL:blg
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Sandra Lopez and Andre Savard have applied to the City of Richmond for permission to rezone the property at 4280 Tyson Place from “Land Use Contract 042” and “Single Family Zero Lot Line (ZS24)” to a site-specific zone, to permit construction of a new two-storey detached dwelling with a secondary suite on the subject property (Attachment 1). The property currently contains a semi-detached dwelling and carport; which will be demolished at future development stage. This redevelopment proposal does not involve subdivision of the property. A survey plan of the subject site is included in Attachment 2.

On November 24, 2015, City Council adopted “Richmond Zoning Bylaw 8500, Amendment Bylaw 9343” to establish the underlying zoning for the subject property, and adopted “Richmond Land Use Contract 042, Early Termination Bylaw No. 9343” to terminate the Land Use Contract (LUC). Although these bylaws were adopted on November 24, 2015, the LUC remains on the land title record until November 24, 2016. For the one-year period while both the underlying zoning and the LUC are operative, the provisions of the LUC prevail. The provisions of the LUC would allow for a three-storey semi-detached dwelling at the subject site, with 33% lot coverage.

At the November 24, 2015 Public Hearing, at which the LUC early termination bylaw was adopted, the applicants delegated to City Council about their desire to redevelop the subject site to construct a new two-storey detached dwelling that would be in keeping with the size of detached dwellings elsewhere in the city. At the Public Hearing, it was identified that the applicants could submit a rezoning application for Council to consider.

Since the applicants wish to construct a new two-storey detached dwelling with a secondary suite on the subject property, which is inconsistent with both the LUC and the underlying zoning, a rezoning of the property is required.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, are semi-detached dwellings on lots under LUC 042 around the cul-de-sac of Tyson Place.
- To the South, fronting Baffin Drive, are dwellings on lots zoned “Single Detached (RS1/B)”.
- To the East, fronting the cul-de-sac of Cabot Drive, are semi-detached dwellings on lots under LUC 042.
- To the West, is a detached dwelling on a lot under LUC 042 (4260 Tyson Place), and semi-detached dwellings further to the west.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Conceptual Development Plans and the Proposed “Single Detached (ZS27) – Tyson Place” Zone

The applicants propose to construct a detached dwelling with a secondary suite on the subject site, as shown in the attached preliminary concept plans (Attachment 4).

As both the existing LUC 042 and the underlying ZS24 zone require a single-family dwelling built on the subject site to have a zero side yard setback on one side (and since the subject site has a lot frontage of only 5.0 m wide), an amendment to Richmond Zoning Bylaw 8500 is proposed to create a site-specific zone entitled “Single Detached (ZS27) – Tyson Place” to accommodate this redevelopment proposal.

The ZS27 zone has been prepared to reflect many of the same provisions as the underlying ZS24 zone, as well those of the standard “Single Detached (RS1)” zone used for detached dwellings in other neighbourhoods city-wide. The proposed ZS27 zone would allow for a minimum lot frontage of 4.5 m due to the irregular shape of the subject property, and would not allow any additional floor area beyond what would be allowed in the underlying ZS24 zone or the standard RS1 zone.

The proposed ZS27 zone also allows for a site-specific reduction of the minimum rear yard setback in the southeast corner of the property from the standard 6.0 m down to 4.0 m to enable a portion of the building envelope to be shifted south to allow for vehicle manoeuvring around Tree # 1, which is to be retained on-site in the front yard. This is illustrated in the applicant's preliminary concept plans in Attachment 4.

Staff are supportive of the creation of this zone for the rezoning of the subject property as it:

- provides for a detached dwelling that is smaller in size and height than what could be constructed under LUC 042, and would be consistent with the size of detached dwellings on RS1-zoned lots city-wide; and,
- is consistent with the City's approach on the rezoning and subdivision of lots containing a duplex.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary concept plans included in Attachment 4. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations, including Zoning.

Vehicle Access

Vehicle access to the subject site is from Tyson Place in the same location as the existing driveway crossing, which is shared with the property to the west at 4260 Tyson Place. The applicants are required to register a cross-access easement for the shared driveway on Title prior to rezoning adoption, to formalize the existing shared access condition.

Implications for 4300 Tyson Place

In order to construct a new detached dwelling at the subject site, the applicants will be required to demolish the existing dwelling; which is currently attached to the neighbouring dwelling at 4300 Tyson Place. This will result in the existing west façade of the dwelling at 4300 Tyson Place being exposed. The appearance of the exposed façade, as well as any Building Code and City requirements, will need to be addressed as part of the Building Permit application at 4280 Tyson Place (including but not limited to fire resistance ratings and the prevention of water intrusion).

The applicants have indicated that they have verbal authorization for their proposal from the neighbouring property owners at 4300 Tyson Place. Prior to rezoning adoption, the applicants are required to submit signed written confirmation from the neighbouring property owners that they have no objections to the proposed rezoning, and that they understand that it will result in an exposed façade to their dwelling, which the applicants have agreed to repair/finish in accordance with the Building Code and all City regulations.

The applicants have provided a signed written statement indicating that they will, at their sole cost, undertake the necessary repair/finishing of the exposed façade of the neighbouring dwelling

at 4300 Tyson Place resulting from this redevelopment proposal (including but not limited to its appearance, and addressing any Building Code and City requirements).

To ensure that the applicants undertake all of the work resulting from demolition of the dwelling at the subject site, the following items must be completed prior to final adoption of the rezoning bylaw:

- Submission of a restoration plan indicating how the applicants intend to address the exposed façade at 4300 Tyson Place; and
- A Letter of Credit in the amount of a contractor's cost estimate for the complete scope of the works.

Tree Retention and Replacement

The applicants have submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 10 bylaw-sized trees and one (1) undersized tree on the subject property, and a total of eight (8) trees on the neighbourhood properties at 4300 Tyson Place (5 trees), 4340 Cabot Drive (1 tree), 4211 Baffin Drive (1 tree), and 4231 Baffin Drive (1 tree).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- One (1) Japanese Maple (Tree # 1; 21 cm dbh) located in the front yards is in good condition and should be retained and protected a minimum 1.5 m out from the base of the tree. Design development of the driveway in order to retain this tree.
- One (1) Western Red Cedar (Tree # 11, 50 cm dbh) located in the rear yard is in good condition and is identified to be retained and protected. Tree protection should be located a minimum 4.0 m out from the base of the tree.
- One (1) London Plane (Tree # 15; 1.05 m dbh) located in the back yard is a significant tree in excellent condition. This tree should be retained and protected a minimum 5.0 m out from the base of the tree. Design development to the rear of the proposed house to demonstrate a 5.0 m tree protection zone.
- Eight (8) trees (Trees # 7, 8, 10, 12, 16, 17, 18, 19) located on the subject site are in poor condition; either dying, historically topped (and as a result exhibit significant structural defects), exhibit sparse foliage or are infected with bacterial blight and canker. These trees are not good candidates for retention and should be removed and replaced at a ratio of 2:1 as per the Official Community Plan (OCP).
- Two (2) trees located on the neighbouring property at 4300 Tyson Place (Trees # 3 and 4) are proposed to be removed due their close proximity to the proposed new dwelling, which will result in significant root loss. Prior to removal, the applicants must obtain written permission from the adjacent property owner(s) and obtain a valid tree removal permit.

- Six (6) trees located in the rear yards of the neighbouring properties at 4340 Cabot Drive to the east, and to the south at 4211 and 4231 Baffin Drive (Trees # 2, 5, 6, 9, 13, 14) are to be retained and protected as per the Arborist Report recommendation.

Tree Protection

The applicants have submitted a Tree Retention Plan showing the three (3) on-site trees and the six (6) off-site trees that are to be retained and protected, and the measures that are to be taken to protect them at development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicants are required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones of Trees # 1, 2, 5, 6, 9, 11, 13, 14, 15. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
 - A survival security for Trees # 1, 11, and 15 on-site. The City will accept either: a security in the amount of \$20,000 as determined by the City's Tree Preservation Coordinator; or a security based on the International Society of Arboriculture's appraisal technique of the true value of the trees, to be provided by a Certified Arborist prior to final adoption of the rezoning bylaw. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report is received, and a site inspection is conducted to ensure that the trees have not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the trees have survived.
- Prior to demolition of the existing dwelling on the subject site:
 - Installation of tree protection fencing around all trees to be retained, as shown on the proposed Tree Retention Plan. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicants wish to remove seven (7) bylaw-sized trees on-site (Trees # 8, 10, 12, 16, 17, 18, 19); and one (1) undersized tree on-site (Tree # 7). The 2:1 replacement ratio would require a total of 14 replacement trees. Due to the compact size of the lot and the effort required by the applicants to retain three (3) trees on-site, staff recommend that only eight (8) replacement trees be required. The applicants have agreed to plant and maintain two (2) trees on the subject property and to provide a contribution in the amount of \$3,000 to the City's Tree Compensation Fund in-lieu of planting the remaining six (6) required replacement trees on-site. The required two (2) replacement trees are to be of the following minimum sizes (based on the size of the trees being removed as per Tree Protection Bylaw No. 8057):

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	10 cm	5.5 m

To ensure that the replacement trees are planted, the applicants are required to submit a Landscaping Security in the amount of \$1,000 prior to final adoption of the rezoning bylaw. The security will be held until construction and landscaping on-site is completed and a site inspection is conducted to ensure that the replacement trees have been planted. The City may retain a portion of the security for a one-year maintenance period to ensure that the replacement trees have survived.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on all lots being rezoned but not subdivided. Consistent with the Affordable Housing Strategy, the applicants propose a secondary suite within the new detached dwelling on the subject property.

Prior to rezoning adoption, the applicants are required to register a legal agreement on Title stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

At future Building Permit stage, the applicants are required to pay servicing costs and to complete the scope of servicing works described in Attachment 6 (e.g. water, storm, sanitary connections, and any necessary upgrades to the existing sidewalk/driveway crossing).

Existing Legal Encumbrances

There is an existing easement (RD42635) registered on Title of the subject property to grant the right to 4300 Tyson Place (i.e., the dominant tenement) to maintain a dwelling over the easement area (1.2 m from the shared property line) and the right to enter the easement area for the purpose of repairing, maintaining, keeping up and replacing the dwelling and waterdrains to the dwelling. The easement should remain registered on Title of the subject site, as the rights granted to 4300 Tyson Place (at zero lot line) will still be necessary once a new detached dwelling is constructed on the subject site.

Financial Impact

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

Conclusion

The subject proposal is to rezone the property at 4280 Tyson Place from “LUC 042” and “Single Family Zero Lot Line (ZS24)” to a new zone entitled “Single Detached (ZS27) – Tyson Place, to permit the construction of a detached single-family dwelling including a secondary suite on-site.

Staff are supportive of the proposed rezoning application as it: a) provides for a detached dwelling that is similar in character to detached dwellings on RS1-zoned lots city-wide; b) is consistent with the City’s approach on the rezoning and subdivision of lots containing a duplex; and c) provides for a secondary suite within the proposed new dwelling on the subject site.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9601 be introduced and given first reading.



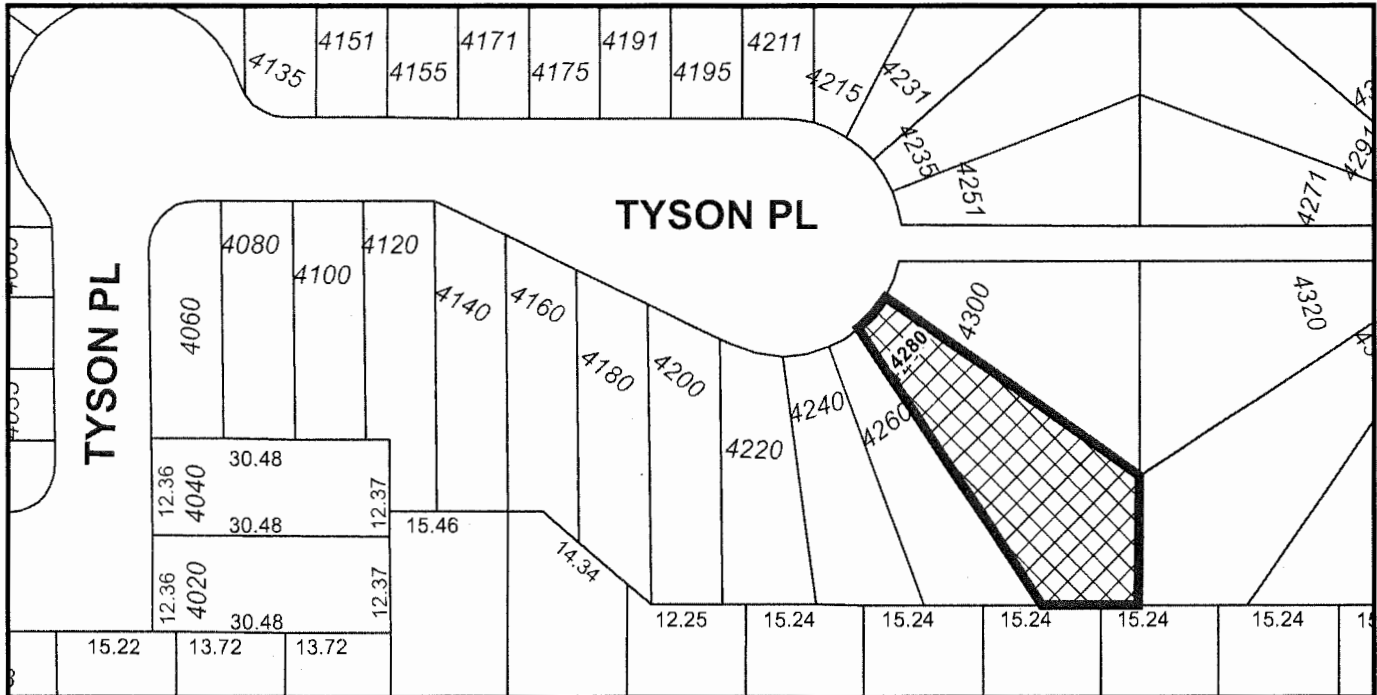
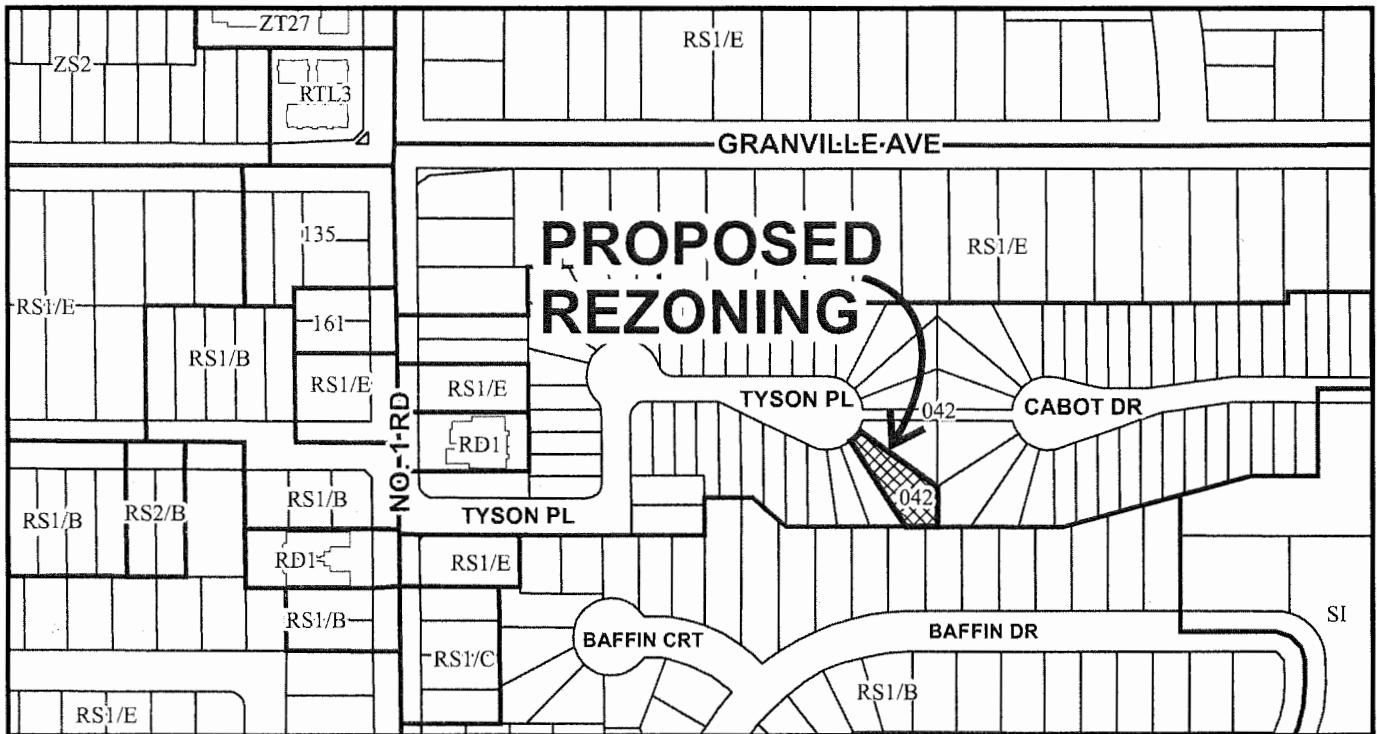
Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Preliminary Conceptual Development Plans
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond



	<h2>RZ 16-726011</h2>	<p>Original Date: 03/29/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 16-726011

Original Date: 03/29/16

Revision Date:

Note: Dimensions are in METRES

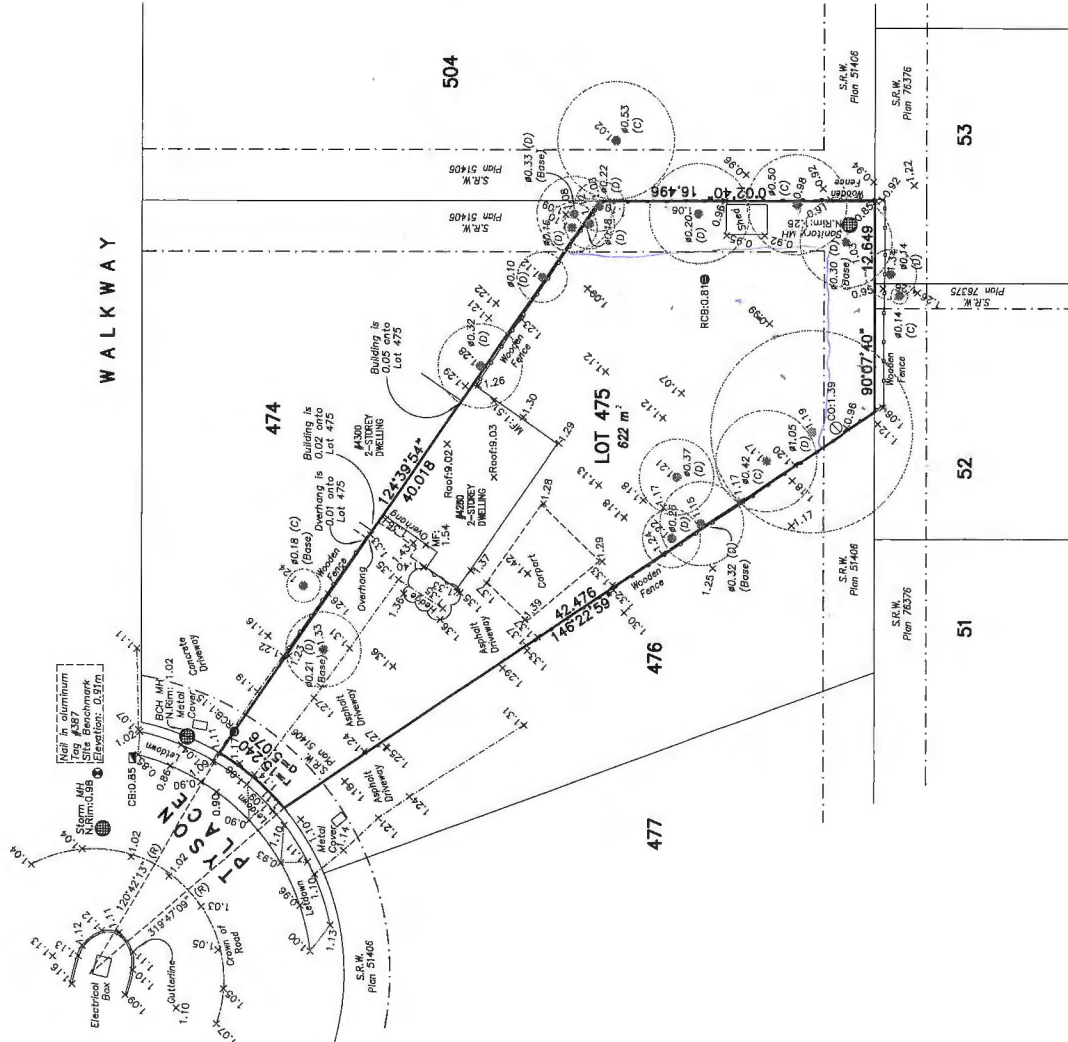
**TOPOGRAPHIC SURVEY OF LOT 475
SECTION 14 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 51405**

#4260 TISON PLACE,
RICHMOND, B.C.
P.L.D. 003-718-239



SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CNCL - 106

NOTE:
Parcel is encumbered by
Registration Number: R051377
Easement (Appurtenant to Lot 474)

- LEGEND:**
- (C) denotes center
 - denotes catch basin
 - denotes catch basin
 - denotes manhole
 - denotes manhole
 - MF denotes main floor
 - (R) denotes radial bearing

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #235
Control Monument 7714685
Elevation: 1.103m
Benchmark: HPN #234
Control Monument 7714691
Elevation: 1.125m

NOTE:
Use site Benchmark Tag #387 for
construction elevation control.

© copyright
J. C. Tam and Associates
Canadian B.C. Land Surveyor
713 - 8833 Oahu Crescent
Richmond, B.C. V6V 2K7
Telephone: 91-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6113
PB-287 P20-23
Drawn by: IO

DWG No. 6113-Topo

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
AUGUST 12th, 2015.



RZ 16-726011

Attachment 3

Address: 4280 Tyson Place

Applicants: Sandra Lopez and Andre Savard

Planning Area(s): Seafair

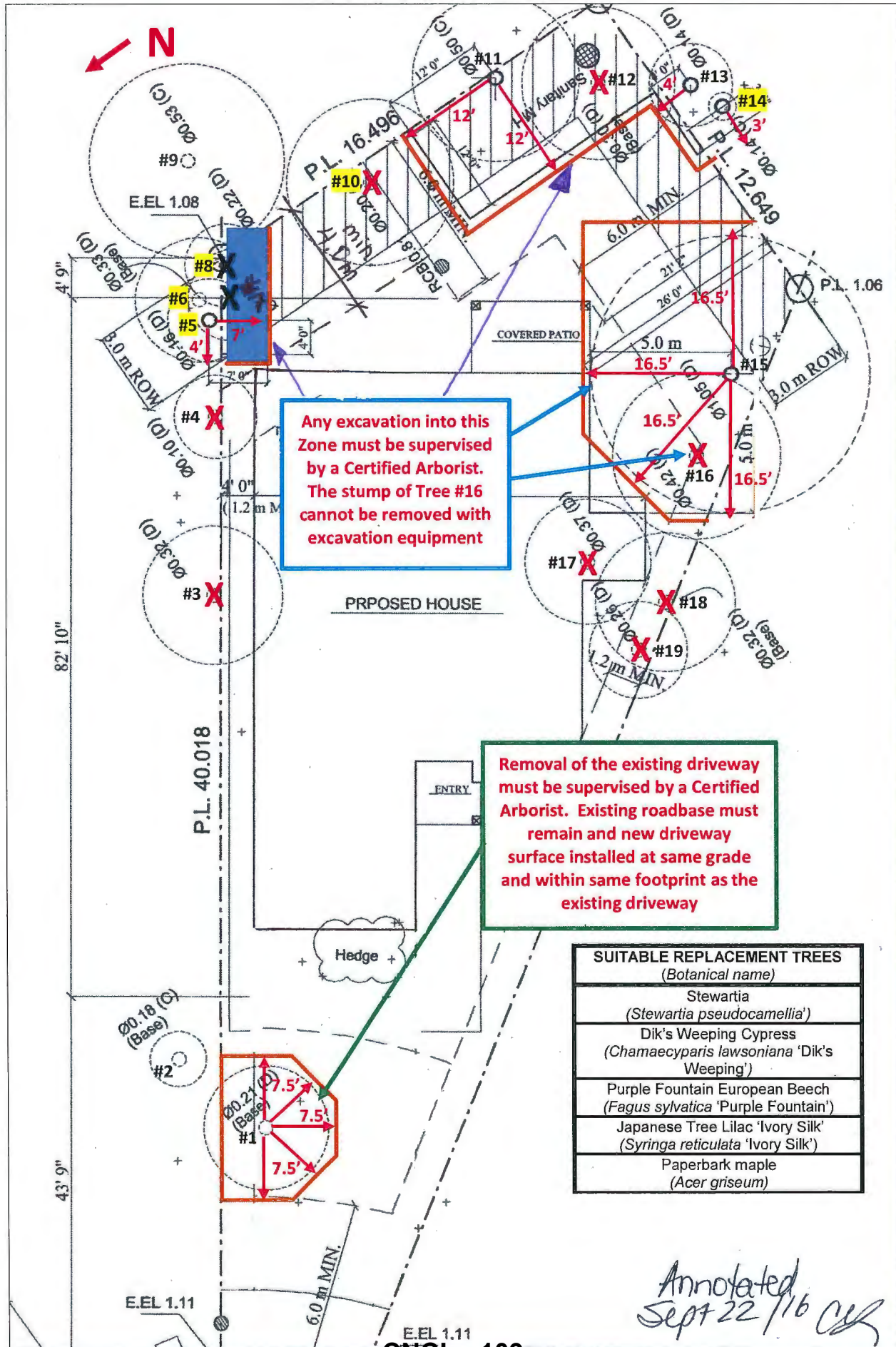
	Existing	Proposed
Owner:	Sandra Mary Lopez Andre Savard	No change
Site Size (m²):	622 m ² (6,695 ft ²)	No change
Land Uses:	Semi-detached dwelling	Single-detached dwelling
OCP Designation:	Neighbourhood Residential	No change
Zoning:	LUC 042 and Single Family Zero Lot Line (ZS24)	Single Detached (ZS27) – Tyson Place

	LUC 042	Proposed Single Detached (ZS27) – Tyson Place zoning	Proposed	Variance
Floor Area Ratio:	N/A	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ² ; plus max. 50 m ² for a garage	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ² ; plus max. 50 m ² for a garage	none permitted
Buildable Floor Area (m ²):*	Max. 615.78 m ² (6,628 ft ²) incl. garage	Max. 352.66 m ² (3,796 ft ²) incl. garage	352.66 m ² (3,796 ft ²) incl. garage	none permitted
Lot Coverage (% of lot area):	As per drawings, (approximately 33%)	Buildings, Structures & Non-porous surfaces: Max. 70% Live plant material: Min. 30%	Buildings, Structures & Non-porous surfaces: 60% Live plant material: 40%	none
Min. Lot Size (m ²):	As per subdivision plan	270 m ²	622 m ²	none
Lot Dimensions (m):	As per subdivision plan	Frontage: Min. 4.5 m Width: Min. 9.0 m Depth: 24.0 m	Frontage: 5.076 m Average Width: Approx. 12.0 m Depth: Approx. 41.0 m	none

	LUC 042	Proposed Single Detached (ZS27) – Tyson Place zoning	Proposed	Variance
Setbacks (m):	Front: As per drawings (6.0 m) Rear: As per drawings (6.0 m) Side: 1.83 m on one side only (no minimum on other side)	Front: Min. 6.0 m Rear: Min. 4.0 m and 6.0 m as per diagram Side: Min. 1.2 m	Front: 15 m Rear: 4.0 m and 6.0 m as per diagram Side: 1.2 m	none
Height (m):	3 storeys	Max. 2 ½ storeys (9.0 m; peaked roof) Max. 2 storeys (7.5 m; flat roof)	2 storeys (Max. 9.0 m, peaked roof)	none

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



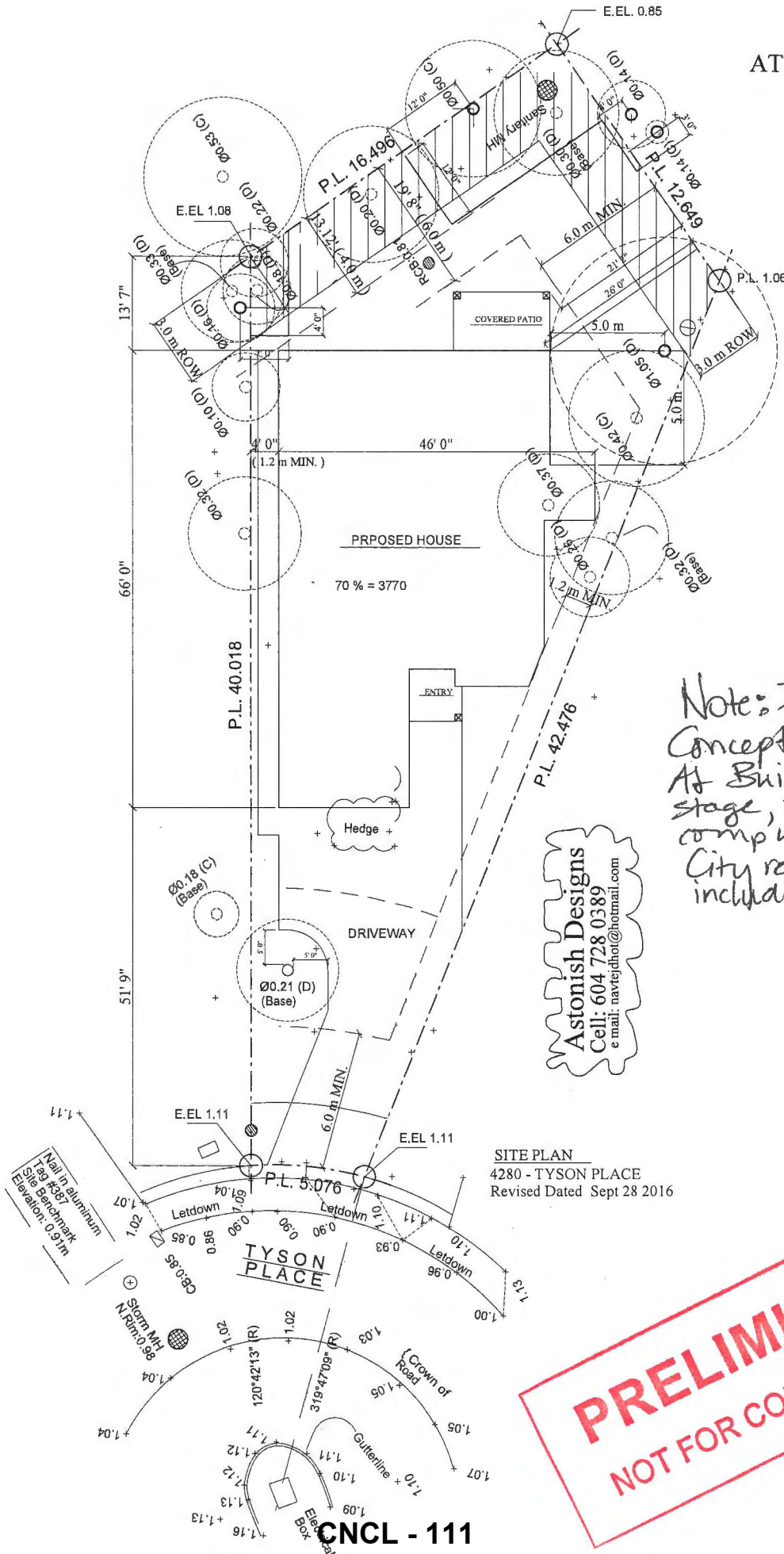
Any excavation into this Zone must be supervised by a Certified Arborist. The stump of Tree #16 cannot be removed with excavation equipment

Removal of the existing driveway must be supervised by a Certified Arborist. Existing roadbase must remain and new driveway surface installed at same grade and within same footprint as the existing driveway

SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia (<i>Stewartia pseudocamellia</i>)
Dik's Weeping Cypress (<i>Chamaecyparis lawsoniana</i> 'Dik's Weeping')
Purple Fountain European Beech (<i>Fagus sylvatica</i> 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' (<i>Syringa reticulata</i> 'Ivory Silk')
Paperbark maple (<i>Acer griseum</i>)

Annotated
Sept 22 / 16
CER

<u>TREE</u> #	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>SPREAD</u> Radius (m) est.
1	Japanese maple <i>(Acer palmatum)</i>	45 combined (13+12+10+10)	2
2	Cedar <i>(Thuja sp.)</i>	18 per survey	0.8
3	Birch <i>(Betula sp.)</i>	35	1.2
4	Cherry <i>(Prunus sp.)</i>	10 per survey	1.2
5	Cherry <i>(Prunus sp.)</i>	16 per survey	2
6	Cherry <i>(Prunus sp.)</i>	33 per survey	2
7	Cherry <i>(Prunus sp.)</i>	17	1.2
8	Cherry <i>(Prunus sp.)</i>	21	1.2
9	Cedar <i>(Thuja plicata)</i>	53 per survey	3.2
10	Plum <i>(Prunus sp.)</i>	31 combined (17+14)	2.6
11	Cedar <i>(Thuja plicata)</i>	57	2.8
12	Plum <i>(Prunus sp.)</i>	52 combined (19+17+16)	2.6
13	Japanese maple <i>(Acer palmatum)</i>	14 per survey	1.2
14	Pine <i>(Pinus sp.)</i>	11 per survey	0.2
15	London Plane <i>(Platanus acerifolia)</i>	111	5.2
16	Cedar <i>(Thuja plicata)</i>	49	2.6
17	Cherry <i>(Prunus sp.)</i>	42	2
18	Cherry <i>(Prunus sp.)</i>	49 combined (25+15+9)	2.1
19	Cherry <i>(Prunus sp.)</i>	33	1.4



Note: Preliminary Concept Plan. At Building Permit stage, plans must comply with all City regulations, including zoning.

Astonish Designs
 Cell: 604.728.0389
 e mail: navejdhot@hotmail.com

SITE PLAN
 4280 - TYSON PLACE
 Revised Dated Sept 28 2016

PRELIMINARY
NOT FOR CONSTRUCTION

CNCL - 111

Note: Preliminary Concept Plan.
At Building Permit stage, Plans must comply with all City regulations, including Zoning.



FRONT ELEVATION
4280 - TYSON PLACE

STONE PER
OWNER'S SPEC

PRELIMINARY
NOT FOR CONSTRUCTION



Address: 4280 Tyson Place

File No.: RZ 16-726011

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$1,000 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained (with the following minimum sizes as per **Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees**):

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	10 cm	5.5 m

2. City acceptance of the developer’s offer to voluntarily contribute \$3,000 to the City’s Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within or in close proximity to the tree protection zone of Trees # 1, 2, 5, 6, 9, 11, 13, 14, 15 on-site and off-site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), the special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City for the three (3) on-site trees to be retained (Trees # 1, 11, and 15). The City will accept either: a security in the amount of \$20,000, as determined by the City’s Tree Preservation Coordinator; or a security based on the International Society of Arboriculture’s appraisal technique of the true value of the trees, to be provided by a Certified Arborist prior to final adoption of the rezoning bylaw. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report is received, and a site inspection is conducted to ensure that the trees have not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the trees have survived.
5. Submission of signed written authorization from all registered property owners on title of the neighbouring lot at 4300 Tyson Place, that they have no objections to the proposed rezoning, and that they understand that it will result in an exposed façade to their dwelling, which must be repaired/finished at the sole cost of the rezoning applicants.
6. Submission of a restoration plan indicating how the applicants intend to address the exposed façade at 4300 Tyson Place resulting from demolition of the dwelling at 4280 Tyson Place (including its’ appearance as well as any Building Code and City requirements, including but not limited to fire resistance ratings and the prevention of water intrusion).
7. Submission of a Letter of Credit in the amount of a contractor’s cost estimate for the complete scope of the works associated with repairing/finishing the exposed façade at 4300 Tyson Place resulting from demolition of the dwelling at 4280 Tyson Place (including its’ appearance, as well as any Building Code and City requirements, including but not limited to fire resistance ratings and the prevention of water intrusion).
8. Registration of a flood indemnity covenant on Title.
9. Registration of a cross-access easement over the proposed driveway, which is currently shared with the neighbouring property to the west at 4260 Tyson Place. Note: the exact dimensions of the easement are to be determined prior to final adoption of the rezoning bylaw.

10. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the subject site is generally consistent with the preliminary conceptual plans included in Attachment 4 to this staff report.
11. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on the subject property, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
12. Discharge from title of "Land Use Contract 042" (having Charge Number RD34261) entered into pursuant to "Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976", as it affects 4280 Tyson Place.

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

- Installation of tree protection fencing around 1, 2, 5, 6, 9, 11, 13, 14, 15 on-site and off-site, which are to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed. Tree protection fencing must be installed at a minimum of:
 - 1.5 m out from the base of Tree # 1; Design development of the driveway in order to retain this tree.
 - 4.0 m out from the base of Tree # 11.
 - 5.0 m out from the base of Tree # 15; Design development to the rear of the proposed house to demonstrate a 5.0 m tree protection zone.
 - as shown on the proposed Tree Retention Plan for Trees # 2, 5, 6, 9, 13, 14, as per the Arborist Report recommendation.

Prior to Building Permit* issuance, the developer must complete the following requirements:

- Submit Building Permit plans that are generally consistent with the preliminary conceptual plans included in Attachment 4 to this staff report.
- Incorporate the scope of works to repair/finish the exposed façade at 4300 Tyson Place into the Building Permit application for the subject site at 4280 Tyson Place (including addressing any Building Code and City requirements, as well as the appearance of the exposed façade).
- Pay Servicing Costs for the following works (including but not limited to):

Water Works

- a) Using the OCP Model, there is 117.0 L/s of water available at a 20 psi residual at the lot frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At Building Permit stage, the developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- b) At the developer's cost, the City is to:
 - Cut and cap at the main, the existing 20 mm water service connection at the lot frontage.
 - Install a new 25 mm water service connection complete with meter and meter box off of the existing 150 mm AC watermain on Tyson Place.

Storm Sewer Works

- a) The developer is required to retain the existing storm service connection at the lot frontage.

Sanitary Sewer Works

- a) At the developer's cost, the City is to:
 - Plug the existing sanitary service connection at the southwest corner of the subject lot (note: A tree will be impacted if the existing sanitary connection is re-used).
 - Install a new service connection and tie-in to the northwest face of existing manhole SMH4799 located at the southeast corner of the subject lot.
- b) All sanitary works to be completed prior to any on-site building foundation construction.

Frontage Improvements

- a) At the developer's cost, the City is to upgrade or replace any sidewalk/driveway crossing (max. 4.0 m wide), as required.
- b) The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

- a) The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 - Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

(signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9601 (RZ 16-726011)
4280 Tyson Place**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1 regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZS27	\$2.00"

- b. Inserting as Section 15.27 thereof the following:

15.27 Single Detached (ZS27) – Tyson Place

15.27.1 Purpose

The zone provides for **single detached housing** with a range of compatible **secondary uses**.

15.27.2 Permitted Uses

- **housing, single detached**

15.27.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

15.27.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio (FAR)** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. Notwithstanding Section 15.27.4.2, the reference to "0.4" is increased to a higher **density** of "0.55" if:

- a) the building contains a secondary suite; or
- b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZS27 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

15.27.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 45% for **buildings**.
- 2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surface**.
- 3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

15.27.6 Yards & Setbacks

- 1. The minimum **front yard** is 6.0 m.
- 2. The minimum **interior side yard** is 1.2 m
- 3. The minimum **exterior side yard** is 3.0 m.
- 4. The minimum **rear yard** is 6.0 m

15.27.7 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
- 2. The maximum **height** for **accessory buildings** is 5.0 m.
- 3. The maximum **height** for **accessory structures** is 9.0 m.

15.27.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot** dimensions and areas are as follows:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
4.5 m	9.0 m	24.0 m	270.0 m ²

15.27.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.27.10 On-Site Parking and Loading

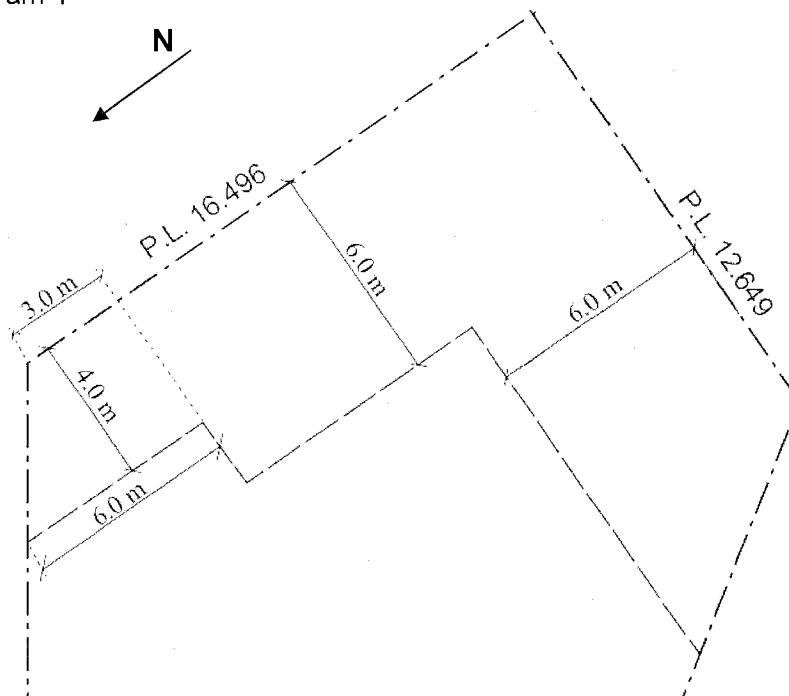
1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.27.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. Section 15.27.6.4 shall not apply to the lot identified in Section 15.27.11.2.a), which shall have a minimum rear yard setback as shown in Diagram 1 in Section 15.27.11.2.b):

- a) 4280 Tyson Place
P.I.D. 003-718-239
Lot 475 Section 14 Block 4 North Range 7 West New Westminster District Plan 51405

- b) Diagram 1



- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“SINGLE DETACHED (ZS27) – TYSON PLACE”**.

P.I.D. 003-718-239

Lot 475 Section 14 Block 4 North Range 7 West New Westminster District Plan 51405

- 3. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge “Land Use Contract 061” (having Charge Number RD34261) from the following area:

P.I.D. 003-718-239

Lot 475 Section 14 Block 4 North Range 7 West New Westminster District Plan 51405

- 4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9601”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

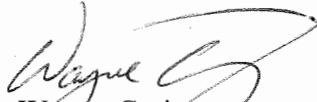
To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 6, 2016
File: RZ 16-738201


Re: Application by Gurpreet Bains for Rezoning at 9660 Seameadow Court from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, for the rezoning of 9660 Seameadow Court from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:acr
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Gurpreet Bains has submitted a rezoning application to the City of Richmond for permission to rezone the property at 9660 Seameadow Court from Single Detached (RS1/E) zone to Single Detached (RS2/B) zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Seameadow Court (Attachment 1). The site is currently occupied by a single family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is shown in Attachment 3.

Surrounding Development

The subject property is located in a cul-de-sac south of Seaport Avenue and is surrounded by single detached housing, on lots zoned "Single Detached (RS1/E)" to the north, south, east and west.

Related Policies & Studies

Official Community Plan/Shellmont Area Plan

The OCP designation of the property is Neighbourhood Residential, where principal uses are single family, two-family and multiple family housing (specifically townhouses). The subject property is consistent with Richmond's *2041 Official Community Plan Bylaw 9000* (OCP) by protecting single family neighbourhoods outside the City Centre.

The subject property is designated for Neighbourhood Residential within the Shellmont Area Plan and the proposed development is consistent with the Area Plan.

