



City Council

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

**Monday, October 26, 2020
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- CNCL-6 (1) *adopt the **minutes** of the Regular Council meeting held on October 13, 2020;*
- CNCL-23 (2) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on October 19, 2020; and*
- CNCL-50 (3) *receive for information the Metro Vancouver '**Board in Brief**' dated October 2, 2020.*

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 11.

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.

RECOMMENDATIONS FROM COMMITTEE WILL APPEAR ON THE REVISED COUNCIL AGENDA, EITHER ON THE CONSENT AGENDA OR NON-CONSENT AGENDA DEPENDING ON THE OUTCOME AT COMMITTEE.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Report Back on Expedited Temporary Patio Program
- City of Richmond Concerns on Recent Changes to the BC Energy Step Code
- Appointment of Approving Officers

5. *Motion to adopt Items No. 6 through No. 9 by general consent.*

6. **COMMITTEE MINUTES**

CNCL-60

*That the minutes of the **General Purposes Committee** meeting held on October 19, 2020 be received for information.*

Consent
Agenda
Item

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Consent
Agenda
Item

7. **REPORT BACK ON EXPEDITED TEMPORARY PATIO PROGRAM**
(File Ref. No. 08-4150-01) (REDMS No. 6535929)

CNCL-65

See Page CNCL-65 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the Council endorsed Expedited Temporary Patio Program, as approved on May 25, 2020, be extended until October 31, 2021; and*
- (2) *That the Expedited Temporary Patio Program be expanded to consider applications for temporary coverings or other accessories necessary to operate patios in inclement weather.*



Consent
Agenda
Item

8. **CITY OF RICHMOND CONCERNS ON RECENT CHANGES TO THE BC ENERGY STEP CODE**
(File Ref. No. 10-6125-07-02) (REDMS No. 6490970; 6539656)

CNCL-73

See Page CNCL-73 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That a letter be sent to the BC Minister of Municipal Affairs and Housing and the BC Minister of Environment and Climate Change Strategy stating the City's concerns about, and suggested improvements to, the December 2019 revision to the BC Building Code as outlined in the report titled "City of Richmond Concerns on Recent Changes to the BC Energy Step Code", dated September 16, 2020, from the Director, Building Approvals and Director, Sustainability and District Energy.



Consent
Agenda
Item

9. **APPOINTMENT OF APPROVING OFFICERS**
(File Ref. No. 09-4100) (REDMS No. 6524552 v. 1A)

CNCL-82

See Page CNCL-82 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the appointment of Barry Konkin as Approving Officer for the City, as per Item 16 of Resolution R13/19-5, adopted by Council on November 12, 2013, be rescinded; and*

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- (2) *That the following be appointed as Approving Officers in the absence of both Wayne Craig, Director of Development and Reg Adams, Approving Officer/Supervisor, Utilities – Planning and Development:*
- (a) *Joshua Reis, Program Manager – Development; and*
 - (b) *Suzanne Smith, Program Manager – Development.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

10. **ALEXANDRA GREENWAY INTEGRATED PUBLIC ART PROJECT
CONCEPT**

(File Ref. No. 11-7000-09-20-281) (REDMS No. 6481812 v. 3, 6430688)

CNCL-85

[See Page CNCL-85 for full report](#)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllrs. Day and Wolfe

That the artist concept proposal for "Water to Earth" by BAGUA Artist Association as detailed in the staff report titled, "Alexandra Greenway Integrated Public Art Project Concept" dated September 17, 2020, from the Director, Arts, Culture and Heritage Services, be endorsed.



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-105 Permissive Property Tax Exemption (2021) **Bylaw No. 10196**
Opposed at 1st/2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

11. RECOMMENDATION

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

CNCL-138 (1) *That the **minutes** of the Development Permit Panel meeting held on October 15, 2020, and the **Chair's report** for the Development Permit Panel meetings held on September 16, 2020 and September 30, 2020, be received for information; and*

CNCL-155 (2) *That the recommendation of the Panel to authorize the approval of changes to the design of the proposed landscaping and to the approved Environmentally Sensitive Area (ESA) compensation of the Development Permit (DP 17-771210) issued for the property at 23111 Garripie Avenue be endorsed, and the changes be deemed to be in General Compliance with the Permit.*

ADJOURNMENT



Regular Council

Tuesday, October 13, 2020

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Kelly Greene (by teleconference)
Councillor Alexa Loo
Councillor Bill McNulty (by teleconference)
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (entered at 7:51 p.m. by teleconference)
Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

- R20/17-1 1. It was moved and seconded
That the minutes of the Regular Council meeting held on September 28, 2020, be adopted as circulated.

CARRIED



Regular Council
Tuesday, October 13, 2020

COMMITTEE OF THE WHOLE

- R20/17-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 13 – Soil Use for the Placement of Fill Application for the Property Located at 8511 No. 6 Road (Jiang)

Barry Mah, Westwood Topsoil Ltd., agent representing the property owner, spoke to Council's requirement that soil sourced for the remediation of the subject property be from Richmond and/or Delta. He commented on the need for two types of soil, stating that (i) capping material is not available in Delta, and (ii) top soil from development sites in Richmond is often contaminated with a wide range of building materials and therefore not suitable.

Item No. 13 – Soil Use for the Placement of Fill Application for the Property Located at 8511 No. 6 Road (Jiang)

By teleconference, Thomas Elliot, Agrologist, spoke to correspondence regarding the assessment of soil in Richmond and Delta that would be suitable for importation onto the subject site (attached to and forming part of these minutes as Schedule 1), noting that it is unlikely that there is sufficient suitable soils available. As a result, he requested that soil be acceptable from other areas in the Lower Mainland, notably from (i) the western part of Vancouver (UBC area), (ii) the southern boundary of Burnaby (adjacent the Fraser River), and (iii) areas north of Vancouver.

In reply to queries from Council, Mr. Elliot advised that his submission (Schedule 1) does not include an analysis of soils in the western part of Vancouver (UBC area), the southern boundary of Burnaby (adjacent the Fraser River), and areas north of Vancouver due to the lack of time. In addition, he stated that soils from other jurisdictions (i.e., Langley, Surrey, Chilliwack) may be sufficient and suitable, however, time and cost play a factor and therefore areas closer to Richmond are preferred.



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- R20/17-3 4. It was moved and seconded
That Committee rise and report (7:11 p.m.).

CARRIED

CONSENT AGENDA

- R20/17-4 5. It was moved and seconded
That Items No. 6 through No. 12 be adopted by general consent.

The question on Resolution R20/17-4 was not called as discussion took place on the wearing of masks in City buildings and the potential to expand the requirement to all public spaces. As mask wearing in the public realm falls under the purview of the provincial government, it was suggested that correspondence with the Province in this regard be considered following the upcoming provincial election.

The question on Resolution R20/17-4 was then called and it was **CARRIED**.

6. **COMMITTEE MINUTES**

That the minutes of:

(1) *the General Purposes Committee meeting held on October 5, 2020;*
and

(2) *the Finance Committee meeting held on October 5, 2020;*

be received for information.

ADOPTED ON CONSENT

7. **UBCM COMMUNITY EMERGENCY PREPAREDNESS FUND
2020/2021 APPLICATION**

(File Ref. No. 03-1087-36-01) (REDMS No. 6526672)

(1) *That the Box Culvert Repair project submission to the 2020 Union of BC Municipalities (UBCM) Community Emergency Preparedness Fund for Structural Flood Mitigation be endorsed; and*



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- (2) *That, should the submission be successful, the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to negotiate and execute the funding agreement with UBCM.*

ADOPTED ON CONSENT

8. **AMENDMENTS TO OFFICIAL COMMUNITY PLAN BYLAW PREPARATION CONSULTATION POLICY 5043 (UPDATE TO REFERRALS TO THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 38 (RICHMOND)) AND NEW POLICY ON INDEPENDENT SCHOOL REFERRAL TO THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 38 (RICHMOND)**

(File Ref. No. 08-4045-00, 01-0095-20-5043; 01-0095-20-01) (REDMS No. 6510818, 5374035, 6401251, 6487486)

- (1) *That Council Policy 5043 “OCP Bylaw Preparation Consultation Policy” be amended to update the Board of Education of School District No. 38 (Richmond) referral process to lower the criteria for Richmond Official Community Plan Bylaw 9000 Amendment applications being forwarded to the Board of Education of School District No. 38 from 50 additional school-aged children to 25 additional school-aged children, and undertake minor administrative updates as outlined in the report dated September 14, 2020, from the Director of Policy Planning; and*
- (2) *That the new proposed Council Policy “Referrals to the Board of Education of School District No. 38 (Richmond) for Development Applications Involving Independent Schools” be approved to address referring Independent School proposals requiring a development application to the Board of Education of School District No. 38 (Richmond) as outlined in the report dated September 14, 2020, from the Director of Policy Planning.*

ADOPTED ON CONSENT



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9. **MASK WEARING IN CITY BUILDINGS**
(File Ref. No. 09-5125-13-01) (REDMS No. 6529829 v. 7)

That the wearing of masks in City buildings be required as described in Option 3 in the staff report titled, "Mask Wearing in City Buildings," dated September 27, 2020 from the General Manager, Community Services, provided a further exception for children and caregivers in a child care setting as per the BC Centre for Disease Control.

ADOPTED ON CONSENT

10. **DEFERRING THE CPI INCREASE TO THE CONSOLIDATED FEES BYLAW TO 2021**
(File Ref. No. 12-8060-20-008636; 03-1070-01) (REDMS No. 6530565)

That the annual CPI increase to the Consolidated Fees Bylaw be deferred to 2021.

ADOPTED ON CONSENT

11. **PERMISSIVE PROPERTY TAX EXEMPTION (2021) BYLAW NO. 10196**
(File Ref. No. 12-8060-20-010196) (REDMS No. 6488014, 6488050)

That Permissive Property Tax Exemption (2021) Bylaw No. 10196 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

12. **AMENDMENTS TO THE REVISED CONSOLIDATED 5 YEAR FINANCIAL PLAN (2020-2024) BYLAW NO. 10183**
(File Ref. No. 12-8060-20-010203) (REDMS No. 6515307 v. 14, 6516649)

That the Revised Consolidated 5 Year Financial Plan (2020-2024) Bylaw No. 10183, Amendment Bylaw No. 10203, which incorporates and puts into effect the changes as outlined in the staff report titled "Amendments to the Revised Consolidated 5 Year Financial Plan (2020-2024) Bylaw No. 10183" dated September 15, 2020, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

ADOPTED ON CONSENT



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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

13. **SOIL USE FOR THE PLACEMENT OF FILL APPLICATION FOR THE PROPERTY LOCATED AT 8511 NO. 6 ROAD (JIANG)**

(File Ref. No. 12-8080-12-01) (REDMS No. 6506278 v. 7)

R20/17-5

It was moved and seconded

That the 'Soil Use for the Placement of Fill' application, submitted by Bohan Jiang (the "Applicant"), proposing to deposit soil on the property located at 8511 No. 6 Road for the purpose of remediating the property to develop a blueberry farm, provided that the soil is sourced from Richmond and/or Delta, be authorized for referral to the Agricultural Land Commission (ALC) for the ALC to review and determine the merits of the proposal from an agricultural perspective as the Applicant has satisfied all of the City's current reporting requirements.

Councillor Steves entered the meeting by teleconference (7:51 p.m.).

The question on Resolution R20/17-5 was not called as discussion took place and the following Council comments were noted:

- a referral back to staff would provide additional time for the analysis of soils in the western part of Vancouver (UBC area), the southern boundary of Burnaby (adjacent the Fraser River), and areas north of Vancouver;
- an amendment requiring that only top soil be sourced from Richmond and/or Delta may resolve availability concerns stated by the applicant;
- Option 1 (removal of wood waste) is preferred;
- the proposed application presents an opportunity to support local agriculture and therefore geographical restrictions on the source of suitable soil should not be imposed; and
- a referral back to staff would allow Council adequate time to consider additional information presented by the applicant.



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In reply to queries from Council, Carli Williams, Manager, Business Licence and Bylaws, stated that should the applicant be unable to source soils from Richmond and/or Delta, a subsequent staff report seeking further direction from Council would be required. Ms. Williams then remarked that staff employ a professional reliance model with regard to such applications and therefore, any analysis of soils would be contracted to a professional consultant.

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

R20/17-6

It was moved and seconded

- (1) *That the 'Soil Use for the Placement of Fill' application, submitted by Bohan Jiang (the "Applicant"), proposing to deposit soil on the property located at 8511 No. 6 Road, be referred back to staff to review additional sources of soil as proposed by the Applicant;*
- (2) *That staff comment as to whether it is prudent to impose geographic restrictions in terms of the source of soils for all of the soil or just the topsoil; and*
- (3) *That staff examine the wisdom of the soil tracker application and report back.*

CARRIED

Opposed: Cllrs. Loo
McPhail

14. **REFERRAL RESPONSE: REGULATING FENCING MATERIALS**

(File Ref. No. 08-4430-01, 12-8060-20-010122/10144) (REDMS No. 6471053 v. 12, 6404835, 6399777, 6399778, 6360541, 6400503, 6471053)

R20/17-7

It was moved and seconded

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, respecting changes to fence regulations (including the prohibition of masonry as a permitted fence material for lands regulated under Section 14.1 of the Agriculture Zone), be revised as outlined in this report;*



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- (2) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, respecting changes to fence regulations (including the prohibition of masonry as a permitted fence material for lands regulated under Section 14.1 of the Agriculture Zone), as revised, be given second reading; and*

CARRIED

Opposed: Cllrs. Loo
McPhail

R20/17-8

It was moved and seconded

- (3) *That staff be directed to maintain the current bylaw regulations for fence materials – including masonry – in all zones in urban areas that permit single detached residential uses.*

CARRIED

Opposed: Cllrs. Day
Greene
Steves
Wolfe

15. **APPLICATION BY KULBINDER DHESI, RAJBINDER AUJLA AND PAULVEER AUJLA FOR REZONING AT 10160 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref. No. 12-8060-20-010206, RZ 19-881151) (REDMS No. 6525481 v. 4; 6511125)

R20/17-9

It was moved and seconded

- That Richmond Zoning Bylaw 8500, Amendment Bylaw 10206, for the rezoning of 10160 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.*

CARRIED

Opposed: Cllr. Wolfe



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16. **APPLICATION BY RAMAN KOONER FOR REZONING AT 3540 LOCKHART ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. 12-8060-20-010211, RZ 20-898600) (REDMS No. 6522282 v. 4, 6526719)

R20/17-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10211, for the rezoning of 3540 Lockhart Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

CARRIED

Opposed: Cllr. Greene

FINANCE COMMITTEE

Mayor Malcolm D. Brodie, Chair

17. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW ANNUAL INFLATIONARY UPDATE (2020)**

(File Ref. No. 03-0920-02-01) (REDMS No. 6413783 v. 8)

R20/17-11

It was moved and seconded

That Option 1 – Keep DCC Rates Unchanged as outlined in the staff report titled “Development Cost Charges Imposition Bylaw Annual Inflationary Update (2020)” dated September 8, 2020 from the Director, Finance be approved by Council.

CARRIED

Opposed: Cllrs. Day

Greene

Steves

Wolfe



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BYLAWS FOR ADOPTION

R20/17-12 It was moved and seconded
That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9969 (13171 and a Portion of 13251 Smallwood Place, ZT 18-835424)

CARRIED

Opposed: Cllrs. Greene
Wolfe

R20/17-13 It was moved and seconded
That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10108 (10671 and 10691 Gilmore Crescent, RZ 19-857867)

CARRIED

DEVELOPMENT PERMIT PANEL

R20/17-14 18. It was moved and seconded
(1) That the minutes of the Development Permit Panel meeting held on September 30, 2020, and the Chair's report for the Development Permit Panel meeting held on October 30, 2019 be received for information; and

CARRIED

R20/17-15 It was moved and seconded
(2) That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-810720) for the property at 13171 and a portion of 13251 Smallwood Place be endorsed, and the Permit so issued.