Single Family Lot Size Policy 5409/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5409 (adopted by Council on April 10, 1989 and last amended in 2013) (Attachment 4). The Lot Size Policy permits the property to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS1/B)" zone. The proposed rezoning and subdivision would comply with the requirements of the "Single Detached (RS2/B)" zone and the Lot Size Policy 5409.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Existing Legal Encumbrances

A Statutory Right of Way (#H29742) for utilities exists along the southern portion of the subject property. The 4.6 m wide strip as shown on Attachment 2 allows for the sanitary service line to connect to properties to the west. No structures are permitted to encroach into the right of way.

A second Statutory Right-of Way registered on Title of the subject property (#G44845) was registered for a location north of the site, which was once part of plan that included the subject property. It is no longer required for the subject property and must be discharged by the owner prior to rezoning approval.

Transportation and Site Access

The two (2) proposed lots would be accessed from Seameadow Court. There are no other transportation requirements for this proposed rezoning and subdivision.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven bylaw-sized trees on the subject property, one tree on the neighbouring property to the north, and one street tree on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- Retain and protect two trees (Trees #3 and 4) as per Arborist report recommendations
- Remove and replace four trees (Trees # 2, 5, 6, and 8) that are either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions or are dying as a result of Bronze Birch Borer. These trees are not good candidates for retention.

- Remove and replace one tree (#9) that is within the Statutory Right of Way. The City requires the developer to install approximately 5 m of sanitary sewer along the south property line and trees are not permitted in the required Statutory Right of Way area.
- Replacement trees must be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove five (5) on-site trees. The 2:1 replacement ratio would require a total of 10 replacement trees. The applicant has agreed to plant five (5) trees on each lot proposed; for a total of 10 trees. Replacement trees shall not be planted within the proposed Statutory Right of Way. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
6	10 cm	5.5 m
2	8 cm	4 m

Parks Staff has authorized the removal of one (1) Mountain Ash tree in the center of the City frontage because the tree is in poor condition and in conflict with the new driveway and utilities required of the subdivision. The applicant is required to contribute \$1,300 as compensation for the removal of the tree.

Tree Protection

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5).

The arborist report recommends that one large zone protect Trees #3 and #4 both located on the westerly portion of proposed Lot A. Tree Protection Zone fencing spanning 3.2 m from the base of the stem on the northwest side of Tree #3 and 2.5 m from the base of the stem on the northeast side of tree #4 is recommended. No grade changes are to occur within this Zone; retaining walls and perimeter drainage must be installed outside of this Zone. An existing shed is within this Zone; its removal must be supervised by a Certified Arborist. A Tree Survival Security of \$20,000 in the form of a Letter-of-Credit (LoC) to ensure the survival of the two (2) trees to be retained is required.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to

tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Provide a Letter-of-Credit in the amount of \$5,000 for the replacement of 10 trees.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of the new lots created and a cash-in-lieu contribution of \$2.00/ft² on the remaining lots, or 100% cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund if the lots are too small to accommodate a secondary suite.

The applicant proposes to provide a secondary suite in the house on each of the new lots. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At future subdivision and building permit stage, the applicant is required to complete the payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with completion of the required servicing works described in Attachment 6.

Financial Impact or Economic Impact

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

Conclusion

The proposed rezoning would enable the subdivision of the subject property into two lots zoned Single Detached (RS2/B). This rezoning application complies with the land use designations and applicable policies contained in the OCP and the requirements of Single Family Lot Size Policy 5409.

As such, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9618 be introduced and given first reading.



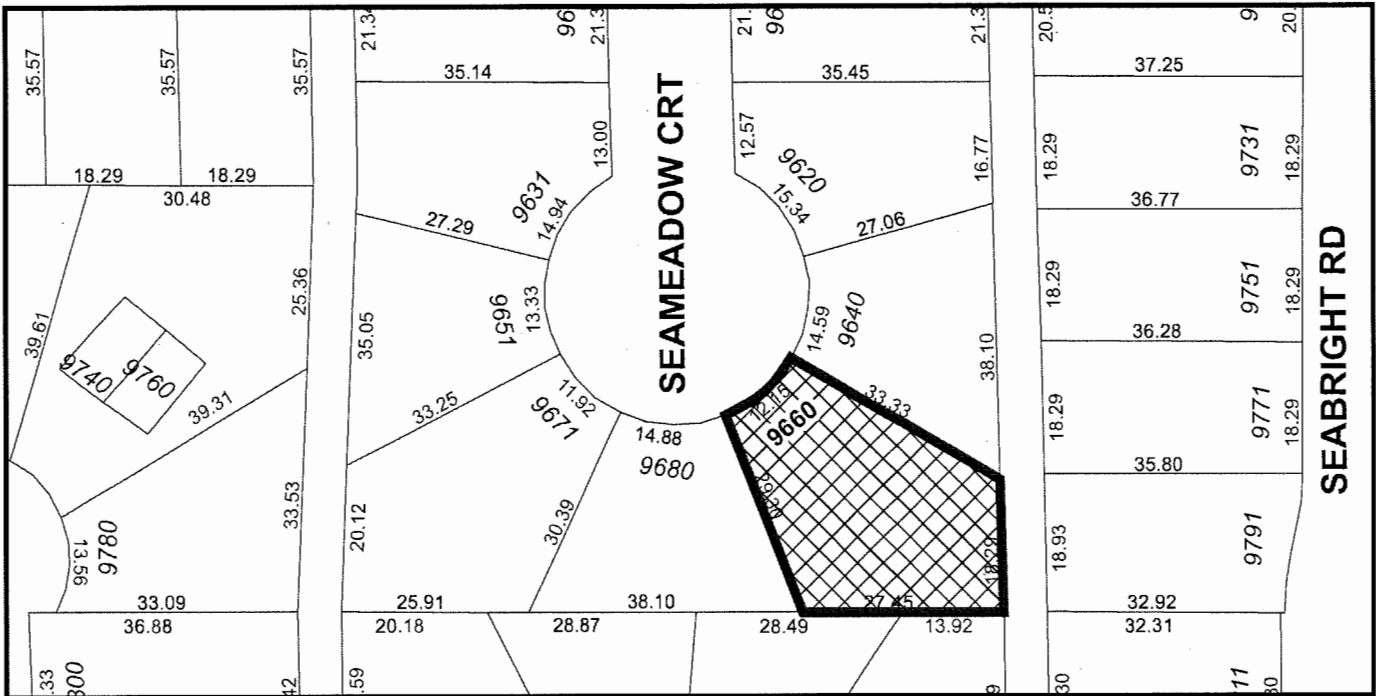
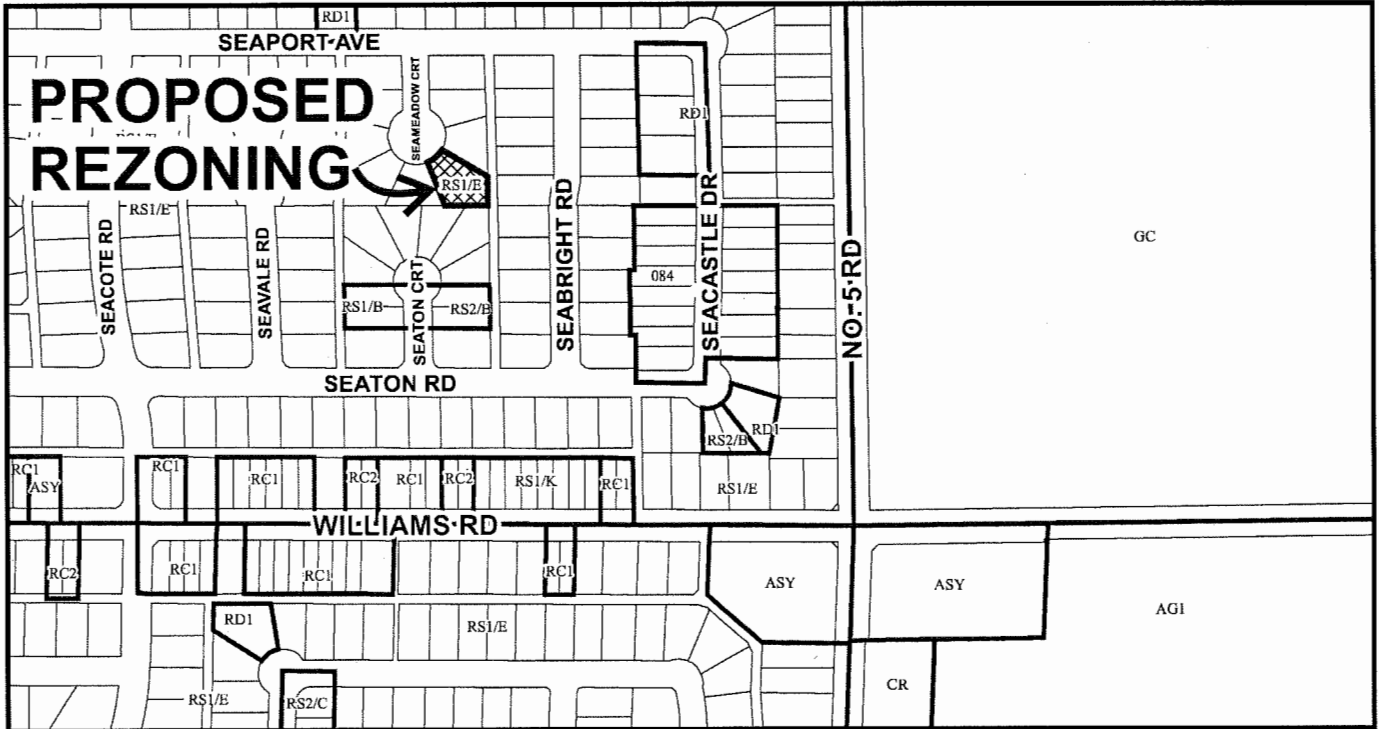
Ada Chan Russell
Planner 1

ACR:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single Family Lot Size Policy 5409
- Attachment 5: Tree Protection Plan
- Attachment 6: Rezoning Considerations



City of
Richmond

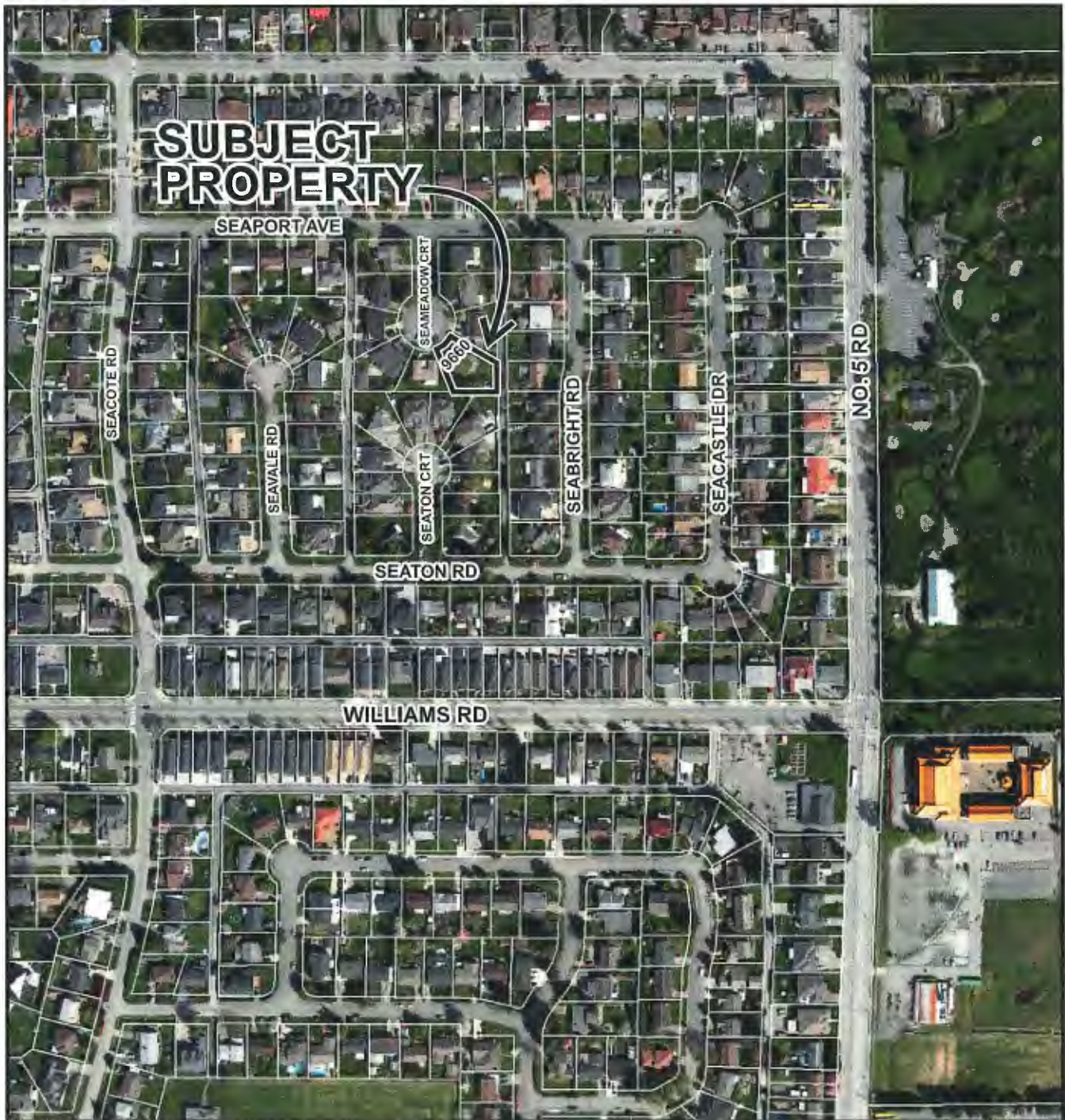


RZ 16-738201

Original Date: 08/09/16
 Revision Date: 10/11/16
 Note: Dimensions are in METRES



City of
Richmond



RZ 16-738201

Original Date: 08/09/16

Revision Date: 10/11/16

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 264 SECTION 25
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 41169**

#9660 SEAMEADOW COURT,
RICHMOND, B.C.
P.I.D 003-533-280

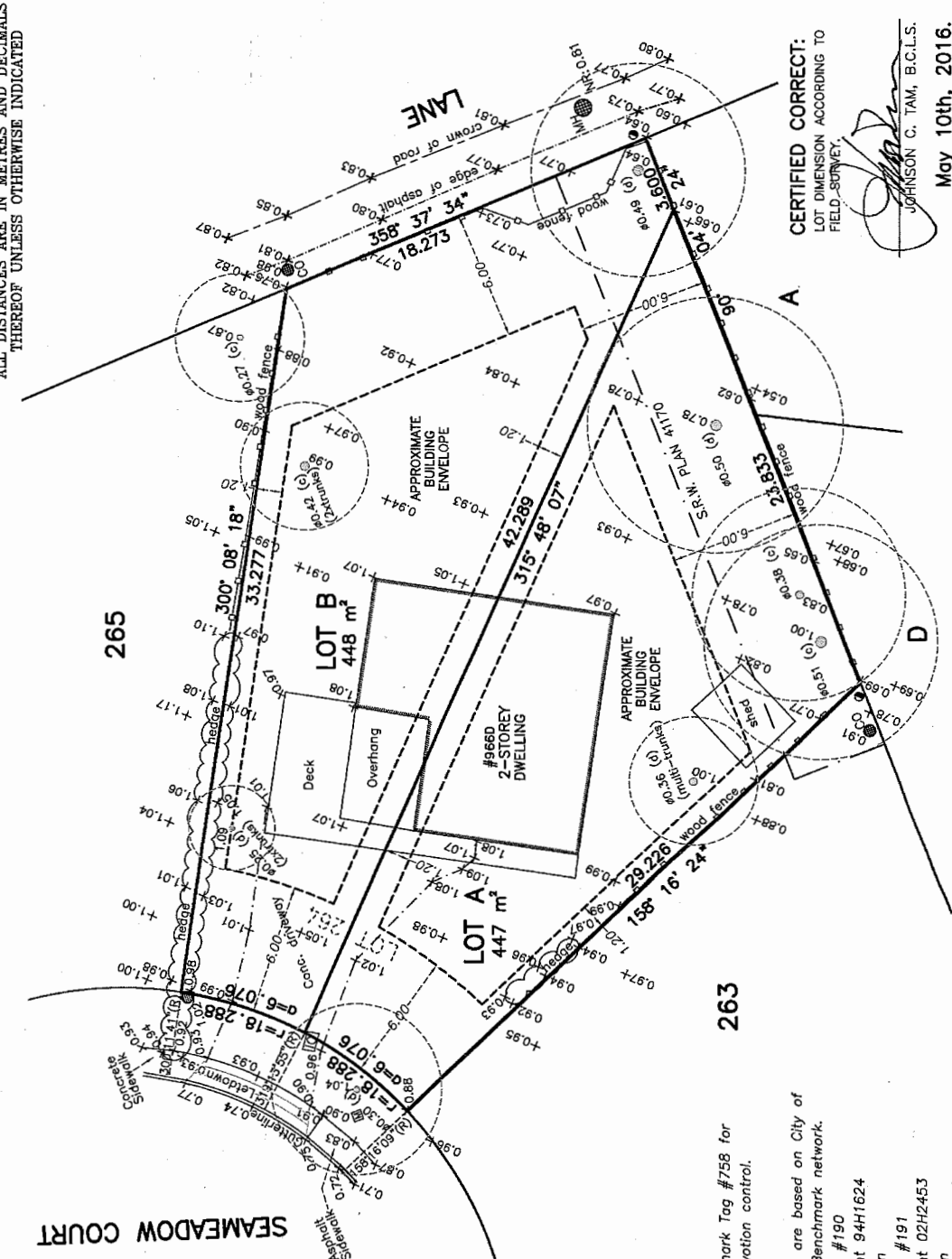


Benchmark:
Nail in Aluminum
Tag: JCT#758
Elevation: 1.09m

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:
- (d) denotes deciduous
 - (c) denotes conifer
 - denotes power pole
 - denotes round catch basin
 - MH denotes manhole
 - IC denotes cleanout
 - denotes inspection chamber
 - denotes water meter
 - NR denotes north rim

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6548
FB-312 P1-4
Drawn By: MY

NOTE:
Use site Benchmark Tag #758 for construction elevation control.

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.

May 10th, 2016.



RZ 16-738201

Attachment 3

Address: 9660 Seameadow Court

Applicant: Gurpreet Bains

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Paramvir and Gurpreet Bains Avtar Hamjole-Deol, Saran Hamjole, Gurkirpal Deol	No Change
Site Size (m²):	895 m ² (9,633.7 ft ²)	Lot A = 447 m ² (4,811.47 ft ²) Lot B = 448 m ² (4,822.23 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Shellmont	Shellmont
702 Policy Designation:	Policy 5409 permits subdivision to Single Detached (RS2/B)	No Change
Zoning:	Single Detached (RS2/E)	Single Detached (RS2/B)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance	
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted	
Buildable Floor Area (m²):*	Lot A: Max. 245.85 m ² (2,646.3 ft ²) Lot B: Max. 246.4 m ² (2,652.2 ft ²)	Lot A: Max. 245.85 m ² (2,646.3 ft ²) Lot B: Max. 246.4 m ² (2,652.2 ft ²)	none permitted	
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	none	
Lot Size:	Min. 360 m ²	Lot A: 447 m ² Lot B: 448 m ²	none	
Lot Dimensions:	Width: Min. 12 m Depth: Min. 24 m	Lot A W: 14.95 m D: 35.76 m	Lot B W: 18.62 m D: 37.78 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks:	Front: Min. 6 m Rear: Min 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min 6 m Side: Min. 1.2 m	none
Height:	Max. 2.5 storeys and within Residential Vertical Lot Envelopes	Max. 2.5 storeys and within Residential Vertical Lot Envelopes	none

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
 Amended by Council: October 16, 1995
 Amended by Council: July 16, 2001*
 Amended by Council: October 21, 2013

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

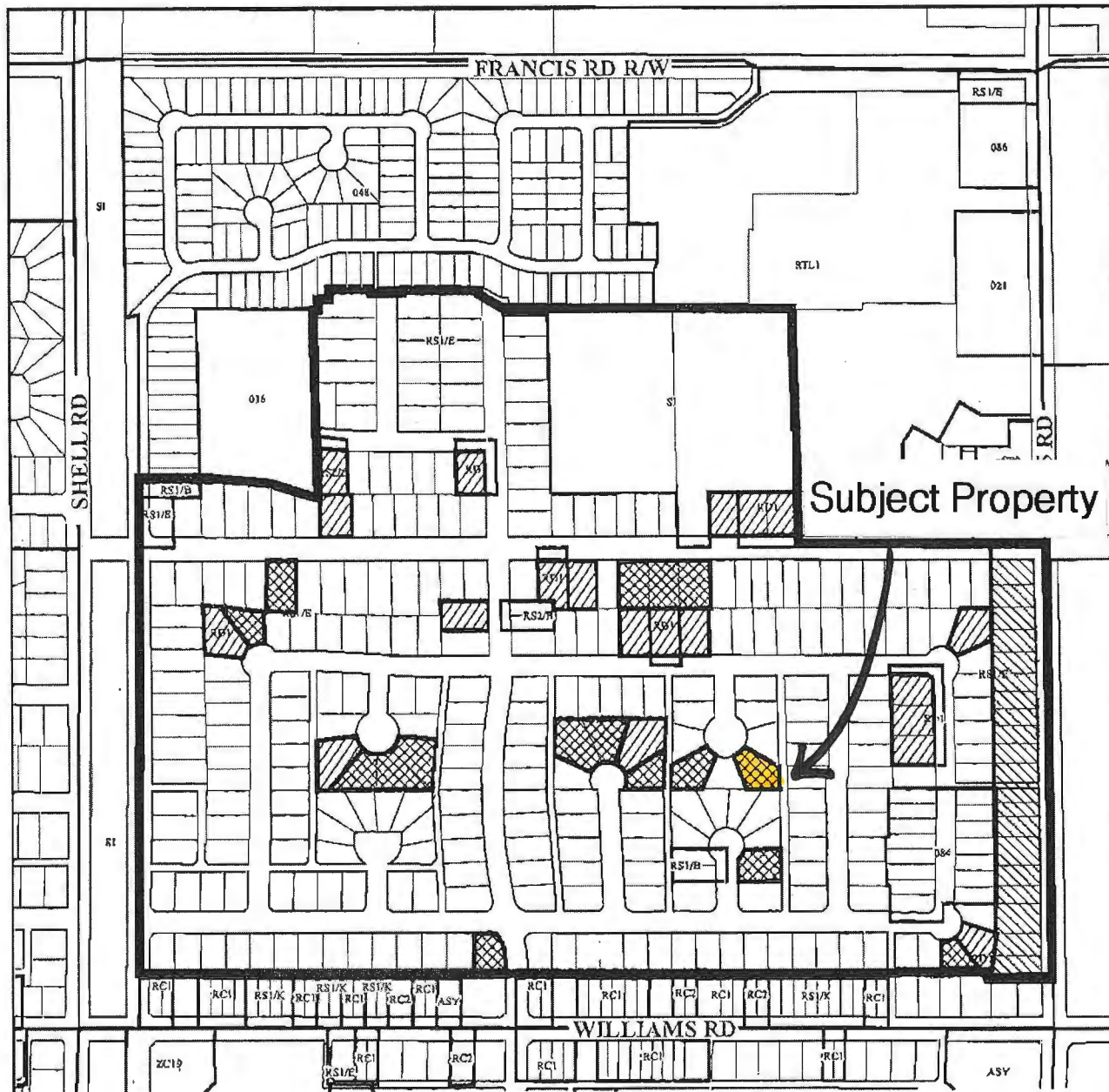
POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road** and **properties fronting onto Seaton Road**, in a portion of Section 25-4-6:





1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
 - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
 - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
 - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future single-family rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in Richmond Zoning Bylaw 8500.

* Original Adoption Date in Effect



Subject Property

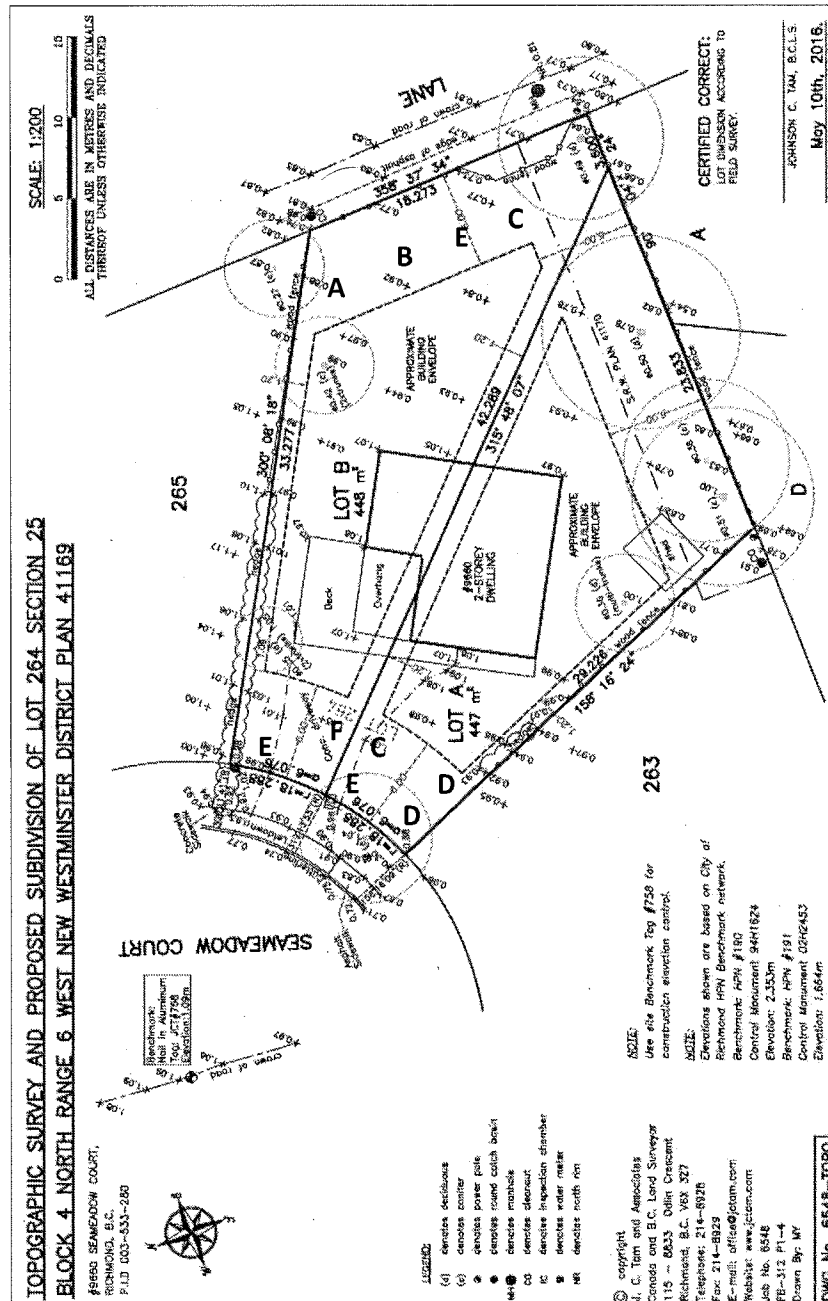
- | | | | |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------|
|  | Rezoning and Subdivision permitted as per RS2/C |  | Rezoning and Subdivision permitted as per RS2/E |
|  | Duplexes eligible to be rezoned and subdivided into two lots. |  | Rezoning and subdivision permitted as per RS2/B |



Policy 5409 Section 25,4-6

Adopted Date: 04/10/89
Amended Date: 07/16/01
Amended Date: 10/21/13

Preliminary Tree Replacement Plan



Site Survey – Not to Scale

- A = 1, 8cm caliper Purple Fountain European Beech (*Fagus sylvatica* ‘Purple Fountain’)
- B = 1, 10cm caliper Stewartia (*Stewartia pseudocamellia*)
- C = 2, 10cm Paperbark Maple (*Acer griseum*)
- D = 2, 6m Nootka Cypress (*Chamaecyparis nootkatensis*)
- E = 3, 10cm Kousa Dogwood (*Cornus kousa*)
- F = 1, 8cm caliper Stewartia (*Stewartia pseudocamellia*)

TOTAL PROPOSED REPLACEMENTS = 10 (5 removals = 10 required replacement trees)

Note: Replacement trees should not interfere with driveways, visibility, buildings, services, sidewalks and the view corridors of adjacent properties. All plant material, topsoil depth, and quality and installation to be to the BC Landscape Standard, recent edition. They should be watered deeply twice per week (depending on natural levels of precipitation) for the first year or until established.



City of Richmond

Rezoning Considerations

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

Address: 9660 Seameadow Court

File No.: RZ 16-738201

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$5,000 (\$500/tree) to ensure that a total of five (5) replacement trees are planted and maintained on each lot proposed (for a total of 10 trees) outside of the proposed Statutory Right of Way with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
6	10 cm	5.5 m
2	8 cm	4 m

The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City Staff. The City may retain a portion of the security for a one-year maintenance period.

2. City acceptance of the developer's offer to voluntarily contribute \$1,300 to the City's Tree Compensation Fund for the planting of replacement trees within the City. (\$1,300/tree for one (1) city tree)
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two (2) on-site trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City Staff. The City may retain a portion of the security of a one-year maintenance period.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the proposed future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of existing Statutory Right-of Way registered on Title of the subject property (#G44845).

At Demolition Permit* stage, the developer is required to complete the following:

1. Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation **ENCL 157136**

Initial: _____

2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

At Subdivision* stage, the developer must complete the following requirements:

1. Payment of City of Richmond Development Cost Charges (\$24,859.53) and GVRD Development Cost Charges (\$1,077.00).
2. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- a) Using the OCP Model, 111 L/s of water is available at a 20 psi residual at the hydrant on Seaport Ave. Based on the proposed development, the subject site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- c) At Developer's cost, the City is to:
 - Install 2 new water service connections complete with meter and meter box off of the existing 150mm AC watermain on Seameadow Crt.
 - Cut and cap at main, the existing water service connection.

Storm Sewer Works:

At Developer's cost, the City is to:

- Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots, off of the existing manhole STMH7562.
- Cut and cap the existing storm service lead at the north corner of the subject site.

Sanitary Sewer Works:

At Developer's cost, the City is to:

- Install approximately 5m of sanitary sewer along the south property line of the subject site complete with a new manhole and dual service leads off of the manhole to service the newly subdivided lots. Tie-in to the existing manhole SMH609, and reconnect the existing lateral servicing 9680 Seameadow Crt and 9780 Seaton Crt.
- Cut, cap and remove the existing sanitary service lead at the northeast corner of the subject site.

Frontage Improvements:

The Developer is required to:

- a) Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
- b) At Developer's cost, complete other frontage improvements as per Transportation's requirements including concrete works for curb and gutter and new driveway letdown.

General Items:

The Developer is required to:

- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-

watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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

(Signed concurrence on file) _____

Signed

_____ Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9618 (RZ 16-738201)
9660 Seameadow Court

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 003-533-280

Lot 264 Section 25 Block 4 North Range 6 West New Westminster District Plan 41169

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9618".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording dates and conditions.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

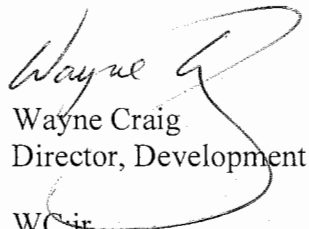
Date: October 3, 2016

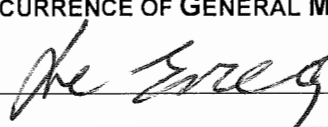
File: RZ 16-737446

Re: Application by Anuvir Dehal for Rezoning at 8140 Heather Street from Single Detached (RS1/E) to Single Detached (RS2/A)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, for the rezoning of 8140 Heather Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.


Wayne Craig
Director, Development
WC:jr
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Anuvir Dehal has applied to the City of Richmond for permission to rezone 8140 Heather Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided into two (2) single-family lots with vehicle access from Heather Street (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing home on the property, which would be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North, one (1) home on a lot zoned "Single Detached (RS2/A)," fronting Heather Place.
- To the South, two (2) homes on lots zoned "Single Detached (RS1/E)," one (1) fronting Heather Place and one (1) fronting Dixon Avenue.
- To the East, a townhouse complex on a lot zoned "Low Density Townhouses (RTL1)," with vehicle access from Ash Street and Blundell Road.
- To the West, across Heather Street, a commercial centre on a lot zoned "Community Commercial (CC)."

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The subject property is located in the Broadmoor planning area. The Official Community Plan (OCP) designation for the subject property is "Neighbourhood Residential" (Attachment 4). The proposed rezoning is consistent with this designation.

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is "Low Density Residential" (Attachment 5). The Ash Street Sub-Area Plan permits the development of lands outside of designated infill sites shown on the Land Use Map to be governed by the City's normal development application process. The City has considered numerous rezoning applications in the area, which have resulted in lots between 9 and 10 metres wide. The proposed rezoning is consistent with the land use designation and policies contained in the Ash Street Sub-Area Plan.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m statutory right-of-way (SRW) across the entire rear (east) property line for the sanitary sewer, which will not be impacted by this development proposal. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed to be provided from Heather Street via separate driveway crossings to each new lot.

Prior to the issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses five (5) bylaw-sized trees on the subject property and one (1) tree on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- Two (2) bylaw-sized trees within a Western red cedar hedgerow (Tag # 151) on the subject property have been historically topped and cannot be retained as individual trees due to their suppressed canopies. Remove and replace.

- Four (4) bylaw-sized trees within a Western red cedar hedgerow (Tag # 150) on the subject property have been historically topped and cannot be retained as individual trees due to their suppressed canopies. Remove and replace.
- One (1) untagged Japanese maple tree located on the development site is in direct conflict with the building envelope and cannot be retained. Remove and replace.
- One (1) Deodar cedar tree (Tag # 149) located on City property is in poor condition and recommended for removal. Compensation required at a 2:1 ratio.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove seven (7) on-site trees (Tag # 150, 151) (Attachment 6). The 2:1 replacement ratio would require a total of fourteen (14) replacement trees. The applicant has agreed to plant three (3) trees on each lot proposed; for a total of six (6) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	6 cm	3.5 m
2	10 cm	5.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$4,000 to the City’s Tree Compensation Fund in lieu of the remaining eight (8) trees that cannot be accommodated on the subject property after redevelopment.

The applicant wishes to remove one (1) City-owned tree (Tag # 149) and a hedge in the Heather Street right-of-way. The applicant has agreed to provide compensation of \$1,300 as requested by the Parks Department for the City to plant two (2) trees at or near the subject property.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or a cash-in-lieu contribution of \$2.00/ft² of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

The applicant proposes to contribute \$9,803.76 toward the City’s Affordable Housing Reserve Fund. This is equivalent to \$2.00/ft² of the total buildable area of each lot to be created, and is consistent with the Affordable Housing Policy.

Site Servicing and Frontage Improvements

At a future development stage, the applicant must complete the required servicing works as described in Attachment 7, through either a Servicing Agreement or a work order.

At Subdivision stage, the applicant is required to pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$22,679.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out in Attachment 7.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone 8140 Heather Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9623 be introduced and given first reading.



Jordan Rockerbie
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Plan Land Use Map
- Attachment 5: Ash Street Sub-Area Plan Land Use Map
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 16-737446

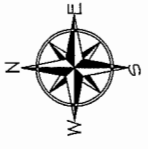
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Revision Date:

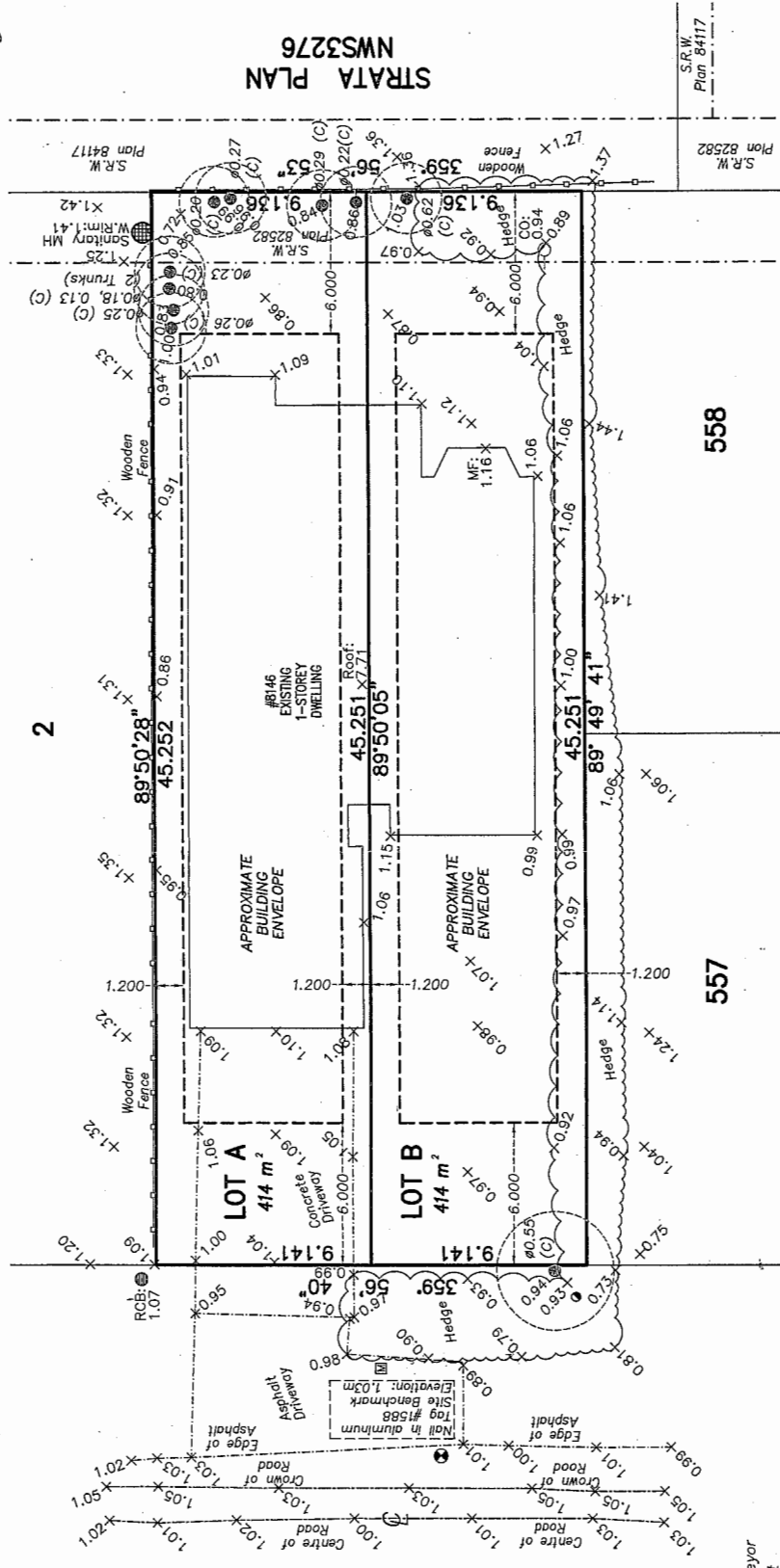
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 556
SECTION 22 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 60575**

#8140 HEATHER STREET,
RICHMOND, B.C.
P.I.D. 002-551-381



SCALE: 1:200
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



HEATHER STREET

CNCL - 147

copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8633 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6341
FB-299 P7-10
Drawn By: IO

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m

LEGEND:
(C) denotes conifer
● denotes round catch basin
■ denotes water meter
● denotes manhole
○ denotes cleanout
○ denotes power post
MF denotes main floor

NOTE:
Use site Benchmark Tag #1588 for
construction elevation control.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
JANUARY 13th, 2015.

DWG No. 6341-Topo



RZ 16-737446

Attachment 3

Address: 8140 Heather Street

Applicant: Anuvir Dehal

Planning Area(s): Broadmoor – Ash Street Sub-Area

	Existing	Proposed
Owner:	Narinderjit Singh Dehal Paramjit Kaur Dehal Anuvir Singh Dehal	To be determined
Site Size (m²):	828 m ²	Lot A: 414 m ² Lot B: 414 m ²
Land Uses:	One (1) single-family home	Two (2) single-family homes
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low density residential	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area (m ²):*	Lot A: Max. 227.7 m ² (2,450.94 ft ²) Lot B: Max. 227.7 m ² (2,450.94 ft ²)	Lot A: Max. 227.7 m ² (2,450.94 ft ²) Lot B: Max. 227.7 m ² (2,450.94 ft ²)	None permitted
Lot Coverage (% of lot area)	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 270.0 m ²	414.0 m ²	None
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 9.14 m Depth: 45.25 m	None
Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	None
Height (m):	Max. 9.0 m	Max. 9.0 m	None

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



6. Broadmoor

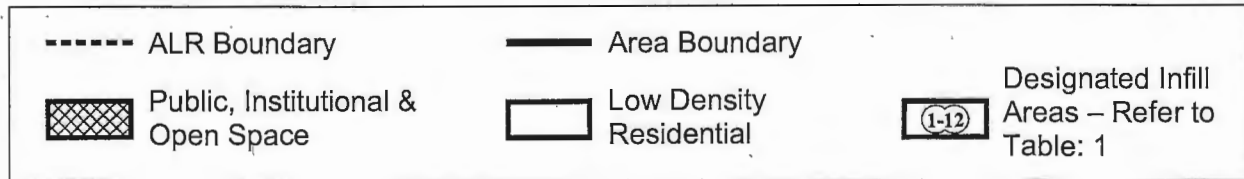
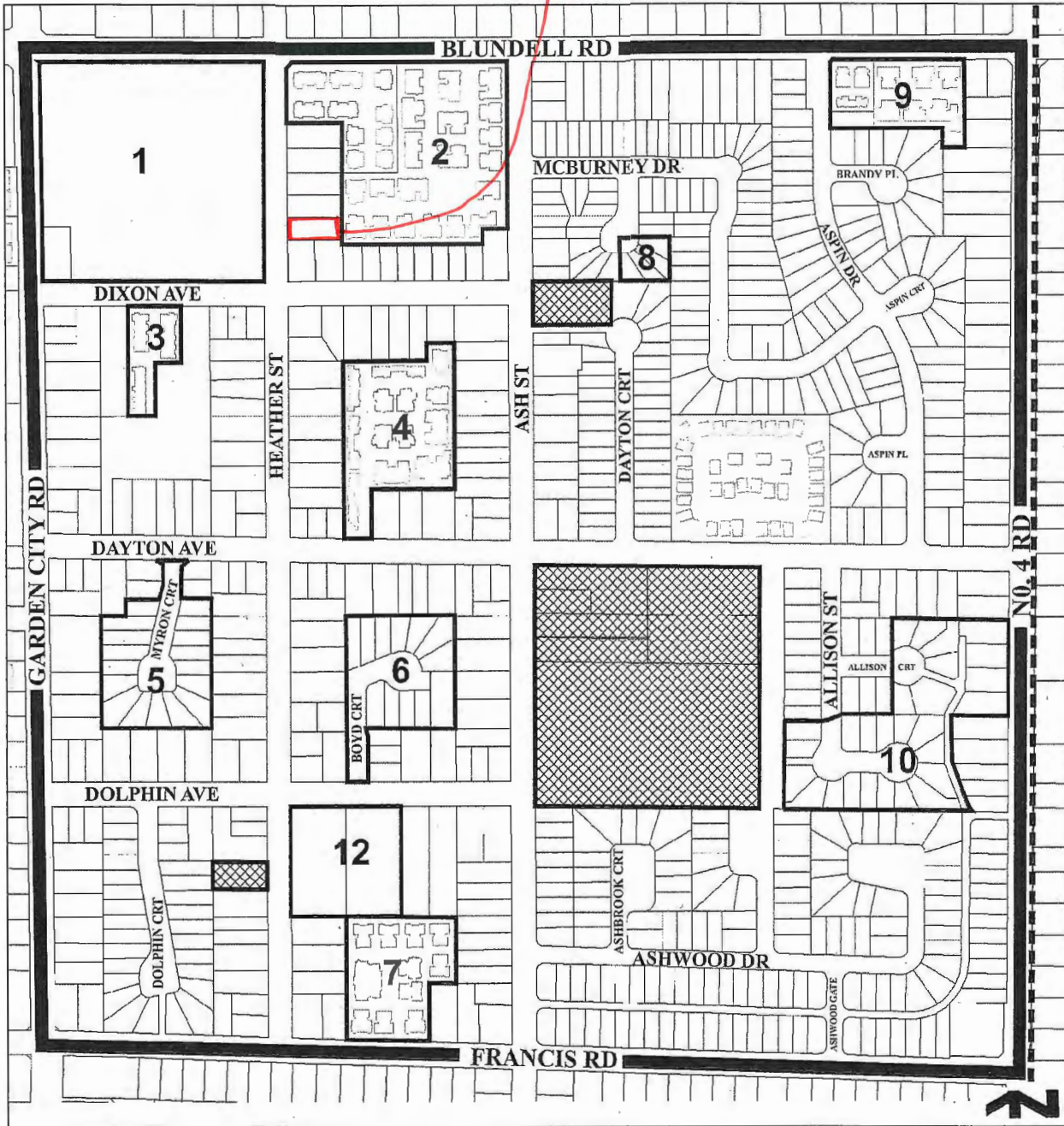
SUBJECT
PROPERTY

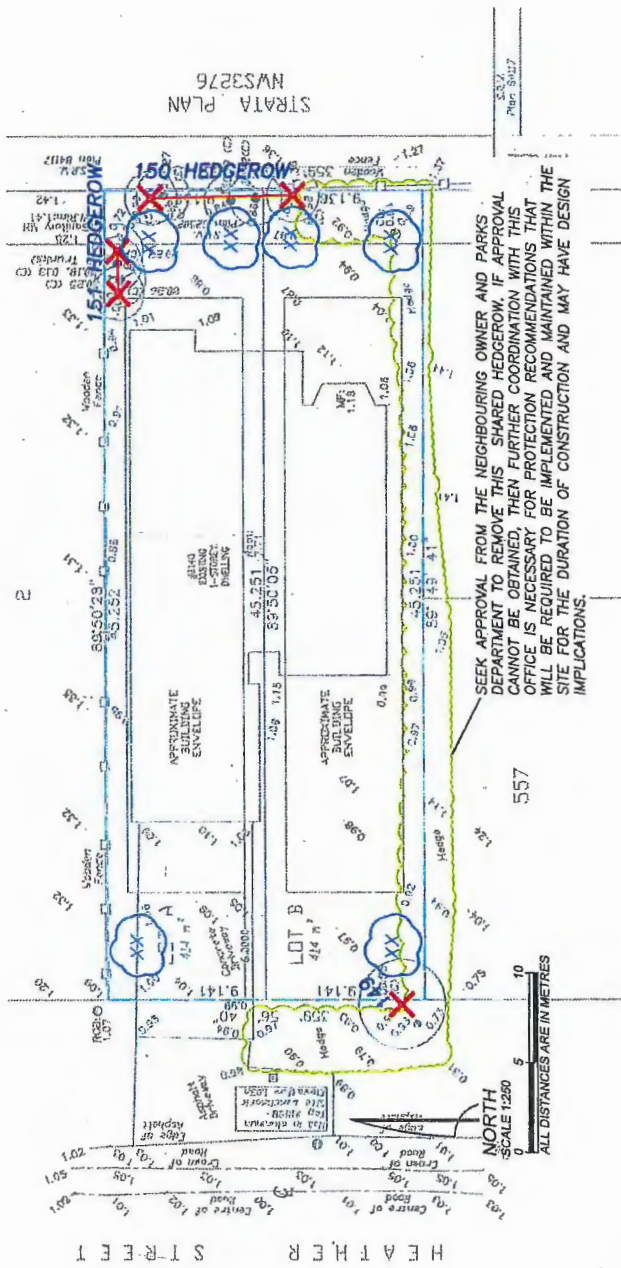


City of Richmond

Land Use Map *Bylaw 9489
2016/07/18*

SUBJECT
PROPERTY





STRATA PLAN
NWS3276

LEGEND:

- denotes TAG NUMBER or ID REFERENCE.
- denotes ALDER or COTONWOOD TREE (tagged by law size).
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-BY-LAW underize tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

PLAN NOTES:
This drawing is provided subject to the project surveyor's (ACB) disclaimer of liability. The project owner is responsible for ensuring that the information provided in this drawing is accurate and up-to-date. The project owner is responsible for ensuring that the information provided in this drawing is accurate and up-to-date. The project owner is responsible for ensuring that the information provided in this drawing is accurate and up-to-date.