CARRIED

Opposed: Cllr. Greene



Regular Council
Tuesday, October 13, 2020

ADJOURNMENT

R20/17-16

It was moved and seconded
That the meeting adjourn (8:34 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting of the
Council of the City of Richmond held on
Tuesday, October 13, 2020.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



To: Mayor & Each Councillor
From: City Clerk's Office
Materials Relating to an Agenda Item
Meeting: COUNCIL
Item: #13

1081 Canada Ave
Duncan, BC V9L 1V2
phone. 250.746.5545
toll free. 1.800.338.1047
www.madrone.ca

October 13th 2020

City of Richmond
c/o Chair of Council

Schedule 1 to the Minutes of the
Regular meeting of Richmond
City Council held on Tuesday,
October 13, 2020.

RE: Desktop assessment of suitable imported soil source locations for 8511 No 5 Road, Richmond

The purpose of this desktop assessment of source soil assessment was to identify areas in Richmond and Delta which are likely to contain suitable topsoil for importation onto 8511 No. 4 Road, Richmond.

Criteria for suitable topsoil, as established through investigation and objective evaluation of agricultural capability end goals, includes:

- loam textured soil (ideally a silt loam to loam),
- minimal/absent coarse fragment content, and
- sourced from an area that is either undeveloped or zoned and used for residential due to a lower risk of contamination compared to a commercial or industrial areas.

Lands zoned and used for agricultural were considered to not be unsuitable source locations because of the regulatory and practical restrictions of removing soils from agricultural lands.

Provincial mapping as 1:20,000 scale provided by the British Columbia Soil Information Finder Tool (SIFT) indicates that the majority of Richmond contains soils classified as 'unclassified urban'; these soils are found west of No.4 Road and stretch towards coastal areas.

Central Richmond (between No.4 and No. 6 Roads) is characterized by the presence of poorly drained organic soils belonging to the Lumbum, Triggs, Lulu and Richmond soil associations – which are not ideal for relocation and re-use as topsoil without the original conditions which support formation of such a soil type.

Organic soils are still the dominant soil type toward east Richmond (east of No. 6 Road), however there are occasional, discontinuous areas of mineral soils.

Based on the search criteria, provincial mapping provided by SIFT, and description of soils in the publication Soils of the Langley-Vancouver Map Area (MOE Report No. 15 British Columbia Soil Survey), the following four soil associations were determined to be the most suitable and widespread for topsoil in Richmond:

If there are any questions, please direct them to the undersigned during the Council Meeting today.

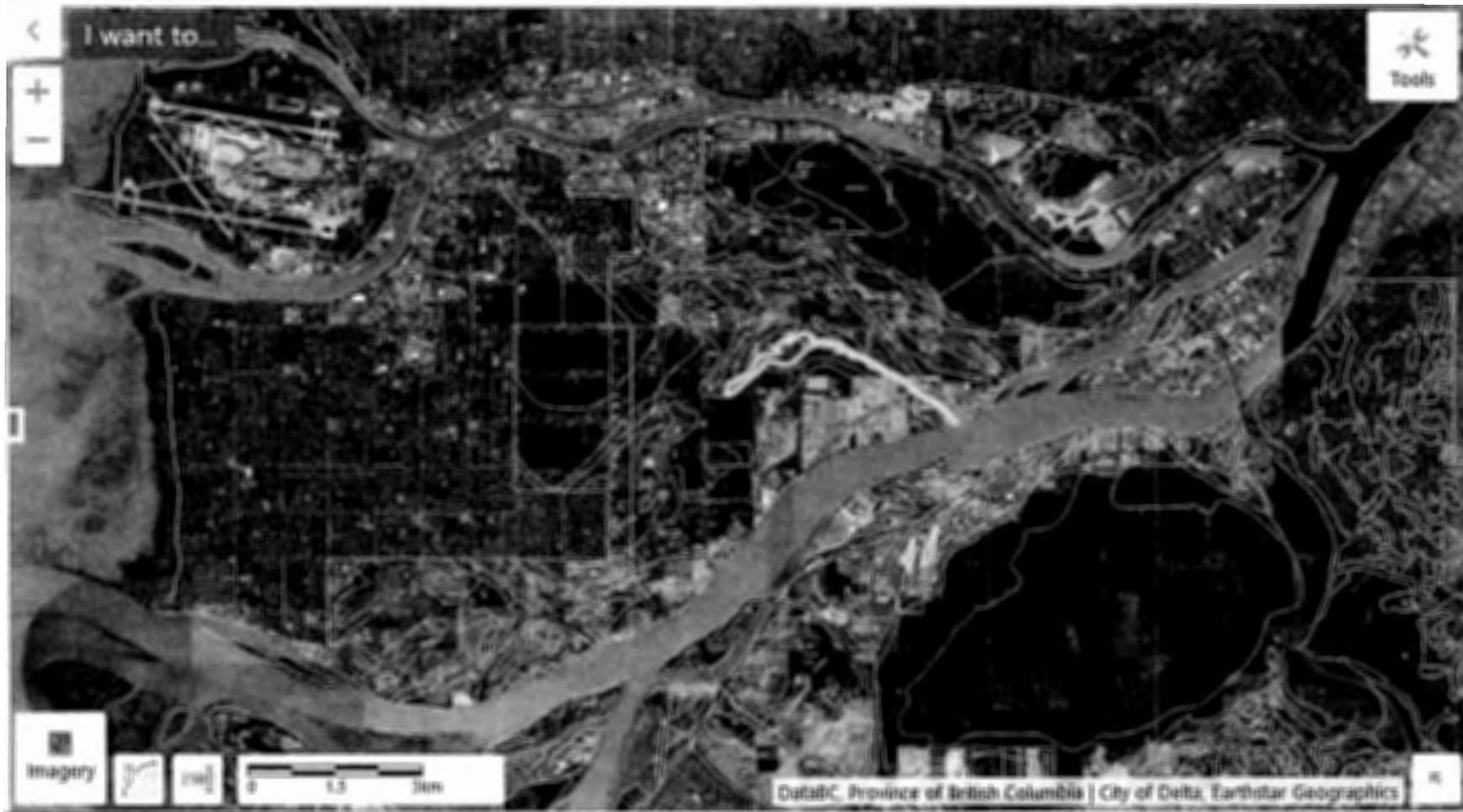
A handwritten signature in black ink that reads "Tom Elliot". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Thomas R Elliot PhD P.Geo P.Ag

Soils association: Annis

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained

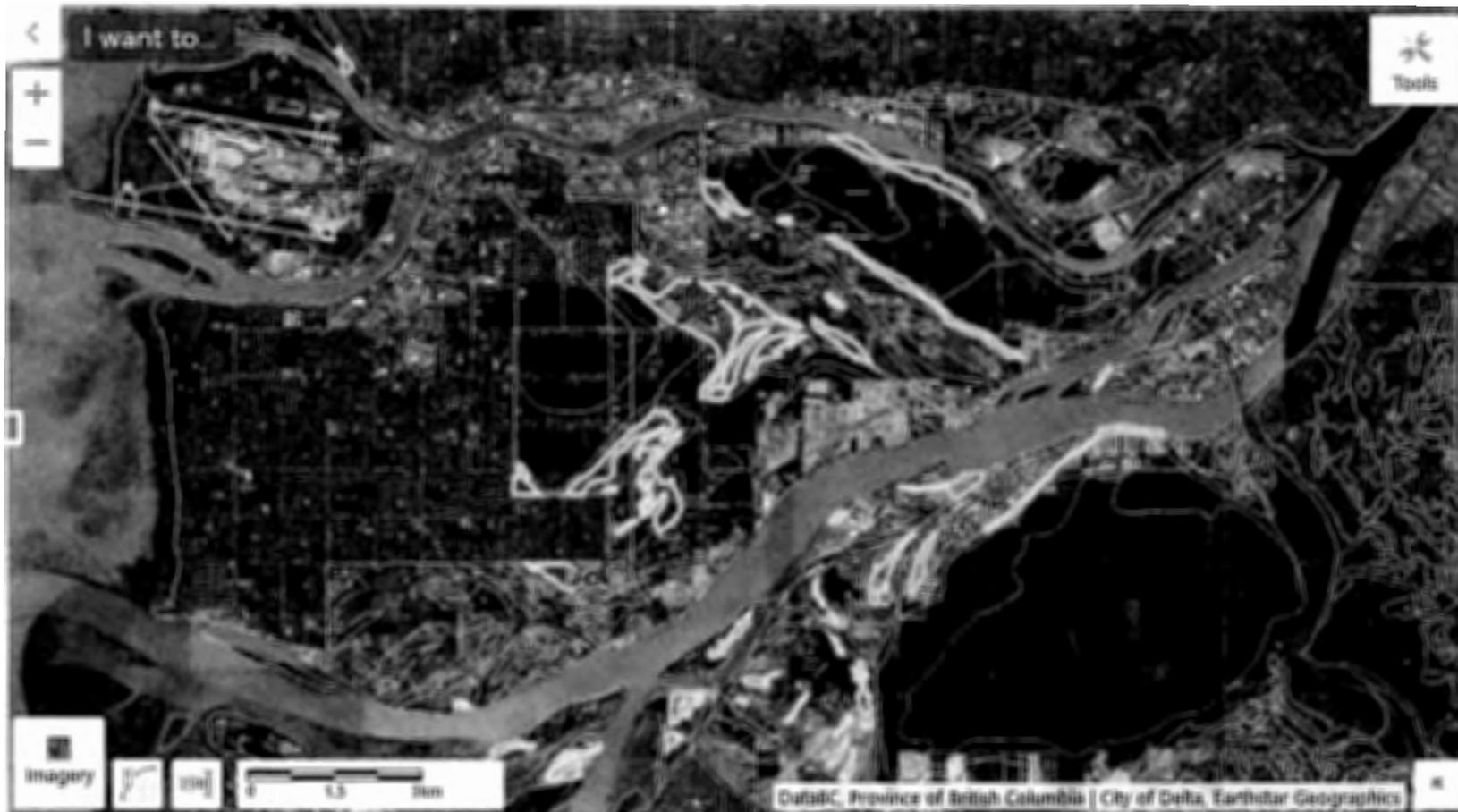
Mapped distribution: Limited presence in Richmond and Delta.



Soils association: Blundell

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained

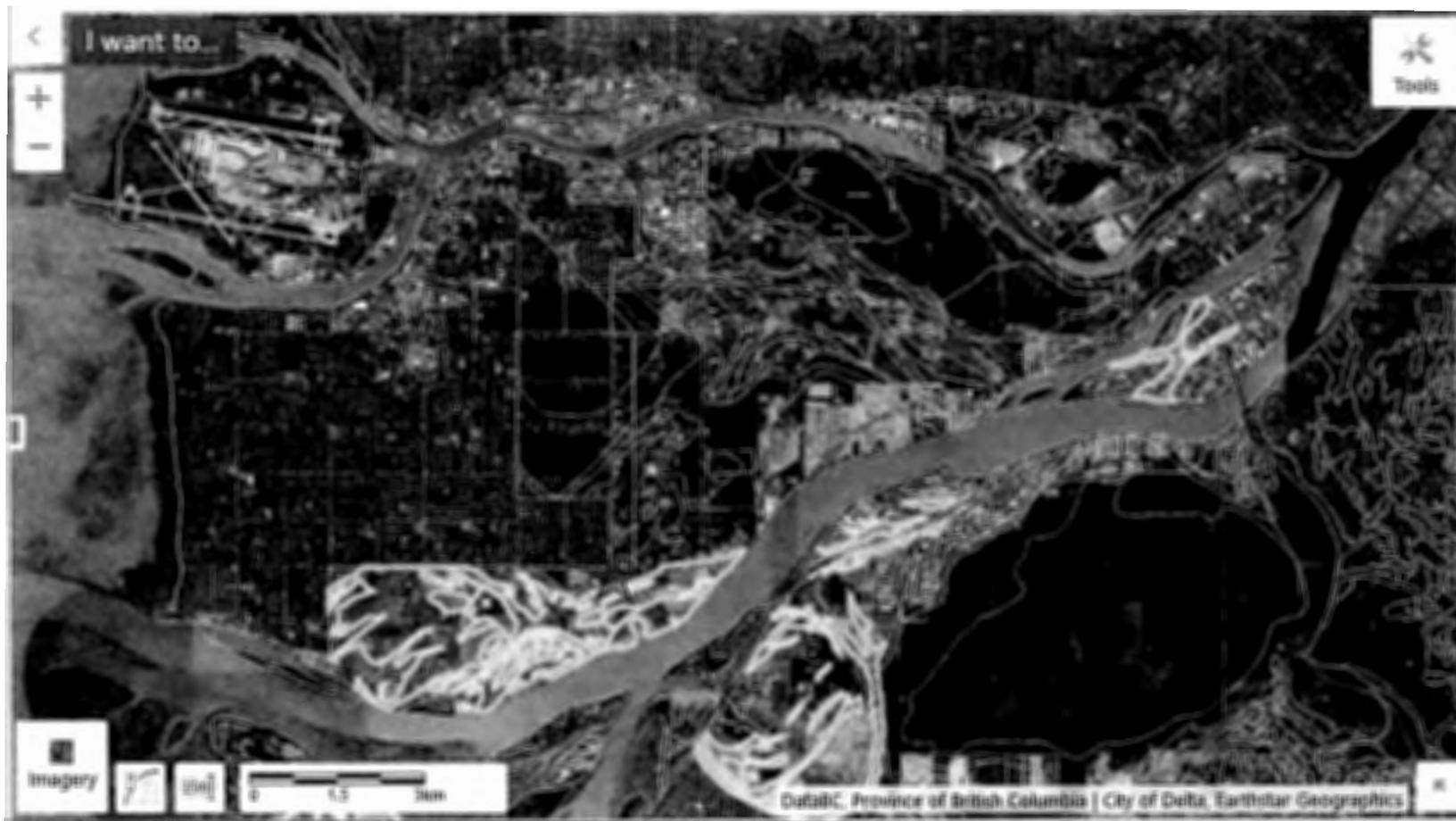
Mapped distribution: Found mostly in agricultural areas in central and east Richmond, and industrial and commercial areas in north Delta proximal to the Fraser River. Limited distribution in residential area(s) shown as star below.