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

REV #	DATE	INITIAL SUBMISSION	COMMENTS
0	MAR 25, 2018		

TREE MANAGEMENT DRAWING	
PROJECT:	PROPOSED 2-LOT SUBDIVISION
ADDRESS:	8140 HEATHER STREET, RICHMOND
CLIENT:	ANUVIR DEHAL
ACL FILE:	16142

ARBORTECH CONSULTING
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P. 604 276 3464



Address: 8140 Heather Street

File No.: RZ 16-737446

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, the applicant is required to complete the following:

1. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of three (3) replacement trees are planted and maintained on each lot proposed (for a total of six (6) trees). Replacement trees should result in a mix of coniferous and deciduous trees on each lot, and must be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
Four (4)	6 cm	3.5 m
Two (2)	10 cm	5.5 m

2. City acceptance of the developer's offer to voluntarily contribute \$4,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. City acceptance of the Developer's \$1,300 payment as compensation for the one (1) City-owned tree to be removed, so that the City may plant two (2) trees at or near the development site.
4. Registration of a flood indemnity covenant on title.
5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$9,803.76) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on each of the two (2) future lots at the subject site; or on one (1) of the two (2) future lots with a \$4,901.88 contribution to the City's Affordable Housing Reserve Fund. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Building Permit Issuance, the applicant must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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

1. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement* or a City work order:

Water Works:

- Using the OCP Model, there is 260 L/s of water available at a 20 psi residual at the Heather Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:

- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
 - Cut and cap, at main, existing water service connection.
 - Install 2 new water service connections, complete with meter and meter box, off of the existing 150 mm water main along the west property line.

Storm Sewer Works:

- The Developer is required to:
 - Retain the existing storm service connection at the northeast corner of the lot.
- At Developer's cost, the City is to:
 - Install a new storm service connection, complete with inspection chamber, off of the existing 450 mm storm sewer along the west property line.

Sanitary Sewer Works:

- The Developer is required to:
 - Not start onsite foundation construction prior to completion of rear yard sanitary works by City crews.
- At Developer's cost, the City is to:
 - Install 2 new sanitary service connections, complete with inspection chambers, off of the existing 250 mm PVC sanitary sewer main along the west property line.
 - Cut, cap, and remove, at main, existing sanitary service connection and inspection chamber SIC15280 at southeast corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro to underground Hydro service lines.
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$22,679.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

● Concrete Curb and Gutter (EP.0641)	\$3,658.00
● Concrete Sidewalk (EP.0642)	\$5,304.10
● Pavement Widening (EP.0643)	\$6,401.50
● Roadway Lighting (EP.0644)	\$2,011.90
● Boulevard Landscape/Trees (EP.0647)	\$5,304.10

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other

activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9623 (RZ 16-737446)
8140 Heather Street

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/A)".

P.I.D. 002-551-381

Lot 556 Section 22 Block 4 North Range 6 West New Westminster District Plan 60575

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9623".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



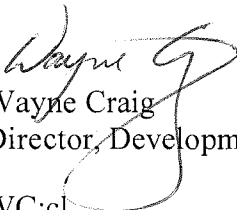
To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 3, 2016
File: RZ 15-712886

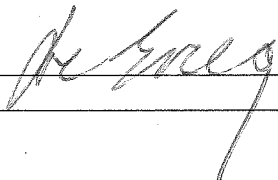
Re: Application by Mukhtiar Sian for Rezoning at 3760/3780 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, for the rezoning of 3760/3780 Blundell Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

WC:cl
Att:6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Mukhtiar Sian has applied to the City of Richmond for permission to rezone the property at 3760/3780 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Blundell Road (Attachment 1). A survey of the subject site is included in Attachment 2. The site currently contains a duplex, which will be demolished at future development stage.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across Blundell Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 3651 Blundell Road, and a multi-family complex on a lot under LUC 024 at the corner of Blundell Road and No. 1 Road at 7871 No. 1 Road.
- To the South, fronting Bairdmore Crescent is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 8820 Bairdmore Crescent.
- To the East are two (2) new single-family dwellings on lots zoned “Single Detached (RS2/B)” at 3800 and 3820 Blundell Road.
- To the West is an existing duplex on a lot zoned “Two-Unit Dwellings (RD1)” at 3720/3740 Blundell Road.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Single-Family Lot Size Policy 5474

The subject property is located within the area covered by Single-Family Lot Size Policy 5474, adopted by City Council in 2008 (Attachment 4). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would result in a subdivision to create two (2) lots, each approximately 12 m wide and 446 m² in area.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Site Access

Vehicle access to the proposed lots is to be from Blundell Road via separate driveway crossings.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven (7) bylaw-sized trees and two (2) undersized trees on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- Four (4) trees on-site are in good condition and should be retained and protected (Trees # 33, 35, 37, and 38).
- Five (5) trees on-site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions [Trees # 34 (undersized), 36 (undersized), 39, 40, and 41]. As a result, these trees are not good candidates for retention and should be removed and replaced. Replacement trees for the removal of bylaw-sized trees are specified at a 2:1 ratio as per the OCP.
- A total of five (5) trees located on the adjacent neighbouring properties at 3720/3740 Blundell Road and at 8820 Bairdmore Crescent are identified to be retained and protected.

Tree Protection

A total of four (4) trees on-site and five (5) trees on neighbouring properties are to be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03. The applicant has submitted a tree retention plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to Trees # 33, 35, 37, and 38. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
 - A survival security in the amount of \$15,000 for Trees # 33, 35, 37, and 38. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report from the Arborist is received, and a site inspection is conducted to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained, as shown in the Tree Retention Plan included in Attachment 5 to this report. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove three (3) bylaw-sized trees on-site (Trees # 39, 40, 41), and two (2) undersized trees on-site (Trees # 34, 36). The 2:1 replacement ratio for bylaw-sized trees would require a total of six (6) replacement trees. Due to the size of the future lots, the effort required by the applicant to retain four (4) on-site trees, and the requirement that replacement trees cannot be planted within on-site utility rights-of-ways, staff recommend that only four (4) replacement trees be required. The applicant has agreed to plant and maintain a total of two (2) replacement trees on each lot proposed; for a total of four (4) trees (minimum 10 cm deciduous caliper or 5.5 m high conifers, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057).

To ensure that the four (4) replacement trees are planted and that the front yards of the proposed lots are enhanced, the applicant is required to submit the following prior to final adoption of the rezoning bylaw:

- A Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:

- Not include hedges along the front property line;
 - Include a mix of deciduous and coniferous replacement trees (which must be planted outside of any rights-of-way registered on title);
 - Include the dimensions of tree protection fencing as identified in the Tree Retention Plan attached to this report;
- A Landscaping Security based on 100% of the cost estimate for the landscape works, prepared by the Registered Landscape Architect (including all trees, soft and hard materials proposed, any front yard fencing, installation costs, and a 10% contingency).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires: a) secondary suite(s) on 100% of new lots proposed; b) secondary suite(s) on 50% of new lots proposed and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft² of the total buildable area on the remaining lots; or c) in cases where a secondary suite cannot be accommodated, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft² of the total buildable area on 100% of new lots proposed.

Consistent with the Affordable Housing Strategy, the applicant proposes a secondary suite on one (1) of the two (2) lots proposed and a cash-in-lieu contribution based on \$2.00/ft² of the total buildable area on the remaining lot (e.g. \$5,280). Prior to rezoning, the applicant is required to register a legal agreement on title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

At future Subdivision stage, the applicant is required to pay the costs associated with the future service connections and boulevard improvements as described in Attachment 5.

Adjacent to the Blundell Road frontage, there are four (4) trees on-site that are required to be retained and protected (Trees # 33, 35, 37, and 38). The retention of these trees may have implications on the design and construction of required frontage improvements, which include widening of the sidewalk and boulevard (as described in Attachment 5). At future Subdivision stage, the applicant is required to provide a work order with sufficient funds to design and construct the sidewalk and boulevard for the purpose of tree retention, to the satisfaction of the City.

Existing Legal Encumbrances

There is an existing covenant registered on title of each strata lot, which restrict the use of the property to a duplex (i.e., BF103199, BF103201), which must be discharged from title by the applicant prior to subdivision approval.

There are also existing City and third-party rights-of-ways registered on title (e.g., BC Hydro and Telus). Encroachment into rights-of-ways is not permitted. The owner is aware of the charges on title and no encroachment into the rights-of-ways are anticipated as they are located outside of the building envelope.

Financial Impact

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

Conclusion

The purpose of this application is to rezone the property at 3760/3780 Blundell Road from the "Two-Unit Dwelling (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Blundell Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and Single-Family Lot Size Policy 5474.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9627 be introduced and given first reading.



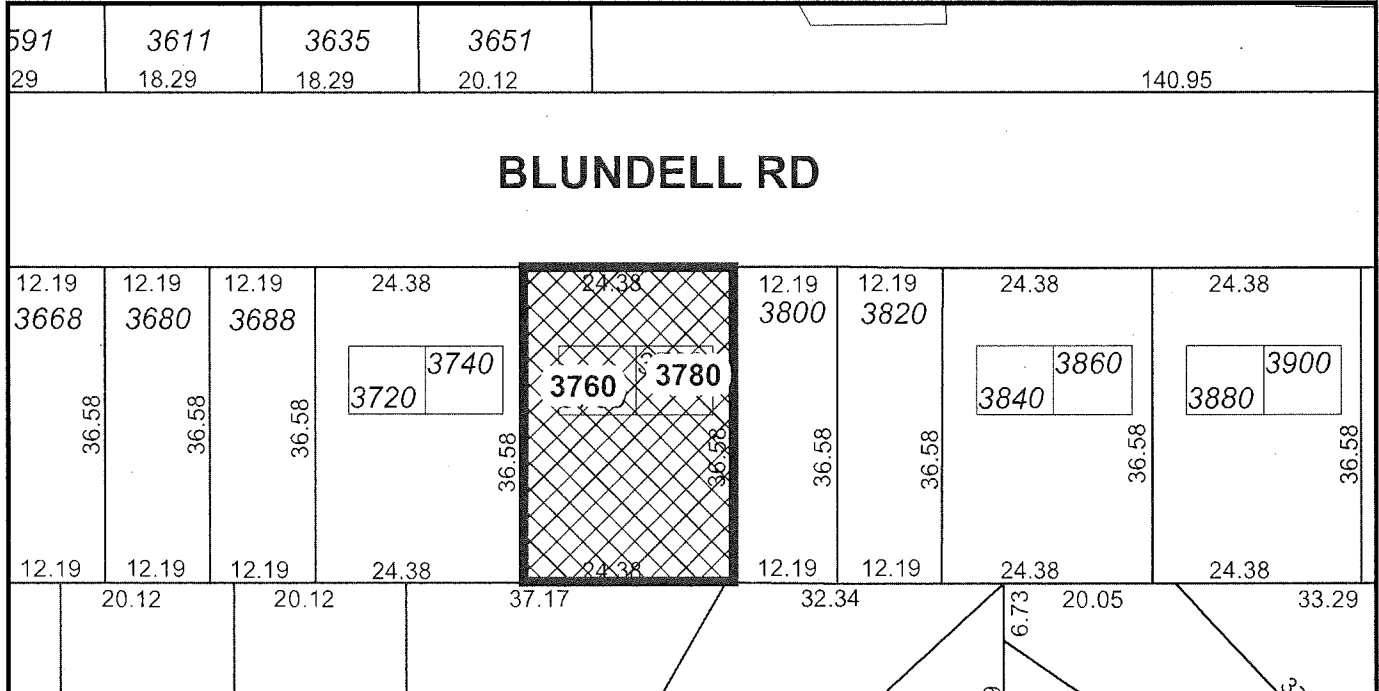
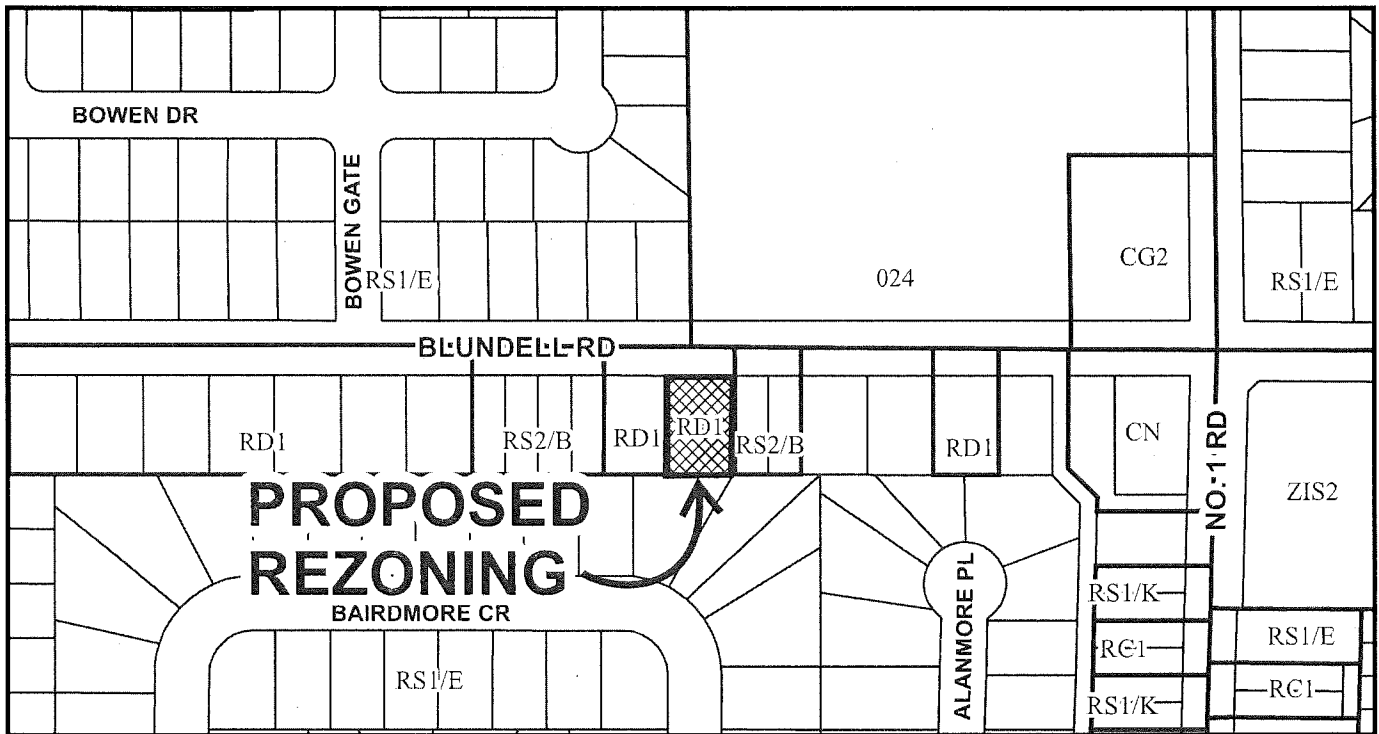
Cynthia Lussier
Planner 1

CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5474
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations



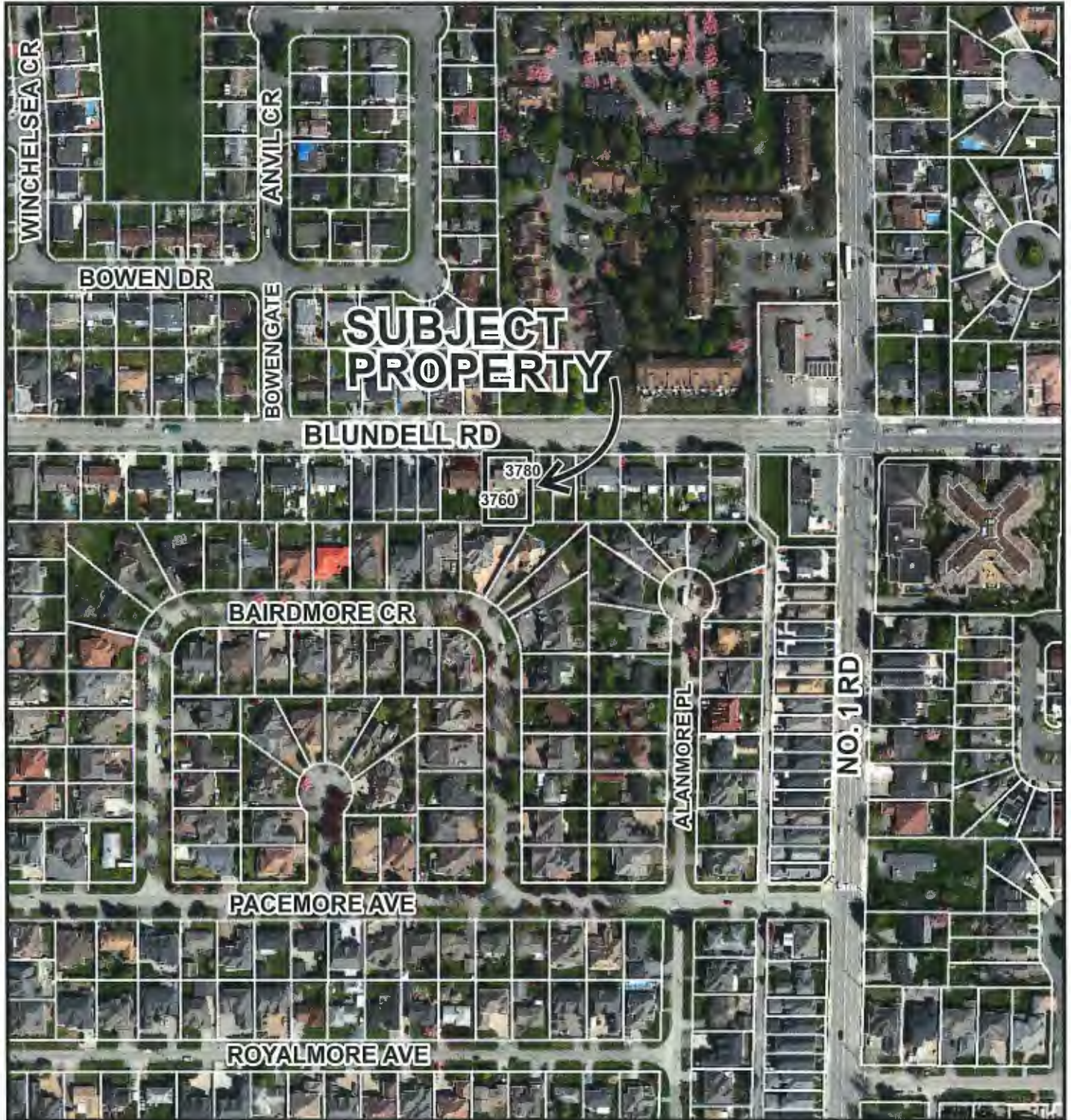
City of
Richmond



	<h1>RZ 15-712886</h1>	<p>Original Date: 12/11/15 Revision Date: 10/11/16 Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 15-712886

CNCL - 163

Original Date: 12/11/15

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN

NWS122 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST

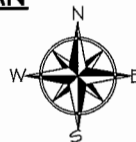
NEW WESTMINSTER DISTRICT

#3760 BLUNDELL ROAD, P.I.D. 001-124-251
 #3780 BLUNDELL ROAD, P.I.D. 001-124-269
 RICHMOND, B.C.

SCALE: 1:200

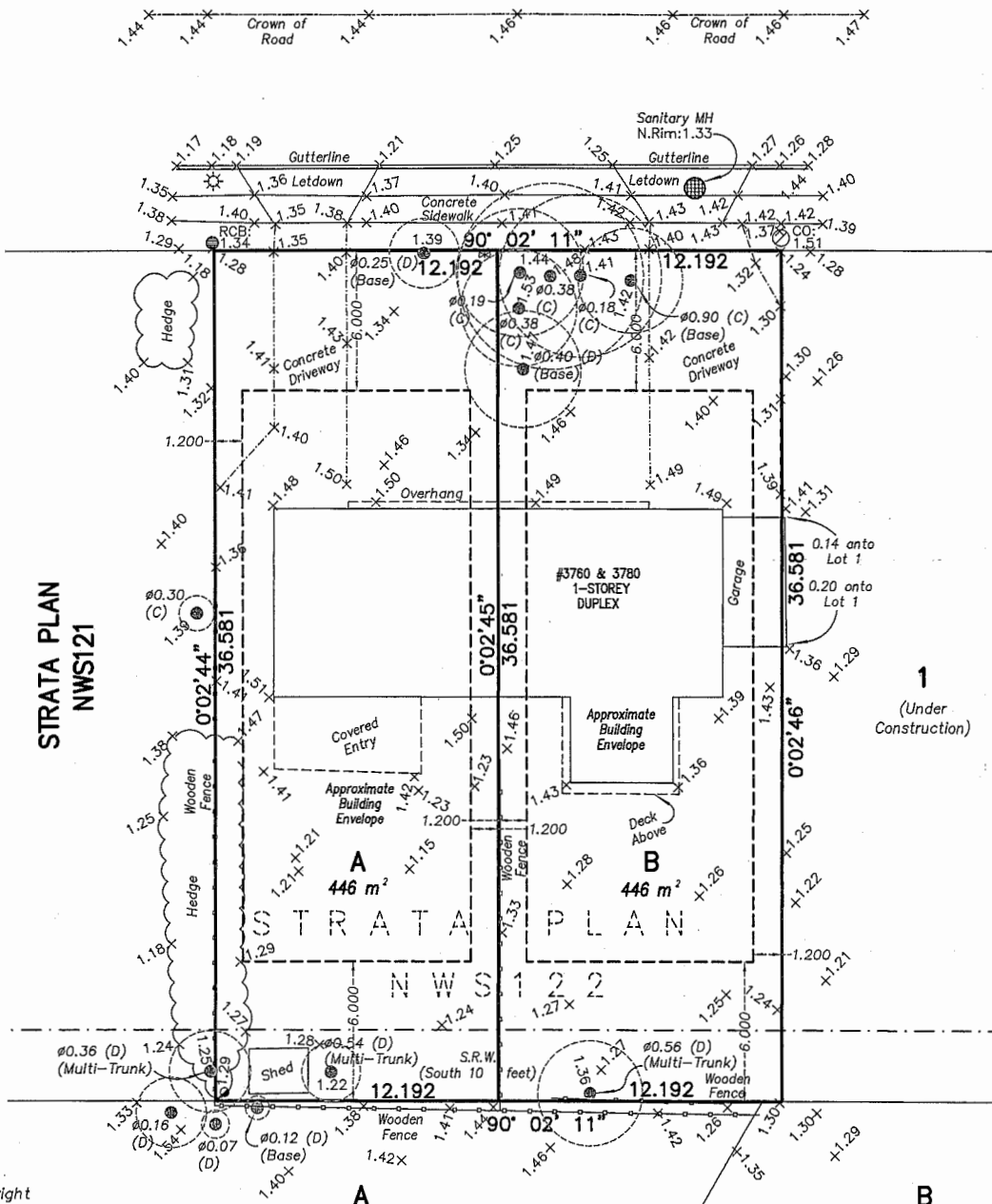


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



Nail in aluminum
 Tag #458
 Site Benchmark
 Elevation: 1.41m

BLUNDELL ROAD



© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6195
 FB-287 P93-96
 Drawn By: IO

LEGEND:

- (c) denotes conifer
- (d) denotes deciduous
- denotes round catch basin
- ⊗ denotes water valve
- ⊙ denotes manhole
- ⊕ denotes cleanout
- ⊛ denotes lamp standard
- ⊚ denotes power post

NOTE:

Use site Benchmark Tag #458 for construction elevation control.

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
 Benchmark: HPN #231
 Control Monument 19713
 Elevation: 3.419m
 Benchmark: HPN #235
 Control Monument 77H4885
 Elevation: 103m

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO FIELD SURVEY

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

SEPTEMBER 4th, 2015.

DWG No. 6195-Topo

CNCL 164



RZ 15-712886

Attachment 3

Address: 3760/3780 Blundell Road

Applicant: Mukhtiar Sian

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Mukhtiar Sian Resham Singh Sian	To be determined
Site Size (m²):	892 m ² (9,601 ft ²)	Two (2) lots, each approximately 446 m ²
Land Uses:	Duplex	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Single-Family Lot Size Policy Designation:	Single-Family Lot Size Policy 5474 allows properties with existing duplexes to rezone and subdivide into two (2) equal lots.	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² , plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² , plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	245.3 m ² (2,640 ft ²) per lot	245.3 m ² (2,640 ft ²) per lot	none permitted
Lot Coverage (% of lot area):	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	none
Lot Size:	360 m ²	446 m ²	none
Lot Dimensions (m):	Width: 12 m Depth: 24 m	Width: 12.192 m Depth: 36.581 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m, flat roof)	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m, flat roof)	none

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



Page 1 of 2

Adopted by Council: May 20, 2008

Policy 5474

File Ref: 4430

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTIONS 21-4-7 & 22-4-7

Policy 5474:

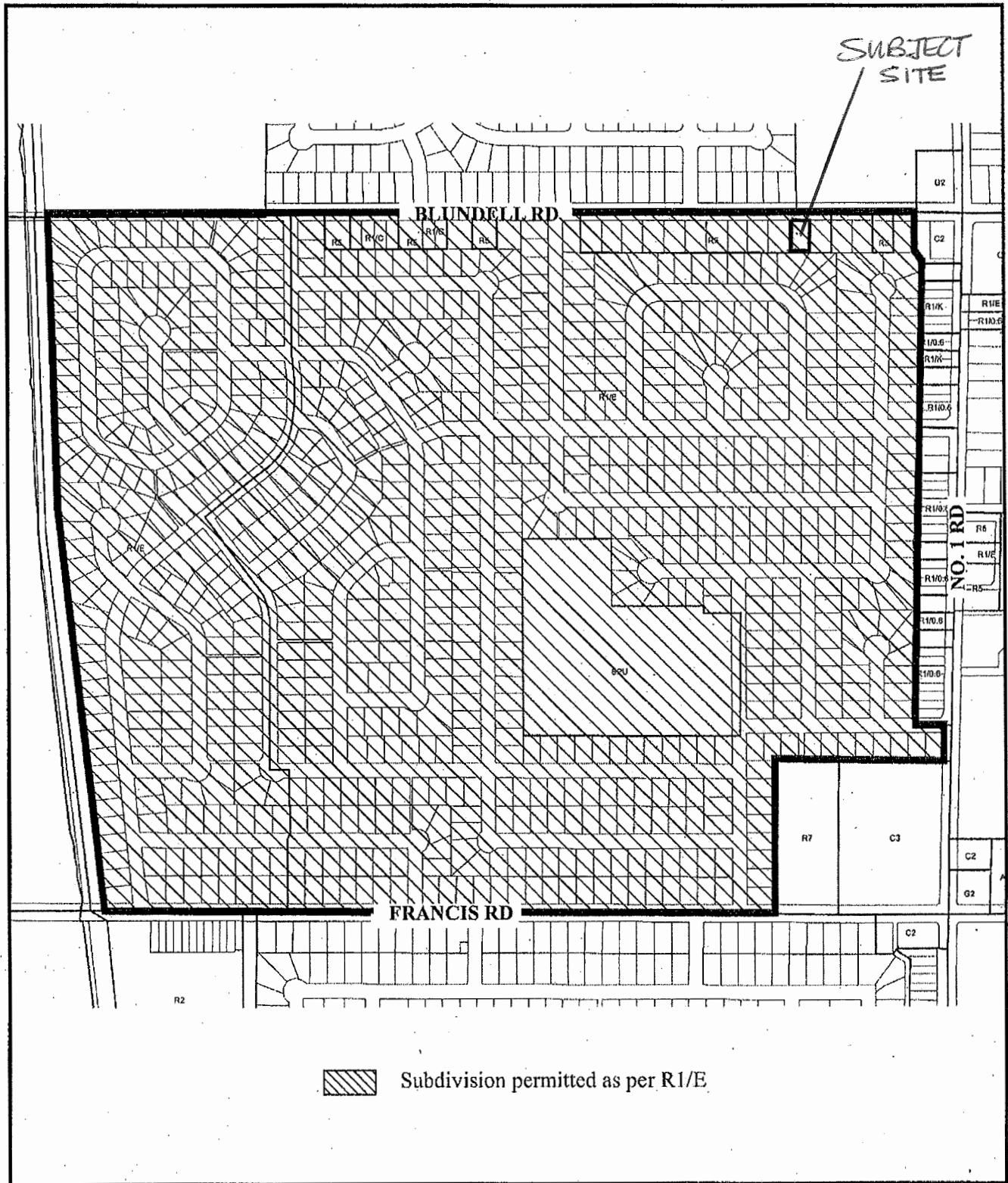
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



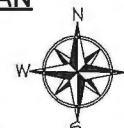
Policy 5474
21-4-7 & 22-4-7

Original Date: 02/29/08
Amended Date: 05/20/08
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN
NWS122 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT**

#3780 BLUNDELL ROAD, P.I.D. 001-124-251
#3780 BLUNDELL ROAD, P.I.D. 001-124-269
RICHMOND, B.C.

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

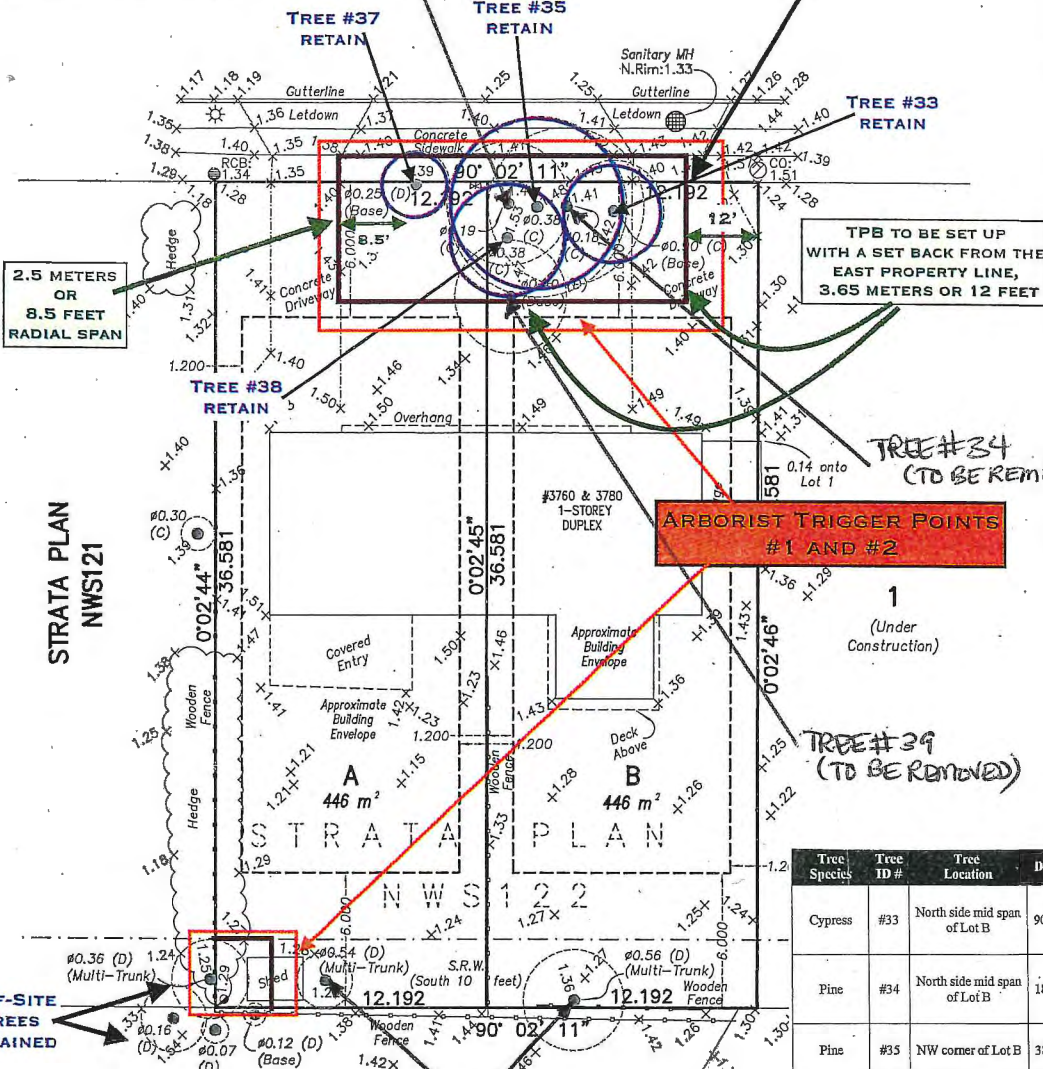
***TREE REMOVALS AND STUMP GRIND
TO BE COMPLETED BY MONKEY TREE SERVICES
TO ENSURE CONTINUITY OF THE
SCOPE OF WORK**

ARBORIST LEGEND

- # - TREE ID
- - TPB AREA
- # - TPB SIZE
- RADIAL SPAN

TREE #36
(TO BE REMOVED)

BLUNDELL ROAD



2.5 METERS
OR
8.5 FEET
RADIAL SPAN

TPB TO BE SET UP
WITH A SET BACK FROM THE
EAST PROPERTY LINE,
3.65 METERS OR 12 FEET

ARBORIST TRIGGER POINTS
#1 AND #2

TREE #39
(TO BE REMOVED)

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6195
FB-287 P93-96
Drawn By: JO

- LEGEND:**
- (c) denotes conifer
 - (d) denotes deciduous
 - denotes round catch basin
 - ⊕ denotes water valve
 - ⊙ denotes manhole
 - ⊛ denotes cleanout
 - ⊚ denotes lamp standard
 - ⊛ denotes power post

NOTE:
Use site Benchmark Tag #458 for construction elevation control.

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #231
Control Monument 19713
Elevation: 3.419m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m

Tree Species	Tree ID #	Tree Location	DBH	Crown spread
Cypress	#33	North side mid span of Lot B	90cm	4m
Pine	#34	North side mid span of Lot B	18cm	4m
Pine	#35	NW corner of Lot B	38cm	6m
Spruce	#36	NW corner of Lot B	19cm	3m
Golden Chain	#37	North side mid span of Lot A	25cm	2.8m
Douglas Fir	#38	NW corner of Lot B	38cm	5m
Cherry	#39	NW quadrant of Lot B	40cm	5.5m
Hazel	#40	SW corner of Lot A	54cm	3m
Birch	#41	South side mid-span of Lot B	56cm	5m



Address: 3760/3780 Blundell Road

File No.: RZ 15-712886

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all trees, soft and hard materials proposed, any front yard fencing, installation costs, and a 10% contingency). The Landscape Plan should:
 - should not include hedges along the front property line;
 - include a mix of coniferous and deciduous replacement trees (which must be planted outside of any rights-of-way registered on title);
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan included in Attachment 5 to this report; and
 - include the four (4) required replacement trees with the following minimum sizes, **as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees:**

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (Trees # 33, 35, 37, and 38). The Contract must include the scope of work required, including: the proposed number of site monitoring inspections (at specified stages of construction), any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$15,000 for Trees # 33, 35, 37, 38 to be retained. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report from the Arborist is received, and a site inspection is conducted by City staff to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. The City's acceptance of the applicant's voluntary contribution to the City's Affordable Housing Reserve Fund in the amount of \$2.00 per square foot of the total buildable area on the remaining lot proposed (e.g. \$5,280).

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

- Installation of tree protection fencing around all trees to be retained (Trees # 33, 35, 37, and 38), as shown on the Tree Retention Plan included in Attachment 5 to this report. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

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

- Discharge of the existing covenant registered on title of the strata lots (i.e., BF103199 and BF103201), which restricts the use of the property to a duplex.
- Pay Servicing Costs for the scope of works described below, which are to be completed at future development stage (including but not limited to):

Water Works

- a) Using the OCP Model, there is 184.0 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At Building Permit stage, the developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- b) At the developer's cost, the City is to:
 - Cut and cap the existing water service connection along the Blundell Rd frontage.
 - Install two (2) new water service connections complete with meters and meter boxes along the Blundell Rd frontage, outside the tree protection area.

Storm Sewer Works

- a) At the developer's cost, the City is to:
 - Cut and cap the existing storm service connection at the northwest corner of the development site.
 - Install two (2) new storm service connections each complete with inspection chambers at the eastern and western edges of the subject site, outside the tree protection area.

Sanitary Sewer Works

- a) At the developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection located at the northeast corner of the development site.
 - Install two (2) new sanitary service connections each complete with inspection chambers at the eastern and western edges of the subject site, outside the tree protection area.

General Items

- a) The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- b) The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Provide a work order for the City to complete the following boulevard improvements, which are to be completed at future development stage:
 - c) upgrading the boulevard along the Blundell Road frontage to current City standard, including but not limited to providing:
 - A minimum 1.5 m wide treed/grass boulevard (the width of the boulevard is exclusive of the 0.15 m wide top of curb) and a 1.5 m wide concrete sidewalk behind the grass boulevard.

- Driveway crossings that are constructed to current City design standard (4.0 m wide driveway at the property line, with 0.9 m flares at the curb and 45 degree offsets to meet existing grade of sidewalk/boulevard). If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described under item a) above.
- Tree placement including tree species and spacing in the grass boulevard is to be determined by the City's Parks Department as part of the boulevard design review process.

Note: Adjacent to the Blundell Road frontage, there are four (4) trees on the subject site that are required to be retained and protected (Trees # 33, 35, 37, and 38). The retention of these trees may have implications on the design and construction of the required frontage improvements. The applicant is required to provide a work order with sufficient funds to design and construct the sidewalk and boulevard for the purpose of tree retention, to the satisfaction of the City.

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

- Submit a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit for any construction hoarding (if applicable). If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

(signed concurrence on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9627 (RZ 15-712886)
3760/3780 Blundell Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 001-124-251

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW122 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. 001-124-269

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW122 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 9627".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

Approval stamp: CITY OF RICHMOND, APPROVED by BK, APPROVED by Director or Solicitor, ll

MAYOR

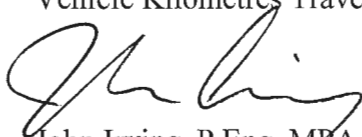
CORPORATE OFFICER



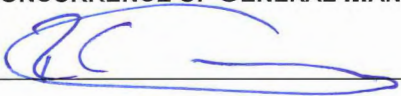
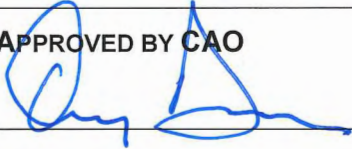
To: Public Works and Transportation Committee **Date:** September 26, 2016
From: John Irving, P.Eng. MPA **File:** 10-6125-07-02/2016-
 Director, Engineering Vol 01
Re: **Letter of Support for Tracking Vehicle Kilometres Travelled Data**

Staff Recommendation

That a letter be sent to the BC Minister of Transportation and Infrastructure indicating the City's support for the collection of annual vehicle kilometres travelled data by the Insurance Corporation of British Columbia as identified in the report titled "Letter of Support for Tracking Vehicle Kilometres Travelled Data" from the Director, Engineering, dated September 26, 2016.



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

REPORT CONCURRENCE		
ROUTED TO: Transportation	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO 

Staff Report

Origin

This report describes a new initiative by provincial government staff to obtain more accurate information on the actual kilometers travelled by all vehicles registered within British Columbia. This data on aggregated vehicle kilometres travelled (VKT) will be used to improve transportation, land-use and sustainability planning within the City of Richmond.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.1. *Growth and development that reflects the OCP, and related policies and bylaws.*

3.3. *Effective transportation and mobility networks.*

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. *Continued implementation of the sustainability framework.*

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

5.2. *Strengthened strategic partnerships that help advance City priorities.*

Background

In 2010, Council adopted targets in Richmond's Official Community Plan (OCP) to reduce community greenhouse gas (GHG) emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050. The OCP also includes a target to reduce energy use 10% by 2020 below 2007 levels. Council approved the Community Energy and Emission Plan (CEEP) in January 2014 which sets out an array of strategies and actions for the City to take to reduce community energy use and GHG emissions. The City has implemented many initiatives including the award-winning Alexandra and Oval Village district energy utilities, better-than-code energy efficiency requirements for new construction, the "EnergySave Richmond" suite of programs for existing buildings, pedestrian environment improvements and increased solid waste diversion.