Soils association: Crescent

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained

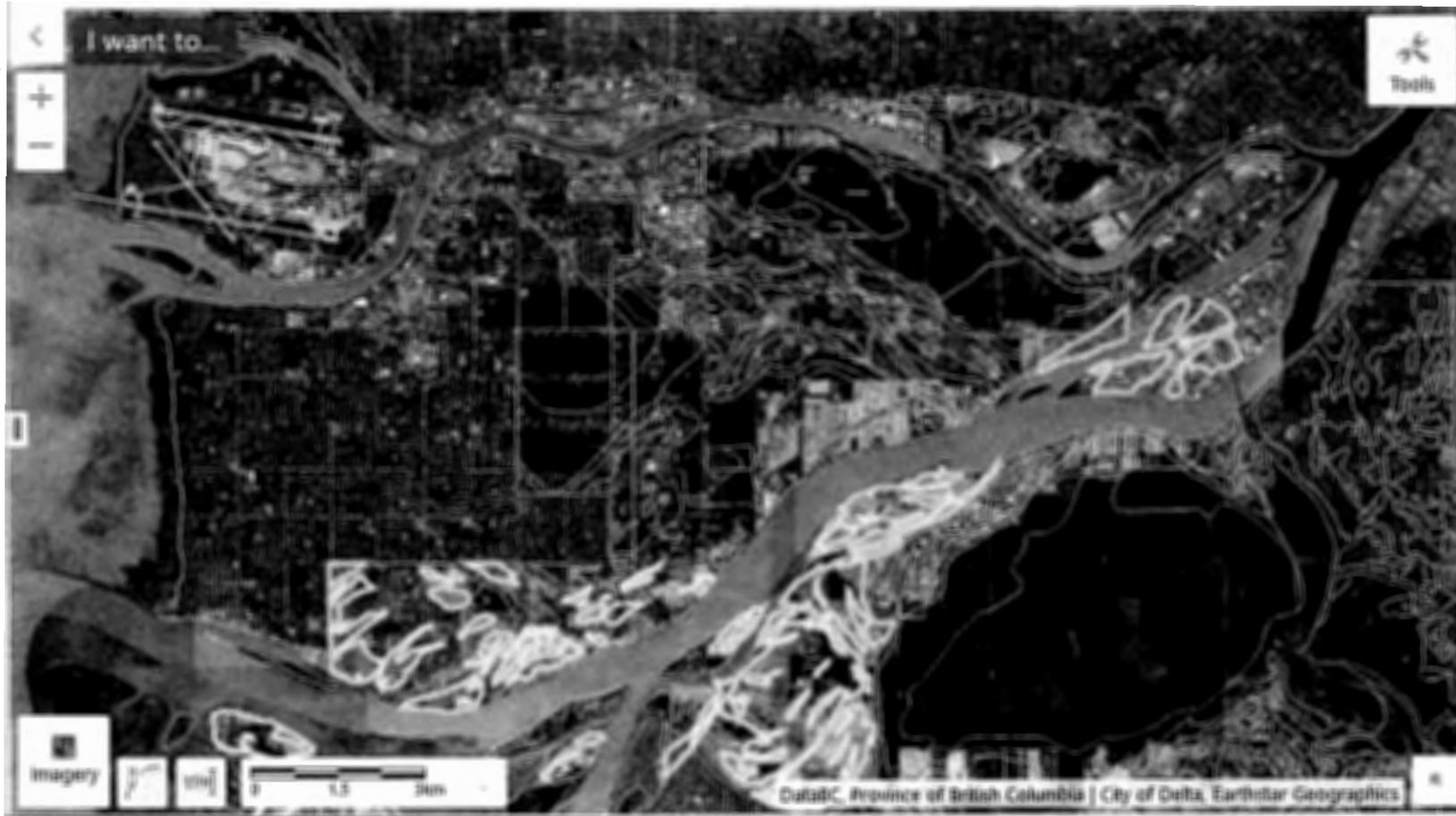
Mapped distribution: Found mostly in agricultural areas in south Richmond, and industrial and commercial areas in north Delta proximal to the Fraser River. Limited distribution in residential area(s) shown as star below.



Soils association: Westham

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained

Mapped distribution: Found mostly in agricultural areas in south Richmond, and industrial and commercial areas in north Delta proximal to the Fraser River. Limited distribution in residential area(s) shown as star below.



As for Delta, the most suitable topsoil would be soil from the Ladner association. Although Ladner soil covers a substantial area in Delta, most is located on existing agricultural lands and thus cannot be removed. The remaining areas in Delta are mapped as containing silt clay loam or classified as 'unclassified urban'.

Soils association: Ladner

Characteristics: Silt loam texture, 0% coarse fragment content (stone free), poorly drained

Mapped distribution: Found mostly in agricultural areas in Delta. Limited distribution in residential area(s) shown as star below.





**Regular Council meeting for Public Hearings
Monday, October 19, 2020**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Kelly Greene (by teleconference)
Councillor Alexa Loo
Councillor Bill McNulty (by teleconference)
Councillor Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)

Claudia Jesson, Corporate Officer

Absent: Councillor Harold Steves

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10198**
(Location: 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road; Applicant: Polygon Talisman Park Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

John Roston, 12262 Ewen Avenue (Schedule 1)

Michelle Li (Schedule 2)

Submissions from the floor:

Jim Wright, 8300 Osgood Drive, expressed support for reviewing options to enable the existing natural area to be retained in the proposed development and read from his submission (attached to and forming part of these minutes as Schedule 3).



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In response to queries from Council, Mr. Wright was of the opinion that reducing the number of buildings on the site along Garden City Road and allowing greater building height for the proposed buildings could enable the natural area to be retained.

Sharon MacGougan, 7411 Ash Street, President, Garden City Conservation Society, read from her submission (attached to and forming part of these Minutes as Schedule 4) and offered additional supplemental photographs of various trees on previously developed Polygon sites in Richmond.

Yvonne Bell, 10431 Mortfield Road, expressed concern over the proposed removal of mature trees in the rezoning application and its impact to the surrounding area and wildlife. Ms. Bell further commented on the value of replacement trees listed in the staff report and inquired where the valuation came from. She also noted concern over the labelling of the property for Richmond-Sea Island United Church for future development in the staff report.

By teleconference, John Roston, 12262 Ewen Ave, Coordinator, Richmond Rental Housing Advocacy Group, noted agreement to the previous speakers' comments on preserving the natural area on the proposed development site. He further summarized comments from his written submission, noting in particular that:

- there is a shortage of available market rental housing in downtown Richmond and a large increase in supply is required;
- operating costs involved in rental housing should be minimized to keep rents down which would require economies of scale through joint management of properties and co-locating market rental buildings;
- limited land in downtown Richmond can accommodate large purpose-built rental projects and this project should incorporate a large portion of market rental units; and
- developers for large scale developments could still potentially profit by selling market rental units or full scale developments to pension funds or a real estate investment trust looking for long-term stable returns.



**Regular Council meeting for Public Hearings
Monday, October 19, 2020**

In response to queries from Council regarding comments from the delegations, Wayne Craig, Director, Development, advised that:

- it costs the City \$750 to plant a tree and with respect to this project, a security of \$750 per replacement tree is being taken, however through the development permit the bond would be increased based on the actual cost to plant all the landscaping identified in the development permit and the \$750 referenced in the staff report is a placeholder;
- the site is in close proximity to the flight path and is designated for residential use in the City's Official Community Plan (OCP) and the City Centre Area Plan (CCAP);
- as part of the approval process, the developer would be required acoustical reports to demonstrate that the project can achieve the Canada Mortgage and Housing Corporation (CMHC) interior noise standards with respect to mitigation of aircraft noise;
- the Church site referenced by the delegation is located directly west of the subject development and is identified for residential development in the OCP as future use;
- the City's current policies do not have any requirement for market rental to be included in residential development and the City's focus to date has been on the provision of affordable rental housing;
- the project does comply with the City's affordable housing policy in providing 10% of the residential floor area as affordable housing units;
- in 2018 Council adopted an incentives based approach to market rental housing which includes the provision of additional density exclusively for the provision of market rental housing and this project is being provided with a 0.1 FAR density bonus exclusively for market rental housing;
- the designated height for the proposed site is as identified in the CCAP; and
- increasing the market rental housing for this project would require the project be referred back to staff.



**Regular Council meeting for Public Hearings
Monday, October 19, 2020**

Robin Glover, Vice President Development, Polygon Homes Ltd., spoke to questions from the delegations and commented that:

- number of restraints to retaining additional mature trees on the site including site servicing, that the preload required prior to development in Richmond is potentially damaging for existing tree root systems, and much of the proposed site is below road grades;
- the proposal for the park location on the site allows for a central location of 2.5 acres for park space should the remainder of the block move forward with future development;
- landscaping, including trees, for development sites in Richmond typically go through a one year maintenance program after which the landscape is reviewed and if there are deficiencies, the developer must return to the site to rectify and once that has been addressed, ongoing maintenance is handed off to the strata or City for off-site trees;
- a total of 1226 homes are proposed for the site, 155 of those would be affordable housing units managed through SUCCESS, and an additional 65 market rental units consolidated in a single building;
- Polygon Homes Ltd. has built stand alone rental facilities previously in Richmond however this project proposes delivering the affordable housing and market rental units in Phase 1 to allow for quicker delivery;
- currently approximately 40% of the strata units for previously completed Polygon Homes Ltd. projects in Richmond are available in the rental market; and
- immediately adjacent to the proposed site is a 13 storey tower under construction which was difficult to get YVR and Transport Canada approval for due to potential issues with the proposed third runway and there may be limitations in raising the building height on the proposed site.

In response to questions from Council, Mr. Glover advised that (i) building height on the proposed site is limited by Transport Canada approval, (ii) the location of the park is intended as a central green space and portion of the site will be dedicated to bike and pedestrian infrastructure, and (iii) Polygon has been in discussion with organizations regarding the purchase and management of the market rental housing.



**Regular Council meeting for Public Hearings
Monday, October 19, 2020**

The Chair acknowledged the conclusion of the first round of public speakers. Three speakers then addressed Council for a second time with new information.

Sharon MacGougan offered additional comments regarding the poor condition of mature trees in areas of the city and expressed concern about the location of the proposed pathways on the Polygon site.

Yvonne Bell spoke to the impact of removing mature trees from the project site on children who would live in the development.

John Roston noted support for increasing the number of market rental units in the proposed development.

PH20/7-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10198 be given second and third readings.

The question on the motion was not called as the following **referral motion** was introduced:

PH20/7-2

It was moved and seconded

That the Application by Polygon Talisman Park Ltd. (RZ 18-836123) be referred back to staff to (i) explore better use of existing mature trees, (ii) review the current value for replacement trees, (iii) review the proposed park location, and (iv) increase the number of market rental units, and report back.

The question on the referral motion was not called as discussion took place on (i) the number of market rental units proposed in the development and the possibility of increasing building height to accommodate more, (ii) retaining more of the mature trees and natural area of the site, (iii) relocating the proposed park on the site, (iv) staff review of a formal market rental housing policy, and (v) current valuation of planting trees by the City.

In reply to questions from Council regarding timeline for a report back to Council on the referral, Mr. Craig remarked that it would not be anticipated in time for the next scheduled Public Hearing.

In response to queries from Council regarding the park plan and development of the site, Alexander Kurnicki, Research Planner 2, remarked that typically, public consultation would be part of the park plan process including the surrounding community beyond the site.



**Regular Council meeting for Public Hearings
Monday, October 19, 2020**

Discussion further took place on reviewing the City’s market rental policies and impact to the project and delay of affordable housing and market rental housing if the item were to be referred back to staff.

The question on the referral motion was then called and it was **CARRIED** with Cllrs. Loo and McPhail opposed.

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

PH20/7-3

It was moved and seconded

That staff provide suggestions and options for a market rental policy and report back.

CARRIED

ADJOURNMENT

PH20/7-4

It was moved and seconded

That the meeting adjourn (8:34 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 19, 2020.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

ON TABLE ITEM

Date: OCTOBER 19, 2020
Meeting: PUBLIC HEARING
Item: 1

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 19, 2020.

From: Badyal, Sara
Sent: October 15, 2020 3:36 PM
To: 'John Roston, Mr'
Cc: CityClerk
Subject: RE: Polygon Talisman Park Proposal

Dear John Roston,

Thank you for your email and letter regarding the rezoning application RZ 18-836123. Public input is encouraged and may be provided to the City through a Rezoning application process by letter, email, the City's website, or in person at the General Purposes Committee, Council and Public Hearing meetings.

The purpose of this email is to let you know that your correspondence will be forwarded to the upcoming Public Hearing meeting along with the staff report and to share some information with you. As you are aware, the application will be considered at the Public Hearing meeting scheduled for 7pm Monday, October 19, and the rezoning application staff report is published on the City's website as part of the October 19 meeting agenda package at: https://www.richmond.ca/agendafiles/Public_Hearing_10-19-2020.pdf

Regarding market rental housing, the proposal incorporates the voluntary OCP Market Rental Housing Policy with a stand-alone market rental housing building comprising 65 market rental housing units and indoor amenity space in the first phase of development.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Planner 2
Development Applications Department
City of Richmond
604-276-4282
www.richmond.ca

RECEIVED
OCT 19 2020
CITY CLERK'S OFFICE



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

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: October 15, 2020 2:21 PM
To: Brodie, Malcolm <MBrodie@richmond.ca>; McNulty, Bill <BMcNulty@richmond.ca>; McPhail, Linda <LMcPhail@richmond.ca>; Loo, Alexa <ALoo@richmond.ca>; Steves, Harold <hsteves@richmond.ca>; Au, Chak <CAu@richmond.ca>; Day, Carol <CDay@richmond.ca>; Greene, Kelly <kgreene@richmond.ca>; Wolfe, Michael <MWolfe@richmond.ca>
Cc: CityClerk <CityClerk@richmond.ca>; Badyal, Sara <SBadyal@richmond.ca>; Nikolic, Diana <DNikolic@richmond.ca>; Craig, Wayne <WCraig@richmond.ca>; Eve Edmonds <eedmonds@richmond-news.com>; mrantanen@richmond-news.com
Subject: Polygon Talisman Park Proposal

Dear Mayor & Councillors,

It is good to see the City functioning so well in such difficult circumstances thanks to Council's initiatives.

Attached is the Richmond Rental Housing Advocacy Group submission on the Polygon Talisman Park proposal being discussed at the Public Hearing next Monday.

We believe that market rental housing in downtown Richmond will be an issue in the next municipal election and at that time, we plan to review Council's record on relevant major development proposals. Council has already approved thousands of new housing units that are currently under construction for sale to investors. Anyone who wants to buy one has plenty to choose from including 1,820 at Richmond Centre. Only 200 units there are market rental. This Polygon Talisman Park proposal has an even lower percentage with only 65 market rental units.

Developers can sell entire buildings to pension plans and REITs with huge capital resources that want the long term steady return from rentals. They will not make as much as from selling to individual investors, but they will still make a reasonable profit. It is a question of how many millions they really need to make. If they abandon a project, someone else will eventually come along and build the rentals we need on that land. We can't use the land twice.

This is the time to turn the rental housing crisis around and send the strong message that Richmond's priority for large downtown developments is purpose-built market and below market rental housing.

Best regards,
John

John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726

Re: Polygon Talisman Park, File RZ 18-836123

Excerpts from Editorial, *The Globe and Mail*, August 28, 2020:

"Mr. Siddall [head of Canada Mortgage and Housing Corp.] sees a fundamental problem: a shortage of housing in key economic cities such as Vancouver and Toronto. He favours building density 'on a grand scale' – the big priority being rental housing. This view is not wild-eyed."

"*The Economist* did not mince words. This housing market, with its high prices and lack of opportunity, is a 'rotten edifice.'"

"These are not normal times, and housing problems are worsening. Research suggests that if housing was more affordable in New York, San Francisco and San Jose, the U.S. economy would jump significantly. The same could be said for Toronto and Vancouver. These cities are the engine of Canada's present and future. If people can't afford to live there, it is all of Canada's loss."

There continues to be an acute shortage of market rental housing units in downtown Richmond and yet Richmond City Council only makes feeble token efforts to do something about it. A dramatic increase in the number of new market rental units is required to meet demand and bring down high rental rates driven by scarcity.

The Government of BC has given the City the power to designate all or a portion of new housing developments as market rental, but Council refuses to take bold action and endorsed the Richmond Centre redevelopment plan with only 200 market rental units and 1,850 units for sale to investors. Our children and grandchildren brought up in Richmond will resent this inaction as they are forced to move elsewhere and endure long commutes which add to our greenhouse gas emissions.

This Polygon Talisman Park proposal will create 1,226 residential units of which 150 are below market rental units. Ideally 80% of the remaining 1,076 units or 860 units, should be market rental. Instead there will only be 65 units or 6%, a ridiculously small number. This is even lower than the totally inadequate 10% market rental units in the Richmond Centre redevelopment.

Developers with short term financing who need to sell the housing units to repay their loans can instead sell entire buildings to pension plans and real estate investment trusts (REITs) that want the long term steady returns that come from rentals.

Even when investor purchasers of individual units rent them out, rental rates are high and service can be poor due to absentee landlords and the high costs of maintenance and repair. The best way to reduce these costs, provide prompt service and lower rental rates is through efficiencies of scale. The larger the purpose-built rental project, the lower the administrative costs with on-site rental offices and full-time maintenance and repair staff.

There is a very limited amount of land in downtown Richmond that can be used to create market rental housing and once Council allows it to be used to sell housing units to investors, it is lost forever. To prevent that happening, it is time for Council to send the strong message that Richmond's priority for large downtown developments is purpose-built market and below market rental housing.