Staff reported out in September 2016 that the City's overall GHG emissions in 2012 (the last year for which complete data is available) were 6.1% below 2007 emissions totals, after factoring in a needed adjustment to the province's transportation emissions estimate.

Analysis

The City depends on accurate data in order to identify effective and economic policy, program and infrastructure investment options. Staff make use of many data sources including census information, population forecasts, traffic counts and aggregated electricity and natural gas consumption data. However, there are a number of areas in which policy analysis and decision-making are significantly hampered by a lack of available information.

One of the most significant data gaps for City staff is accurate information on the overall use of private automobiles and commercial vehicle fleets situated in Richmond. While data on the total number of vehicles is available, there is no accurate data on how much these vehicles have been driven (and what tonnage of emissions they have emitted) in a given year. In recent years, estimates of total VKT have been obtained by multiplying the total counts for various classes and ages of vehicle by region-wide average VKT figures derived from vehicles taking the AirCare test. Unfortunately, this approach is not sensitive to community-specific shifts by residents with regard to using cars, taking transit or using active transport modes like walking and cycling.

The limitations of VKT data to date are illustrated with the opening of the Canada Line in Richmond in 2009. TransLink's Richmond-Vancouver ridership numbers tripled between 2008 and 2010, and a "trip diary" survey (conducted once every three years) suggested both a large increase in transit use and an absolute decline in vehicle trips between Richmond and Vancouver between 2008 and 2011. However, the methodology used by the Province to calculate VKT for Richmond applied regionally-derived factors which indicated increased total VKT. The result suggests, incorrectly, that the \$1.4 billion Canada Line investment and the use of compact development within the Central Area of the city have had no effect on local transportation choices.

With the end of the AirCare program on December 31, 2014, the situation has worsened, since even regionally-averaged VKT figures cannot be produced for the year 2015 or after. If this issue is not addressed, it shall greatly impede the ability of local governments to adequately assess transportation and GHG emissions trends.

Annually-updated VKT data would be of great value to a range of City activities. As noted above, this data would provide accurate information for the first time on the sector responsible for an estimated 59% of the city's total GHG emissions. Land use planning staff note that VKT data on a neighbourhood basis would enable the City to see how driving habits are affected by land use change (e.g. neighbourhood densification and/or introduction of new housing types), by transportation improvements, and by other factors. In addition, transportation planning staff note that VKT information is a prerequisite for a region-wide mobility pricing initiative, as advocated by the Metro Vancouver Mayors' Council on Regional Transportation.

In response, Provincial staff now propose that the Ministry of Transportation and Infrastructure direct the Insurance Corporation of British Columbia (ICBC) to collect odometer data when

annually renewing vehicle insurance coverage; an approach previously endorsed by UBCM members in 2010¹. Provided on a suitably disaggregated basis to local governments in order to prevent any disclosure of information about specific vehicle owners, this data would provide local governments with accurate locally-based data for the first time. The data would allow staff to discern the effect of locally-based new transportation infrastructure, land-use changes or emission reduction initiatives on a year-to-year basis, providing the City with the essential feedback required to further optimize policies, programs and infrastructure investments.

In responding to the 2010 UBCM resolution, Provincial Government staff at Ministry of Public Safety and Solicitor General raised four concerns about ICBC collecting VKT data:

1. Customer perceptions regarding invasion of privacy

This concern can be addressed by ensuring that data provided to local governments is suitably aggregated so as to prevent any disclosure of information about specific vehicle owners, as is already done with census information. Aggregated VKT data by area would provide local governments with accurate locally-based data for the first time, allowing staff to discern the local effects of new public transportation services, walkability or cycling infrastructure, land-use changes, planning policies for “complete communities” as well as emission reduction initiatives on a year-to-year basis, providing the city with the essential feedback required to further optimize policies, programs and infrastructure investments.

2. Present cost of the technology;
3. Administrative challenges to record and track mileage for over three million customers individually;

These two concerns appear to assume that ICBC staff or technology would be required to obtain odometer readings. This could be resolved simply by recommending that drivers self-report the VKT data, (emphasizing that this information has no impact on drivers’ insurance rates).

4. Difficulty of verifying odometer data / potential risk of fraud.²

Given that the odometer data would not affect any costs levied on the vehicle owner, the risk of fraud appears to be minimal. Staff note that trusted data sources like the Canada Census also rely on self-reported information. Moreover, as recent discussions over the Canada Census have made clear, having recent, locally-specific data with a given percentage of error is greatly preferable to having no information at all.

Financial Impact

Provincial staff note that the implementation of VKT data collection by ICBC will likely entail implementation and ongoing costs.³ Any additional costs would need to be borne by ICBC, the Province, data recipients (including local governments) or a combination of these

¹ 2010 UBCM Resolution B83: ICBC Aggregate Data

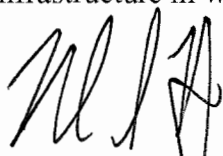
² <http://www.ubcm.ca/assets/Resolutions~and~Policy/Resolutions/2010%20Provincial%20Responses.pdf>

³ For purposes of comparison, a 1% overestimate in the City’s transportation sector emissions estimate is equivalent to \$140,000 per year in additional offset costs.

sources. Provincial staff note that they will have a clearer understanding of the costs involved once the formal submission has been made to ICBC. Were any reasonable fee assessed to the City, staff believe the benefits obtained from annual VKT data with regard to transportation, land use and GHG emission reduction efforts would be of significant net value to the City.

Conclusion

Having aggregated data on total annual vehicle kilometers travelled by all vehicles within a given area would inform and improve the City's analysis and decision-making on a wide range of city policy, planning and infrastructure investment decisions. Staff recommend that the application by the Climate Action Secretariat to the Ministry of Transportation and Investment, requesting that ICBC be directed to collect odometer readings annually from drivers renewing their vehicle insurance, be supported by advising the Minister of Transportation and Infrastructure in writing.



Nicholas Heap
Sustainability Project Manager
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Peter Russell
Sr. Manager, Sustainability & District Energy
(604-276-4130)

NH:nh



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** September 26, 2016
From: John Irving, P.Eng. MPA **File:** 10-6125-01/2016-Vol
 Director, Engineering 01
Re: **Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9622**

Staff Recommendation

That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9622 be introduced and given first, second and third readings.

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

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

In 2014, Council adopted the Oval Village District Energy Utility Bylaw No. 9134 (Bylaw) establishing governing regulations and the rate for the delivery of energy for space and domestic hot water heating within the Oval Village District Energy Utility (OVDEU) service area.

The purpose of this report is to recommend 2017 OVDEU service rates.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. *Continued implementation of the sustainability framework.*

4.2. *Innovative projects and initiatives to advance sustainability.*

Background

In 2013, under Council direction, the Lulu Island Energy Company (LIEC) was established as a wholly-owned corporation of the City for the purposes of managing district energy utilities on the City's behalf. The District Energy Utilities Agreement between the City and LIEC was executed in 2014, assigning LIEC the function of providing district energy services on behalf of the City.

The OVDEU service area and the associated operations, assets and liabilities are administered by LIEC. All capital and operating costs are recovered through revenues from user fees, ensuring that the business is cost neutral over time for the City of Richmond's residents. In 2014, in order to accomplish these goals, LIEC and Corix Utilities entered into a design-build-finance-operate-maintain concession agreement. The City is the sole shareholder of LIEC and Council sets the rates to customers.

Currently, there are four buildings (Carrera, Riva 1, Riva 2 and River Park Place-Phase 1) connected to the OVDEU and two more (Cadence and Tempo) will be added in the next three months (see Attachment 2). At the end of 2016, over 1300 residential units will be receiving energy from the OVDEU. Energy is currently supplied from the two interim energy centres with natural gas boilers which combined provide 11 MW of heating capacity. When enough buildings are connected to the system to justify the cost, a permanent energy centre will be built which will produce low carbon energy, currently planned to be harnessed from the Gilbert Trunk sanitary force main sewer. Over the project's lifetime, the OVDEU system is anticipated to reduce the GHG emissions by more than 52,000 tonnes of CO₂ as compared to business as usual.

Analysis

Proposed 2017 OVDEU Rates

The 2016 OVDEU rate is comprised of:

1. A Capacity Charge (Fixed) - monthly charge of \$0.0476 per square foot of the building gross floor area; and
2. A Volumetric Charge (Variable) - charge of \$29.328 per megawatt hour of energy returned from the Heat Exchanger and Meter Set at the Designated Property.

Factors that were considered when developing the 2017 OVDEU rate options are:

- **Competitive Rate:** The rate should provide end users with annual energy costs that are competitive with conventional system energy costs, based on the same level of service.
- **Cost Recovery:** The OVDEU was established on the basis that all capital and operating costs would ultimately be recovered through revenues from user fees. The financial model included recovery of the capital investment over time and built in a rate increase year over year for fuel cost increases, inflation, etc. in order to ensure the financial viability of the system.
- **Financial Obligations from LIEC to Corix:** The OVDEU business was established based on the concept that all capital and operating costs would be recovered through revenues from user fees, ensuring that the business would be cost neutral over time. In order to fulfill these requirements, LIEC executed a concession agreement with Corix Utilities to design, construct, finance, operate and maintain the OVDEU. Under this agreement, Corix is entitled to recover from LIEC any costs and expenses that are incurred in accordance with prudent utility practice.
- **Forecasted Utility Costs:** Utility cost (electricity and natural gas) increases are outside the City's control. Nonetheless, these commodity costs directly impact the operation cost of the OVDEU. BC Hydro's 10 year plan projects an electricity rate increase of 3.5% in 2017. On September 12, 2016, Fortis BC announced that the BC Utilities Commission approved increase of natural gas rates; beginning October 1, 2016 natural gas rates will increase by approximately 11.9 % for a typical residential customer in Lower Mainland.
- **Consumer and Municipal Price Indexes:** Other factors to consider include various price indexes. For example, the consumer price index (CPI) is estimated by the Finance Department at 2.1% based on the The Conference Board of Canada Metropolitan Outlook 1 Spring 2016, while municipal price index (MPI) is estimated at 2.7%.

Taking into consideration the above factors, three options are presented here for consideration:

Option 1 – No increase to the OVDEU rate for services (Not recommended)

Under the “status quo” option, the rate would not change from the 2016 rate.

The OVDEU is in its early days of operation, and as a result the utility (electricity and natural gas), operation and maintenance costs are still largely based on projections of the original financial model. Variation from the model will affect the long term performance of the OVDEU. For example, the revenue may vary from the projected revenue in the financial model depending on the speed of development and occupancy. The financial model of the OVDEU has taken into consideration modest rate increases similar to projected increase rates for conventional energy. A status quo approach would have a negative impact on the financial performance of the OVDEU and could affect LIEC’s business model.

Option 2 – 2% increase to OVDEU rate for services (Not recommended)

A 2% increase would only partially recover the estimated utility (electricity and natural gas), operation and maintenance cost increases. At this stage, the OVDEU relies on natural gas to provide energy services to customers and therefore natural gas cost takes a portion of OVDEU expenses.

Besides utility, operation and maintenance costs, the OVDEU rate also recovers capital and capital related costs. This rate increase is below the projected increase used in the OVDEU financial model. Hence, an increase of only 2% would have a negative impact on the financial performance of the OVDEU and could affect LIEC’s business model.

Option 3 – 4% increase to OVDEU rate for services (Recommended)

The proposed 4% rate increase under this option follows the OVDEU financial model and is below the estimated business as usual (BAU) rate increase (around 7%¹) that the customers would pay for the energy from the conventional utility system.

Corix Utilities, LIEC’s partner for the OVDEU project, confirmed that the natural gas cost increase is manageable with the above recommended rate adjustment. This is due to the fact that the fuel costs portion (natural gas and electricity) in the breakdown of the cost of service that LIEC is being charged by Corix based on Concession Agreement is relatively small comparing to the related capital recovery and the other operating costs.

The OVDEU financial model and LIEC business model follows the principle of full cost recovery. To mitigate potential financial risks, it is recommended that the City follow the financial model as much as possible in the early years of the utility operation and annually adjust the rates as per the model. As the utility collects more actual data about the connected buildings’

¹ Blended increase based on 3.5% increase of electricity cost and 11.9% increase of natural gas cost. The BAU scenario assumes that 40% of the building heating load would be provided from electricity and the remaining 60% would be from gas make-up air units. Non-fuel BAU costs are assumed to be 25% of total costs and that they increase by CPI.

updated and the annual rate adjustment may follow closer year to year financial indicators, to ensure that the business is sustainable, economically viable and beneficial for LIEC and its customers.

The above options are displayed in Table 1 below.

Table 1: Proposed Rates for Services

	2016		2017	
	Current	Option 1 0% Increase	Option 2 2% Increase	Option 3 4% Increase (Recommended)
Capacity Charge	\$0.0476	\$0.0476	\$0.0486	\$0.0495
- monthly charge per square foot of the building gross floor area				
Volumetric Charge	\$29.328	\$29.328	\$29.915	\$30.501
- charge per megawatt hour of energy consumed by the building				

LIEC is a service provider appointed by Council to provide energy services to OVDEU customers on behalf of the City. City Council is the regulator and the rate setting body for the OVDEU service area. In accordance with this structure, LIEC staff have prepared the above rate analysis, and LIEC’s Board of Directors has reviewed and approved the recommended 2017 OVDEU rate for services.

Financial Impact

None. The 4% rate increase will result in the revenue increase which will offset the operating and capital costs following the principle of full cost recovery as modeled in the OVDEU financial model.

Conclusion

The recommended 4% increase (Option 3) for the 2017 OVDEU service rate supports Council’s objective to keep the annual energy costs for OVDEU customers competitive with conventional energy costs, based on the same level of service. As a comparison to conventional system energy costs, the proposed 4% rate increase is below the combined estimated rate increase of 7% by BC Hydro and Fortis.

At the same time, the proposed rate ensures cost recovery of the capital and operating costs, and that the OVDEU business is cost neutral over time for City of Richmond residents. Staff will continuously monitor energy costs and review the rate to ensure rate fairness for the consumers and cost recovery for the City.



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JI:dl



Alen Postolka, P.Eng., CP, CEM
District Energy Manager
(604-276-4283)

- Att. 1: Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No.9622
- Att. 2: Oval Village District Energy Utility Map (as of Sept 2016)



City of Richmond

Bylaw 9622

Oval Village District Energy Utility Bylaw No. 9134 Amendment Bylaw No. 9622

The Council of the City of Richmond enacts as follows:

1. The **Oval Village District Energy Utility Bylaw No. 9134** is amended by deleting **Schedule D (Rates and Charges)** of the Bylaw in its entirety and replacing it with a new Schedule D as attached as Schedule A to this Amendment Bylaw.
2. This Bylaw is cited as **“Oval Village District Energy Utility Bylaw No. 9134”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

Schedule A to Amendment Bylaw No. 9622

SCHEDULE D

Rates and Charges

PART 1 - RATES FOR SERVICES

The following charges, as amended from time to time, will constitute the Rates for Services:

- (a) capacity charge - a monthly charge of \$0.0495 per square foot of gross floor area;
and
- (b) volumetric charge – a monthly charge of \$30.501 per megawatt hour of Energy returned from the Heat Exchanger and Meter Set at the Designated Property.

PART 2 - EXCESS DEMAND FEE

Excess demand fee of \$0.14 for each watt per square foot of the aggregate of the estimated peak heat energy demand referred to in section 19.1(e) (i), (ii), and (iii) that exceeds 6 watts per square foot.



To: Public Works and Transportation Committee **Date:** September 15, 2016
From: John Irving, P.Eng. MPA **File:** 10-6600-10-02/2016-
Director, Engineering Vol 01
Re: **Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9617**

Staff Recommendation

That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9617 be introduced and given first, second and third readings.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

In 2010, Council adopted the Alexandra District Energy Utility Bylaw No. 8641 establishing the rate for the delivery of energy for space heating, cooling and domestic hot water heating within the Alexandra District Energy Utility (ADEU) service area.

The purpose of this report is to recommend 2017 ADEU service rates.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. Continued implementation of the sustainability framework.

4.2. Innovative projects and initiatives to advance sustainability.

Background

ADEU has been operating since 2012 as a sustainable energy system which provides a centralized energy source for heating, cooling and domestic hot water heating for residential and commercial customers located in the Alexandra/West Cambie neighbourhood. ADEU assists in meeting the community-wide greenhouse gas emission reduction targets adopted as part of Richmond's Sustainability Framework by providing buildings with renewable low carbon energy through geo-exchange technology.

Since 2012, the West Cambie neighbourhood has seen rapid redevelopment. ADEU has also been growing to meet this increased energy demand, most recently cumulating in the completion of the construction and commissioning of the Phase 3 expansion in November 2015. This expansion more than doubled the capacity of ADEU's renewable energy generation capacity by adding a second geo-exchange field. Additionally, it increased the size of the energy centre building while adding two 2,550 kW evaporative fluid coolers and three 1,500 kW condensing boilers. The Phase 3 expansion is projected to ensure the ADEU system will meet the energy demands of the neighbourhood as it continues to grow.

The system currently provides energy to six developments (Mayfair Place, Remy, Omega, Alexandra Court, Richmond Jamatkhana and Townline Oxford Lane) connecting over 1100 residential units and over 1 million square feet of floor area. ADEU's first commercial customers, with more than 280,000 ft² of serviced floor area, will be connected before the end of 2016. See Attachment 2 for informational map.

As of June 30, 2016 (end of the second billing quarter), the ADEU system has delivered 7279 MWh of energy to customers for space heating, cooling and domestic hot water heating. While some electricity is consumed for pumping and equipment operations, almost 100% of this energy

was produced locally from the geo-exchange fields located in the greenway corridor and West Cambie Park. The backup and peaking natural gas boilers and cooling towers in the energy centre have operated only for a few days throughout the system's operation to date. Staff estimate that ADEU has eliminated 1348 tonnes of GHG emissions¹ to the community (see Attachment 1) and are currently evaluating these reductions as GHG reductions as eligible offsets for neutralizing corporate GHG emissions.

In October 2016, City Council authorized the transfer of ownership of all City owned district energy assets to the Lulu Island Energy Company (LIEC). All of the ADEU assets and infrastructure were included in this transfer. The transfer of these assets will allow LIEC to fulfill its Council directed mandate to manage all district energy utilities on the City's behalf. LIEC will look to continue building on the strong operational, environmental and financial performance that ADEU has shown in its first few years of operation, while Council will continue to have sole authority on rate setting.

Analysis

The ADEU service area is comprised of two different use areas: the main service area which is mostly residential and Area A which contains large format retail buildings. The rate for each of the areas was established to ensure that ADEU costs reflect Council's objective to implement low carbon solutions and maintain annual energy costs that are competitive with conventional system energy costs, based on the same level of service. At the same time, the rates ensure cost recovery to offset the City's capital investment and ongoing operating costs.

The 2016 rate for customers in the ADEU service area, excluding Area A, is comprised of:

1. Capacity Charge (Fixed) - monthly charge of \$0.087 per square foot of the building gross floor area, and a monthly charge of \$1.170 per kilowatt of the annual peak heating load supplied by DEU, as shown in the energy modeling report required under Section 21.1.(c); and
2. Volumetric Charge (Variable) - charge of \$3.743 per megawatt hour of energy consumed by the building.

The 2016 rate in effect for Area A is comprised of:

1. Volumetric charge – a charge of \$66.92 per megawatt hour of Energy returned from the Heat Exchanger and Meter Set at the Designated Property calculated on each of (i) an energy use of 2644 MWh per annum ("Basic Supply Amount"), and (ii) any energy use in excess of the Basic Supply Amount.

Factors that were considered when developing the 2017 ADEU rate options include:

- **Competitive Rate:** The rate should provide end users with annual energy costs that are less than or equal to conventional system energy costs, based on the same level of service.

¹ Assumed that all energy was provided for heating. The business-as-usual (BAU) assumed that 40% of the building heating load would be provided from electricity and the remaining 60% would be from gas make-up air units.

- **Cost Recovery:** ADEU was established on the basis that all capital and operating costs would ultimately be recovered through revenues from user fees. The financial model includes recovery of the capital investment over time and built in a rate increase year over year to cover the fuel cost increases, inflation, etc. to ensure the financial viability of the system.
- **Forecasted Utility Costs:** Utility cost (electricity and natural gas) increases are outside the City's control. However, these commodity costs directly impact the operation cost of ADEU. BC Hydro's 10 year plan projects an electricity rate increase of 3.5% in fiscal year 2017. Natural gas costs are increasing from October 1, 2016 by approximately 11.9% for a typical residential customer in Lower Mainland according to the British Columbia Utilities Commission Order Number G-145-16.
- **Consumer and Municipal Price Indexes:** Other factors to consider include various price indexes. For example, the Consumer Price Index (CPI) is estimated by the Finance Department at 2.1% based on the Conference Board of Canada Metropolitan Outlook 1 Spring 2016, while the Municipal Price Index (MPI) is estimated at 2.7%, also estimated by the City's Finance Department.

Taking into consideration the above factors, three options are presented here for consideration.

Option 1 – No increase to ADEU rate for services (Not recommended)

Under the Option 1, the rate would not change from the 2016 rate.

ADEU remains a young utility; early in its operational life. The development of the West Cambie neighbourhood is still in progress and ADEU is continuously expanding. Collection and analysis of actual data about ADEU's connected buildings' energy loads and consumption, operation and maintenance costs is on-going; however, the data is still limited due to constant expansion and system change. As a result, ADEU's utility (electricity and natural gas), operational, and maintenance costs are still largely based on the projections of the financial model. Variation from the model will affect the long term performance of ADEU. For example, actual revenue will vary from the projected revenue in the financial model depending on the speed of the neighbourhood's development and occupancy.

The ADEU financial model has taken into consideration modest rate increases similar to the projected rate increases for the conventional utility providers' energy. A zero rate increase could have a negative impact on the financial performance of ADEU. For example, it may cause an extension of the payback period, reduction of internal rate of return, etc. As a result, this option is not recommended.

Option 2 – 2% increase to ADEU rate for services (Not recommended)

Under this option, the rate would increase modestly to slightly less than the Consumer Price Index (CPI – projected at 2.1%). While a 2% rate increase will partially cover the estimated utility (electricity and natural gas), operation, and maintenance cost increases, it is less than the "business as usual" (BAU) cost of energy commodity (electricity and natural gas) increases that customers not

serviced by ADEU would face. Similarly it is below the increase projected in the ADEU financial business model. Due to the fact that Business As Usual costs are expected to increase more than the Consumer Price Index (CPI) and it is still very early in ADEU's operational life, this option is not recommended.

Option 3 – 4% increase to ADEU rate for services (Recommended)

The proposed 4% rate increase under this option follows the ADEU financial model and is well below the estimated rate increase of around 7% that customers would pay for the energy from the conventional utility system. This 7% blended increase is based on 3.5% increase of electricity cost and 11.9% increase of natural gas cost. The BAU scenario assumes that 40% of the building heating load would be provided from electricity and the remaining 60% would be from gas make-up air units. Non-fuel BAU costs are assumed to be 25% of total costs and that they increase by CPI.

The ADEU financial model follows the principle of full cost recovery. To mitigate potential financial risks, it is recommended that the City follow the financial model in the early years of the utility operation and annually adjust the rates accordingly. As more data is collected about the connected building's energy loads and consumption and operation and maintenance costs, the model will be continuously updated and annual rate adjustment may follow closer year to year financial indicators, to ensure that the business is sustainable, economically viable and beneficial for LIEC and its customers.

Table 1: Proposed Rates for Services, excluding Area A

	2016	2017 Option 1 0% Increase	2017 Option 2 2% Increase	2017 Option 3 4% Increase
Capacity Charge One: Monthly charge per square foot of the building gross floor area	\$0.087	\$0.087	\$0.089	\$0.090
Capacity Charge Two: Monthly charge per kilowatt of the annual peak heating load supplied by DEU	\$1.170	\$1.170	\$1.193	\$1.217
Volumetric Charge: Charge per megawatt hour of energy consumed by the building	\$3.743	\$3.743	\$3.818	\$3.893

Table 2: Proposed Rates for Services, Area A

	2016	2017 Option 1 0% Increase	2017 Option 2 2% Increase	2017 Option 3 4% Increase
Volumetric Charge: Charge per megawatt hour of energy consumed	\$66.92	\$66.92	\$68.26	\$69.60

The recommended rate outlined in the proposed Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9617 (Attachment 3), represents full cost recovery for the delivery of energy within the ADEU service area.

Financial Impact

None. The 4% rate increase will result in the revenue increase which will offset the operating and capital costs following the principle of full cost recovery as modeled in the ADEU financial model.

Conclusion

The recommended 4% increase (Option 3) for the 2017 ADEU service rate supports Council's objective to keep the annual energy costs for ADEU customers competitive with conventional energy costs, based on the same level of service. As a comparison to conventional system energy costs, the 4% rate increase is below the combined estimated 7% rate increase for BC Hydro and Fortis. The rate increase also ensures cost recovery to offset the City's capital investment and operating costs. Staff will continuously monitor energy costs and review the rate to ensure rate fairness for consumers and cost recovery for the City.

FOR: 

Kevin Roberts
Project Engineer, District Energy
(604-204-8512)

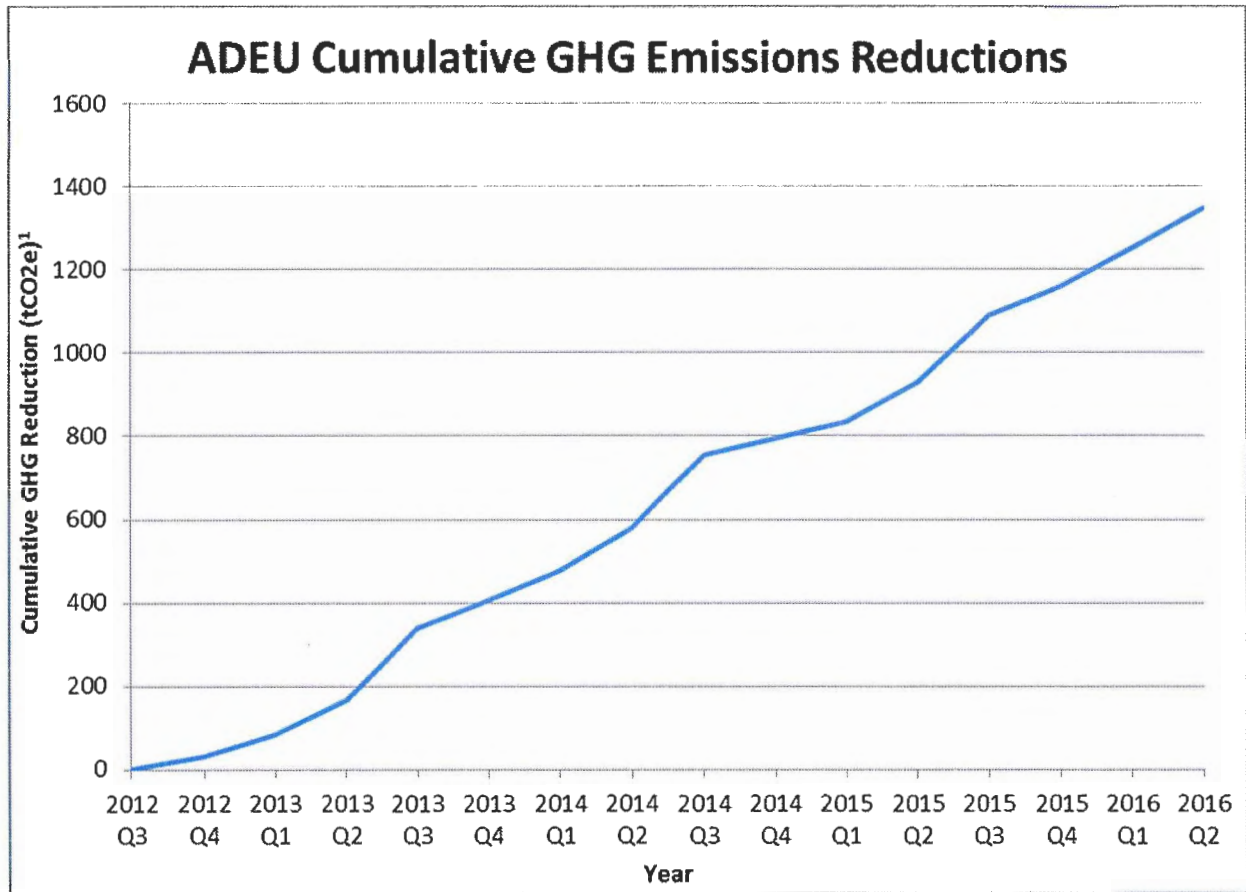


Alen Postolka
Manager, District Energy
(604-276-4283)

KR:kr

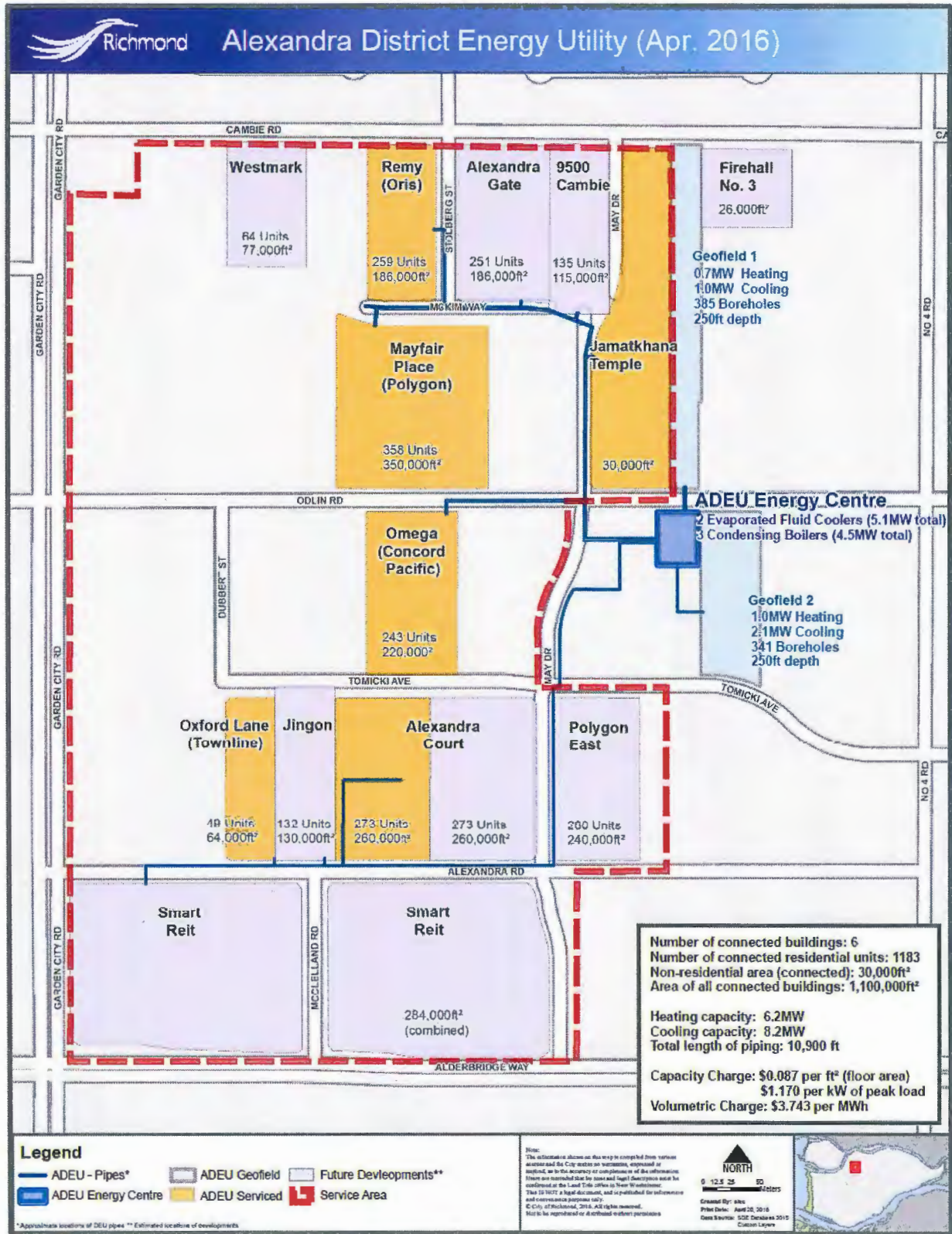
- Att.1: Green House Gas Emissions Reduction Graph
- Att.2: Lower Mainland DEU Provider – Rate Comparison Graph
- Att.3: Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 9617

Attachment 1 – ADEU Green House Gas (GHG) Emission Informational Graph



¹ Assumed that all energy was provided for heating. The business-as-usual (BAU) assumed that 40% of the building heating load would be provided from electricity and the remaining 60% would be from gas make-up air units.

Attachment 2 – Alexandra Neighbourhood and ADEU Service Area Informational Map





City of
Richmond

Bylaw 9617

**Alexandra District Energy Utility Bylaw No. 8641
Amendment Bylaw No. 9617**

The Council of the City of Richmond enacts as follows:

1. The **Alexandra District Energy Utility Bylaw No. 8641**, as amended, is further amended:
 - a) by deleting Schedule C (Rates and Charges) in its entirety and replacing with a new Schedule C attached as Schedule A to this Amendment Bylaw.
2. This Bylaw is cited as "**Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9617**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

Schedule A to Amendment Bylaw No. 9617

SCHEDULE C to BYLAW NO. 8641

Rates and Charges

PART 1 - RATES FOR SERVICES

The following charges will constitute the Rates for Services for the Service Area excluding shaded Area A as shown in Schedule A to this Bylaw:

- (a) Capacity charge – a monthly charge of \$0.090 per square foot of Gross Floor Area, and a monthly charge of \$1.217 per kilowatt of the annual peak heating load supplied by DEU as shown in the energy modeling report required under Section 21.1(c); and*
- (b) Volumetric charge – a charge of \$3.893 per megawatt hour of Energy returned from the Heat Exchanger and Meter Set at the Designated Property.*

PART 2 - RATES FOR SERVICES APPLICABLE TO AREA A

The following charges will constitute the Rates for Services applicable only to the Designated Properties identified within the shaded area (Area A) shown in Schedule A to this bylaw:


- (a) Volumetric charge – a charge of \$69.60 per megawatt hour of Energy returned from the Heat Exchanger and Meter Set at the Designated Property calculated on each of (i) an energy use of 2644 MWh per annum (“Basic Supply Amount”), and (ii) any energy use in excess of the Basic Supply Amount.*



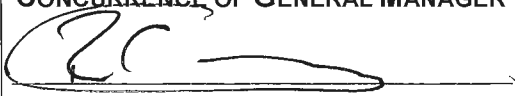

To: Public Works and Transportation Committee **Date:** September 30, 2016
From: John Irving, P.Eng. MPA **File:** 10-6060-01/2016-Vol
 Director, Engineering 01
Re: **2016 Submission to the National Disaster Mitigation Program:
 Steveston Island Flood Mitigation Planning Project and the Flood Mitigation
 Strategy Update**

Staff Recommendation

1. That the submission to the National Disaster Mitigation Program requesting funding for up to 100 % of the \$2,120,000 cost for Steveston Island Flood Mitigation Planning Project and the Flood Mitigation Strategy Update be endorsed;
2. That the Chief Administrative Officer and the General Manager of Engineering and Public Works be authorized to enter into funding agreements with the Government of Canada and/or the Province of BC for the above mentioned projects should they be approved for funding by the Government of Canada; and
3. That, should the above mentioned projects be approved for funding by the Government of Canada, the 2017 Capital Plan and the 5-Year Financial Plan (2017-2021) be updated accordingly.


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

Att. 3

REPORT CONCURRENCE		
ROUTED TO: Finance Department Sewerage & Drainage	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO 

Staff Report

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.1. Safe and sustainable infrastructure.

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

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

7.4. Strategic financial opportunities are optimized.

Origin

On September 22, 2016, Emergency Management BC (EMBC) announced a call for proposals from local governments for the National Disaster Mitigation Program (NDMP). Each project is eligible to receive up to 50% federal funding and up to 50% provincial funding. Funding under the NDMP is intended to reduce, or even negate, the effects of flood events. Funding is available for risk assessments, flood mapping, mitigation planning and investments in non-structural and small scale structural mitigation projects. A summary of the program is included (Appendix 1) for information. EMBC will review and prioritize all submissions and forward their recommendations to the Government of Canada for funding consideration.

The deadline for proposals was October 7, 2016. Given the short deadline, staff submitted two proposals: the Steveston Island Flood Mitigation Planning Project and the Flood Mitigation Strategy Update. The purpose of this report is to seek Council's endorsement on the submission to EMBC for the NDMP grant funding for up to 100% of the cost of both projects of \$2,120,000.

Analysis

In recognition of increasing disaster risks and costs, the Federal Budget 2014 earmarked \$200 million over five years to establish the National Disaster Mitigation Program (NDMP) as part of the Federal Government's commitment to build safer and more resilient communities. The NDMP is intended to address rising flood risks and costs, and build the foundation for informed mitigation investments that could reduce, or even negate, the effects of flood events.

The NDMP will be an annual program, with a yearly intake to the Province of BC through EMBC every October 31, following this initial intake. The Province will apply on behalf of the

submitted projects they have prioritized and redistribute the funds to municipal and regional governments responsible for disaster mitigation.

Four funding streams have been identified by the program:

1. Risk Assessments
2. Flood Mapping
3. Mitigation Planning
4. Investments in Non-structural and Small Scale Structural Mitigation Projects

Staff submitted two projects to NDMP requesting grant funding:

Project	Total Estimated Cost	Category	Potential Provincial Contribution	Potential Federal Contribution
Steveston Island Flood Mitigation Planning	\$1,620,000	Mitigation Planning	Up to 50% of eligible costs (\$810,000)	Up to 50% of eligible costs (\$810,000)
Flood Mitigation Strategy Update	\$500,000	Mitigation Planning	Up to 50% of eligible costs (\$250,000)	Up to 50% of eligible costs (\$250,000)
Total Request	\$2,120,000			

Steveston Island Flood Mitigation Planning is in the 5 Year Financial Plan for 2017 and will be brought forward for Council's consideration as part of the 2017 Capital Plan.

Flood Mitigation Strategy Update includes the Dike Master Plan Phase 3, Flood Management Strategy Update and Pump Station Condition Assessment Update. There is existing capital funding for the Dike Master Plan Phase 3. The Flood Management Strategy Update and Pump Station Condition Assessment Update are in the 5 Year Financial Plan for 2017 and will be brought forward for Council's consideration as part of the 2017 Capital Plan.

Funding Details

The NDMP operates through a 50% federal and 50% provincial funding model. The maximum level of assistance from all federal institutions must not exceed 50% of total eligible project costs for provinces. The Province of BC has indicated that if there is no funding available from the Provincial Government, the City of Richmond will only receive up to 50% funding from the Government of Canada.

Should the funding requests be successful, the City would be required to enter into funding agreements with the Province of BC and/or the Government of Canada. The agreements are standard form agreements provided by senior levels of government and include an indemnity and release in favour of the Provincial and Federal Government. As with any submission for funding to external sources, funding is not guaranteed to be granted to assist with this project.

Financial Impact

The City of Richmond will be requesting up to \$2,120,000 for funding for two mitigation planning projects from the National Disaster Mitigation Program through Emergency Management BC. The fund may grant up to 100 % of total eligible costs.

Steveston Island Flood Mitigation Planning will be brought forward for Council's consideration as part of the 2017 Capital Plan.

Flood Mitigation Strategy Update includes the Dike Master Plan Phase 3, Flood Management Strategy Update and Pump Station Condition Assessment Update. There is existing capital funding for the Dike Master Plan Phase 3. The Flood Management Strategy Update and Pump Station Condition Assessment Update will be brought forward for Council's consideration as part of the 2017 Capital Plan.

Conclusion

Staff are seeking Council's endorsement on two projects already submitted to the National Disaster Mitigation Program. The projects have been submitted to the Province of BC and will be initially evaluated through Emergency Management BC. Richmond is requesting up to 100% funding for Steveston Island Flood Mitigation Planning Project and the Flood Mitigation Strategy Update.



Lloyd Bie, P. Eng
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Denise A Tambellini
Manager, Intergovernment Relations
and Protocol Unit
(604-276-4349)

LB:ch

- Att. 1: National Disaster Mitigation Program Summary
- 2: National Disaster Mitigation Program Project Proposal Form - Steveston Island Flood Mitigation Planning Project
- 3: National Disaster Mitigation Program Project Proposal Form - Flood Mitigation Strategy Update

Attachment 1: National Disaster Mitigation Program Summary

National Disaster Mitigation Program (NDMP)

Overview

In recognition of increasing disaster risks and costs, Budget 2014 earmarked \$200 million over five years to establish the National Disaster Mitigation Program (NDMP) as part of the Government's commitment to build safer and more resilient communities. The NDMP will address rising flood risks and costs, and build the foundation for informed mitigation investments that could reduce, or even negate, the effects of flood events.

The NDMP fills a critical gap in Canada's ability to effectively mitigate, prepare for, respond to, and recover from, flood-related events by building a body of knowledge on flood risks in Canada, and investing in foundational flood mitigation activities. Knowledge that is up-to-date and accessible will not only help governments, communities and individuals to understand flood risks and employ effective mitigation strategies to reduce the impacts of flooding, but will also further discussions on developing a residential flood insurance market in Canada.

Main Objectives

The NDMP was established in April 2015 to reduce the impacts of natural disasters on Canadians by:

- Focusing investments on significant, recurring flood risk and costs; and
- Advancing work to facilitate private residential insurance for overland flooding.

Eligibility

Provincial and territorial governments are the eligible recipients for funding under the NDMP. However, provincial and territorial authorities may collaborate with, and redistribute funding to eligible entities, such as municipal or other local governments, public sector bodies, private sector bodies, band councils, international non-government organizations or any combination of these entities.

Program Components

Of the NDMP's \$200 million, the NDMP has an allotment of approximately \$183 million for NDMP projects that will be cost-shared with the provinces and territories (up to 50 per cent of eligible provincial projects and up to 75 per cent of eligible projects in the territories). Projects will be selected for funding through a competitive, merit-based process using objective and measurable criteria.

There are four funding streams available under the NDMP:

Risk Assessments

This stream provides funding for the completion of risk assessments to inform flood risks. Risk assessments are the foundational step in disaster mitigation. These risk assessments will identify flood hazards; potential impacts; and community and infrastructure vulnerabilities as well as the overall flood risk profile for the area.

Flood Mapping

This stream provides funding for the development and/or modernization of flood maps to further address flood risks. A flood map identifies the boundaries of a potential flood event based on type and likelihood and can be used to help identify the specific impacts of a flood event on, for example, structures, people and assets.

Mitigation Planning

This stream provides funding for the development and/or modernization of mitigation plans to address flood risks. A comprehensive mitigation plan allows applicants to develop realistic and sustainable mitigation solutions by clearly outlining the plan's objectives, key activities, expected outputs, timelines, and roles and responsibilities.

Investments in Non-structural and Small Scale Structural Mitigation Projects

This stream provides funding for other non-structural and small scale structural disaster mitigation projects. Eligible projects would include actions such as the replacement of storm culverts, or projects that improve flood resilience by proactively preventing or mitigating damages and losses.

In general, provinces and territories can access any funding stream; however, there must be evidence to indicate that proposals are evidence-based. For example, applicants for flood mapping funding must indicate that their perceived need for flood mapping was informed by a risk assessment. Applicants for mitigation planning must demonstrate that their proposals reflect a need to prevent or mitigate identified and significant flood risks.

Further, provinces and territories can apply to access different streams of funding for different projects.

In addition to the funds that will be dedicated to cost-shared projects with provinces and territories, the NDMP will also assist in building the foundation for future, informed proactive prevention and mitigation by investing \$17 million in three key areas:

- Risk, resilience and return on investment tools to provide provinces, territories and communities with the needed information and capacity to plan and evaluate their flood mitigation projects;
- A risk and resilience repository that will collect, store, manage and share NDMP information to inform future policy and program direction for all levels of government; and
- Public awareness and engagement activities

National Disaster Mitigation Program

Project Proposal Form

A) Applicant Contact Information

i) Province/Territory

Note: If more than one province/territory is involved in this proposed project, please identify the province/territory that will be leading this project.

1) Name: Province of British Columbia	2) Title:	
3) Organization (i.e. Province/Territory): Emergency Management BC (EMBC)	4) Telephone Number: (604) 586-4390	5) Facsimile Number: (604) 586-4334
6) Email Address: embcfloodprotection@gov.bc.ca		7) Date (dd/mm/yyyy):

ii) Original Applicant(s) (i.e. "the entity/ies", if applicable)

1) Name: Denise Tambellini	2) Title: Manager Intergovernmental Relations and Protocol Unit	
3) Organization: City of Richmond	4) Telephone Number: (604) 276-4349	5) Facsimile Number: (604) 276-4222
6) Email Address: dtambellini@richmond.ca		7) Date (dd/mm/yyyy): 30/09/2016

B) Project Details and Attestations

8) Project Stream Identify the NDMP Project Stream relative to this project submission. <i>Note:</i> Each project stream has different requirements and merit criteria. See Section C for specifics on each stream.			<input type="checkbox"/> Stream 1: Risk Assessment(s) <input type="checkbox"/> Stream 2: Flood Mapping <input checked="" type="checkbox"/> Stream 3: Mitigation Planning <input type="checkbox"/> Stream 4: Investment in Non-Structural or Small Scale Structural Mitigation					
9) Project Title: Flood Mitigation Strategy Update								
10) Project Timeline:								
a) Duration of Project: Months: 3 Years: 1	b) Projected Start Date or proposed project: (dd/mm/yyyy) 01/01/2017	c) Projected End Date of proposed project: (dd/mm/yyyy) 31/03/2018						
11) Estimated Total Cost of Project (Please complete the Budget Template [Section D]).	<table border="1"> <tr> <td>a) Total of non-federal costs:</td> <td>\$250,000.00</td> </tr> <tr> <td>b) Total federal costs:</td> <td>\$250,000.00</td> </tr> <tr> <td>c) Total Project cost (i.e. a + b):</td> <td>\$500,000.00</td> </tr> </table>		a) Total of non-federal costs:	\$250,000.00	b) Total federal costs:	\$250,000.00	c) Total Project cost (i.e. a + b):	\$500,000.00
a) Total of non-federal costs:	\$250,000.00							
b) Total federal costs:	\$250,000.00							
c) Total Project cost (i.e. a + b):	\$500,000.00							
12) Project Description a) Provide a brief description of your proposed project. Climate change scientists estimate that sea level will rise approximately 1 m over the next 100 years. Combined with 0.2 m of subsidence that is expected in that same time period, Richmond will be required to raise dikes by 1.2 m to accommodate these changes. As a city surrounded by ocean and river, the City of Richmond is under constant threat of flooding. In our Flood Protection Strategy, the City has identified risks, mitigation goals, and objectives/strategies required to make more informed planning decisions for the citizens and businesses that call Richmond home. The Flood Mitigation Strategy Update includes the mitigation planning for the Dike Master Plan Phase 3, Flood Management Strategy Update and Pump Station Condition Assessment Update.								

- Environmental Permitting and Monitoring (for Investigation Work only)
- Archaeological Permitting and Monitoring (for Investigation Work only)

b) Describe how this project addresses one or more high risk communities and/or a flood mapping activity.

Note: b) is not applicable for Stream 1: Risk Assessment(s). Risk Assessments will help identify areas that may be at risk, as well as help to determine the level of risk.

(Please provide your responses in bullet form.)

The City of Richmond is at the forefront of flood protection in the Province of BC as the entire community is contained within the floodplain of the Fraser River, below historic high water levels and subject to freshet events, tidal flood events and internal drainage challenges. Richmond is approximately 1m above mean sea level and protected by 49 km of dike. Climate change scientists estimate that sea level will rise approximately 1 m over the next 100 years. Combined with 0.2 m of subsidence that is expected in that same time period, Richmond will be required to raise and build new dikes to meet future water levels. This project addresses the flood mitigation planning required to build a new dike on Steveston Island as recommended and endorsed by Council through Richmond's Dike Master Plan Phase 1.

Disaster mitigation is essential to protect not only residents, farms and businesses, but municipal, Provincial and Federal infrastructure. On land, this includes Highway 99 which is the main thoroughfare connecting the I5 freeway from Seattle to Vancouver and Vancouver International Airport (YVR). On water, Richmond is along a major shipping route to the port terminals along the Fraser River. Other risks to Richmond include toxic spills along the Fraser River, train and aircraft accidents as Richmond is home to YVR. Partners that may be impacted without disaster mitigation infrastructure from this project include YVR, Transport Canada, BC Ministry of Transportation and Infrastructure and others.

Approximately 220,000 people, \$50 billion worth of assets and over 13,000 businesses that employ 140,000 people call Richmond home. The rapidly growing City Centre has over 4,000 businesses, total commercial space of almost 10 million ft² and over 30,000 employees. The City Centre population is anticipated to increase by 30,000 residents in the next 10 years. Without this disaster mitigation planning as delivered under the Flood Mitigation Strategy Update, the impact on human lives and Canada's economy that would result from a flood disaster is tremendous and cannot be quantified.

13)

a) How will this project benefit the defined geographical area and the surrounding communities?

(Please provide your response in bullet-form.)

- The existing Steveston dike is in close proximity to commercial and residential buildings. Increasing the elevation of this current dike would be extremely disruptive to the community.
- Additionally, historic assets are out of the dike and prone to seasonal flooding.
- The Steveston Island alignment preserves the heritage nature of Steveston while providing long term protection from climate change induced sea level rise for Richmond.

b) Were surrounding communities informed of this projected proposal?

Yes No

Comments:

Through the Dike Master Plan Phase I, between September and December 2012, a series of key stakeholder meetings were held. Key stakeholders generally favoured the creation of a new dike alignment on Steveston Island based on minimizing community disruption and maximizing scope for long-term dike upgrades. Key stakeholders included:

- Steveston 20/20
- Provincial Inspector of Dikes
- Steveston Harbour Authority
- Department of Fisheries and Oceans
- Port Metro Vancouver
- Provincial Land Tenure Department
- The City's Advisory Committee for the Environment
- The City's Heritage Commission
- The Urban Development Institute

14) Affected Community(ies)

Notes: a) Identify all communities that are affected by this project.

b) Indicate the population of all identified communities.

c) Indicate if each identified community has been engaged in relation to this proposed project (E); and

d) Indicate if each identified community has committed to support this proposed project (C).

Name:	Population:	(E)	(C)
City of Richmond	220,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Name:	Population:	(E)	(C)
Metro Vancouver (including Richmond)	2,464,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Name: Musqueam Indian Band	Population: 1,500	(E) <input checked="" type="checkbox"/>	(C) <input checked="" type="checkbox"/>								
<p>15) How will this project contribute to the following? (please provide your responses in bullet-form)</p> <p>a) Reducing impacts of disasters on Canadians? (i.e. Describe, in bullet form, how the proposed mitigation project will reduce or negate the impact and/or likelihood of disasters)</p> <ul style="list-style-type: none"> - The Steveston Dike Upgrade Project will provide future flood protection to all of Richmond to address long-term sea level rise and associated flood risks. Building a long-term diking solution on Steveston Island will protect \$50 billion worth of assets on Lulu Island. - Flooding is a primary risk for the City of Richmond and maintaining a high level of flood protection is the primary goal of this program. - The Dike Master Plan Phase 1 outlined two distinct alignment concepts for Steveston. One alignment option was to raise the dike along the current alignment with some local variations and the second alignment was to re-align the dike along Steveston Island to close the harbour. The recommendation out of the Dike Master Plan Phase 1 was the second alignment to re-align the dike along Steveston Island and this recommendation was endorsed by Council. - The 3km long section of dike that stretches between Garry Point Park and London Farm will require raising and strengthening over the long term to address the changes in flood risk posed by climate change induced sea level rise. - The Steveston Island Flood Mitigation Planning Project will identify geotechnical, environmental and archaeological conditions on Steveston Island to determine if appropriate for dike construction. - If the Steveston Island Flood Mitigation Planning does not proceed, construction of the long-term dike alignment on Steveston Island will not be possible. If construction of the long-term dike alignment on Steveston Island does not occur, Steveston and potentially Richmond will be inundated by climate change induced sea level rise. <p>b) Reducing disaster related financial liabilities for all levels of government? The Steveston Island dike will protect over \$50 billion in assets, including Highway 99, rail facilities, and Port of Vancouver shipping facilities.</p> <p>c) Reducing risk, developing capacity and/or enhancing resilience? Will protect Richmond from flooding that could result from climate change induced sea level rise.</p>											
<p>16) Prioritized List of all project proposals in this Project Stream:</p> <p>a) Provide your prioritized list of all proposed projects (E.g. #1 equals the highest priority project, #2 equals the second highest priority, etc.)</p> <table border="1"> <tr> <td>Number:</td> <td>Project Title:</td> </tr> <tr> <td>1</td> <td>Steveston Island Flood Mitigation Planning</td> </tr> <tr> <td>Number:</td> <td>Project Title:</td> </tr> <tr> <td>2</td> <td>Flood Mitigation Strategy Update</td> </tr> </table> <p>b) Indicate the priority ranking of this proposed project. # : 1</p>				Number:	Project Title:	1	Steveston Island Flood Mitigation Planning	Number:	Project Title:	2	Flood Mitigation Strategy Update
Number:	Project Title:										
1	Steveston Island Flood Mitigation Planning										
Number:	Project Title:										
2	Flood Mitigation Strategy Update										
<p>17) Provide a rationale/justification for implementing this mitigation activity instead of the other mitigation projects on the prioritized project list. (500 characters max.)</p> <p>Richmond's 2008-2031 Richmond Flood Protection Strategy identified the need to "Prepare and implement a comprehensive dike improvement program." Richmond's Dike Master Plan Phase I identified Steveston Island as the long-term diking solution for Steveston. As the next step for implementing this long-term solution, Richmond obtained tenure from the Province to complete Steveston Island Flood Mitigation Planning. The tenure expires April 2018 and this project must be completed by that date.</p>											
<p>18) Work Plan: The proposed project's work plan should clearly articulate all activities (i.e. tasks, deliverables, resources, timelines, etc.) for which the financial contribution is being requested for each fiscal year. The work plan should include all products, methods, information materials, protocols, agreements, etc. that will be created to support the completion of this proposed project.</p> <p>Please complete the Work Plan Template (Section D).</p>											

19) Stakeholders:

- a) Identify all stakeholders/partnerships and describe their current and/or potential level of engagement, as applicable.
- b) Identify those stakeholders/partners who have committed support, either in-cash or in-kind, for the proposed project.
- c) Provide a description/summary of the stakeholder list, and how this information provides a rationale/justification for implementing this mitigation activity.

Please provide your answers in the Stakeholders Template (Section D).

20) Project Implementation Risks (Please provide your response in bullet-form):

- a) Identify any project implementation risks that may impact your ability to deliver the project as planned/scheduled
 - Steveston Island Mitigation Planning project scheduling is dependent upon appropriate timing windows as described in detail in the Preliminary Investigation Management Plan by Golder Associates to accommodate active breeding season for species at risk, in-water drilling during the window of least risk for the Fraser River Estuary to protect fish and site prep and drilling outside of breeding bird season where possible. Optimization of project schedule is crucial to reduce potential environmental effects.
- b) Outline the mitigation measures that you will take to minimize and/or address your project's implementation risks
 - Complete field survey in advance of other investigation components so that the preliminary dike design and alignment can be confirmed prior to laying out actual test hole locations
 - Investigation, survey work, Phase 1 ESA and initial-ecological assessment be carried out at the same time and in advance of drilling and environmental investigations
 - Geotechnical and Phase 2 ESA drilling be combined to reduce potential disturbance to environmentally sensitive areas.

21) Monitoring and Performance Management (Please provide your response in bullet-form):

- Describe the internal measures that you will implement to monitor your project and manage performance.
- Hire a consultant to full-time project manage the scope of the Steveston Island Mitigation Planning Project
 - Hold weekly conference calls between the City and the consultant to ensure targets and major milestones are met
 - Hold monthly meetings between the City and consultant to manage performance

22) Official Languages

In order to support Public Safety Canada's obligations under Part VII of the Official Languages Act, the applicant must indicate whether the needs of official language minority communities were considered, where appropriate (such as for stakeholder engagement activities)

- a) Have the needs of official language minority communities been considered? Yes No
- b) What will the (lead) province or territory do to address official languages requirements for linguistic minorities, as per the Official Languages Act, with respect to this project?
All needs and considerations of official language minority communities have been addressed as part of the project's ongoing community stakeholder consultations.

Project Attestations

23) The province or territory responsible for the implementation of this project agrees to share information with the government of Canada, including risk information/data, including the completed risk assessment information template; flood maps and associated data, based on the criteria established by PS, for inclusion in a national flood database; and all other relevant project information, such as lessons learned.

I agree

24) The province or territory responsible for the implementation of this project agrees to report, in accordance with its contribution agreement, on topics such as the project implementation status, measures for successful implementation, project risk mitigation measures, and financial expenditures.

I agree

25) The province or territory responsible for the implementation of this project agrees to publicly recognize the federal government's contribution in any announcement

I agree

26) The province or territory responsible for the implementation of this project agrees to ensure that it takes all necessary steps to prevent the risk of conflicts of interest, including:

- Disclosure of any apparent, actual or potential conflict of interest in compliance with Canada or the Province's laws, regulations or policies, as the case may be, and disclosure of the involvement of any former public servants or public office holders subject to the *Values and Ethics Code for the Public Sector*, the *Conflict of Interest Act*, and the conditions of the *Parliament of Canada Act*;
- Registrant as lobbyists as required under the Lobbying Act (applicants shall provide assurance that, where lobbyists are utilized, they are registered in accordance with the Lobbying Act and that no actual or potential conflict of interest exists nor any contingency fee arrangement);
- Role of any Government of Canada official, if a Government of Canada official is to participate on an advisory committee or board. Such involvement must not be seen to be exercising control on the committee or board on the use of funds.

I agree

27) NDMP contributions may be provided for the following types of mitigation projects:

- a) new projects or existing projects that have been developed but have not been identified for funding; and
- b) non-structural or small scale structural projects.

Does your proposed NDMP meet this description?

Yes

No

C) Additional Required Information for Each NDMP Stream (1-4)

Stream 3: Mitigation Planning

1) Was a copy of your completed and up-to-date NDMP risk assessment information template (RAIT) covering the geographic area related to this proposed project provided to PS?

Yes, Previously - File #: _____ Yes, Attached No

2) Description/Summary of your risk assessment findings.

(500 characters max.)

Flood Risk Economic Assessments conducted for the City indicates a clear need to improve the perimeter ring dike protections for the City. Upgrading 49 kilometres of dike to accommodate climate change induced sea level rise will be performed over the next 25 years in alignment with current sea level rise predictions. The City of Richmond has identified the Steveston Island Flood Mitigation Planning Project as a priority project.

3)

a) Copy(ies) of the valid flood map(s) covering the geographic area related to this proposed project.

Was a copy of all valid/current maps provided?

Yes, Previously - File #: _____ Yes, Attached No

b) Description/Summary

Provide a description/summary of your valid/current map(s).

Richmond's primary line of defense against flooding during freshet events or tidal surges is the existing perimeter diking system. As the elevation of Lulu Island is generally below high water, the area would be flooded without this system during extreme events. The estimated economic damage from an event similar to the 1894 Fraser River flood is \$7.1 billion.

4) Describe how the information in your risk assessment(s) and flood map(s) provide(s) a rationale/justification for completing this mitigation activity.

Increasing mitigation planning is in direct response to climate change induced sea level rise and increasing rainfall intensity. Flooding is a primary risk for the City of Richmond and maintaining a high level of flood protection is the primary goal of this project. Approximately 220,000 people, \$50 billion in assets, and a high value of economic activity are protected by the City's flood protection system and the Steveston Island Flood Mitigation Planning Project is necessary for mitigation.

5) Project Output Attestation:

a) All Stream 3 projects must produce a comprehensive mitigation plan and provide it to Public Safety Canada upon completion.

b) This project will respect the applicable guidelines, standards and/or methodologies of the province/territory in which it is being undertaken.

I agree

D) Templates

1. Budget Template

Add Template

Remove Template

Project Budget
Revenues for Fiscal Year (April 1 - March 31)
 2017 - 2018

Project Title: Steveston Island Mitigation Planning

Government Funding: Cash (Municipal, provincial, territorial, and federal) (Note: For federal funding, please specify the federal government department)	Amount
City of Richmond	\$810,000.00
Federal Government	\$810,000.00
Subtotal – Cash	\$1,620,000.00
Government Funding: In-Kind (Municipal, provincial, territorial, and federal) (Note: For federal funding, please specify the federal government department)	Amount
Subtotal – In-Kind	\$0.00
Total Government Funding (subtotal of Cash + subtotal of In-Kind from municipal, provincial, territorial, and federal government sources)	\$1,620,000.00
Total Federal Government Funding (subtotal of Cash + subtotal of In-Kind from all federal government sources)	\$810,000.00
Proportion of Federal Government Contribution (Note: The maximum Federal Contribution is 50% for Provinces and 75% for Territories)	<u>50 %</u>
Non-government Funding and other: Cash	Amount
Subtotal – Cash	\$0.00
Non-government Funding and other: In-Kind	Amount
Subtotal – In-Kind	\$0.00
Total Non-government Funding and other (subtotal of Cash + subtotal of In-Kind from non-government funding and other sources)	\$0.00
Total Government Funding (Total of government funding + total of non-government funding and other)	\$1,620,000.00

1) Cash: actual dollar value or revenues/funding received

2) In-Kind: non-cash input which is given a cash value.

Project Budget
Eligible Expenses for Fiscal Year (April 1 - March 31)
2017 - 2018

Project Title: Steveston Island Flood Mitigation Plan

Eligible Costs (i.e. Categories of work)	Details	Eligible Expenditures: Cash			
		Public Safety Canada Funding (NDMP Funds)	Other Government Funding	Non- Government Funding and Other	Total
Consultant Fees	Project Management	\$27,000.00	\$27,000.00		\$54,000.00
Professional Services Support	Geotechnical Investigation - Off-shore and on-shore investigation work, including bore holes, electronic CPTs, marine investigation activities	\$600,000.00	\$600,000.00		\$1,200,000.00
Professional Services Support	Field and Bathymetric Survey	\$75,000.00	\$75,000.00		\$150,000.00
Professional Services Support	Environmental Site Assessment - Phase 1 and Phase 2, including aquatic and wildlife habitat identification, at risk species identification and Environmental Protection Plan	\$30,000.00	\$30,000.00		\$60,000.00
Consultant Fees	Environmental Permitting and Monitoring (for investigative work)	\$60,000.00	\$60,000.00		\$120,000.00
Consultant Fees	Archaeological Permitting and Monitoring (for investigative work)	\$15,500.00	\$15,500.00		\$31,000.00
Professional services support	For building a business case	\$2,500.00	\$2,500.00		\$5,000.00
Subtotal – Cash		\$810,000.00	\$810,000.00	\$0.00	\$1,620,000.00
Eligible Costs (i.e. Categories of work)	Details	Eligible Expenditures: In-Kind			
		Public Safety Canada Funding (NDMP Funds)	Other Government Funding	Non- Government Funding and Other	Total
					\$0.00
Subtotal – In-Kind		\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditures: (Subtotal of Cash + subtotal of In-Kind)		\$810,000.00	\$810,000.00	\$0.00	\$1,620,000.00

- 1) Cash: actual dollar value or revenues/funding received
- 2) In-Kind: non-cash input which is given a cash value.

List: Eligible Costs

#	Eligible Costs
1	New research and data collection.
2	Flood mapping and forecasting.
3	Flood resistant construction techniques.
4	Hazard mapping and forecasting.
5	Professional services support
6	Purchase of equipment used to undertake mitigation and/or support the implementation of permanent structural mitigation measures
7	Building community partnerships for the purpose of disaster risk reduction.
8	Consultant fees.
9	Hazard, impact, risk, vulnerability and assessments.
10	Development of disaster mitigation plans.
11	Public awareness and education.
12	Building standards and enforcement.
13	Non-structural retrofitting.
14	Land use planning controls.
15	Planning and feasibility activities for structural mitigation investments
16	Land purchases
17	Non-structural measures that will enhance proactive whole-of-community flood mitigation measures and resilience to associated hazards and risks
18	Small-scale structural flood mitigation measures
19	Construction of new permanent structural measures designated to mitigate the impacts of flooding
20	Improvement or modernization of existing permanent structural measures.
21	Post-flood finishing costs for measures undertaken within the eligible period.
22	Measures taken to protect primary residences only.
23	Other permanent structural flood mitigation measures and costs related to post-flood finishing measures
24	Exceptional salary costs, benefits and incidentals.
25	Exceptional administrative costs.
26	Materials.
27	Facilities.
28	Exceptional transportation costs.
29	Other incurred costs that are directly attributed to the implementation of permanent structural and non-structural flood mitigation measures.

List: Ineligible Costs

#	<u>Ineligible Costs</u>
1	Costs relating to events and equipment which are considered to be the routine responsibility of provincial ministries or first responder agencies such as police, fire and ambulance.
2	Ongoing operating and maintenance costs for NDMP initiatives following completion of the project.
3	The value assigned to data that was procured or collected prior to the establishment of the project Contribution Agreement.
4	Administrative costs which are not directly related to a specific NDMP project. Each recipient is expected to absorb the routine costs of doing business. Examples such as regular salaries and benefits, audit costs, office furniture, equipment, office supplies, committee work, administration and supervision of NDMP, are not to be cost-shared. It is recognized that certain proposals incur extraordinary administrative expenses, which are incremental to the routine costs of providing government services; these expenses can be considered for cost-sharing and shall be clearly identified in detail at the proposal stage.
5	Hospitality costs.
6	Mitigation project that would yield only temporary measures (e.g., use of sandbags).
7	Mitigation projects that would create ongoing need for funds from the federal government or from its recipient that cannot be absorbed in their current budget.
8	Any expenditures related to a project already started prior to application for funding and prior to approval.
9	Any expenditures related to a project already started prior to Damages and interests resulting from any action or omission causing harm to a third party for which the Recipient is held civilly liable by a Court and has to pay; or fines under any municipal, provincial, territorial or federal legislation resulting from a transgression by the Recipient, or any amount resulting from any settlement entered into by the Recipient, or imposed by a Court, including an Arbiter, to the Recipient in relation with the funded NDMP project. application for funding and prior to approval.
10	Taxes other than the PST or provincial part of the HST.
11	Projects that address needs that are not related to prevention/mitigation.
12	Costs reimbursed under another Government of Canada program.

2) Work Plan Template

Activities	Tasks	Deliverable(s)/ Product(s)	Resources	Timelines (Start and End Dates)	Considerations/ Comments
RFP for Steveston Island Mitigation Planning Project	Draft and release and award RFP	RFP	Staff	Start Date: 01/01/2017 End Date: 28/02/2017	Staff will be pre-draft RFP for public tender
Geotechnical Investigation	Off-shore and on-shore investigation work, including bore holes, electronic CPTs, marine investigation activities	-includes minimum of 3 detailed test holes (10m to 20m depth) for every 300 linear meters of new dike construction, test holes will be across the dike cross-section at these intervals - Additional test holes at specialized structures such as flood gates and pump house structures	Consultant - Solid or hollow stem auger techniques for on-shore holes - mud-rotary techniques for off-shore holes - on-shore CPT locations will use a track-mounted drill rig - marine CPT locations will use a drill rig stationed on a floating or jack-up barge platform	Start Date: 15/07/2017 End Date: 28/02/2018	- In-water drilling to be complete between July 16 and February 28, this is least risk for the Fraser River Estuary for the protection of fish - Site preparation on-shore and drilling to be complete between August 18 and March 18, to prevent disturbance of bird nests
Field and Bathymetric Survey	Survey	- Field survey for on-shore areas - Bathymetric survey for off-shore areas	Consultant - off-shore survey requires motorized boat using a side-scan sonar to determine bottom profiling	Start Date: 01/02/2017 End Date: 30/06/2017	None
Environmental Site Assessment	Phase 1 and Phase 2, including aquatic and wildlife habitat identification, at risk species identification and Environmental Protection Plan	-Phase 1 - Desktop study to determine the potential for soil and/or groundwater contamination within the proposed dike footprint - Phase 2 - includes field investigation, sampling and testing	Consultant	Start Date: 01/02/2017 End Date: 30/06/2017	- Phase 2 is dependent upon results of Phase 1 - At-risk wildlife species survey should be conducted during active breeding season (early spring, but dependent upon weather) - At-risk plant species should occur during growing season (March to September, but dependent upon weather)
Environmental Permitting and Monitoring	For investigative work	- identification of documented fisheries resources and aquatic habitats, wildlife and wildlife habitat and species at risk within geotechnical investigation footprint	Consultant	Start Date: 01/02/2017 End Date: 30/06/2017	None

Archaeological Permitting and Monitoring	For investigative work	-Archaeological overview assessment (AOA) that includes desktop assessment of the project area and undertake preliminary field reconnaissance - obtain First Nations Heritage Investigation Permits - if avoidance of heritage sites not possible, obtain Alteration Permit(s) prior to undertaking investigative work	Consultant	Start Date: 01/02/2017	- complete prior to conduction geotechnical investigation activities
				End Date: 30/06/2017	
Report	Results of studies	Draft Steveston Island Flood Mitigation Planning report Review and final approval	Staff Consultants Council	Start Date: 01/11/2017	Staff to review and comment; City Council to finalize and accept
				End Date: 31/01/2018	
Sharing	Provide report to NDMP	Steveston Island Flood Mitigation Planning report	Staff Federal Government	Start Date: 01/02/2018	For sharing of knowledge and best practices in flood planning and mitigation
				End Date: 31/03/2018	

3) Stakeholder Template

Notes:

- a) Identify all stakeholders/partnerships and describe their current and/or potential level of engagement, as applicable.
- b) Identify those stakeholders/partners who have committed, in-cash or in-kind, support for the proposed project.
- c) Provide a description/summary of the stakeholder list, and how this information provides a rationale/justification for implementing this mitigation activity.

Part 1: Stakeholder Identification and Level of Engagement					
Name of Stakeholder	Title, Organization	Level of Engagement/Commitment (current and/or potential in the future)	Financial Support		
			In-Kind Contribution (Name of Items)	Value of In-Kind Contribution (\$)	In-Cash (\$)
	Steveston 20/20		N/A	\$0.00	\$0.00
	Provincial Inspector of Dikes		N/A	\$0.00	\$0.00
	Steveston Harbour Authority		N/A	\$0.00	\$0.00
	Department of Fisheries and Oceans		N/A	\$0.00	\$0.00
	Port Metro Vancouver		N/A	\$0.00	\$0.00
	Provincial Land Tenure Department		N/A	\$0.00	\$0.00
	The City's Advisory Committee for the Environment		N/A	\$0.00	\$0.00
	The City's Heritage Commission		N/A	\$0.00	\$0.00
	The Urban Development Institute		N/A	\$0.00	\$0.00
Part 2: Description/Summary					
How does the engagement of these stakeholders support and/or justify the implementation of this mitigation activity?					
Key stakeholders generally favoured the creation of a new dike alignment on Steveston Island based on minimizing community disruption and maximizing scope for long-term dike upgrades. The Steveston Island dike alignment is consistent with long term harbour improvements proposed by the Steveston Harbour Authority.					

National Disaster Mitigation Program

Project Proposal Form

A) Applicant Contact Information

i) Province/Territory

Note: If more than one province/territory is involved in this proposed project, please identify the province/territory that will be leading this project.

1) Name: Province of British Columbia	2) Title:	
3) Organization (i.e. Province/Territory): Emergency Management BC (EMBC)	4) Telephone Number: (604) 586-4390	5) Facsimile Number: (604) 586-4334
6) Email Address: embcfloodprotection@gov.bc.ca		7) Date (dd/mm/yyyy):

ii) Original Applicant(s) (i.e. "the entity/ies", if applicable)

1) Name: Denise Tambellini	2) Title: Manager Intergovernmental Relations and Protocol Unit	
3) Organization: City of Richmond	4) Telephone Number: (604) 276-4349	5) Facsimile Number: (604) 276-4222
6) Email Address: dtambellini@richmond.ca		7) Date (dd/mm/yyyy): 30/09/2016

B) Project Details and Attestations

<p>8) Project Stream Identify the NDMP Project Stream relative to this project submission. Note: Each project stream has different requirements and merit criteria. See Section C for specifics on each stream.</p>	<input type="checkbox"/> Stream 1: Risk Assessment(s) <input type="checkbox"/> Stream 2: Flood Mapping <input checked="" type="checkbox"/> Stream 3: Mitigation Planning <input type="checkbox"/> Stream 4: Investment in Non-Structural or Small Scale Structural Mitigation
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9) Project Title: Steveston Island Flood Mitigation Planning

10) Project Timeline:				
a) Duration of Project:	b) Projected Start Date or proposed project: (dd/mm/yyyy)	c) Projected End Date of proposed project: (dd/mm/yyyy)		
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Months: 3</td> <td style="width: 50%;">Years: 1</td> </tr> </table>	Months: 3	Years: 1	01/01/2017	31/03/2018
Months: 3	Years: 1			

11) Estimated Total Cost of Project (Please complete the Budget Template [Section D]).	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>a) Total of non-federal costs:</td> <td style="text-align: right;">\$810,000.00</td> </tr> <tr> <td>b) Total federal costs:</td> <td style="text-align: right;">\$810,000.00</td> </tr> <tr> <td>c) Total Project cost (i.e. a + b):</td> <td style="text-align: right;">\$1,620,000.00</td> </tr> </table>	a) Total of non-federal costs:	\$810,000.00	b) Total federal costs:	\$810,000.00	c) Total Project cost (i.e. a + b):	\$1,620,000.00
a) Total of non-federal costs:	\$810,000.00						
b) Total federal costs:	\$810,000.00						
c) Total Project cost (i.e. a + b):	\$1,620,000.00						

<p>12) Project Description</p> <p>a) Provide a brief description of your proposed project. The Steveston Island Flood Mitigation Planning is intended to provide future flood protection to the City of Richmond. Previous studies evaluating various options for flood protection have been completed and Steveston Island has been identified as the long term barrier for potential flooding caused by climate change induced sea level rise. The scope of this project is identifying geotechnical, environmental and archaeological as part of a feasibility level assessment of Steveston Island for the purpose of diking. Please see attached Risk Assessments and engineering reports for more details.</p> <p>Key study activities include:</p> <ul style="list-style-type: none"> • Geotechnical Investigation (Off-shore and On-shore Investigation Work) • Field and Bathymetric Survey • Phase 1 and Phase 2 Environmental Site Assessment

b) Describe how this project addresses one or more high risk communities and/or a flood mapping activity.
Note: b) is not applicable for Stream 1: Risk Assessment(s). Risk Assessments will help identify areas that may be at risk, as well as help to determine the level of risk.

(Please provide your responses in bullet form.)

The City of Richmond is at the forefront of flood protection in the Province of BC as the entire community is contained within the floodplain of the Fraser River, below historic high water levels and subject to freshet events, tidal flood events and internal drainage challenges. Richmond is approximately 1m above mean sea level and protected by 49 km of dike. Climate change scientists estimate that sea level will rise approximately 1 m over the next 100 years. Combined with 0.2 m of subsidence that is expected in that same time period, Richmond will be required to raise and build new dikes to meet future water levels. This project addresses the flood mitigation planning required to make more informed planning decisions for the citizens and businesses that call Richmond home.

Disaster mitigation is essential to protect not only residents, farms and businesses, but municipal, Provincial and Federal infrastructure. On land, this includes Highway 99 which is the main thoroughfare connecting the I5 freeway from Seattle to Vancouver and Vancouver International Airport (YVR). On water, Richmond is along a major shipping route to the port terminals along the Fraser River. Other risks to Richmond include toxic spills along the Fraser River, train and aircraft accidents as Richmond is home to YVR. Partners that may be impacted without disaster mitigation infrastructure from this project include YVR, Transport Canada, BC Ministry of Transportation and Infrastructure and others.

Approximately 220,000 people, \$50 billion worth of assets and over 13,000 businesses that employ 140,000 people call Richmond home. The rapidly growing City Centre has over 4,000 businesses, total commercial space of almost 10 million ft² and over 30,000 employees. The City Centre population is anticipated to increase by 30,000 residents in the next 10 years. Without this disaster mitigation planning as delivered under the Flood Mitigation Strategy Update, the impact on human lives and Canada's economy that would result from a flood disaster is tremendous and cannot be quantified.

13)

a) How will this project benefit the defined geographical area and the surrounding communities?

(Please provide your response in bullet-form.)

- The existing perimeter diking system was originally constructed to the provincial design standards and levels to withstand the 1:200 period storm surge and the 1894 Fraser River flood profile. Significant diking improvements will be required over the next 25 years to maintain the current level of flood protection and meet provincial standards. Sea level is expected to rise approximately 1 m over the next 100 years due to climate change. The increasing sea level will increase the probability of inundation if Richmond does not improve the height of its dikes in keeping with sea level rise. The Flood Mitigation Strategy Update which includes the Dike Master Plan Phase 3 and the Flood Management Strategy Update addresses these issues.
- Climate change science also indicates that storms will become more intense in the coming decades. As such, drainage system capacity must be improved to accommodate the storms of tomorrow. If the pump station capacity projects are not completed, flooding from rainfall events will become more common and will cause significantly more property damage. The mitigation planning upgrade and subsequent improvement of the City's drainage pump stations that are part of the Flood Mitigation Strategy Update are critical to the protection of lives, essential for the maintenance and safeguarding of a community, and consistent with the goal and guiding principles of the National Disaster Mitigation Strategy.
- Upgrading the flood protection offered by the perimeter dike generally takes the form of increasing dike height and increasing dike strength. Improving pumping capacity to deal with water behind the dike from seepage or rainfall events is also an essential part of the perimeter dike system. Upgrading 49 kilometres of dike cannot be done instantly but getting it done as quickly as possible is a priority for the City of Richmond and essential to reducing the flood risk in Richmond.

b) Were surrounding communities informed of this projected proposal? Yes No

Comments:

The City of Richmond, Metro Vancouver (including Richmond) and the Musqueam Indian Band

14) Affected Community(ies)

Notes: a) Identify all communities that are affected by this project.

b) Indicate the population of all identified communities.

c) Indicate if each identified community has been engaged in relation to this proposed project (E); and

d) Indicate if each identified community has committed to support this proposed project (C).

Name:	Population:	(E)	(C)
City of Richmond	220,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Metro Vancouver (including Richmond)	2,464,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Name: Musqueam Indian Band	Population: 1,500	(E) <input checked="" type="checkbox"/>	(C) <input checked="" type="checkbox"/>
15) How will this project contribute to the following? (please provide your responses in bullet-form)			
a) Reducing impacts of disasters on Canadians? (i.e. Describe, in bullet form, how the proposed mitigation project will reduce or negate the impact and/or likelihood of disasters)			
<ul style="list-style-type: none"> - The existing perimeter diking system was originally constructed to the provincial design standards and levels to withstand the 1:200 period storm surge and the 1894 Fraser River flood profile. Significant diking improvements will be required over the next 25 years to maintain the current level of flood protection and meet provincial standards. Sea levels are expected to rise approximately 1 m over the next 100 years due to climate change . The increasing sea levels will increase the probability of inundation if Richmond does not improve the height of its dikes in keeping with sea level rise. The Flood Mitigation Strategy Update which includes the Dike Master Plan Phase 3 and the Flood Management Strategy Update addresses these issues. - Climate change science also indicates that storms will become more intense in the coming decades. As such, drainage system capacity must be improved to accommodate the storms of tomorrow. If the pump station capacity projects are not completed, flooding from rainfall events will become more common and will cause significantly more property damage. The mitigation planning upgrade and subsequent improvement of the City's drainage pump stations that are part of the Flood Mitigation Strategy Update are critical to the protection of lives, essential for the maintenance and safeguarding of a community, and consistent with the goal and guiding principles of the National Disaster Mitigation Strategy. 			
b) Reducing disaster related financial liabilities for all levels of government? Building and planning a long-term diking and flood mitigation solution will protect \$50 billion worth of assets on Lulu Island (Richmond).			
c) Reducing risk, developing capacity and/or enhancing resilience? There are \$50 billion worth of assets on Lulu Island, building and planning for a long-term diking and flood mitigation solution will ultimately reduce the risk of flood impact on these assets.			
16) Prioritized List of all project proposals in this Project Stream:			
a) Provide your prioritized list of all proposed projects (E.g. #1 equals the highest priority project, #2 equals the second highest priority, etc.)			
Number:	Project Title:		
1	Steveston Island Flood Mitigation Planning		
Number:	Project Title:		
2	Flood Mitigation Strategy Update		
b) Indicate the priority ranking of this proposed project. # : 2			
17) Provide a rationale/justification for implementing this mitigation activity instead of the other mitigation projects on the prioritized project list. (500 characters max.)			
Richmond's 2008-2031 Richmond Flood Protection Strategy identified the need to "Prepare and implement a comprehensive dike improvement program." Upgrading 49 kilometres of dike cannot be done instantly but getting it done as quickly as possible is a priority for the City of Richmond and essential to reducing the flood risk in Richmond. The City of Richmond has identified the Flood Mitigation Strategy as a priority project.			
18) Work Plan:			
The proposed project's work plan should clearly articulate all activities (i.e. tasks, deliverables, resources, timelines, etc.) for which the financial contribution is being requested for each fiscal year.			
The work plan should include all products, methods, information materials, protocols, agreements, etc. that will be created to support the completion of this proposed project.			
Please complete the Work Plan Template (Section D) .			
19) Stakeholders:			
a) Identify all stakeholders/partnerships and describe their current and/or potential level of engagement, as applicable.			
b) Identify those stakeholders/partners who have committed support, either in-cash or in-kind, for the proposed project.			
c) Provide a description/summary of the stakeholder list, and how this information provides a rationale/justification for implementing this mitigation activity.			
Please provide your answers in the Stakeholders Template (Section D) .			
20) Project Implementation Risks (Please provide your response in bullet-form):			

a) Identify any project implementation risks that may impact your ability to deliver the project as planned/scheduled

None.

- b) Outline the mitigation measures that you will take to minimize and/or address your project's implementation risks
- Engage a consultant to full-time project manage the scope of the Flood Mitigation Strategy Update
 - Hold weekly conference calls between the City and the consultant to ensure targets and major milestones are met
 - Hold monthly meetings between the City and consultant to manage performance

21) Monitoring and Performance Management (Please provide your response in bullet-form):

Describe the internal measures that you will implement to monitor your project and manage performance.

- Engage a consultant to full-time project manage the scope of the Flood Mitigation Strategy Update
- Hold weekly conference calls between the City and the consultant to ensure targets and major milestones are met
- Hold monthly meetings between the City and consultant to manage performance

22) Official Languages

In order to support Public Safety Canada's obligations under Part VII of the Official Languages Act, the applicant must indicate whether the needs of official language minority communities were considered, where appropriate (such as for stakeholder engagement activities)

- a) Have the needs of official language minority communities been considered? Yes No
- b) What will the (lead) province or territory do to address official languages requirements for linguistic minorities, as per the Official Languages Act, with respect to this project?
All needs and considerations of official language minority communities have been addressed as part of the project's ongoing community stakeholder consultations.

Project Attestations

23) The province or territory responsible for the implementation of this project agrees to share information with the government of Canada, including risk information/data, including the completed risk assessment information template; flood maps and associated data, based on the criteria established by PS, for inclusion in a national flood database; and all other relevant project information, such as lessons learned.

I agree

24) The province or territory responsible for the implementation of this project agrees to report, in accordance with its contribution agreement, on topics such as the project implementation status, measures for successful implementation, project risk mitigation measures, and financial expenditures.

I agree

25) The province or territory responsible for the implementation of this project agrees to publicly recognize the federal government's contribution in any announcement

I agree

26) The province or territory responsible for the implementation of this project agrees to ensure that it takes all necessary steps to prevent the risk of conflicts of interest, including:

- Disclosure of any apparent, actual or potential conflict of interest in compliance with Canada or the Province's laws, regulations or policies, as the case may be, and disclosure of the involvement of any former public servants or public office holders subject to the *Values and Ethics Code for the Public Sector*, the *Conflict of Interest Act*, and the conditions of the *Parliament of Canada Act*;
- Registrant as lobbyists as required under the Lobbying Act (applicants shall provide assurance that, where lobbyists are utilized, they are registered in accordance with the Lobbying Act and that no actual or potential conflict of interest exists nor any contingency fee arrangement);
- Role of any Government of Canada official, if a Government of Canada official is to participate on an advisory committee or board. Such involvement must not be seen to be exercising control on the committee or board on the use of funds.

I agree

27) NDMP contributions may be provided for the following types of mitigation projects:

- a) new projects or existing projects that have been developed but have not been identified for funding; and
- b) non-structural or small scale structural projects.

Does your proposed NDMP meet this description? Yes No

C) Additional Required Information for Each NDMP Stream (1-4)

Stream 3: Mitigation Planning

1) Was a copy of your completed and up-to-date NDMP risk assessment information template (RAIT) covering the geographic area related to this proposed project provided to PS?

Yes, Previously - File #: _____ Yes, Attached No

2) Description/Summary of your risk assessment findings.

(500 characters max.)

Flood Risk Economic Assessments conducted for the City indicates a clear need to improve the perimeter ring dike protections for the City. Upgrading 49 kilometres to accommodate for climate change sea level rise will be performed over the next 25 years in alignment with current sea level rise predictions. The City of Richmond has identified the Flood Mitigation Strategy as a priority project.

3)

a) Copy(ies) of the valid flood map(s) covering the geographic area related to this proposed project.

Was a copy of all valid/current maps provided?

Yes, Previously - File #: _____ Yes, Attached No

b) Description/Summary

Provide a description/summary of your valid/current map(s).

Richmond's primary line of defense against flooding during freshet events or tidal surges is the existing perimeter diking system. As the elevation of Lulu Island is generally below high water, the area would be flooded without this system during extreme events. The estimated economic damage from an event similar to the 1894 Fraser River flood is \$7.1 billion.

4) Describe how the information in your risk assessment(s) and flood map(s) provide(s) a rationale/justification for completing this mitigation activity.

Increasing mitigation planning is in direct response to climate change induced sea level rise and increasing rainfall intensity. Flooding is a primary risk for the City of Richmond and maintaining a high level of flood protection is the primary goal of this program. Approximately 220,000 people, \$50 billion in assets, and a high value of economic activity are protected by the City's flood protection system and the Flood Mitigation Strategy Update is necessary for mitigation.

5) Project Output Attestation:

a) All Stream 3 projects must produce a comprehensive mitigation plan and provide it to Public Safety Canada upon completion.

b) This project will respect the applicable guidelines, standards and/or methodologies of the province/territory in which it is being undertaken.

I agree

D) Templates

1. Budget Template

Add Template

Remove Template

**Project Budget
Revenues for Fiscal Year (April 1 - March 31)
2017 - 2018**

Project Title: Flood Mitigation Strategy Update

Government Funding: Cash (Municipal, provincial, territorial, and federal) <i>(Note: For federal funding, please specify the federal government department)</i>	Amount
City of Richmond	\$250,000.00
Federal Government	\$250,000.00
Subtotal – Cash	\$500,000.00
Government Funding: In-Kind (Municipal, provincial, territorial, and federal) <i>(Note: For federal funding, please specify the federal government department)</i>	Amount
Subtotal – In-Kind	\$0.00
Total Government Funding (subtotal of Cash + subtotal of In-Kind from municipal, provincial, territorial, and federal government sources)	\$500,000.00
Total Federal Government Funding (subtotal of Cash + subtotal of In-Kind from all federal government sources)	\$250,000.00
Proportion of Federal Government Contribution <i>(Note: The maximum Federal Contribution is 50% for Provinces and 75% for Territories)</i>	<u>50 %</u>
Non-government Funding and other: Cash	Amount
Subtotal – Cash	\$0.00
Non-government Funding and other: In-Kind	Amount
Subtotal – In-Kind	\$0.00
Total Non-government Funding and other (subtotal of Cash + subtotal of In-Kind from non-government funding and other sources)	\$0.00
Total Government Funding (Total of government funding + total of non-government funding and other)	\$500,000.00

- 1) Cash: actual dollar value or revenues/funding received
- 2) In-Kind: non-cash input which is given a cash value.