John Roston, Coordinator, Richmond Rental Housing Advocacy Group

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 19, 2020.

To: Mayor & Each Councillor
From: City Clerk's Office
Materials Relating to an Agenda Item
Meeting: Public Hearing - October 19/20
Item: #1

.....
Sent: Michelle Li <michelleli@shaw.ca>
October 18, 2020 6:41 PM
To: Brodie, Malcolm; Steves, Harold; Loo, Alexa; Greene, Kelly; McPhail, Linda; Au, Chak; Wolfe, Michael; McNulty, Bill; Mayor and Councillors
Cc: editor@richmond-news.com
Subject: Polygon Talisman Development

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Mayor and Councillors,

I am writing in regards to the Polygon Talisman development.

I am extremely concerned with the lack of market and below market rental housing contained within this development. It is my understanding that this current number is even lower than the Richmond Centre development, which is shockingly low.

You have been granted powers through the provincial government to designate areas and/or developments as whole or partial market rental housing. I would like to encourage you to think about future generations and how important it will be for them to have affordable housing, access to transit, and job opportunities in Richmond city centre or downtown Vancouver.

We currently have a provincial MLA candidate publicly stating that he can no longer afford, or find, appropriate housing in Richmond. This should be a wake up call for council.

When council election time rolls around again, can you say you've done all you can to ensure single-persons, seniors, and families are appropriately housed? I sure hope so.

It is time for council to take bold action to ensure a healthy supply of rental housing for Richmond's future.

With hope,
Michelle Li

PROCESSED
OCT 19 2020
CB
CITY CLERK'S OFFICE



Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 19, 2020.

Re Polygon application to Richmond Council, Public Hearing, October 19, 2020

Delegation: Jim Wright, 8300 Osgoode Drive, Richmond

Mayor Brodie and Councillors,

Staff have been extremely thorough with today's application, and they and Polygon have made progress toward saving trees. I'm familiar with the site. The northeast part of it, Area A in the staff report [\[Show site diagram\]](#), has rare quality and is much needed. It is a place where Nature has reclaimed nature.

We have a golden opportunity to empower it to go further. [\[Show Natural area satellite view.\]](#) Here is the corner of opportunity where nature has re-purposed human intervention to bring itself back, as seen from above.

We have here a great chance to team with nature in empowering ways for a big win-win. In contrast, it cannot be nearly as good if we take unnatural steps like uprooting almost all the mature trees and their ecosystem. It is not good enough to fool ourselves that sparing some hedgerow and the occasional tree and dotting the site with nursery saplings is a fine alternative.

I recently visited that natural area, at Garden City Road and Cambie. Sharon MacGougan and Yvonne Bell joined me there, and they showed how they feel about the options. [\[Show Sharon & Yvonne hugging trunk.\]](#) (Like this.)

I took another photo from the vantage point of the Richmond and Sea Island United Church property on Cambie, next to the natural area. [\[Show photo from United Church lot.\]](#) We're looking east. Beyond the left side of the photo to the left, further north, the United Church has a row of mature trees that are a bonus part of the natural area.

This next photo is from beyond the opposite corner of the natural area. [Show the hedgerow photo.] We *were* looking northeast from near Cambie, but now we are near Garden City Road. We are looking southwest at the towering hedgerow that is featured in the staff report. Staff, along with Polygon, seem to wish to save as much of the hedgerow as they can, and that's a commendable start. On the left side, which is the *east* side, you may see that the line formed by the hedgerow has zig-zagged.

In the next photo [Zigzag photo with Sharon & Yvonne], Sharon and Yvonne are talking about mice in the tall grass and the barn owls that thrive there. In this perspective, the edge of the wooded natural area is going southward toward Cambie and then turning eastward toward Garden City Road.

I caught up to Sharon and Yvonne, and for the next three photos we were right *in* the natural area.

[Show three photos, one by one.]

One.... Two.... Three....

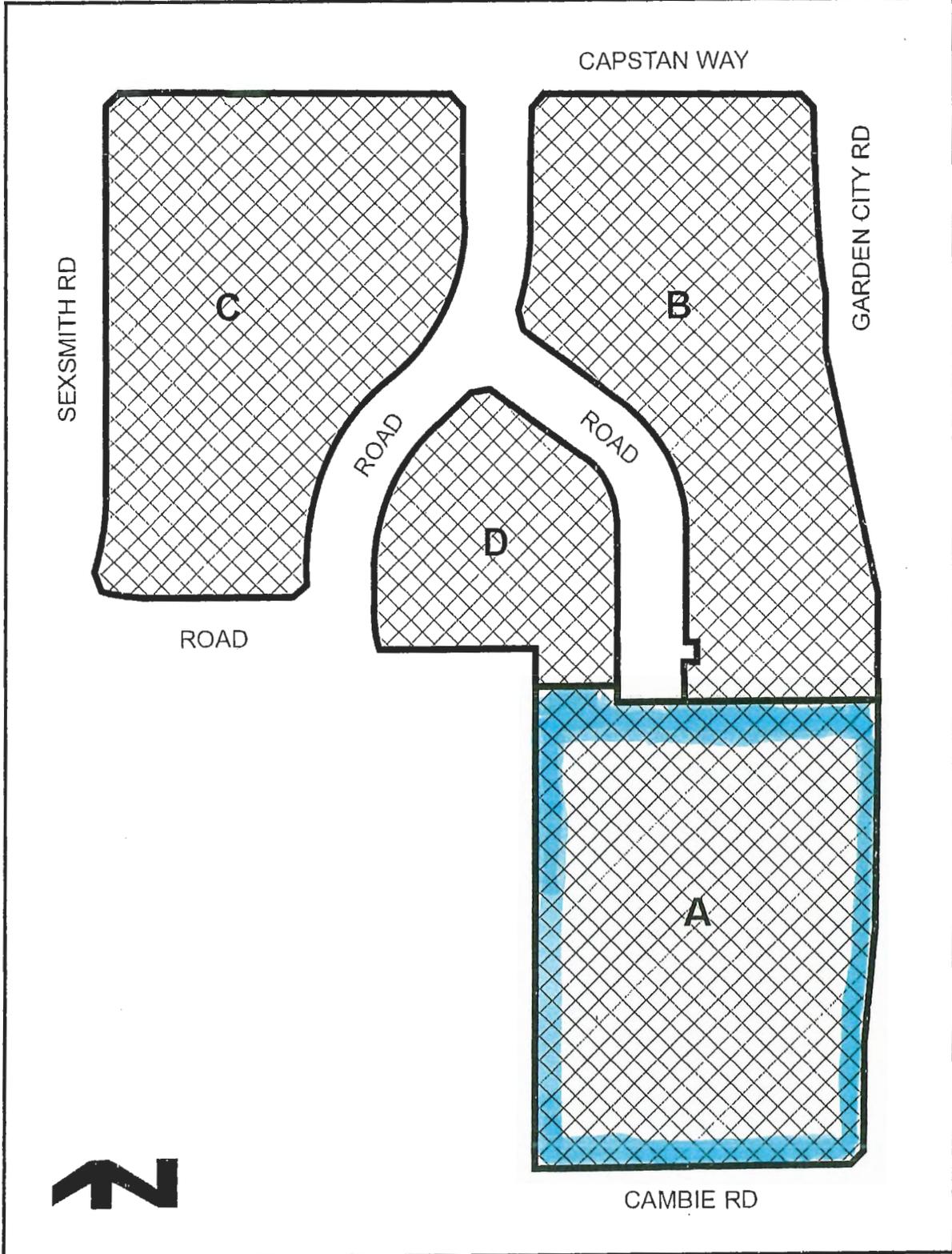
[Then show panoramic photo from near Cambie.] Now we're just a little into the natural area, just north of Cambie Road and looking north at this panorama. At each stop, I keep thinking how this is can be a different and needed kind of natural area, where we experience how nature can restore itself if we give it a chance and especially if we *empower* instead of *obliterate*.

Fortunately, the natural area is located in Area A, the southeast corner, with much lower lot coverage and lower height than in Areas B and C, so the cost in the developer's floor area to enable the natural area to be retained and enhanced is less high where it is, in Area A, than it would be in the other areas.