Project Budget
Eligible Expenses for Fiscal Year (April 1 - March 31)
2017 - 2018

Project Title: Flood Mitigation Strategy Update

Eligible Costs (i.e. Categories of work)	Details	Eligible Expenditures: Cash			
		Public Safety Canada Funding (NDMP Funds)	Other Government Funding	Non- Government Funding and Other	Total
Consultant Fees	Dike Master Plan Phase 3	\$100,000.00	\$100,000.00		\$200,000.00
Consultant Fees	Pump Station Condition Assessment Update	\$75,000.00	\$75,000.00		\$150,000.00
Consultant Fees	Flood Management Strategy Update	\$72,500.00	\$72,500.00		\$145,000.00
Professional Services Support	Building a business case	\$2,500.00	\$2,500.00		\$5,000.00
Subtotal – Cash		\$250,000.00	\$250,000.00	\$0.00	\$500,000.00
Eligible Costs (i.e. Categories of work)	Details	Eligible Expenditures: In-Kind			
		Public Safety Canada Funding (NDMP Funds)	Other Government Funding	Non- Government Funding and Other	Total
					\$0.00
Subtotal – In-Kind		\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditures: (Subtotal of Cash + subtotal of In-Kind)		\$250,000.00	\$250,000.00	\$0.00	\$500,000.00

- 1) Cash: actual dollar value or revenues/funding received
2) In-Kind: non-cash input which is given a cash value.

List: Eligible Costs

#	Eligible Costs
1	New research and data collection.
2	Flood mapping and forecasting.
3	Flood resistant construction techniques.
4	Hazard mapping and forecasting.
5	Professional services support
6	Purchase of equipment used to undertake mitigation and/or support the implementation of permanent structural mitigation measures
7	Building community partnerships for the purpose of disaster risk reduction.
8	Consultant fees.
9	Hazard, impact, risk, vulnerability and assessments.
10	Development of disaster mitigation plans.
11	Public awareness and education.
12	Building standards and enforcement.
13	Non-structural retrofitting.
14	Land use planning controls.
15	Planning and feasibility activities for structural mitigation investments
16	Land purchases
17	Non-structural measures that will enhance proactive whole-of-community flood mitigation measures and resilience to associated hazards and risks
18	Small-scale structural flood mitigation measures
19	Construction of new permanent structural measures designated to mitigate the impacts of flooding
20	Improvement or modernization of existing permanent structural measures.
21	Post-flood finishing costs for measures undertaken within the eligible period.
22	Measures taken to protect primary residences only.
23	Other permanent structural flood mitigation measures and costs related to post-flood finishing measures
24	Exceptional salary costs, benefits and incidentals.
25	Exceptional administrative costs.
26	Materials.
27	Facilities.
28	Exceptional transportation costs.
29	Other incurred costs that are directly attributed to the implementation of permanent structural and non-structural flood mitigation measures.

List: Ineligible Costs

#	Ineligible Costs
1	Costs relating to events and equipment which are considered to be the routine responsibility of provincial ministries or first responder agencies such as police, fire and ambulance.
2	Ongoing operating and maintenance costs for NDMP initiatives following completion of the project.
3	The value assigned to data that was procured or collected prior to the establishment of the project Contribution Agreement.
4	Administrative costs which are not directly related to a specific NDMP project. Each recipient is expected to absorb the routine costs of doing business. Examples such as regular salaries and benefits, audit costs, office furniture, equipment, office supplies, committee work, administration and supervision of NDMP, are not to be cost-shared. It is recognized that certain proposals incur extraordinary administrative expenses, which are incremental to the routine costs of providing government services; these expenses can be considered for cost-sharing and shall be clearly identified in detail at the proposal stage.
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6	Mitigation project that would yield only temporary measures (e.g., use of sandbags).
7	Mitigation projects that would create ongoing need for funds from the federal government or from its recipient that cannot be absorbed in their current budget.
8	Any expenditures related to a project already started prior to application for funding and prior to approval.
9	Any expenditures related to a project already started prior to Damages and interests resulting from any action or omission causing harm to a third party for which the Recipient is held civilly liable by a Court and has to pay; or fines under any municipal, provincial, territorial or federal legislation resulting from a transgression by the Recipient, or any amount resulting from any settlement entered into by the Recipient, or imposed by a Court, including an Arbiter, to the Recipient in relation with the funded NDMP project. application for funding and prior to approval.
10	Taxes other than the PST or provincial part of the HST.
11	Projects that address needs that are not related to prevention/mitigation.
12	Costs reimbursed under another Government of Canada program.

2) Work Plan Template

Activities	Tasks	Deliverable(s)/ Product(s)	Resources	Timelines (Start and End Dates)	Considerations/ Comments
RFP for Flood Mitigation Strategy Update	Draft and release RFPs for each update: Dike Master Plan Phase 3, Pump Station Condition Assessment Update, and Flood Management Strategy Update	RFPs	Staff	Start Date: 01/01/2017 End Date: 31/01/2017	Staff will be pre-draft RFPs for public tenders
RFP Award	Submission review	Awarded contract based on response to public tenders.	Staff	Start Date: 31/01/2017 End Date: 28/02/2017	Assumes funding approvals in place
Studies	Dike Master Plan Phase 3; Flood Management Strategy Update; and Pump Station Condition Assessment Update	Respective studies for Flood Mitigation Strategy Update	Staff Consultants	Start Date: 01/03/2017 End Date: 31/10/2017	None
Report	Results of studies	Draft Flood Mitigation Strategy Update report review and final approval	Staff Consultants Council	Start Date: 01/11/2017 End Date: 31/01/2018	Staff to review and comment; City Council to finalize and accept
Sharing	Provide report to NDMP	Flood Mitigation Strategy Update report	Staff Federal Government	Start Date: 01/02/2018 End Date: 31/03/2018	For sharing of knowledge and best practices in flood planning and mitigation

3) Stakeholder Template

Notes:

- a) Identify all stakeholders/partnerships and describe their current and/or potential level of engagement, as applicable.
- b) Identify those stakeholders/partners who have committed, in-cash or in-kind, support for the proposed project.
- c) Provide a description/summary of the stakeholder list, and how this information provides a rationale/justification for implementing this mitigation activity.

Part 1: Stakeholder Identification and Level of Engagement					
Name of Stakeholder	Title, Organization	Level of Engagement/Commitment (current and/or potential in the future)	Financial Support		
			In-Kind Contribution (Name of Items)	Value of In-Kind Contribution (\$)	In-Cash (\$)
City of Richmond	City of Richmond		N/A	\$0.00	\$250,000.00
Metro Vancouver	Metro Vancouver		N/A	\$0.00	\$0.00
Musqueam Indian Band	Musqueam Indian Band		N/A	\$0.00	\$0.00

Part 2: Description/Summary
How does the engagement of these stakeholders support and/or justify the implementation of this mitigation activity?
Approximately 220,000 people and over 13,000 businesses that employ 140,000 people call Richmond home. The rapidly growing City Centre has over 4,000 businesses, total commercial space of almost 10 million ft ² and over 30,000 employees. The City Centre population is anticipated to increase by 30,000 residents in the next 10 years. Without this disaster mitigation planning as delivered under the Flood Mitigation Strategy Update, the impact on human lives and Canada’s economy that would result from a flood disaster is tremendous and cannot be quantified.



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** October 3, 2016
From: Victor Wei, P. Eng.
 Director, Transportation **File:** 10-6450-00/Vol 01
Re: **Proposed Amendments to Traffic Bylaw No. 5870**

Staff Recommendation

1. That Traffic Bylaw No. 5870, Amendment Bylaw No. 9539 be introduced and given first, second and third reading;
2. That Municipal Ticket Information Authorization Bylaw No.7321, Amendment Bylaw No. 9550 be introduced and given first, second and third reading; and
3. That Notice of Bylaw Violation Dispute Adjudication Bylaw No.8122, Amendment Bylaw No.9554 be introduced and given first, second and third reading.

Victor Wei, P. Eng.
 Director, Transportation
 (604-276-4131)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

Staff have recently completed a comprehensive review of Richmond Traffic Bylaw No. 5870 which was enacted in 1992 to regulate traffic, road users, parking and other elements such as sightline obstruction from overgrown vegetation at adjacent properties abutting public roadways in order to ensure safety and functional integrity of the public realm. As the Bylaw was last reviewed and amended in 2012, this report presents the recommended amendments, along with the rationale, to bring it up-to-date and to conform to current practices and requirements.

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

- 1.1. *Policy and service models that reflect Richmond-specific needs.*
- 1.2. *Program and service enhancements that improve community safety services in the City.*

Analysis

The proposed amendments to Traffic Bylaw No. 5870 address the need for:

- updating existing outdated clauses to reflect today's and future conditions;
- providing new regulations to enhance traffic safety, especially for pedestrians; and
- streamlining the bylaw language for simplicity and clarity.

The amendments reflect the outcome of consultation with Richmond RCMP Traffic Section and the Community Bylaws Department regarding the required associated changes to:

- Municipal Ticket Information Authorization Bylaw No. 7321;
- Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122; and

to ensure consistency with and support of the updated Traffic Bylaw.

Staff also researched traffic bylaws in other Metro Vancouver municipalities for language and intent to enhance consistency amongst the bylaws.

Based on the above objectives and research work, staff are recommending the following amendments and deletions.

Proposed Amendments to Traffic Bylaw No. 5870

The proposed changes to the Traffic Bylaw include the following.

- *Motorcycle, Moped and Bicycle Parking*: Incorporation of the recommendations included in the staff report titled "On Street Motorcycle and Moped Parking," which was adopted by Council on March 29, 2016 to enable creation of dedicated on-street parking spots for lower emission vehicles in the City Centre Parking Management Zone and Steveston Business

District. The bicycle parking zones would have bicycle racks, road markings and associated signage installed as “Bicycle Parking Only”. The creation of on street bicycle parking stalls would be a further proactive step toward reducing the number of automobile trips and greenhouse gas (GHG) emissions.

- Jaywalking: Jaywalking is becoming an ever increasing safety concern with pedestrians crossing major arterial roadways at locations other than at a crosswalk. In fact, a notable portion of recent pedestrian fatalities in Richmond occurred away from crosswalks. Statistics provided by the RCMP Traffic Section indicate that in the last five years there have been 14 fatal pedestrian collisions, of which eight occurred at intersections, four outside of a crosswalk and the remaining one at mid-block. The definition of a crosswalk and amended regulations of where pedestrians should cross a City arterial roadway would be added to Section 30 (Crosswalks) to address jaywalking. As the definition of jaywalking has been removed from the Provincial *Motor Vehicle Act*, this amendment would allow Richmond RCMP to conduct enforcement and, more importantly, increase public awareness of the potential severe consequences of pedestrians randomly stepping out into arterial roadways at mid-block. The fine proposed in the amendments to the Municipal Ticket Information Bylaw No. 7321 for Jaywalking is \$50.00; this figure was determined upon discussion with the RCMP Traffic Section. The fine is designed to act as a deterrent without being overly punitive. This amendment will be enforced by the RCMP, who currently have 13 members in the Traffic Section for enforcement. There are no current specific target locations for pedestrian enforcement as the locations of the collisions are spread across the city.
- Yield when Crosswalk Occupied: To complement the proposed jaywalking regulation, a further amendment in the above-noted Section 30 would be the addition that motorists must yield to pedestrians in a crosswalk. As pedestrians would be encouraged to use designated crosswalks as a result of the new jaywalking regulation, it is necessary to ensure maximum compliance by motorists on yielding to pedestrians at crosswalks. While the provincial *Motor Vehicle Act* includes a regulation addressing this issue, the fine is only \$109.00. The proposed fine in this amendment would be \$150.00 to reflect the City’s increased emphasis on pedestrian safety. This amendment will also be enforced by the RCMP, particularly in the City Centre where there is a higher level of pedestrian activity.
- Crossing when not Permitted: A further amendment to Section 30 would address pedestrians crossing a roadway in contravention of a traffic control device (i.e., pedestrians stepping off the curb to cross after the “Don’t Walk” signal is on). This undesirable and unsafe pedestrian behaviour creates conflicts with motorists who have observed the pedestrian signal showing “Don’t Walk” and then proceed with a turning movement across the crosswalk. The proposed amendment would allow RCMP to conduct targeted enforcement, particularly in the City Centre. The proposed fine for crossing in contravention of a traffic control device will be \$50.00. Again, the fine is designed to act as a deterrent without being punitive.
- Visibility Clearance at Intersections: A new Schedule L in accordance with Policy 7008 – Sightline Investigation and Enforcement Policy would include processes to address sightline concerns at uncontrolled intersections, intersections controlled by a stop sign and intersections where there has been new construction or new landscaping or plantings. The

different procedures based on site conditions would allow staff to apply the appropriate methodology out of several to address sightline concerns rather than the current single methodology. Policy 7008 – Sightline Investigation and Enforcement Policy will now form part of Bylaw No. 5870 as the original Sightline Bylaw 4820 was repealed.

- *Placement of Temporary Storage Containers*: Over the past years, staff have been receiving a continually increasing number of requests for the placement of temporary moving and storage bins on City roadways or boulevards. A new Section 9A would regulate the placement of these containers and provide an application form and conditions for placement. The proposed fee for the placement of a temporary moving bin on a City roadway or boulevard is \$30 per day in order to recover administrative costs of the City. This is consistent with the currently daily rate charged for a Construction Loading Zone.
- *Consolidation of Schedules*: Schedules K (City Centre Parking Management Zone), L (Block Meter Zones) and M (Parking Permit Zones) attached to the bylaw have been combined for improved clarity.

Proposed Amendments to Municipal Ticket Information Authorization Bylaw No. 7321

Based on the proposed changes to the Traffic Bylaw No. 5870 regarding fines for bylaw violations as described above, amendments are required to Municipal Ticket Information Authorization Bylaw No. 7321 to add the new bylaw violations and fine amounts for jaywalking, crossing in contravention of a traffic control device and failure to yield when a crosswalk is occupied.

Proposed Amendments to Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122

Similarly, based on the proposed changes to Municipal Ticket Information Authorization Bylaw No. 7321 and Commercial Vehicle Licensing Bylaw No. 4176 amendments are required to Bylaw Violation Dispute Adjudication Bylaw No. 8122 to add the new bylaw contraventions and fine amounts.

Financial Impact

While there may be an initial increase in ticketing revenue following adoption of the bylaw amendments, it is anticipated that the amount of tickets issued will level off once road users become familiar with the new traffic and parking regulations.

It is estimated that approximately \$1,000 per year in new revenue would be generated from the permit fee imposed on the temporary placement of moving and storage bins on City roadways. If approved by Council, this favourable financial impact will be reflected in the 2017 Operating Budget for Council's consideration.

Conclusion

The proposed bylaw amendments would update existing traffic and parking regulations to reflect present and future trends of community needs and roadway environment as well as support City

October 3, 2016

- 5 -

objectives with respect to enhancing traffic safety particularly for pedestrians. In addition customer service will be improved with the permitting of temporary placement of storage bins on City roadways in response to customer requests.



FOR Robert Gilchrist
Traffic Supervisor
(604-247-4697)

RG:lce

- Att. 1: Traffic Bylaw No. 5870, Amendment Bylaw No. 9539
- Att. 2: Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9550
- Att. 3: Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9554



**Traffic Bylaw No. 5870
Amendment Bylaw No. 9539**

The Council of the City of Richmond enacts as follows:

1. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 1.2 by deleting:
 - (a) the definition of “Bylaw Enforcement Officer” and replacing it with the following:

“**Bylaw Enforcement Officer** means an employee of the **City** of Richmond, appointed to the job position or title of bylaw enforcement officer, or acting in another capacity, on behalf of the **City** for the purpose of the enforcement of one or more of the **City** bylaws.”;
 - (b) the definition of “Commercial Vehicle” and replacing it with the following:

“**Commercial Vehicle** means a **vehicle** used for the transportation of persons, freight or for artisan use that is:

 - (a) a truck or tractor with a licensed gross vehicle weight of 5,500 Kg or greater; or
 - (b) a truck or tractor with a maximum height in excess of 2.25 meters; or
 - (c) a vehicle with a seating capacity greater than nine persons; or
 - (d) a vehicle as defined in the Commercial Vehicle Licensing Bylaw No.4716
 - (c) the definition of “Park/Parked/Parking” and replacing it with the following:

“**Park/Parked/Parking** means the **standing** of a **vehicle**, whether occupied or not, other than for the purpose of and while actually engaged in, loading or unloading of property, goods, or the discharge or taking on of passengers, or in compliance with the directions of:

 - (a) a **police officer**, a **bylaw enforcement officer**, or a person contracted by the **City** for traffic regulation purposes, or
 - (b) a **traffic control device**.”.

2. **Traffic Bylaw No.5870**, as amended, is further amended at Section 1.2 by adding:

(a) the following definition after the definition of “Centre Median”:

“**Chattel** means personal items, objects, material, fill, refuse, equipment or machinery.”;

(b) the following definitions after the definition of “Construction Zone”:

“**Container** means a receptacle, without a motive power unit, designed for moving or storing property, which must be loaded or unloaded by means of a winch, lift, tilt deck or rails, not to exceed 2.6 meters in width nor 6.0 meters in length.

Corner Clearance Parking means an area on a **street** adjacent to the **curb** located between a **crosswalk** and the nearest legal parking space not signed for **motorcycle, moped** or bicycle parking, and that the **General Manager , Engineering & Public Works** had marked by **traffic control device(s)** for corner clearance **motorcycle, moped** and/or bicycle parking.

Crosswalk means the portion of a **street** indicated for pedestrian crossing by lines or other markings, and at **intersections** means the portion of the **street** between the extension of the lateral edge of the **street** and the adjacent property line, but does not include **lane intersections.**”;

(c) the following definition after the definition of “Idle/Idling”:

“**Intersection** means the area created by the extension of the lateral lines of **streets** which join one another, whether such **streets** at the junction cross each other or meet at an angle without crossing each other.

Jaywalk means to cross a Major or Minor Arterial Road at any place except:

- (a) at the **intersection** of two **streets**, whether controlled by a **traffic control device** or not;
- (b) within a **crosswalk** at an **intersection**, whether controlled by a **traffic control device** or not; or
- (c) within any other **crosswalk**, whether controlled by a **traffic control device** or not.”;

(d) the following definition after the definition of “Loading Zone”:

“**Major or Minor Arterial Road** means any road identified as Major Arterial or Minor Arterial on the Road Classification Map forming part

of Part 8 of Schedule 1 of the City's Official
Community Plan, Bylaw 9000.”;

(e) the following definitions after the definition of “Mobile Workshop”:

“Moped means a low powered **motorcycle** that relies on a small conventional gas powered motor (50 cc or less) or a small electric motor (1500 W or less) capable of travel up to 70 Km/h, which is registered, licensed and insured.

Motorcycle means a two wheeled self-propelled gasoline engine **vehicle** or scooter or a two wheeled **vehicle** powered by an electric motor, which is registered, licensed and insured.”;

(f) the following definition after the definition of “Permit Zone”:

“Place/Placed/Placing means to **stop or stand a container or chattel on a street or boulevard** for more than 30 minutes.”;

(g) the following definition after the definition of “Public Utility Corporation”:

“Recreation Vehicle means a **vehicle** designed to provide temporary living accommodation for travel, vacation or recreational use, and designed to be driven, towed or transported.”; and

(h) the following definition after the definition of “Street”:

“Taxi means a **vehicle** used for the carrying, transportation or conveyance of passengers that with its driver is operated for hire, but does not include limousines or **tour buses**.

Taxi Zone means an area on any **street** adjacent to the **curb** designated for a maximum of three minutes for the **stopping** of **taxis** to facilitate the loading and unloading of passengers only.

Time Period means the amount of time purchased through a **block meter machine** as indicated by a purchase time and date and an expiration time and date.

Tour Bus means a bus for hire, not operated by TransLink, its designate or successor, used to operate tours to various locations in the **City**.

Tour Bus Zone means an area on any **street** adjacent to the **curb**, or edge of the **street**, designated for a maximum of 15 minutes for the **stopping** of **tour buses** to facilitate the loading and unloading of passengers only.”.

- (3) **Traffic Bylaw No. 5870**, as amended, is further amended at Section 5 – “[Visibility Clearance at Intersections]” by replacing the existing paragraph 5.1 with the following:

“5.1 Visibility clearance at **intersections** will be in accordance with Schedule L (Policy 7008 – Sight Line Investigation and Enforcement) which is attached and forms part of this Bylaw.”

- (3) **Traffic Bylaw No. 5870**, as amended, is further amended by adding the following as a new section between Section 9 and 10:

“9A CONTAINERS

9A.1 No person shall deliberately or accidentally **place**, permit or cause to be **placed a container or chattel** on a **street or boulevard**, unless a temporary placement permit therefore has been issued pursuant to this Section 9A by the **General Manager, Engineering & Public Works**.

9A.2 Any owner or operator of a **container**, who desires a temporary placement permit required pursuant to subsection 9 A.1 above shall make an application in writing for such permit to the **General Manager, Engineering & Public Works** and shall provide such particulars therein, as the **General Manager, Engineering & Public Works** may require.

9A.3 The temporary placement permits for **containers** shall be in a form attached as Schedule M to this Bylaw and shall only be issued upon the applicant having satisfied the following conditions:

- (a) the application form provided by the **City** being fully complete;
- (b) if the **container** is to be placed on a **street or boulevard** adjacent to a residence for use by the owners or occupants of said residence, the **General Manager, Engineering & Public Works** is satisfied that there is no practical location on the residences property to place the **container**; and
- (c) fees, in the amount of \$30 per day plus applicable taxes, being fully paid. The **General Manager, Engineering & Public Works** is hereby authorized to increase this fee annually effective January 1st of each year by an amount equal to the previous year’s Consumer Price Index for Greater Vancouver and rounded to the nearest \$0.10.

9A.4 The **General Manager, Engineering & Public Works** may grant a temporary placement permit not to exceed:

- (a) forty-eight (48) hours in duration if only inclusive of business days;

- (b) seventy-two (72) hours in duration if inclusive of a Saturday or Sunday; or
 - (c) ninety-six (96) hours in duration if inclusive of a Saturday or Sunday, and a Statutory Holiday,
- authorizing the placement of a **container** on a **street** or **boulevard** for the purpose of loading, unloading or storing **chattel**.

9A.5 The owner or operator of any **container**, for which a temporary placement permit has been issued pursuant to this Section 9A shall at all times be subject to the conditions stated therein, and shall display such permit on the permitted **container**.

9A.6 The owner or operator of any **container**, for which a temporary placement permit has been issued pursuant to this Section 9A, must abide by all the terms and conditions of such permit.

9A.7 Any temporary placement permit issued pursuant to this Section 9A shall be subject to immediate cancellation without notice, in the event of any condition of the said permit being violated or in the event of false information being given by the applicant.

9A.8 Any owner or operator of a **container** who places a **container** on a **street** or **boulevard** without displaying a valid temporary placement permit issued pursuant to this Section 9A, or who has obtained a temporary placement permit by submitting incomplete, inaccurate or erroneous information, or who fails to abide by all terms and conditions of the temporary placement permit for their **container**, shall be guilty of an offence.

9A.9 The **General Manager, Engineering & Public Works** may detain, seize, cause to be removed or impound a **container** and /or **chattel** found to be placed on a **street** or **boulevard** without a temporary placement permit issued pursuant to this Section 9A without notice to the owner and/or operator thereof.”.

(5) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 12 by replacing subsections 12.3 (c) and 12.3 (k) with the following:

“(c) within 6.0 meters (19.69 feet) of the property line of any intersecting **street**, excepting **lanes**, and excepting that persons may **stop** or **stand a motorcycle, moped** or bicycle within parking spaces signed and marked as **corner clearance parking**.

(k) within 6.0 meters (19.69 feet) of either side of a **crosswalk**, excepting that persons may **stop** or **stand a motorcycle, moped** or bicycle within parking spaces

signed and marked for the parking of **motorcycles, mopeds** or bicycles located within such 6.0 meters.”.

- (6) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 12 by replacing subsection 12.4 (d) with the following:
- “(d) at any one place on any **street** for a period longer than 72 consecutive hours”;
- (7) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 12 by adding subsections 12.4 (v), 12.4 (w) and 12.4(x) with the following:
- “(v) other than a **taxi**, in a **taxi zone**;
- (w) which is a **recreational vehicle** on any **street** between the hours of 8:00 p.m. and 6:00 a.m for the purposes of living in, sleeping in, or occupying such **recreational vehicle**; and
- (x) other than a **tour bus**, in a **tour bus zone**.”.
- (8) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 12A deleting subsection 12.A.1 and replacing it with the following:
- “12A.1 Certain areas contained within the City Centre Parking Management Zone as shown shaded on Schedule K, which is attached and forms part of this Bylaw, are designated as **block meter zones** shown outlined in a dashed line on Schedule K of this Bylaw.”
- (9) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 12A by replacing subsection 12A.2(a) with the following:
- “12A.2 A person may only park a vehicle in a **block meter zone** if:
- (a) (i) a **time period** has been selected and payment has been accepted by the **block meter machine** and a **parking receipt** has been obtained from the **block meter machine** and placed face up inside the windshield of the **vehicle**, with the amount paid, time and date of purchase and time and date of expiration clearly visible from outside the **vehicle** and the purchased **time period**, as indicated on the **parking receipt**, remains valid; or
- (10) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 12B by replacing subsections 12B.1 and 12B.2 and 12B.3 with the following:
- “12B.1 Certain areas contained within the City Centre Parking Management Zone, as shown shaded on Schedule K of this Bylaw, are designated as **permit zones** as shown outlined in a dashed line on Schedule K of this Bylaw;

12B.2 The **Manager, Community Bylaws** is authorized to issue **parking permits** for **permit zones** authorizing parking between the hours of 6:00 a.m. to 9:00 p.m. daily.

12B.3 A **parking permit** issued under subsection 12B.2 is valid for **parking** within the portion of the **street** designated by a **traffic control device** for permit parking.”.

- (11) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 12B by replacing subsection 12B.2 with the following:

“12B.2 The **Manager, Community Bylaws** is authorized:

- (a) to issue **parking permits** or **permit decals** under such conditions as considered necessary for the proper and orderly administration of **parking**;
- (b) to revoke or reinstate **parking permits** or **permit decals** issued under this Part 12.B of this Bylaw.”

- (12) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 12B by adding after subsection 12B.7 the following as new subsections 12B.8 and 12B.9:

“12B.8 A person to whom a **parking permit** has been issued must comply with any conditions established for that **parking permit**, and:

- (a) where the **parking permit** is in the form of an identification card, attach such card to the rear-view mirror of the **vehicle**; or
- (b) where the **parking permit** is in the form of a decal, prominently display such decal on the dash or front windshield of the **vehicle**.

12B.9 The **City** will not issue refunds for any fees paid to the **City** in respect of **parking permits**.”.

- (13) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 30 by replacing subsection 30.1 with the following:

“30.1 Pedestrians shall not **jaywalk**.”.

- (14) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 30 by adding after subsection 30.2 the following new subsections 30.3 and 30.4:

“30.3 Pedestrians shall not cross, nor attempt to cross a **street** in any **crosswalk** in contravention of a **traffic control device**.

30.4 Drivers of **vehicles** must stop at a **crosswalk** when a pedestrian is crossing the **street** in a **crosswalk** and the pedestrian is on the half of the **street** on which the **vehicle** is travelling.”.

(15) **Traffic Bylaw No. 5870**, as amended, is amended further at Section 37 by replacing subsection 37.1 with the following:

“37.1 Schedules “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “J”, “K”, “L “and “M” attached hereto shall form an integral part of this Bylaw.”

(16) **Traffic Bylaw No. 5870**, as amended, is amended further by replacing Schedule B with Schedule A attached hereto as a new Schedule B to Bylaw No. 5870.

(17) **Traffic Bylaw No. 5870**, as amended, is amended further by deleting Schedule K and replacing it with Schedule B attached hereto as the new Schedule K to Bylaw No. 5870.

(18) **Traffic Bylaw No. 5870**, as amended, is amended further by deleting Schedule L and replacing it with Schedule C attached hereto as the new Schedule L to Bylaw No. 5870.

(19) **Traffic Bylaw No. 5870**, as amended, is amended further by deleting Schedule M and replacing it with Schedule D attached hereto as the new Schedule M to Bylaw No. 5870.

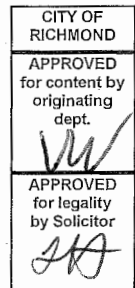
(20) This Bylaw is cited as “**Traffic Bylaw No. 5870, Amendment Bylaw No. 9539**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER

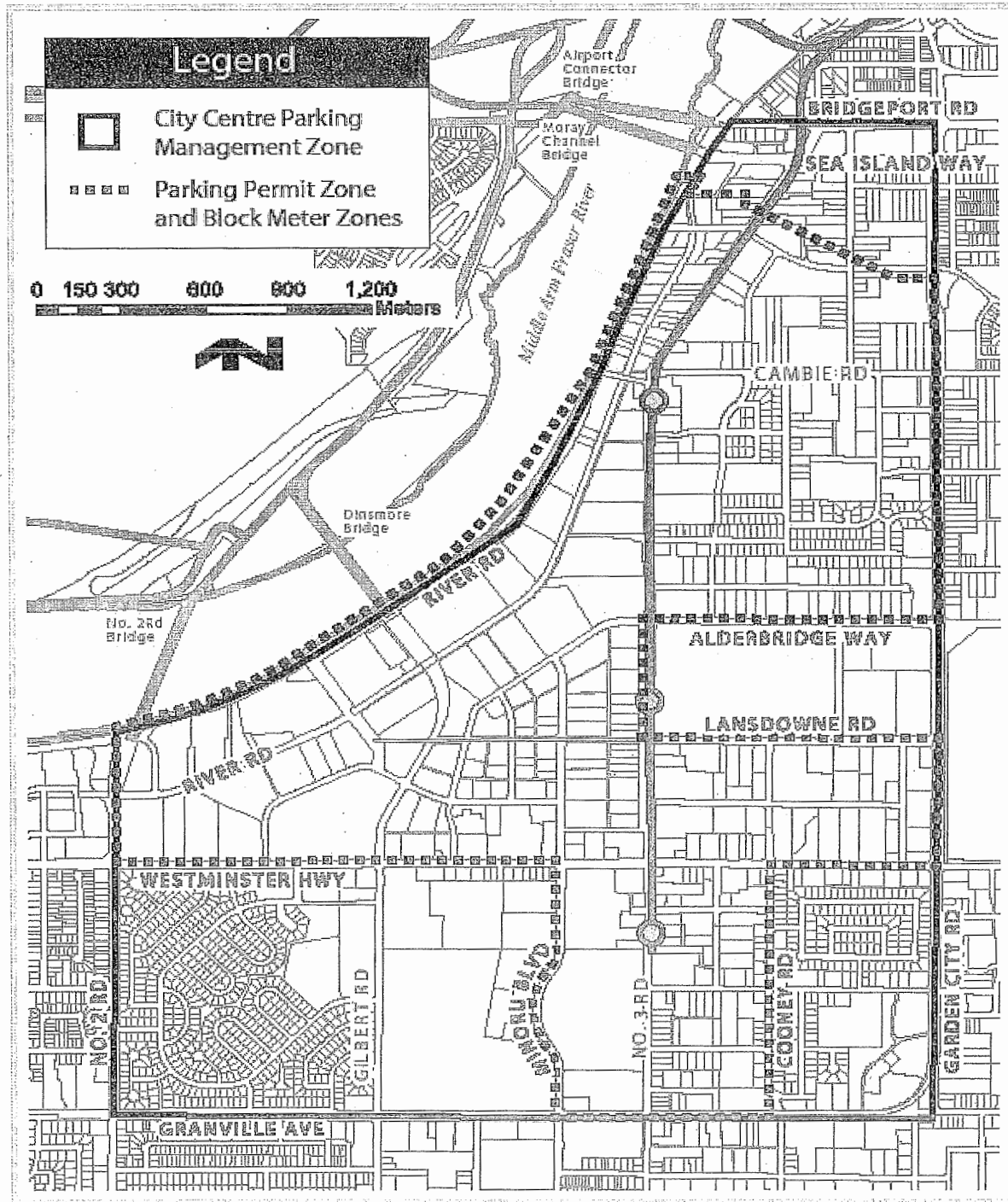
SCHEDULE A to AMENDMENT BYLAW NO. 9539**SCHEDULE B to BYLAW NO. 5870****SPEED ZONES****Highways On Which Traffic Is Limited To
30 Kilometres (18.64 Miles) Per Hour**

1. River Road between No. 7 Road and a point one half mile east of the centre line of Nelson Road and measured at right angles to the said Nelson Road.
2. River Road from a point 198 metres (649.61 feet) east of the northerly projection of the centre line of Queen Road, measured at right angles to the said northerly projection of Queen Road, to Boundary Road.
3. Finn Road and No. 4 Road, from a point 244 metres (800.52 feet) east of the intersection of Garden City Road to the junction of No. 4 Road, from this point north on No. 4 Road to 30.5 metres (100.06 feet) north of the bridge over Green Slough.
4. Dyke Road from Boundary Road to Hamilton Road.
5. Ryan Road from the west boundary line of Lot 137, Section 33, Block 4 North, Range 6 West, being the South Arm Park to a point 15 metres (49.21 feet) north of the north boundary line of Ryan Place.
6. All roads within the Burkeville area subdivision bounded by the south property line of Miller Road, the west property line of Russ Baker Way, and the Vancouver International Airport on the west.
7. All roads within the Steveston Village Core bounded by the north property line of Chatham Street, the west property line of No.1 Road, the south property line of Bayview Street and the west property line of Third Avenue.
8. Chatham Street from Third Avenue to Seventh Avenue.

SCHEDULE B to AMENDMENT BYLAW NO. 9539

SCHEDULE K to BYLAW NO. 5870

CITY CENTRE PARKING MANAGEMENT ZONE



SCHEDULE C to AMENDMENT BYLAW NO. 9539

SCHEDULE L to BYLAW NO.5870

SIGHTLINE INVESTIGATION AND ENFORCEMENT POLICY NO. 7008


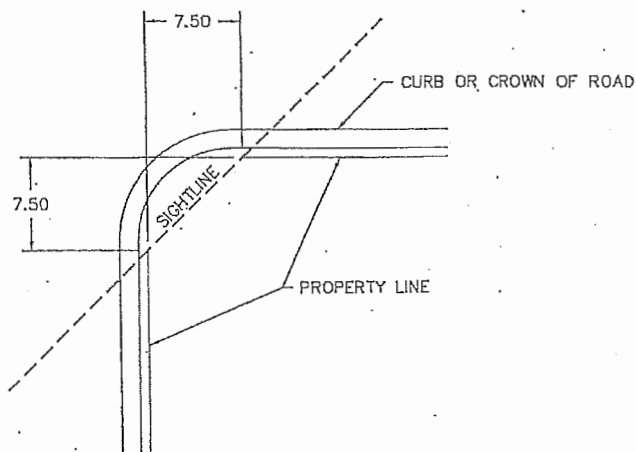
		City of Richmond	Policy Manual
Page 1 of 1	Adopted by Council: Dec. 9/91	Amended: Jan. 11/93	POLICY 7008
File Ref: 6450-00	SIGHTLINE INVESTIGATION AND ENFORCEMENT		
<p>POLICY 7008:</p> <p>It is Council policy that:</p> <ol style="list-style-type: none"> 1. Staff will investigate sightline obstructions as per the following criteria: <ol style="list-style-type: none"> a) Sightline investigations shall be undertaken only upon citizens' requests or as otherwise required during staff's normal course of duty. b) A sightline obstruction shall be considered to exist when one or more objects restrict motorists' visibility within the triangular area formed by measuring 16.0 m back from the theoretical collision point of two approaching vehicles on a corner of an intersection which is not controlled by a stop sign. (Diagram 1) c) A sightline obstruction shall be considered to exist when one or more objects restrict motorists' visibility within the triangular area formed by measuring back the safe stopping distance from the theoretical collision point of the vehicle on the uncontrolled leg of the intersection and a vehicle on a corner of an intersection controlled by a stop sign. (Diagram 2) 2. Sightline enforcement shall be as per the following: <ol style="list-style-type: none"> a) Where a sightline obstruction is on private property, the City will advise the property owner of the violation. If, after a reasonable time, (21 days) the obstruction has not been remedied to the standard of the policy or Bylaw whichever is less, the matter will be referred to the Community Bylaws Department for enforcement of <u>Section 5 of Traffic Bylaw 5870</u>. If the sightline obstruction is determined to be an urgent safety matter, the City may request the property owner to take immediate action to rectify the unsafe sightline obstruction. If the property owner does not take immediate action, the matter will be referred to the Community Bylaws Department for enforcement of <u>Section 5 of Traffic Bylaw 5870</u>. b) Where a sightline obstruction is on public property, the City shall work cooperatively with the owner of the fronting property to have the obstruction removed. 3. That all new property development and changes to properties, including the construction of fences and other structures, berms and all new planting of vegetation, shall conform to the Sightline Bylaw. (Diagram 3) <p>(Engineering Department)</p> <p>5012945 / 6450-00</p>			

Diagram 2



NOTE:

THERE SHALL BE NO OBSTRUCTIONS TO THE LINE OF VISION BETWEEN THE HEIGHT OF 0.9 METRES AND 3.0 METRES MEASURED FROM THE TOP OF ANY CURB FRONTING A PROPERTY OR IF THERE IS NO SUCH CURB THE MEASUREMENT SHALL BE FROM THE CROWN OF THE ROAD, IN THE AREA BOUNDED BY THE PROPERTY LINES ADJOINING THE STREETS AND A LINE DRAWN TO CONNECT THE PROPERTY LINES 7.5 METRES DISTANT FROM THEIR POINT OF INTERSECTION.

PASSED AND ADOPTED ON JULY 13, 1987.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND

DES:	ENG:	SIGHTLINE BY-LAW (TRAFFIC BY-LAW No. 5870 SECTION 5.1)	DR. No.
DR: S.L.M.	DATE: JUL/98		S-LINE
CHK: CJR	SCALE: N.T.S.		SHEET No. 1 OF 1

SCHEDULE D to AMENDMENT BYLAW NO. 9539

SCHEDULE M TO BYLAW NO.5870



City of
Richmond

Page 1 of 2

FEE: \$ _____

TEMPORARY PLACEMENT PERMIT
CONTAINER PLACEMENT ON STREET OR BOULEVARD

Applicant: _____ Permit No. _____

Address: _____ Phone No. _____

Owner of Container: _____

Business Address: _____

Business Phone: _____ email: _____

Temporary Placement Location: _____

Effective Dates: _____ to _____

Failure to comply with the conditions set out in this permit may result in its immediate cancellation.

Applicants Signature

Date

For City

Date

Distribution: Supervisor, Parking Enforcement
Supervisor, Property Use Inspectors
NCO i/c Traffic Section - RCMP

Temporary Placement Permit
Container Placement on Street or Boulevard

The owner or operator of a container must abide by all terms and conditions listed below. Failure to do so will immediately render the permit null and void and subject to fine.

The owner or operator of the container must:

1. Have a valid City of Richmond Business Licence
2. Ensure that General Liability Insurance is in place in the minimum amount of \$5,000,000.00 satisfactory to the City, with the City of Richmond named as additional insured
3. That the temporary placement permit is affixed to the container
4. That the temporary placement permit clearly shows the street address of placement and effective dates
5. The container must be clearly marked with the owners name, business address and phone number
6. The container must be sufficiently marked with high visibility reflective material or devices
7. The container must be placed with the longest side parallel to the curb
8. Must ensure four (4.0) meters of unobstructed road clearance after the container has been placed
9. The container must not be placed within six (6.0) meters of an intersecting street
10. The container must not be placed within one and one half (1.5) meters of a private road, driveway or sidewalk crossing
11. The container must not be placed within six (6.0) meters of a crosswalk, fire hydrant or other traffic control device
12. A container may be placed on the street fronting a residence, only if it is determined by the City that there is no practical location on the site for the container.
13. Only one container will be allowed on the street or boulevard per site.



Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9550

The Council of the City of Richmond enacts as follows:

- 1. Municipal Ticket Information Authorization Bylaw No. 7321, as amended, is further amended at Schedule B 12A by deleting Schedule B 12A and replacing it with the following:

SCHEDULE B 12A

TRAFFIC BYLAW NO. 5870

Table with 3 columns: Column 1 (Offence), Column 2 (Section), Column 3 (Fine). Rows include: Failure to drive or operate a Neighbourhood Zero Emission Vehicle... (10.7(b), \$100), Jaywalking (30.1, \$50.00), Pedestrian crossing a street... (30.3, \$50.00), Failure of vehicle to yield... (30.5, \$150.00)

- 2. This Bylaw is cited as "Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw 9550".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures corresponding to the reading stages.

APPROVED for content by originating dept. (Signature) APPROVED for legality by Solicitor (Signature)

MAYOR

CORPORATE OFFICER



**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,
Amendment Bylaw No.9554**

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended at Schedule A by adding to, or replacing in, the Traffic Bylaw No. 5870 (1992) section, as applicable, the sections attached to this Bylaw as Schedule A.
2. This Bylaw is cited as **“Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9554 ”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

**Amendments to Traffic Bylaw No. 5870 (1992) Section of Schedule A of Bylaw No. 8122
Additional Designated Bylaw Contraventions and Corresponding Penalties**

A 1 Bylaw	A 2 Description Of Contravention	A 3 Section	A 4 Compliance Agreement Available	A 5 Penalty	A 6 Early Payment Option	A 7 Late Payment Amount	A 8 Compliance Agreement Discount
	Period of time from receipt (inclusive)		n/a	29 – 60 days	1 to 28 days	61 days or more	n/a
Traffic Bylaw No. 5870 (1992)	Container / POD on a roadway or boulevard more than permitted time	9A.2	n/a	\$ 50.00	\$ 35.00	\$ 75.00	n/a
	Container / POD on a roadway or boulevard without permit displayed	9A.3	n/a	\$ 50.00	\$ 35.00	\$ 75.00	n/a
Traffic Bylaw No. 5870 (1992)	Parking over 72 hours	12.4 (d)	n/a	\$ 50.00	\$ 35.00	\$ 75.00	n/a
Traffic Bylaw No. 5870 (1992)	Parking in a taxi zone except a taxi	12.4 (v)	n/a	\$ 50.00	\$ 35.00	\$ 75.00	n/a
	Parking of recreational vehicle on a roadway between 8:00 pm to 6:00 am	12.4 (w)	n/a	\$ 50.00	\$ 35.00	\$ 75.00	n/a
	Parking in a tour bus zone, except a tour bus	12.4 (x)	n/a	\$ 50.00	\$ 35.00	\$ 75.00	n/a



To: General Purposes Committee

Date: September 27, 2016

From: Mike Redpath
Senior Manager, Parks

File: 06-2050-20-BSYD-
SL/Vol 01

Re: **Britannia Seine Net Loft Washroom Facilities**

Staff Recommendation

1. That the construction of washroom facilities as detailed in Option 1 of the staff report titled, "Britannia Seine Net Loft Washroom Facilities" dated September 27, 2016, from the Senior Manager, Parks, be approved; and
2. That the Britannia Seine Net Loft Capital Project in the amount of \$393,014 be included in the 2017 Capital Budget, as described in the staff report titled, "Britannia Seine Net Loft Washroom Facilities" dated September 27, 2016, from the Senior Manager, Parks.

Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Project Development	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	 for C.V. Carlile
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

At the June 4, 2014, General Purposes Committee meeting, staff received the following referral:

That the provision of washroom facilities in the Seine Net Loft and Phoenix Net Loft be referred to staff to explore options.

The purpose of this report is in response to the above referral.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.

2.4. Vibrant arts, culture and heritage opportunities.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.2. Infrastructure is reflective of and keeping pace with community need.

This report also supports the Council endorsed Britannia Shipyards National Historic Site Strategic Plan 2014-2018 Outcome #1 Unique Spaces:

Historic structures are preserved and developed to celebrate the site's history and embrace future opportunities.

1.1 Update capital development plan for Britannia Shipyards to identify priorities and future opportunities and prioritize within the five year plan.

Analysis

Background

The Seine Net Loft building at Britannia Shipyards National Historic Site was restored in 2013. The restoration project included the rehabilitation of the superstructure, which included seismic and electrical upgrades, a fire protection system as well as life and safety improvements so that the building could be used for public assembly, exhibit space and storage. Programming, exhibits and rentals of the Seine Net Loft have been successful and popular since the opening of the

restored building. Uses range from weddings, special events, celebrations of life, Seniors Week opening, Culture Days opening, private/corporate rentals, school programming and more. Attendance to the events range from 50 to 300 people per event. Major events on site attract 20,000 to 40,000 visitors depending on the event.

The Phoenix Net Loft (Attachment 1) is a twin building to the Seine Net Loft. The Phoenix Net Loft is currently in a critical state of disrepair and is not safe for public access. Major restoration options for the Phoenix Net Loft are currently being explored and are the subject of an existing Council referral. Options for the restoration of the Phoenix Net Loft will be presented in a separate report to Council in 2016 and considered as part of the next phase of the City's Major Facilities Development Program.

Existing Washrooms at Britannia

Washrooms are currently available on site during events and from dawn to dusk. Public washrooms are located in the Murakami building, adjacent to the Seine Net Loft, and on the east side of the Britannia Shipyards National Historic Site, 70 meters away from the Seine Net Loft, and 140 meters from the Phoenix Net Loft (Attachment 2). During events, demand for washrooms at the site is high. Staff have also received complaints from visitors to the site with respect to the walking distance from the Seine Net Loft to the washrooms.

Current washroom facilities in the Murakami building at Britannia Shipyards National Historic Site are not adequate and were not designed to support the increased programming demands at the site, which include rentals of the Seine Net Loft.

As a temporary solution, staff have brought in portable washrooms to temporarily meet the need. When required, the cost to bring a portable washroom trailer for a week with servicing is approximately \$1,500. Port-a-potties have also been used to fill the need at a cost of approximately \$300 for a weekend. These port-a-potties are filling the temporary need, however, they detract from the overall historic nature of the site, lack privacy, are not lit at night when events typically occur and have foul odours. Examples of events at Britannia Shipyards National Historic Site include large annual events/festivals (Ships to Shore, Maritime Festival, Doors Open, Culture Days, Gran Prix of Art and Dragon Boat Festival) which have placed further strain on the current washroom facilities.

Site Selection

As Britannia Shipyards is a National Historic Site, attention to detail to maintain the existing form and character while ensuring respect for the heritage integrity of the site is essential. Several options for additional washrooms have been developed for consideration. Staff have presented these options to the Steveston Historic Sites Building Committee and they have received these options for information. Feedback from the Steveston Historic Sites Building Committee has ranged from support for the inclusion of washrooms within the Seine Net Loft, to support for washrooms outside the Seine Net Loft, including a suggestion to defer washrooms until restoration of the Phoenix Net Loft is completed.

Staff have considered the feedback from the Steveston Historic Sites Building Committee and are recommending the implementation of washrooms facilities within the existing Seine Net Loft. Deferring a decision to include washrooms in the Seine Net Loft, pending the restoration of the Phoenix Net Loft which has not commenced, as suggested by the Steveston Historic Sites Building Committee, will not address the current need for washrooms within the Seine Net Loft.

Options for Washroom Facilities at Britannia Shipyards National Historic Site

Option 1 – Construct Accessible Washrooms within the Seine Net Loft Building (Attachment 3) – Recommended

This option would involve the construction of two new accessible washroom stalls within the Seine Net Loft building. The recommended option (Attachment 3) preserves the heritage integrity of the existing building and locates washrooms close to where they were originally situated in the historic building. Locating washrooms within the Seine Net Loft will provide the greatest level of convenience to visitors to the Seine Net Loft and will complement existing washroom facilities on the site outside of the building.

Buildings of this type generally had plumbing open to the river below and no connections to sanitary services. Staff are recommending full sanitary connections as required by today's building standards. The concept detailed in Attachment 3 takes advantage of a currently vacant area under a stairwell, and would also create needed secure storage for tables and chairs and other equipment in the facility.

The total cost estimate for construction of two accessible washrooms within the Seine Net Loft, as illustrated in Attachment 3, is \$393,014 which includes a 30 per cent project contingency.

Option 2 – Build a New Washroom Building on the West Side of the Britannia Shipyards National Historic Site, North of the Boardwalk (Attachment 4) – Not Recommended

This option involves the construction of a new washroom with shower facilities parallel to the boardwalk on the west side of the site (Attachment 4). It would be accessible from both the Seine Net Loft and Phoenix Net Loft buildings to support public events, exhibits, rentals and school programs that generate revenue to support the operations on site. It would also provide washrooms and shower services for the City's waterside/maritime programs, events and visiting vessels at both Britannia Shipyards National Historic Site and Imperial Landing. This structure would be constructed with an exterior cladding consistent with the heritage character of other buildings at the site. The cost estimate for construction of the stand-alone washroom concept with shower facilities is \$1,173,300 and would have an ongoing operating budget impact of \$17,000. While this option would provide new washrooms for the site, it is not recommended given the high cost, impact to the park/programmable area and it is removed from the Seine Net Loft.

Option 3 – Locate Temporary Washrooms on Site – Not Recommended

This option would include the installation of a temporary washroom trailer to be located between the Seine Net Loft and Phoenix Net Loft buildings parallel to the boardwalk. Given the high

rental cost and visual impact of the portable washrooms, this option is not recommended. Annual temporary site servicing and washroom rental costs are estimated to be \$93,000.

Option 4 – Status Quo – No Additional Washroom and Shower Facilities – Not Recommended

As the programming and ongoing restoration of buildings at the Britannia Shipyards National Historic Site grows, the popularity and number of visits to the site also increases. Existing demand for washrooms exceeds present service levels.

Financial Considerations

In order to ensure that construction is commenced as soon as possible and the expenditure is within the City's 5 Year Financial Plan (2016-2020), staff recommend that an existing Council approved capital project be utilized as a temporary funding source until the 2017 Capital Budget and 5 Year Financial Plan (2017-2021) is approved.

In June 2013, Council established an Arts, Culture and Heritage Capital Reserve Fund with a contribution of \$4,340,112 realized from the land transactions in conjunction with the Oris Development (Kawaki). Based on interest accumulated and previously approved capital expenditures by Council, the fund balance is currently \$4,448,995. It is proposed that this fund be utilized for the washroom installation at the Britannia Seine Net Loft.

The eligible purposes under this fund are:

- Capital costs associated with the development of arts, culture or heritage facilities;
- Capital costs associated with the restoration of heritage properties; and
- Capital costs associated with the renovation or restoration of facilities or properties that are or will be used for arts, culture and heritage activities.

Financial Impact

Funding is available in the Arts, Culture and Heritage Reserve and will be included in the 2017 Budget and 5 Year Financial Plan (2017-2021). In order to commence construction in 2016, funding will be temporarily borrowed from an existing Council approved project. The estimate to complete the washroom installation is \$393,014. Operating budget impact costs for janitorial labour and supplies will be offset through rental fees to the Seine Net Loft.

Conclusion

Since the restoration of the Seine Net Loft building in 2013, the Britannia Shipyards National Historic Site has seen an increase in school education programs, visitors, rentals, visiting vessels and events/festivals. Programming is expected to increase and the continued provision of accessible washroom facilities fulfills a basic facility and community need. Approval of this report will allow for tendering for detailed design and construction management to commence in 2016.

A handwritten signature in black ink, appearing to read 'M Redpath', with a long horizontal stroke extending to the right.

Mike Redpath
Senior Manager, Parks
604-247-4942

- Att. 1: Map of Phoenix Net Loft
- 2: Map of Current Public Washrooms at Britannia Shipyards National Historic Site
 - 3: Option 1 – Accessible Washrooms within the Seine Net Loft Building – Recommended
 - 4: Option 2 – Proposed Public Washroom Building Diagrams – Not Recommended

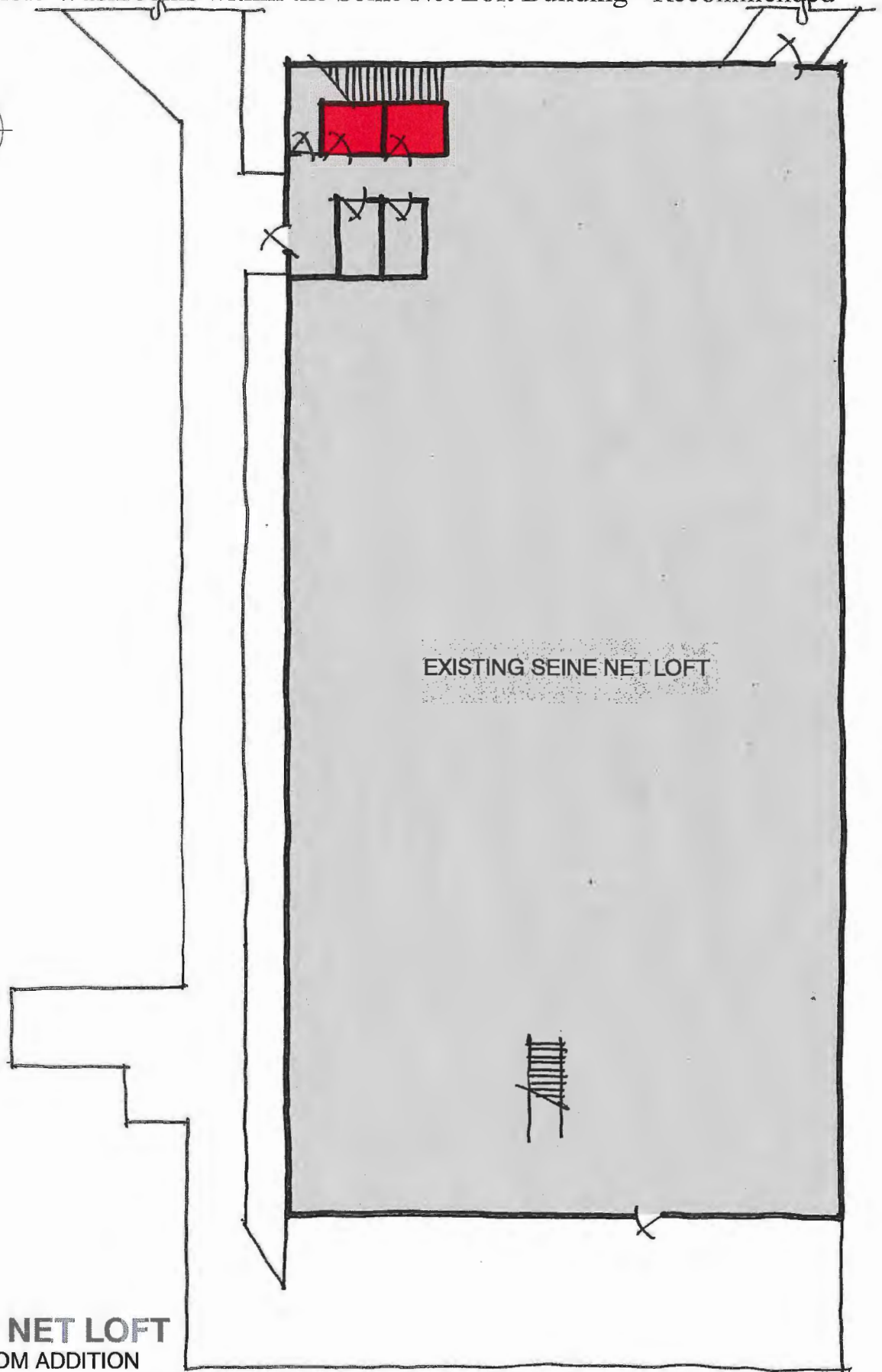
MAP OF PHOENIX NET LOFT



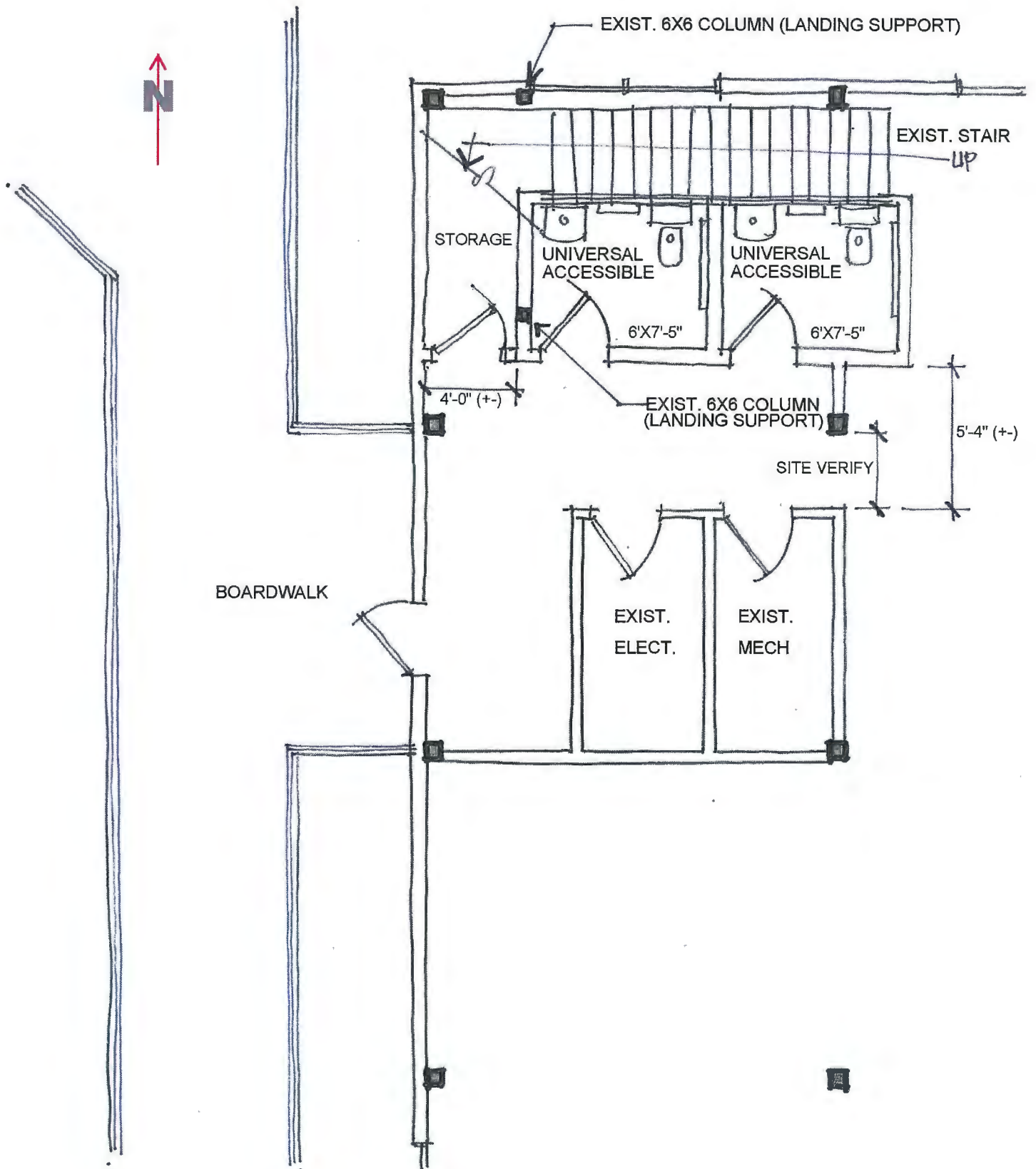
MAP OF CURRENT PUBLIC WASHROOMS AT BRITANNIA SHIPYARDS NATIONAL HISTORIC SITE



Option 1 - Accessible Washrooms within the Seine Net Loft Building - Recommended



SEINE NET LOFT
WASHROOM ADDITION



SEINE NET LOFT
WASHROOM ADDITION

2016.07.14 - RATIO

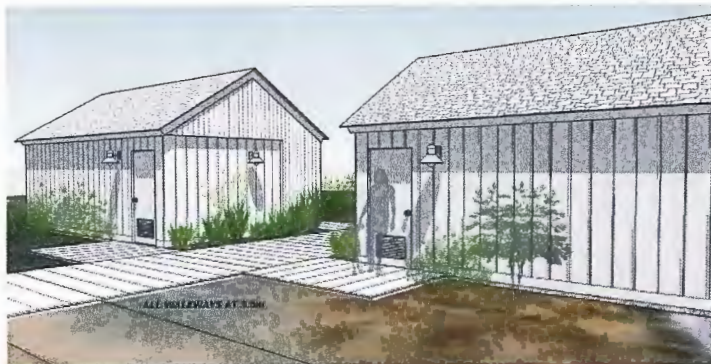
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Option 2 - Proposed Public Washroom Building Diagrams - Not Recommended

BSNHS - Public Washroom Buildings - South East Perspective

BSNHS - Public Washroom Buildings - South West Perspective



BSNHS - Public Washroom Buildings - Entering from Westwater Drive, Traveling South

BSNHS - Public Washroom Buildings - South East Aerial Perspective





Permissive Exemption (2017) Bylaw No. 9575

The Council of the City of Richmond enacts as follows:

PART ONE: RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

- 1.1 Pursuant to Section 224(2)(f) of the Community Charter, the religious halls and the whole of the parcels of land surrounding the religious halls shown on Schedule A are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2017 year.
- 1.2 Pursuant to Section 224(2)(f) of the Community Charter, the portions of the parcels of land and improvements surrounding the religious halls shown on Schedule B are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2017 year.
- 1.3 Notwithstanding Sections 1.1 and 1.2 of this bylaw, no additional exemption from taxation pursuant to Section 224(2)(f) will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(h) of the Community Charter.

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

- 2.1 Pursuant to Section 224(2)(h) of the Community Charter, the whole or portions of the parcels of land surrounding buildings set apart and in use as an institution of learning, and wholly in use for the purpose of furnishing the instruction accepted as equivalent to that funded in a public school, shown on Schedule C are hereby exempt from taxation for the 2017 year.
- 2.2 Notwithstanding Section 2.1 of this bylaw, no additional exemption from taxation pursuant to Section 224(2)(h) will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(l) of the Community Charter.
- 2.3 Pursuant to Section 224(2)(g) of the Community Charter, the portions of land and improvements shown on Schedule D are hereby exempt from taxation for the 2017 year.

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

- 3.1 Pursuant to Section 224(2)(a) of the Community Charter, the whole of the parcels of land shown on Schedule E are hereby exempt from taxation for the 2017 year.
- 3.2 Notwithstanding Section 3.1 of this bylaw, no additional exemption from taxation pursuant to Section 3.1 of this bylaw will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(i) of the Community Charter.
- 3.3 Pursuant to Section 224(2)(a) and Section 224(2)(j) of the Community Charter, the whole of the parcels of land and improvements shown on Schedule F are hereby exempt from taxation for the 2017 year.
- 3.4 Pursuant to Section 224(2)(a) and Section 224(2)(k) of the Community Charter, the whole of the parcels of land and improvements shown on Schedule G are hereby exempt from taxation for the 2017 year.
- 3.5 Pursuant to Section 224(2)(a) of the Community Charter, the whole or portions of the parcels of land and improvements shown on Schedule H are hereby exempt from taxation for the 2017 year.
- 3.6 Pursuant to Section 224(2)(i) of the Community Charter, the whole or portions of land and improvements shown on Schedule I are hereby exempt from taxation for the 2017 year.
- 3.7 Pursuant to Section 224(2)(d) of the Community Charter, the whole or portions of land and improvements shown on Schedule J are hereby exempt from taxation for the 2017 year.

PART FOUR: MISCELLANEOUS PROVISIONS

- 4.1 Schedules A through J inclusive, which are attached hereto, form a part of this bylaw.
- 4.2 Permissive Exemption Bylaw 9271 is here by repealed in its entirety.
- 4.3 This Bylaw is cited as “**Permissive Exemption (2017) Bylaw No. 9575**”.

FIRST READING

OCT 11 2016

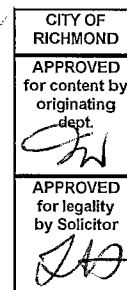
SECOND READING

OCT 11 2016

THIRD READING

OCT 11 2016

ADOPTED



MAYOR

CORPORATE OFFICER

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 9575

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

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Church in Richmond (083-953-080) 4460 Brown Road	PID 028-628-110 Lot 7 Section 33 Block 5 North Range 6 West New Westminster District Plan 3318 Part S 1/2, Except Plan 24362, Exp 24381	Church in Richmond 4460 Brown Road Richmond BC V6X 2E8
Conference of The United Mennonite Churches of B.C. (080-792-000) 11571 Daniels Road	PID 004.152 832 Lot 323 of Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	Conference of Mennonites in B.C. c/o Peace Mennonite Church 11571 Daniels Road Richmond, B.C. V6X 1M7
Convention of Baptist Churches of B.C. (071-191-006) 8140 Saunders Road	PID 007-397-216 Lot 123 Section 28 Block 4 North Range 6 West New Westminster District Plan 44397	Convention of Baptist Churches of B.C. 8140 Saunders Road Richmond, B.C. V7A 2A5
Emmanuel Christian Community Society (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	Emmanuel Christian Community Society 10351 No. 1 Road Richmond, B.C. V7E 1S1
Fujian Evangelical Church (025-172-004) 12200 Blundell Road	PID 025-000-047 Lot 1 Section 19 Block A North Range 5 West New Westminster District Plan LMP49532	Fujian Evangelical Church 12200 Blundell Road Richmond, B.C. V6W 1B3
Gilmore Park United Church (097-837-001) 8060 No. 1 Road	PID 024-570-541 Strata Lot 1 Section 23 Block 4 North Range 7 West New Westminster District Strata Plan LMS3968	Congregation of the Gilmore Park United Church 8060 No. 1 Road Richmond, B.C. V7C 1T9
I Kuan Tao (Fayi Chungder) Association (084-144-013) 8866 Odlin Crescent	PID 025-418-645 Lot 30 Section 33 Block 5 North Range 6 West new Westminster District Plan LMP54149	I Kuan Tao (Fayi Chungder) Association #2100, 1075 West Georgia Street Vancouver, B.C. V6E 3G2

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Immanuel Christian Reformed Church (062-719-724) 7600 No. 4 Road	PID 003-486-486 Parcel One Section 14 Block 4 North Range 6 West New Westminster District Reference Plan 71292	Immanuel Christian Reformed Church 7600 No. 4 Road Richmond, B.C. V6Y 2T5
Johrei Fellowship (084-786-000) 10380 Odlin Road	PID 003-485 757 East Half of Lot 4 Except: Part Subdivided by Plan 79974; Section 35 Block 5 North Range 6 West, New Westminster District Plan 5164	Johrei Fellowship Inc. 10380 Odlin Road Richmond, B.C. V6X 1E2
Lansdowne Congregation Jehovah's Witnesses (061-569-073) 11014 Westminster Highway	PID 003-578-356 Lot 107 Section 12 Block 4 North Range 6 West New Westminster District Plan 52886	Trustees of the Lansdowne Congregation Jehovah's Witnesses c/o Doug Ginter 43-8120 General Currie Road Richmond, B.C. V6Y 3V8
Lutheran Church Hall (061-166-000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	Our Saviour Lutheran Church of Richmond BC 6340 No. 4 Road Richmond, B.C. V6Y 2S9
Meeting Room (025-166-010) 8020 No. 5 Road Property owner registered as Gabe Csanyi, Jonathan Csanyi, Wayne Coleman, Bruce Anstey	PID 016-718-739 Lot A Section 19 Block 4 North Range 5 West New Westminster District Plan 86178	Meeting Room Attn: Jonathan Csanyi 9034 187 Street Surrey, BC V4N 3N4
North Richmond Alliance Church (063-418-009) 9140 Granville Avenue	PID 017-691-842 Lot 1 (BF53537) Section 15 Block 4 North Range 6 West New Westminster Plan 7631	North Richmond Alliance Church 9140 Granville Avenue Richmond, B.C. V6Y 1P8
Our Saviour Lutheran Church of Richmond (061-166-000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	Our Saviour Lutheran Church of Richmond 6340 No. 4 Road Richmond, B.C. V6Y 2S9

SCHEDULE A to BYLAW 9575

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

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 9575

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

SCHEDULE A to BYLAW 9575

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

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Walford Road Gospel Church (081-608-000) 9291 Walford Street	PID 012-734-756 Lot 21 of Blocks 25 and 26 Section 27 Block 5 North Range 6 West New Westminster District Plan 2534	Holy Spirit Association For The Unification Of World Christianity 9291 Walford Street Richmond, B.C. V6X 1P3

PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP

SCHEDULE B to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre) (084-310-003) 4000 May Drive	PID 029-176-263 Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan EPP32741	Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre) 4000 May Drive Richmond, B.C.	100% of footprint of building 60,000 sq. ft. for parking	Remainder of land not exempted	100%	0%
Assumption of the Blessed Virgin Mary Ukrainian Catholic Church (098-394-005) 8700 Railway Avenue Manse	PID 011-070-749 Parcel "One" (Explanatory Plan 24522) of Lots "A "and "B" Plan 4347 and Lot 26 of Plan 21100 Section 24 Block 4 North Range 7 West New Westminster District	Ukrainian Catholic Episcopal Corp. of MB 5180 Cantrell Road Richmond, B.C. V7C 3G8	97.65% 2,031.18 m ²	2.35% 48.82 m ²	75.6% of Manse Building 302.59 m ² 100% of Religious Hall	24.4% of Manse Building 97.64 m ²
Bethany Baptist Church (000-821-001) 22680 Westminster Highway (Site Area 5.295 acres)	PID 018-604-897 Lot 1 Except: Part Dedicated Road on Plan LMP18317; Section 2 Block 4 North Range 4 West New Westminster District Plan LMP9648	Bethany Baptist Church 22680 Westminster Highway Richmond, B.C. V6V 1B7	42% 8,999.7 m ² 2.224 acres	58% 12,427.9 m ² 3.071 acres	100%	0%

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

SCHEDULE B to BYLAW 9575

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

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

SCHEDULE B to BYLAW 9575

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

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

SCHEDULE B to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
India Cultural Centre of Canada (024-908-040) 8600 No 5 Road Manse & Parking	PID 004-328-850 Lot 19 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242	India Cultural Centre of Canada 8600 No 5 Road Richmond, B.C. V6Y 2V4	43.9% 21,778.93 m ²	56.1% 27,828.07 m ²	Remaining portion of Building	100% of Manse 103.87 m ²
International Buddhist Society (046-195-007) 9160 Steveston Highway Manse The land under the taxable improvements situated on this property shall also be assessed as taxable.	PID 026-438-160 Section 3 Block 3 North Range 6 West New Westminster District Plan BCP19994 Parcel 1	International Buddhist Society 9160 Steveston Highway Richmond, B.C. V7A 1M5	36.5% 16,458.69 m ²	63.5% 28,622.31 m ²	83.2% of remaining hall 3,132.4 m ² 0% of farm buildings	16.8% of hall used for Manse and dining 632.0 m ² 100% of farm buildings
Ling Yen Mountain Temple (030-901-000) 10060 No. 5 Road (Site Area 4.916 Acres) Manse	PID 025-566-806 Lot 42 Except: Part Dedicated Road on Plan LMP22689, Section 31 Block 4 North Range 5 West New Westminster District Plan 25987	Ling Yen Mountain Temple 10060 No. 5 Road Richmond, B.C. V7A 4C5	27.7% 5,502.6 m ² 1.36 acres	72.3% 14,391.7 m ² 3.556 acres	50.6% 1,199.3 m ²	49.4% 1,171.8 m ²

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

SCHEDULE B to BYLAW 9575

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

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

SCHEDULE B to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Richmond Alliance Church (047-535-044) 11371 No. 3 Road (Site Area 2.5 acres)	PID 004 113 331 South Half of 14 Section 5 Block 3 North Range 6 West New Westminster District Plan 4120	Christian and Missionary Alliance (Canadian Pacific District) 11371 No. 3 Road Richmond, B.C. V7A 1X3	80% 8,077.5 m ² 1.996 acres	20% 2,030.5 m ² 0.504 acres	100%	0%
Richmond Baptist Church (065-972-089) 6560 Blundell Road Manse and Parking	PID 006-457-118 Lot 43 Section 19 Block 4 North Range 6 West New Westminster District Plan 30356	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	57% 1,151.4 m ²	43% 868.6 m ²	0% of Manse	100% of Manse 106.84 m ²
Richmond Baptist Church (066-062-000) 6560 Blundell Road Manse and Parking	PID 033-732-193 Section 19 Block 4 North Range 6 West New Westminster District Plan 71422 Parcel A	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	Portion of land not under church	Land under manse	0% of Manse 100% of Religious Hall	100% of Manse
Richmond Pentecostal Church (060-287-008) 9260 Westminster Highway Manse and Parking	PID 004-140-125 Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan 13172	Pentecostal Assemblies of Canada 9260 Westminster Highway. Richmond, B.C. V6X 1B1	30% Paved parking area behind building 652.2 m ²	70% Non- parking area 1,521.8 m ²	0%	100%

PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP

SCHEDULE B to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Richmond Pentecostal Church (060-300-000) 9300 Westminster Highway	PID 024-957-828 Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615	Pentecostal Assemblies of Canada 9300 Westminster Highway Richmond, B.C. V6X 1B1	58.7% 8,093.7 m ² 2 acres	51.3% 5,690.3 m ² 1.4 acres	100%	0%

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

SCHEDULE B to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
<p>The Science of Spirituality Eco Centre (045-488-098) Civic address: 11011 Shell Road Farm Land</p>	<p>PID 015-725-871 Parcel F (Reference Plan 2869) Section 2 Block 3 North Range 6 West New Westminister District Except: Part Dedicated Road on Plan LMP4152</p> <p>PID 013-082-566 North Easterly 5 and 1/5th Square Chains Section 2 Block 3 North Range 6 West New Westminister District Except: Part Dedicated Road by Plan LMP54152</p> <p>PID 015-342-433 Parcel D (Explanatory Plan 1980) Section 2 Block 3 North Range 6 West New Westminister District</p> <p>PID 015-725-880 Parcel "G" (Reference Plan 2870) Section 2 Block 3 North Range 6 West New Westminister District</p>	<p>Science of Spirituality SKRM Inc. 9100 Van Horne Way Richmond, B.C. V6X 1W3</p>	<p>50% 385 m²</p>	<p>50% 385 m²</p>	<p>100%</p>	<p>0%</p>

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

SCHEDULE B to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
The Shia Muslim Community of British Columbia (024-941-069) 8580 No. 5 Road (Site Area 9.8 acres)	PID 004-884-850 Lot 20 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242	The Shia Muslim Community of British Columbia 8580 No. 5 Road Richmond, B.C. V6Y 2V4	38.1% 15,117.2 m ² 3.736 acres	61.9% 24,512.8 m ² 6.064 acres	100%	0%
South Arm United Church (047-431-056) 11051 No. 3 Road (Site Area 6.42 acres)	PID 015 438 562 Parcel "E" (Explanatory Plan 21821) of Lots 1 and 2 of Parcel "A" Section 5 Block 3 North Range 6 West New Westminster District Plan 4120 EXCEPT: FIRSTLY: Part Subdivided by Plan 29159 AND SECONDLY: Parcel "D" (Bylaw Plan 79687)	Congregation of the South Arm United Church of Canada 11051 No. 3 Road Richmond, B.C. V7A 1X3	31.6% 8,093.7 m ² 2 acres	68.4% 17,496.3 m ² 4.42 acres	100%	0%
St. Gregory Armenian Apostolic Church of BC (018-330-000) 13780 Westminster Highway	PID 002-946-068 Lot "A" (RD 190757) Section 8 Block 4 North Range 5 West New Westminster District Plan 12960	Armenian Apostolic Church of British Columbia 13780 Westminster Highway Richmond, B.C. V6V 1A2	95% 2,505.15 m ²	5% 131.85 m ²	100%	0%

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

SCHEDULE B to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
St. Joseph The Worker Parish (099-300-034) 4451 Williams Road (Site Area 8.268 acres) 3.26 and 5.00 acres	PID 010 887 725 Parcel "C" (Explanatory Plan 8670) of Lots 3 and 4 Except: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139	Roman Catholic Archbishop of Vancouver St. Joseph the Worker Parish 4451 Williams Road Richmond, B.C. V7E 1J7	38.8% (School portion exempted under Schedule C) 9,397.07 m ² 2.32 acres	61.2% 14,838.13 m ² 3.67 acres	60% 635.4 m ²	40% 423.6 m ²
St. Monica's Parish (040-800-004) 12011 Woodhead Road (Site Area 1.60 acres) Manse and Hall	PID 024-840-319 Lot A Section 31 Block 5 North Range 5 West New Westminster District Plan LMP47203	Roman Catholic Archbishop of Vancouver St. Monica's Parish 12011 Woodhead Road Richmond, B.C. V6V 1G2	Note: The land under the manse is exempt; the manse itself is not exempt. 73.35% 4,744.33 m ² 1.17 acres	Note: The land under the manse is exempt; the manse itself is not exempt. 26.65% 1,723.67 m ² 0.43 acres	0% of Manse 100% of Religious Hall	100% of Manse 196.8 m ²
St. Paul's Roman Catholic Parish (067-043-063) 8251 St. Alban's Road (Site Area 4.77 acres)	PID 010 900 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly; Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	Catholic Independent Schools of Vancouver Archdiocese St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2	52.5% 10,112.8 m ² 2.5 acres	47.5% 9,133.2 m ² 2.27 acres	100%	0%

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

SCHEDULE B to BYLAW 9575

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

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

SCHEDULE B to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Towers Baptist Church (070-101-000) 10311 Albion Road (Site Area 2.148 acres) Manse	PID 000 565 318 Parcel "A" Except Part on Plan 32239 Section 26 Block 4 North Range 6 West New Westminster District Plan 22468	New Wineskins Society 10311 Albion Road Richmond, B.C. V7A 3E5	78.9% 7,002.4 m ² 1.73 acres	21.1% 1,872.6 m ² 0.418 acres	0% of Manse 100% of Religious Hall	100% Manse 162.6 m ²
Trinity Lutheran Church Hall (064-438-000) 7100 Granville Avenue Manse and Hall	PID 025-555-669 Section 17 Block 4 North Range 6 West Plan BCP3056 Parcel A	Trinity Lutheran Church – Richmond 7100 Granville Avenue Richmond, B.C. V6Y 1N8	87.09% 6,012.32	12.91% Manse 891.68 m ²	0% of Manse 100% of Religious Hall	100% of Manse 142.5 m ² 0% of Religious Hall
Vancouver International Buddhist Progress Society (082-304-006) 8271 Cambie Road (Site Area 0.757 acres)	PID 00-316-002 9 Section 28 Block 5 North Range 6 West Plan 7532	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	76% 2,322.58 m ²	24% 740.42 m ²	N/A	N/A

PORTIONS OF LAND & IMPROVEMENTS
FOR PLACE OF PUBLIC WORSHIP

SCHEDULE B to BYLAW 9575

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

SCHEDULE C to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE
<p>Choice School For Gifted Children (001-870-000) 20451 Westminster Highway (Site area: 0.35 ha (0.862 acres))</p>	<p>PID 003-934-268 Lot 78 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593</p>	<p>Choice School For Gifted Children 20451 Westminster Highway Richmond, B.C. V6V 1B1</p>	<p>100% 3,552 m² 0.862 acres</p>	<p>0%</p>
<p>Choice School For Gifted Children (001-871-004) 20411 Westminster Highway</p>	<p>PID 003-937-160 Lot 79 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593</p>	<p>Choice School For Gifted Children 20451 Westminster Highway Richmond, B.C. V6V 1B3</p>	<p>100% 3,422 m² 0.846 acres</p>	<p>0%</p>
<p>Cornerstone Christian Academy School (024-279-000) 12011 Blundell Road (Site area: 11,104 square feet)</p>	<p>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</p>	<p>Cornerstone Evangelical Baptist Church of Vancouver 2642 45th Avenue East Vancouver, B.C. V5R 3C1</p>	<p>100% (School portion: 2% of total property) 1,031.6 m²</p>	<p>0%</p>

SCHEDULE C to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE
<p>Muslim School of B.C. (025-243-080) 12300 Blundell Road (Site area: 1.09 ha (2.69 acres))</p>	<p>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</p>	<p>B.C. Muslim Association 12300 Blundell Road Richmond, B.C. V6W 1B3</p>	<p>100% (56.4% of total property) 10,903.97 m² 2.694 acres</p>	<p>0%</p>
<p>Richmond Christian School (099-076-081) 5240 Woodwards Road (Site area: 0.971 ha (2.4 acres))</p>	<p>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</p>	<p>Richmond Christian School Association 5240 Woodwards Road Richmond, B.C. V7E 1H1</p>	<p>100% 9,751 m² 2.4 acres</p>	<p>0%</p>
<p>Richmond Christian School (030-887-000) 10260 No. 5 Road (Site area: 2.23 ha (5.52 acres))</p>	<p>PID 027-072-657 Section 31 Block 4 North Range 5 West New Westminster District Plan BCP 30119</p>	<p>Richmond Christian School Association 10260 No. 5 Road Richmond, B.C. V7A 4E5</p>	<p>47.4% 10,598.5 m² 2.616 acres</p>	<p>52.6% 11,755.5 m² 2.904 acres</p>

SCHEDULE C to BYLAW 9575

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE
<p>Richmond Jewish Day School (025-151-060) 8760 No. 5 Road (Site area: 0.95 ha (2.349 acres))</p>	<p>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</p>	<p>Richmond Jewish Day School Society of B.C. Inc. 8760 No. 5 Road Richmond, B.C. V6Y 2V4</p>	<p>56.8% 5,396.7 m² 1.334 acres</p>	<p>43.2% 4,104.3 m² 1.015 acres</p>
<p>St. Joseph the Worker School (099-300-034) 4451 Williams Road (Site area: [3.346 ha (8.268 acres)] 1.319 ha (3.26 acres) and 2.0235 ha (5.00 acres))</p>	<p>PID 010-887-725 Parcel "C" (Explanatory Plan 8670) Lots 3 and 4 Except: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139</p>	<p>Roman Catholic Archbishop of Vancouver St. Joseph's Parish 4451 Williams Road Richmond, B.C. V7E 1J7</p>	<p>100% (additional to Schedule B) 9,198.8 m² 2.27 acres</p>	<p>0% (Fully exempt for school portion)</p>

SCHEDULE D to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	TENANTS MAILING ADDRESS
(057-614-000) 200 – 7451 Elmbridge Way	PID 007-501-129 Lot 87 Section 5 Block 4 North Range 6 West New District Plan 36964	That portion of the property occupied by the Richmond Emmanuel Church	Richmond Emmanuel Church 200 – 7451 Elmbridge Way Richmond, B.C. V6X 1B8
(136-467-527) 3211 Grant McConachie Way	PID 009-025-103 Lot 58 Sections 14, 15, 16, 17, 20, 21, 23 and 29 Block 5 North Range 7 West New Westminster District Plan 29409	That portion of the property occupied by Vancouver Airport Chaplaincy	Vancouver Airport Chaplaincy Box 32362 Domestic Terminal RPO Richmond, B.C. V7B 1W2

**CHARITABLE, PHILANTHROPIC & OTHER
NOT-FOR-PROFIT – ELDERLY CITIZENS HOUSING
(PROVINCIAL ASSISTANCE)**

SCHEDULE E to BYLAW 9575

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

**CHARITABLE, PHILANTHROPIC & OTHER
NOT-FOR-PROFIT – COMMUNITY CARE OR
ASSISTED LIVING**

SCHEDULE F to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(058-885-000) 6531 Azure Road	PID 003 680 100 Lot 525 Section 7 Block 4 North Range 6 West NWD Plan 25611	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(067-321-001) 8400 Robinson Road	PID 009 826 386 Lot 80 Except: Part Subdivided by Plan 81951, Section 21 Block 4 North Range 6 West NWD Plan 12819	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(099-371-000) 4811 Williams Road	PID 004 864 077 Lot 4 Section 26 Block 4 North Range 7 West NWD Plan 17824	Greater Vancouver Community Service Society 500 – 1212 W. Broadway Vancouver, B.C. V6H 3V1
(080-622-000) 11331 Mellis Drive	PID 004 107 292 Lot 175 Section 25 Block 5 North Range 6 West NWD Plan 53633	Pinegrove Place Mennonite Care Home Society of Richmond 11331 Mellis Drive Richmond, B.C. V6X 1L8
(082-199-000) 9020 Bridgeport	PID 002-672-855 Block 5 North Range 6 West New Westminster District Plan 60997 Parcel B, Section 27/28, REF 60997	0952590 BC Ltd. Richmond Lion's Manor 400 – 13450 102 nd Avenue Surrey BC V3T 0H1
(099-561-000) 9580 Pendleton Road	PID 003 751 678 Lot 450 Section 26 Block 4 North Range 7 West NWD Plan 66281	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(064-762-037) 303 – 7560 Moffatt Road	PID 014-890-305 Strata Lot 37 Section 17 Block 4 North Range 6 West New Westminster District Strata Plan NW3081	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

**CHARITABLE, PHILANTHROPIC & OTHER
NOT-FOR-PROFIT – COMMUNITY CARE OR
ASSISTED LIVING**

SCHEDULE F to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(087-058-109) 9 – 11020 No. 1 Road	PID 013-396-901 Strata Lot 9 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW2952	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(103-370-125) 5635 Steveston Highway	PID 004-866-029 Lot 910 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(097-575-028) 4433 Francis Road	PID 003-887-022 Lot 890 Section 23 Block 4 North Range 7 West New Westminster District Plan 66590	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(090-515-105) 5862 Dover Crescent	PID 023-648-058 Strata Lot 105 Section 1 Block 4 North Range 7 West New Westminster District Strata Plan LMS2643	Riverside Children's Centre Developmental Disability Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(065-571-000) 6260 Blundell Road	PID 005 146 135 Lot "A" (RD135044) Section 19 Block 4 North Range 6 West New Westminster District Plan 48878	Rosewood Manor Richmond Intermediate Care Society 6260 Blundell Road Richmond, B.C. V7C 5C4
(089-830-129) 5500 Andrews Road, Unit 100	PID 023-684-801 Strata Lot 129 Section 12 Block 3 North Range 7 West New Westminster District Strata Plan LMS2701	Treehouse Learning Centre Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

**CHARITABLE, PHILANTHROPIC & OTHER
NOT-FOR-PROFIT – COMMUNITY CARE OR
ASSISTED LIVING****SCHEDULE F to BYLAW 9575**

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
084-988-041 10411 Odlin Road	PID 017-418-780 Lot 141 Section 35 Block 5 North Range 6 West New Westminster District Plan LMP942	Western Recovery Foundation Turning Point Recovery Society 10411 Odlin Road Richmond BC V6X 1E3

**CHARITABLE, PHILANTHROPIC & OTHER
NOT-FOR-PROFIT – ELDERLY CITIZENS HOUSING****SCHEDULE G to BYLAW 9575**

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

CHARITABLE, PHILANTHROPIC & OTHER
NOT-FOR-PROFIT

SCHEDULE H to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(056-610-001) 8911 Westminster Highway	PID 017 240 107 Lot 1 Sections 3 and 4 Block 4 North Range 6 West NWD Plan LMP.00069	100%	Canadian Mental Health Association 7351 Elmbridge Way Richmond, B.C. V6X 1B8
(059-905-125) 8300 Cook Road	PID 023-800-496 Strata Lot 125 Section 9 Block 4 North Range 6 West new Westminster District Strata Plan LMS2845 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	100% that is occupied by Society of Richmond Children's Centres	Cook Road Children's Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(011-892-000) 23591 Westminster Highway	Lot B Section 36 Block 5 North Range 4 West New Westminster District Plan BCP46528	That portion of the property occupied by Richmond Children's Centres	Cranberry Children's Centre Society of Richmond Children's Centres 23591 Westminster Highway Richmond BC
(094-391-000) 7611 Langton Road	PID 004 700 368 Lot 11 Section 13 Block 4 North Range 7 West NWD Plan 19107	100%	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(064-810-001) 7000 Minoru Boulevard	PID 018 489 613 Lot 1 Section 17 Block 4 North Range 6 West NWD Plan LMP 12593	100%	Richmond Caring Place 140 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

**CHARITABLE, PHILANTHROPIC & OTHER
NOT-FOR-PROFIT**

SCHEDULE H to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(057-572-000) Unit 100 – 5671 No. 3 Road	PID 003-698-009 Lot 34 Section 5 Block 4 North Range 6 West Plan 32827	That portion of the property occupied by the Richmond Centre for Disabilities	Richmond Centre for Disabilities 100 – 5671 No. 3 Road Richmond, B.C. V6X 2C7
(067-813-000) 8660 Ash Street	PID 017-854-997 Lot C Section 22 Block 4 North Range 6 West Plan 2670	Exempting that portion of the property occupied by the Richmond Family Place	Richmond Family Place 8660 Ash Street Richmond, B.C. V6Y 2S3
(093-050-002) 6011 Blanshard Drive	PID 019-052-685 Lot 2 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP19283	100% that is occupied by Society of Richmond Children's Centres	Terra Nova Children's Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(084-195-000) 4033 Stolberg Street	PID 028-745-540 Section 34 Block 4 North Range 6 West New Westminster District Plan BCP49848 Air Space Parcel 3	100% that is occupied by Society of Richmond Children's Centres	West Cambie Child Care Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2

SCHEDULE I to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(057-902-804) 2005 – 6111 River Road	PID 027-090-434 Lot 8 Section 6 Block 4 North Range 6 West New Westminster District Plan BCP30383	That portion of the property occupied by Canadian Sport Institute Pacific Society	Canadian Sport Institute Pacific Society 2005 – 6111 River Road Richmond, BC V7C 0A2
(097-842-000) 4780 Blundell Road	PID 001-145-801 Lot 2 Block 4 North Range 7 West New Westminster District Plan 3892	That portion of the property occupied by Girl Guides of Canada	Girl Guides of Canada 4780 Blundell Road Richmond, B.C. V7C 1G9
(051-521-010) 11551 Dyke Road	PID 014-924-781 Dedicated Park Plan 565772		Girl Guides of Canada 1476 West 8th Avenue Vancouver, BC V6H 1E1
(083-465-000) 7411 River Road	PID 007 206 518 Lot "N" Except: Part Subdivided by Plan 35001, Fractional Section 6 and of Sections 5, 7 and 8 Block 4 North Range 6 West and of Fractional Section 32 Block 5 North Range 6 West New Westminster District Plan 23828 (see R083-466-000, R083-467-000, R083-467-505 for remainder)	That portion of the property occupied by Navy League of Canada National Council	Navy League of Canada National Council c/o Richmond/Delta Branch Box 43130 Richmond, B.C. V6Y 3Y3
(083-218-000) 7400 River Road (Unit 140)	PID 003-752-534 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727	That portion of the property occupied by Richmond Gymnastics Association	Richmond Gymnastics Association Unit 140 – 7400 River Road Richmond B.C. V6Y 2C1

SCHEDULE I to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(059-477-003) 6133 Bowling Green Road	PID 009 300 261 Lot 26, Except that part in Plan LMP39941 Section 8 Block 4 North Range 6 West New Westminster District Plan 24068	That portion of the property occupied by Richmond Lawn Bowling Club	Richmond Lawn Bowling Club 7321 Westminster Highway Richmond, B.C. V6X 1A3
(082-479-000) 7760 River Road	PID 009 311 998 Lot 2 Except: Firstly; Part Subdivided by Plan 28458; Secondly; Parcel "C" (Bylaw Plan 62679); Thirdly: Parcel G (Bylaw Plan 80333); Sections 29 and 32 Block 5 North Range 6 West New Westminster District Plan 24230	That portion of the property occupied by Richmond Rod and Gun Club	Richmond Rod and Gun Club P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(083-218-000) 7400 River Road (Unit 140)	PID 003-752-534 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727	That portion of the property occupied by Richmond Rod and Gun Club	Richmond Rod and Gun Club P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(059-216-001) 6820 Gilbert Road	PID 017 844 525 Lot A Section 8 Block 4 North Range 6 West, New Westminster District Plan LMP 5323	That portion of the property occupied by Richmond Tennis Club	Richmond Tennis Club 6820 Gilbert Road Richmond, B.C. V7C 3V4
(057-590-001) 5540 Hollybridge Way	PID 007 250 983 Lot 73 Except: Part Subdivided by Plan 48002; Sections 5 and 6 Block 4 North Range 6 West New Westminster District Plan 36115	That portion of the property occupied by Richmond Winter Club	Richmond Winter Club 5540 Hollybridge Way Richmond, B.C. V7C 4N3

SCHEDULE I to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(088-500-046) 2220 Chatham Street	PID 004-276-159 Block 3 N Range 7W Section 4 Parcel D, Except Plan REF 43247, EXP 60417, REF 10984 File NO 1000-14-045	That portion of the property occupied by Scotch Pond Heritage Cooperative	Scotch Pond Heritage Cooperative 3811 Moncton Street Richmond, B.C. V7E 3A0

SCHEDULE J to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(085-643-001) Unit 140-160 11590 Cambie Road	PID 018-844-456 Lot C Section 36 Block 5 North Range 6 West Plan LMP17749 Except Plan BCP 14207	That portion of the property occupied by Richmond Public Library	Richmond Public Library Cambie Branch Unit 150 - 11590 Cambie Road Richmond, B.C. V6X 3Z5
(044-761-005) 11688 Steveston Highway	PID 023-710-047 Lot 1 Section 1 Block 3 North Range 6 West Plan 32147	That portion of the property occupied by Richmond Public Library	Richmond Public Library Ironwood Branch 11688 Steveston Highway, Unit 8200 Richmond, B.C. V7A 1N6
(031-968-086) 14140 Triangle Road	PID 023-510-692 Lot 2 Section 33 Block 4 North Range 5 West NWD Plan LMP29486	That portion of the property occupied by City of Richmond	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(031-969-003) 14300 Entertainment Boulevard	PID 023-672-269 Lot C Section 33 Block 4 North Range 5 West NWD Plan LMP31752	That portion of the property occupied by City of Richmond	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(057-902-800) 6111 River Road	PID 027-090-434 Lot 8 Section 6 Block 4 North Range 6 West Plan BCP30383	That portion of the property occupied by Richmond Oval Corporation	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(051-557-060) 12071 No. 5 Road	PID 013-082-531 Section 12 Block 3 North Range 6 West NWD Plan 15624 Parcel A-J, Part NE 1/4, Ref 15624, Ref 8114 File No. 1000- 05-021	That portion of the property occupied by Richmond Animal Protection Society	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1

SCHEDULE J to BYLAW 9575

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(057-561-001) 5900 Minoru Boulevard	Lot A Section 5 Block 4 North 6 West New Westminster District Plan BCP45912	That portion of the property occupied by City Centre Community Centre	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1



Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8812 (RZ 11-566870)
9780 Alberta Road

The Council of the City of Richmond enacts as follows:

- The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating it "Town Housing (ZT60) – North McLennan (City Centre)".

P.I.D. 012-298-123
Lot 5 Section 10 Block 4 North Range 6 West New Westminster District Plan 1712

- This Bylaw is cited as "Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8812".

FIRST READING

FEB 27 2012

SECOND READING

MAR 19 2012

THIRD READING

MAR 19 2012

PUBLIC HEARING

MAR 19 2012

OTHER REQUIREMENTS SATISFIED

OCT 17 2016

ADOPTED

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

MAYOR

CORPORATE OFFICER



Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 8947 (RZ 11-593406)
4991 No. 5 Road

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

- 1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof of the following area and by designating it "Neighbourhood Residential".

P.I.D. 006-160-859

Lot 63 Except: Part on Statutory Right of Way Plan 76785; Section 36 Block 5 North Range 6 West New Westminster District Plan 41571

- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 8947".

FIRST READING

OCT 28 2013

PUBLIC HEARING

NOV 18 2013

SECOND READING

NOV 18 2013

THIRD READING

NOV 18 2013

OTHER REQUIREMENTS SATISFIED

OCT 19 2016

ADOPTED



MAYOR

CORPORATE OFFICER



Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8948 (RZ 11-593406)
4991 No. 5 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 repealing the existing land use designation in Schedule 2.11B (East Cambie Area Plan Land Use Map) thereof of the following area and by designating it "Residential".

P.I.D. 006-160-859

Lot 63 Except: Part on Statutory Right of Way Plan 76785; Section 36 Block 5 North Range 6 West New Westminster District Plan 41571

- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8948".

FIRST READING

OCT 28 2013

PUBLIC HEARING

NOV 18 2013

SECOND READING

NOV 18 2013

THIRD READING

NOV 18 2013

OTHER REQUIREMENTS SATISFIED

OCT 19 2016

ADOPTED



MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 8986 (RZ 11-593406)
4991 No. 5 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 "MEDIUM DENSITY TOWNHOUSES (RTM2)".

P.I.D. 006-160-859

Lot 63 Except: Part on Statutory Right of Way Plan 76785; Section 36 Block 5 North Range 6 West New Westminster District Plan 41571

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8986".

FIRST READING

OCT 28 2013

A PUBLIC HEARING WAS HELD ON

NOV 18 2013

SECOND READING

NOV 18 2013

THIRD READING

NOV 18 2013

OTHER CONDITIONS SATISFIED

OCT 19 2016

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

DEC 18 2013

ADOPTED

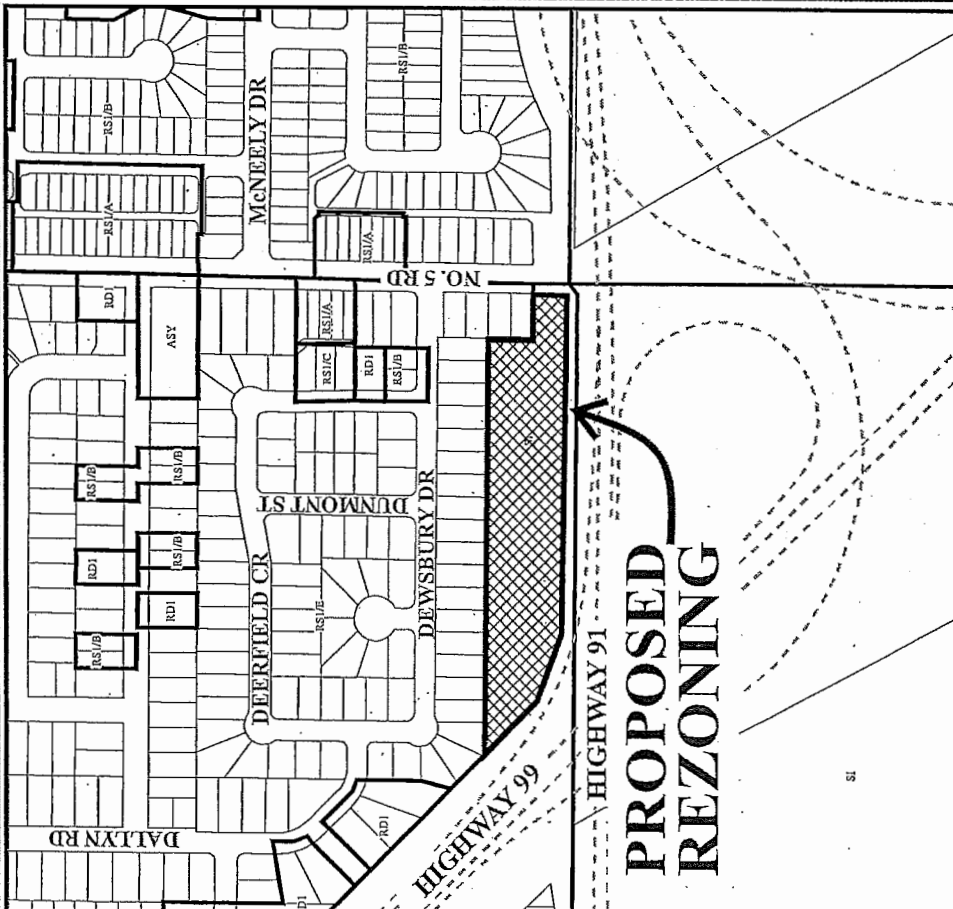


MAYOR

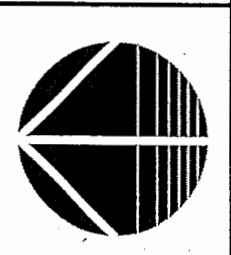
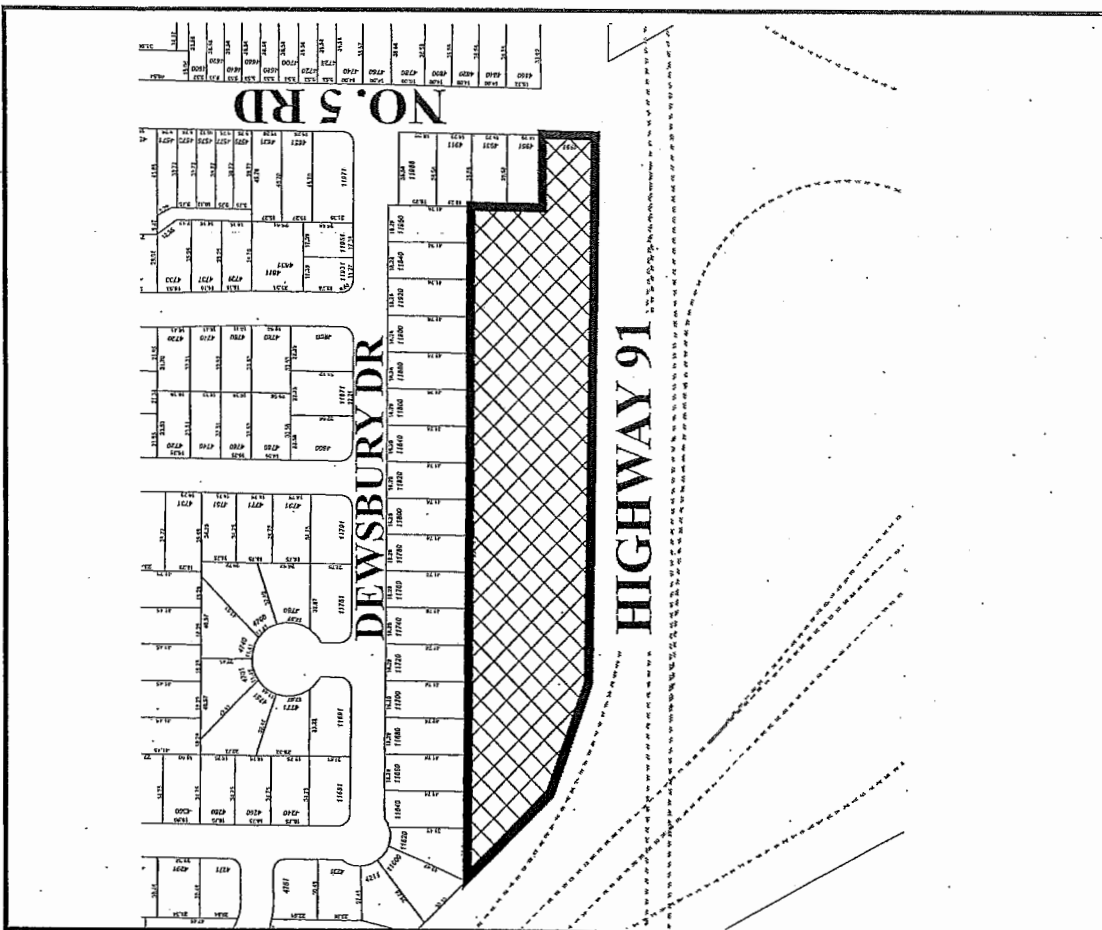
CORPORATE OFFICER



City of Richmond



PROPOSED REZONING



RZ 11-593406

Original Date: 11/14/11
 Revision Date: 12/19/12
 Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500
Amendment Bylaw 9234 (RZ 13-644767)
7751 Heather Street

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

- 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 "**HIGH DENSITY TOWNHOUSES (RTH2)**".

P.I.D. 011-492-040

Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 78290

- This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9234**".

FIRST READING

APR 13 2015

A PUBLIC HEARING WAS HELD ON

MAY 19 2015

SECOND READING

MAY 19 2015

THIRD READING

MAY 19 2015

OTHER REQUIREMENTS SATISFIED

OCT 17 2016

ADOPTED

CITY OF RICHMOND
APPROVED by <i>PJK</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER



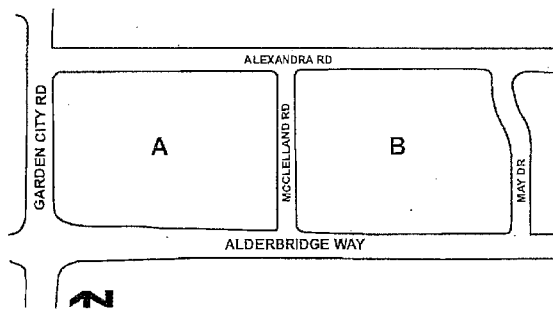
Richmond Zoning Bylaw 8500
Amendment Bylaw 9256 (ZT 14-677144)
9291 Alderbridge Way

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

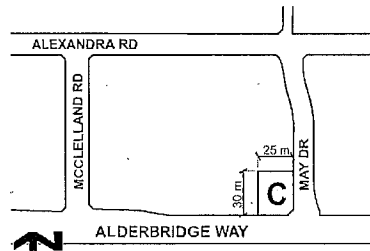
- 1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Deleting Subsection 22.32.3 in its entirety and substituting the following:

- “22.32.3 A. Secondary Uses
 - amenity space, community
- 22.32.3 B. Additional Uses
 - retail liquor 2”

- b. Deleting Diagram 1 in Section 22.32.2 and substituting the following:



- c. Inserting the following as “Diagram 2” into Section 22.32.2:



- d. Deleting Clause 22.32.6.1.e in its entirety and substituting the following:
 - “e) 3.0 m for McClelland Road.”
- e. Inserting the following into Section 22.32.11 (Other Regulations):
 - “5. A **retail liquor 2** store is only permitted in the area identified as “C” in Diagram 2, Section 22.32.2 and shall have a **gross floor area** not exceeding 325 m².”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9256**”.

FIRST READING

JUN 22 2015

PUBLIC HEARING

JUL 20 2015

SECOND READING

JUL 20 2015

THIRD READING

JUL 20 2015

OTHER CONDITIONS SATISFIED

OCT 19 2016

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>BK</i>
APPROVED by Director or Solicitor
<i>il</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9258 (ZT 14-677144)
8080 Park Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Deleting “**retail liquor 2**” from Subsection 9.3.3.B.
 - b. Deleting Clause 9.3.11 in its entirety and substituting the following:
 - “1. A retail liquor 1 store is only permitted on the following listed sites and is limited to one per lot:
 - a) 7331 Westminster Highway
Strata Plan LMS3174; and
 - b) 7551 Westminster Highway
P.I.D. 015-676-692
Lot 1 Except: Firstly Part Subdivided by Plan LMP20666; Secondly:
Part Subdivided by Plan LMP37403; Thirdly: Part Subdivided by
Plan LMP38351; Section 5 Block 4 North Range 6 West New
Westminster District Plan 84515.
2. Telecommunication antenna must be located a minimum 20.0 m above the ground (i.e., on a roof of a building).
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9258”**.

FIRST READING

JUN 22 2015

PUBLIC HEARING

JUL 20 2015

SECOND READING

JUL 20 2015

THIRD READING

JUL 20 2015

OTHER CONDITIONS SATISFIED

OCT 19 2016

ADOPTED

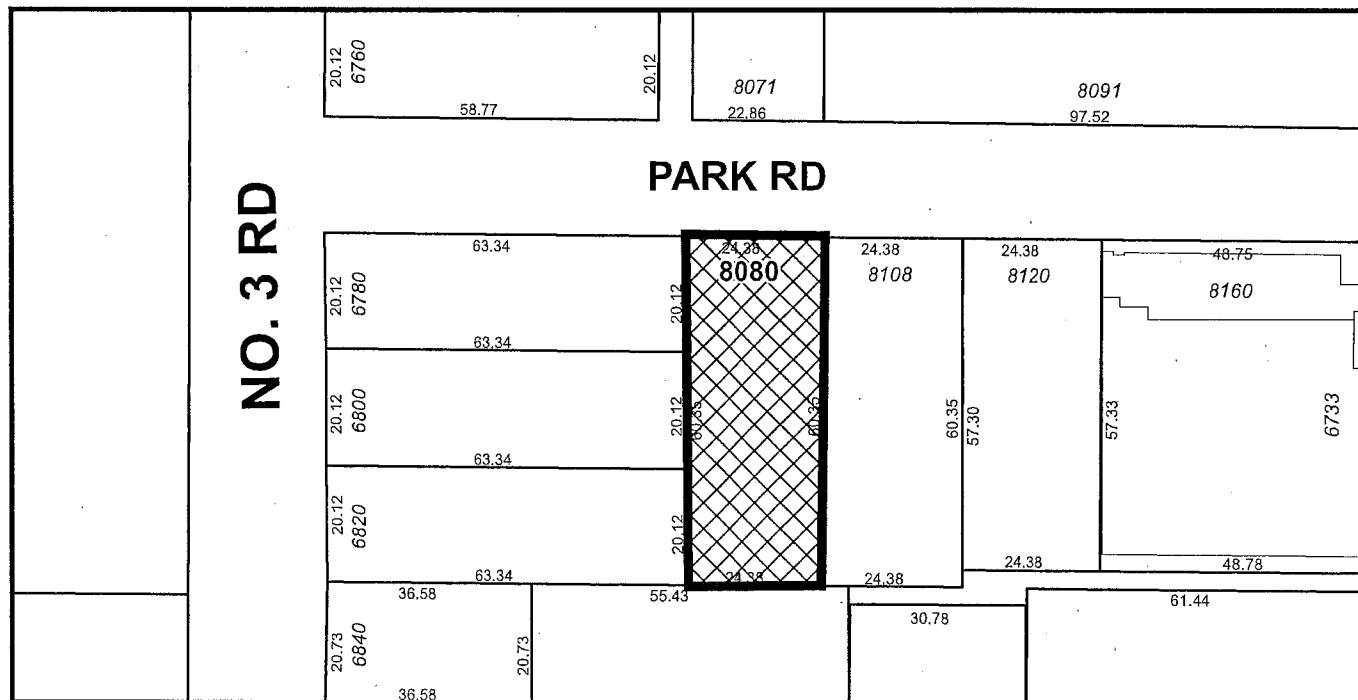
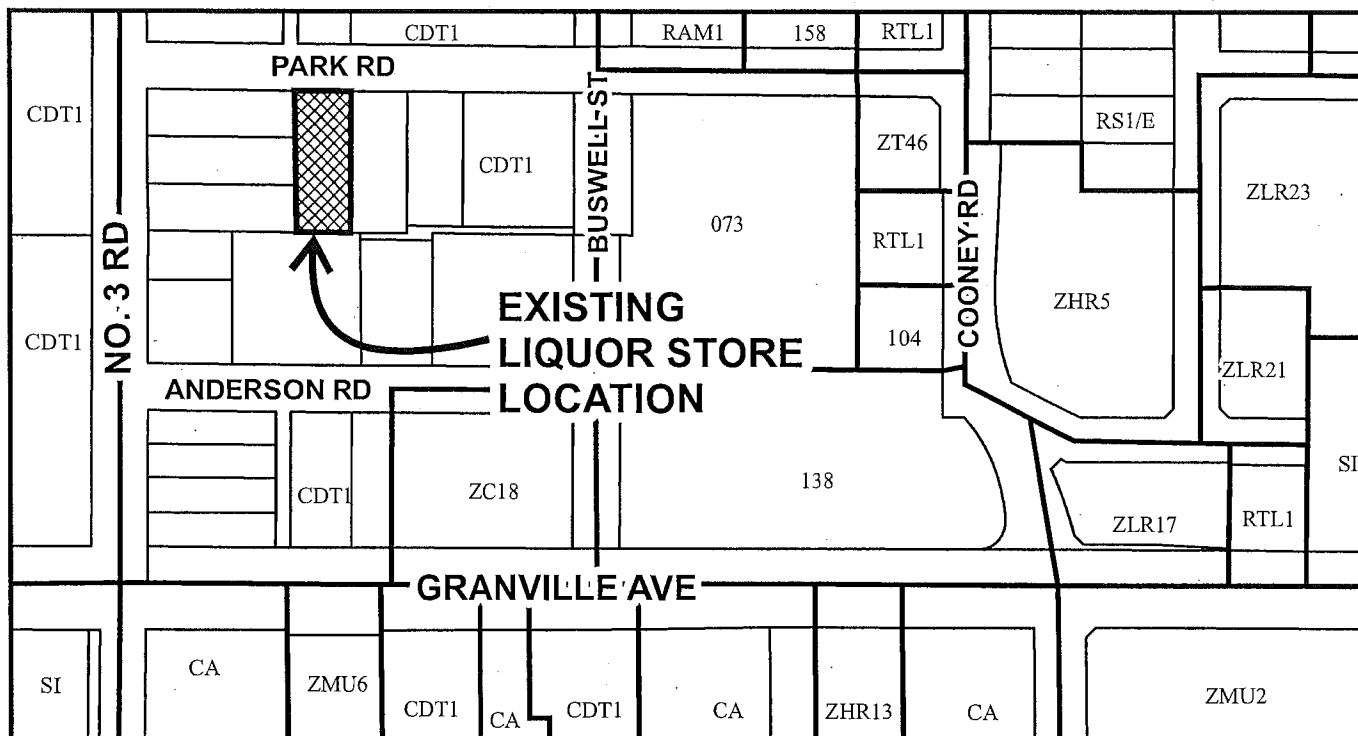
CITY OF RICHMOND
APPROVED by <i>B/C</i>
APPROVED by Director or Solicitor <i>ul</i>

MAYOR

CORPORATE OFFICER



City of Richmond



ZT 14-677144

Original Date: 06/18/09

Revision Date: 05/27/15

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500
Amendment Bylaw 9559 (RZ 15-711639)
4800 Duncliff Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/A)".

P.I.D. 005-234-166

Lot 111 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9559".

FIRST READING

JUN 13 2016

A PUBLIC HEARING WAS HELD ON

JUL 18 2016

SECOND READING

JUL 18 2016

THIRD READING

JUL 18 2016

OTHER CONDITIONS SATISFIED

OCT 19 2016

ADOPTED



MAYOR

CORPORATE OFFICER



**Development Permit Panel
Wednesday, October 12, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
John Irving, Director, Engineering
Cecilia Achiam, Director, Administration and Compliance

The meeting was called to order at 3:33 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on August 24, 2016, be adopted.

CARRIED

1. Development Permit 11-564405 - General Compliance Ruling
(REDMS No. 5159724 v. 2)

APPLICANT: Dava Development Ltd.

PROPERTY LOCATION: Portions of 10111, 10197 & 10199 River Drive (formerly
Portions of 10111 & 10199 River Drive)

INTENT OF PERMIT:

1. Consider the attached plans involving changes to the design of building "G" (addressed as 10177 River Drive), drive aisle and parkade entry in General Compliance with the approved Development Permit (DP 11-564405).

Development Permit Panel Wednesday, October 12, 2016

Applicant's Comments

Megan Chalmers, ZGF Cotter Architects, Inc., provided background information on the proposed changes to the approved mixed-used development project, i.e. Phase 1 of the overall Parc Riviera Development (DP 11-564405), noting that the proposed changes are the result of changes to the neighbouring future Phase 2 of the overall development.

Also, Ms. Chalmers noted that the proposed changes to the approved Development Permit include design changes to building "G" as well modifications to the landscaping design in the area surrounding "building "G", drive aisle and parkade entry.

In addition, Ms. Chalmers highlighted the following:

- changes in massing of building "G" include minimizing large columns at the corner of the building to improve views to the Fraser River;
- white panels are proposed to be replaced by gray panels to address long-term maintenance concerns;
- some projections on Building "G" elevation will be removed to enhance the durability of the building;
- the landscape design immediately east of Building "G" will be revised to improve the relationship of the building to the mews of the adjacent future townhouse development;
- the parkade entry ramp and parking layout of the underground parkade in Phase 1 will be revised to accommodate parking stalls for the townhouse building south of building "G" (i.e., building "C5") originally planned to be located in an underground parkade in Phase 2; and
- grade changes are proposed to the pathway adjacent to the shared drive aisle between building "G" and the adjacent future townhouse development to the east.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the main landscaping design changes, noting that (i) the original landscaping plan providing pedestrian connections along the east and west sides of building "G" from River Road to the dike will be continued and reinforced, (ii) grade changes along the shared north-south drive aisle east of building "G" are proposed due to the proposed changes in the parkade structure underneath building "G", (iii) the proposed grade changes will allow accessibility for residents of building "G" and the adjacent future townhouse development, and (iv) the proposed pedestrian walkway to the east of building "G" is completely accessible.

In response to queries from the Panel, Ms. Chan and Ms. Chalmers stated that (i) the highest grade change occurring at the southeast corner of building "G" is mitigated by planters with vines and low planting, and (ii) there are no changes in the finished floor elevation of building "G" and the overall height of the building.

Development Permit Panel
Wednesday, October 12, 2016

Staff Comments

Wayne Craig, Director, Development, advised that (i) the proposed changes are consistent with the intent of the original Development Permit, (ii) the applicant has satisfactorily addressed the proposed grade changes and accessibility in the subject site, and (iii) as part of the General Compliance consideration, three adaptable units will be provided in building "G" in addition to the two basic universal housing units included in the approved development.

Panel Discussion

In response to a query from the Panel, Ms. Chalmers confirmed that residents of apartment building "G" and townhouse building "C5" to the south share a common driveway to access the underground parkade.

In response to a query from the Panel, Mr. Craig confirmed that the Development Permit for the proposed townhouse development in Phase 2 is still under staff review and has not been presented to the Development Permit Panel.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the proposed changes to the approved mixed-use development project, noting that (i) the walkways toward the dyke is appreciated by the Panel, and (ii) the revised building "G" elevations are an improvement over the approved original proposal.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the design of building "G" (addressed as 10177 River Drive), drive aisle and parkade entry be considered in General Compliance with the approved Development Permit (DP 11-564405).

CARRIED

2. Development Permit 13-633035
(REDMS No. 4741465)

APPLICANT: Gerry Blonski

3.

Development Permit Panel
Wednesday, October 12, 2016

PROPERTY LOCATION: 7088 Heather Street

INTENT OF PERMIT:

1. Permit the construction of four (4) three-storey townhouse units at 7088 Heather Street on a site zoned "High Density Townhouses (RTH2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area in the "High Density Townhouse (RTH2)" zone from 1,800 m² to 1,000 m².

Applicant's Comments

Gerry Blonski, Gerry Blonski Architect, reviewed the floor plans and proposed materials for the proposed four three-storey townhouse units. In addition, Mr. Blonski reviewed the site lay-out for the proposed development, noting that outdoor amenity spaces including a children's play area are sited along Heather Street.

Clark Kavolinas, C. Kavolinas and Associates Inc., briefed the Panel on the main landscaping features of the project, noting that (i) the proposed development provides a lot of open spaces, (ii) decorative fencing provides a nice clean edge to the project, (iii) broadleaf evergreens provide landscape treatment to the corner of Heather Street and Granville Avenue, (iv) individual access is provided for each townhouse unit, (v) outdoor amenity areas for active play and passive seating which are visible from the street are provided, and (vi) decorative permeable paving is introduced along the driveway and individual access to each townhouse unit off the street.

Panel Discussion

In response to queries from the Panel, Mr. Blonski and Mr. Kavolinas stated that (i) the current property owners intend to live in the proposed development, (ii) the owners have expressed preference for grassed areas over other landscaping treatments, (iii) the applicant will consider the suggestion to introduce larger caliper trees and replace some deciduous planting with conifers to provide a more interesting landscape treatment throughout the year, (iv) trees to be retained will be protected, and (v) there will be cross access to the property to the east through the subject property's drive aisle.

Staff Comments

Mr. Craig noted that (i) the applicant has undertaken efforts to ensure the retention of trees in the adjacent site such as introducing special grading along the edges of the subject site in proximity to the trees, (ii) the project will be designed to achieve an EnerGuide rating of 82, and (iii) one of the four townhouse units is designed as a convertible unit.

Correspondence

None.

Development Permit Panel
Wednesday, October 12, 2016

Gallery Comments

None.

Panel Discussion

Discussion ensued regarding the proposed planting scheme in the proposed development and staff was directed to work with the applicant to review the planting scheme and consider introducing conifers and larger caliper trees.

The Panel commended the applicant for a well thought out project and provision for large outdoor amenity areas in a small project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of four (4) three-storey townhouse units at 7088 Heather Street on a site zoned "High Density Townhouses (RTH2)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area in the "High Density Townhouse (RTH2)" zone from 1,800 m² to 1,000 m².*

CARRIED

3. Development Permit 15-708644

(REDMS No. 5129866 v. 2)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue

INTENT OF PERMIT:

1. Permit the construction of 43 townhouse units at 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building.
 - (b) Reduce the front yard setback from 6 m to 4.5 m along the south side of the new east west road.

Applicant's Comments

Karen Ma, Yamamoto Architecture Inc., provided background information on the proposed development and highlighted the following:

5.

Development Permit Panel Wednesday, October 12, 2016

- the subject site is a consolidation of four lots at the southwest corner of Granville Avenue and Lynas Lane;
- the project involves two new road extensions: the proposed north-south road at the east side of the subject site will connect to Lynas Lane and Lynwood Drive and the proposed east-west road bisecting the site will connect to Lynnwood Drive in the future when the neighbouring property to the west develops;
- nine meters of land are dedicated to the park along the southern edge of the site;
- the project's objective is to provide a strong streetscape along Granville Avenue and the proposed east-west road and a smaller scale streetscape along the proposed north-south road to provide an appropriate transition to the future single-family development to the east;
- units facing the streets have access to sidewalks;
- the large porches in townhouse buildings emphasize key corners;
- the northern and southern parts of the subject site will each have an outdoor amenity area; the southern outdoor amenity area is proposed to be located at the south edge of the site facing McKay Neighbourhood Park to provide visual connection to the park; and
- the project will be designed to achieve an EnerGuide rating of 82 and all units will be pre-ducted for solar hot water heating.

Fred Liu, Fred Liu and Associates Inc., briefed the Panel on the main landscaping features of the proposed development and noted the following:

- in order to protect existing trees on the adjacent property to the west, a portion of the internal drive aisle at the northern part of the site has been moved away from the west property line;
- the children's play areas include play structures for young children and a paved children's tricycle circle;
- smaller scale patios, i.e. 8 feet by 8 feet, are proposed to allow bigger grass areas in the backyards to enhance water permeability;
- three-foot high lattice fencing is proposed in the front yards for visual permeability and surveillance;
- interlocking pavers are introduced at the driveway entrance, drive aisle ends, intersections and some areas in the drive aisle to create visual interest;
- the City's Parks Department will determine the choice of tree species for planting along the boulevards in Granville Avenue and future north-south and east-west roads; and
- smaller trees will be planted in the backyards to minimize shading.

Panel Discussion

Development Permit Panel

Wednesday, October 12, 2016

In response to queries from the Panel, Mr. Liu advised that (i) in addition to the enclosed play structure, the outdoor amenity areas also include bicycle parking stalls, mail boxes, seating under the trellis structures, and wood deck tree protection area, (ii) trees will be planted along the boulevard fronting Granville Avenue as part of the Servicing Agreement, and (iii) a four-foot high fence is proposed along the south edge of the southern outdoor amenity area.

In response to queries from the Panel, Mr. Craig commented that the trees to be protected on the adjacent property to the west have the potential to be retained in the future redevelopment of the property.

Staff Comments

Mr. Craig advised that (i) staff supports the two requested variances for the proposed development, (ii) the project will be designed to achieve an EnerGuide rating of 82, (iii) two convertible units are provided in the proposed development, and (iii) the Servicing Agreement associated with the proposal includes the construction of two new roads, frontage improvements along Granville Avenue, and a nine-meter park dedication at the south end of the site.

In addition, Mr. Craig noted that the City's Parks Department will determine the species of street trees to be planted on the City boulevards as part of the Servicing Agreement.

In response to a query from the Panel, Mr. Craig reviewed past road construction in the neighbouring townhouse development to the west, noting that the road network that will eventually connect the existing Lynwood Drive to the future east-west and north-south roads will be completed when the adjacent property to the west redevelops in the future.

In response to a further query from the Panel, Mr. Craig advised that the adjacent property to the east adjacent to the future north-south road is designated for a single-family development and is currently under a rezoning application, but the rezoning application requires the subject site to provide the road dedication for the new road.

Gallery Comments

Karen McDonald, 24-7111 Lynwood Drive, queried on the possible impact of the requested variance for the front yard setback along the south side of the new east-west road. Upon clarification by staff, Ms. McDonald noted that the requested variance will not impact on her property; however, she expressed concern regarding the current lack of parking spaces in the neighbourhood which she expects to worsen with the construction of the proposed development.

In response to a query from the Panel, Mr. Craig advised that (i) the proposed development meets the City's Parking Bylaw requirement, and (ii) on-street parking will be provided on the two new roads to be constructed.

Development Permit Panel Wednesday, October 12, 2016

Correspondence

William and Judith Moffatt, 36-7111 Lynwood Drive (Schedule 1)

In response to the concern regarding the timeframe for connecting the existing Lynwood Drive cul-de-sac to the future east-west road, Mr. Craig advised that the connection will be subject to the redevelopment of the property to the west of the subject site (i.e., 5300 Granville Avenue). Mr. Craig further advised that there is currently no development application for the adjacent property to the west and previous efforts by the applicant to include the property in the subject development application were unsuccessful.

Panel Discussion

In response to a query from the Panel, Sara Badyal, Planner 2, advised that (i) the subject development meets the Parking Bylaw requirement, and (ii) in addition to the road dedication, the applicant has provided an additional right-of-way to allow on-street parking on the new roads in the subject site.

In response to a query from the Panel, Mr. Craig confirmed that the proposed development will provide 86 resident parking spaces and 9 visitor parking spaces, including 2 accessible parking spaces, for a total of 95 parking spaces.

In response to a further query from the Panel, Mr. Craig confirmed that the requested variances for the subject development were identified during rezoning.

The Panel acknowledged support for the project, noting that (i) the project is well thought out, (ii) parking concerns have been addressed by the applicant, and (iii) the adjacency of the park to the southern outdoor amenity area is a positive feature of the project.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would:

1. *Permit the construction of 43 townhouse units at 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building.*
 - (b) *Reduce the front yard setback from 6 m to 4.5 m along the south side of the new east west road.*

CARRIED

4. Date of Next Meeting: October 26, 2016

8.

Development Permit Panel
Wednesday, October 12, 2016

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:35 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, 2016.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

36-7111 LYNNWOOD DRIVE
RICHMOND BC V7C 5S9

OCT. 11. 2016

604 274 8748

THE DIRECTOR
CITY CLERK'S OFFICE
RICHMOND CITY HALL

To Development Permit Panel
Date: Oct 12, 2016
Item # 3
Re: DP 15-708644
7260 Lynnwood Drive and 5320, 5340, 5360 Granville Ave.

DEAR SIR,

RE: DP 15-708644

WE WOULD LIKE TO DRAW YOUR ATTENTION TO THE
PARKING PROBLEMS AS YOU DECIDE TO APPROVE THIS
BUILDING APPLICATION.

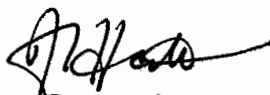
WE LIVE IN THE 155 UNIT TOWNHOUSE COMPLEX
(AS YOU CAN SEE FROM OUR ADDRESS) NEXT TO THE PROPOSED BUILDINGS,
AND PARKING IS A 'NIGHTMARE' NOW. WINFIELD GATE,
LINDSAY ROAD, LYNNWOOD DRIVE AND LANE IS FILLED TO
CAPACITY AND LOOKS LIKE A PARKING LOT.

PLEASE MAKE SURE THAT THEY HAVE MORE THAN
ADEQUATE PARKING SPACES FOR THEIR RESIDENTS AND
VISITORS. LYNAS LANE IS GOING TO BE FULL AND
ALSO LYNNWOOD DRIVE, OFF OF WEDWAY RD.

MENTIONING LYNNWOOD DRIVE, WHEN WILL IT BE
CONNECTED? WE MOVED IN HERE IN 1997 AND WAS
ASSURED THAT THIS WAS IN YOUR FIVE-YEAR PROJECT
TO JOIN THE ROAD! AT LEAST PLEASE PUT A
NO-PARKING LANE THROUGH AND THROUGH THE PROPOSED
PARK 5300 GRANVILLE. 19-20 YEARS LATER IS BETTER
THAN NEVER!

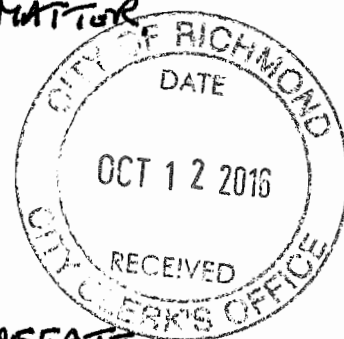
THANK YOU FOR YOUR ATTENTION TO THIS MATTER

BEST REGARDS


W.R. Moffatt

CNCL - 325

MR & MRS WILLIAM + JUDITH MOFFATT





City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: October 19, 2016
File: 01-0100-20-DPER1-
01/2016-Vol 01
Re: **Development Permit Panel Meetings Held on December 16, 2015 and June 29, 2016**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a. A Development Permit (DP 11-584805) for the property at 9780 Alberta Road; and
 - b. A Development Permit (DP 15-703204) for the property at 7751 Heather Street;be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following items at its meetings held on December 16, 2015 and June 29, 2016.

DP 11-584805 – MARINE STAR HOMES CORPORATION – 9780 ALBERTA ROAD
(December 16, 2015)

The Panel considered a Development Permit application to permit the construction of six (6) three-storey townhouse units on a site zoned “Town Housing (ZT60) – North McLennan (City Centre).” No variances are included in the proposal.

Landscape Architect Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, noting that: (i) vehicle access to the site is through a cross-access easement along the neighbouring property, (ii) the site’s grade will be raised, (iii) amenities will include green space and the children’s play area will be lit with bollard lighting, (iv) landscaping will include hedges, and (v) the proposed architectural form and character of the development is consistent with the surrounding neighbourhood.

Staff advised that: (i) the proposal includes one (1) convertible unit; (ii) the proposal will be designed to meet EnerGuide 82 standards; and (iii) with the exception of the convertible unit, all units will include a side-by-side garage.

In reply to queries from the Panel, Ms. Mitchell noted that due to the density of the site, the amenity area will be located adjacent to the drive aisle.

In response to Panel queries, staff advised that: (i) three (3) on-site trees will be removed and replacement trees will be provided; and (ii) there is a rezoning application on the adjacent three (3) properties to the west for a townhouse development.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.

DP 15-703204 – MATTHEW CHENG ARCHITECT INC. – 7751 HEATHER STREET
(June 29, 2016)

The Panel considered a Development Permit application to permit the construction of five (5) townhouses on a site zoned “High Density Townhouses (RTH2)”. A variance is included in the proposal to permit one (1) small car resident parking space.

Architect Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, noting that:

- The proposed architectural form and character complements the surrounding townhouse developments.
- The proposed single vehicle access point to the site is from Turnill Street.

- A convertible unit and aging-in-place features for townhouse units are provided.
- The townhouse units are designed to achieve an EnerGuide 82 rating.
- Each townhouse unit is provided with a private yard, small patio and shade tree;
- The outdoor amenity space includes a small play area for younger children, a bicycle rack, a bench and mailbox kiosk.
- Permeable paving is introduced at the driveway entrance adjacent to the outdoor amenity space and at the visitor surface parking stall.

Staff advised that (i) there will be off-site frontage improvements associated with the proposed development through City Work Order, and (ii) two (2) existing boulevard trees will be relocated within the boulevard.

In response to a Panel query, Ms. Dimitrova stated that (i) the proposed outdoor amenity space is separated from the concrete sidewalk on the north by a 42-inch tall transparent fence and planting strip and (ii) the applicant will consider the suggestion to introduce permeable pavers adjacent to the visitor parking space to provide an end treatment to the internal drive aisle.

In response to Panel queries, staff confirmed that: (i) the proposed variance is for the small parking space in the garage of the southwest unit, which is larger than a small car parking space, but approximately a foot short of the required length of a standard parking space; (ii) the density of the proposed development is consistent with the Zoning Bylaw and (iii) the applicant is providing a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund.

Correspondence was submitted to the Development Permit Panel regarding the application, expressing concern regarding the rezoning of the subject site due to insufficiency of parking in the area.

In response to a query from the Panel, staff confirmed that the proposed development complies with the Zoning Bylaw's parking requirement, except for the requested variance to the size of one (1) required resident vehicle parking space.

Subsequent to the meeting, the applicant revised the landscape design to introduce permeable pavers adjacent to the visitor parking space to provide an end treatment to the internal drive aisle as suggested by the Panel.

The Panel recommends that the Permit be issued.