Let's go back to a satellite view of the natural area. [Show Audain Natural Area slide.] Michael Audain, who is the 83-year-old chair and principal owner of Polygon, is a philanthropist. A lot of Mr. Audain's millions have come from Richmond council, because rezoning for much denser development adds many millions to the property value. I imagine that we all would like to enable the natural area to be spared from destruction and instead be empowered as city parkland. If Mr. Audain agrees, that will make a big difference. In that case, it would be an Audain natural area and could be called that if you and he wouldn't mind.

I am asking you, Richmond's mayor and councillors, to hold off from approving the application at this time. I suggest that you might arrange to discuss the project with Michael Audain and ask him to sponsor the retention and enhancement of the existing natural area that Polygon is currently on the verge of devastating.

Schedule "A" attached to and forming part of Bylaw 10198



4



Capstan Way

Capstan Way

Sexsmith Rd

Sexsmith Rd

Sexsmith Rd

Sexsmith Rd

Sexsmith Rd

Cambie Rd

Cambie Rd

Cambie Rd

Cambie Rd

Garden City Rd

Capstan Way

Garden City Rd

Garden City Rd

Garden City Rd

Garden City Rd

Gard

Camb

Natural Area
>>>

Richmond Chinese United Fellowship







CNGL - 40



CNCL - 41

9



CNCL - 42

10



CNCL - 43

11



12



CNCL - 45

13



**Audain
Natural
Area**
>>>

Richmond Chinese
United Fellowship

Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 19, 2020.

Dear Mayor Brodie and Councillors,

My name is Sharon MacGougan. I'm President of the Garden City Conservation Society and a life-long resident of Richmond.

I have two main concerns about this Polygon project:

1. Loss of habitat
2. Placement and size of the proposed park

I will also speak to:

3. Valuing of on-site trees, landscaping securities and QEP recommendations.

PHOTO #1 (please leave on)

Loss of habitat:

We have lost 3 billion birds since the 1970's. These are not some exotic species out there somewhere. These are our backyard birds, like finches and sparrows. The number one reason is habitat loss.

We have a choice. Do we continue to be the problem or will we be part of the solution? I'd like to think that we'll take action to remedy this significant loss for our future generations.

Habitat loss is happening in every neighbourhood. Mature trees and bird-friendly bushes have, for the most part, been replaced with sterile yards. Birds need food, shelter and water and without those, they die. Our parks are, for the most part, designed for people. So, if we remove bird habitat and don't, at the very least, replace it, we will keep losing our birds.

The big question is – how to mitigate ecological loss in neighbourhoods?

This project in its current form will not mitigate the loss. At present, the site is ecologically rich; filled with bird song and wildlife. If this project is carried out as planned, it will be a dead zone.

Placement and size of the proposed city park:

The area where the park is slated to be placed has no mature trees, only a hedgerow. It is an empty piece of land that will need new trees planted on. This doesn't make sense because right next to this area stands a forest. And, if we are concerned with habitat loss, why don't we keep it? The park area as proposed is small. I suggest a re-thinking of how good habitat and mature trees could be retained which would provide a real benefit to the wider community which includes the natural world. The mature trees to the north of the original park plan could be retained with the purpose of creating a bird-friendly natural park.

I know that Polygon has built many developments in Richmond. I'm sure that that company is aware of the ecological challenges Richmond among other communities, faces. And I'm sure, that given the right incentives, Polygon would want to step up to be part of the solution; to give back, ecologically speaking, to a community in which they have worked in for so long.

Valuing of on-site trees:

\$750 is not enough money to charge for a tree. Many of these trees are decades old "grandmother" trees. \$750 would pay for a branch. If trees were given a proper valuation (what the tree is really worth when everything is factored in) more thought might be given about removing them. Instead, we would find more creative ways of working around them. We are losing too many mature trees in many different ways, including mature tree unfriendly setbacks. More generous setbacks could play a big part in keeping trees.

One year is not long enough:

Currently developer's need to maintain (keep alive) a tree for one year. This is not long enough. We have far too many dead and dying street trees. Developers, including Polygon, need to take full responsibility for the trees that they plant. I have some examples to show:

PHOTO # 2

When my neighbourhood, close to Paulik Park, was redeveloped, I imagined leafy tree-lined streets filled with birdsong. This has not happened. Photos show street trees on Heather Street, between General Currie and Granville.

PHOTOS #3 TO 11 (I'll let you know when to change, thank you!)

These two blocks should be an ecological network supporting bird life between Paulik and Garden City community Park. Instead, this is one more lost opportunity for ecological richness and one more dead zone.

Qualified Environmental Professional (QEP):

"The City of Richmond **recommends** that where significant trees or vegetation exists on-site, the services of a QEP be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation."

I suggest that **recommends** be replaced with **requires**. Thanks to Sofi Hindmarch, who tracked owl hunting activities on this proposed development site. But the point is, if he had not come forward would we know that the owl pair has hunted here for years? An owl family and a red-tailed hawk family were displaced from my neighbourhood through redevelopment. I spoke for

the hawk, resulting in the QEP process being followed. But I didn't know about the owl. If the QEP process is mandated our wildlife would be better served. It shouldn't be by chance that wildlife is protected.

In conclusion, the best solution would be that Polygon, through a philanthropic gesture, gives back this owl hunting field, allows a forest to stand for our future generations, and builds a much smaller development, with a nature friendly and sustainability focused mission. We all need to be part of the solution of ecological loss: Mayor Brodie, the Councillors, the citizens of Richmond and the companies that work here.

But, if that fails to spark hearts instead of minds, the next option would be to make a much larger natural park that keeps mature trees instead of cutting them.

Respectfully submitted,

Sharon MacGougan
President, Garden City Conservation Society
7411 Ash Street,
Richmond, BC
V6Y 2R9



For Metro Vancouver meetings on Friday, October 2, 2020

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@metrovancover.org.

Metro Vancouver Regional District

E 1.1 Metro 2040 Urban Centre and FTDA Policy Review Recommendations

APPROVED

The Metro 2040 Urban Centre and Frequent Transit Development Area (FTDA) Policy Review is an initiative to explore areas for improvement to Metro 2040's regional growth framework. Five recommendations were presented to address the identified challenges and to improve the Urban Centre and FTDA policies that will be included in Metro 2050:

1. Include a Frequent Transit Corridor Network Map to simplify the use of the FTDA tool;
2. Divide the Municipal Town Centres (MTCs) and Frequent Transit Development Areas (FTDAs) into two subtypes to clarify expectations;
3. Introduce a framework to support reclassifying one type of centre to another;
4. Update targets for growth to Urban Centres and FTDAs to align with 2050 projections; and
5. Strengthen compact and complete development policies to support climate change mitigation and adaptation and other regional priorities.

The Board endorsed the Urban Centres and Frequent Transit Development Area policy recommendations as presented.

E 1.2 Metro 2040 Environment Policy Review Recommendations

APPROVED

This report provided an overview of the scope, objectives and process of the Metro 2040 Environment Policy Review, followed by a summary of recommendations, including:

- clarifying the definition for the conservation and recreation regional land use designation;
- setting an aspirational target for protecting ecosystems in the region;
- integrating sensitive ecosystems;
- supporting a regional green infrastructure network; and
- supporting member jurisdictions' emerging environmental planning policies.

The Board endorsed the Metro 2040 environment policy recommendations as presented as the basis for Metro 2050 environment related policies.

E 1.3 Guidelines for Electronic Meetings and Participation by Members**APPROVED**

The Local Government Act, together with the Regional District Electronic Meeting Regulation, authorizes board and committee members to participate in meetings using video-conference technology in accordance with the conditions set out in the Procedure Bylaw. These guidelines outline suggested procedures and practices related to participation by electronic means at board and committee meetings.

The Board endorsed the guidelines as presented.

E 3.1 Widgeon Marsh Regional Park – Grant Funding Application, Canada Infrastructure Program**APPROVED**

The Widgeon Marsh Regional Park management plan was approved by the MVRD Board in December 2019. Detailed design of the concept plan is underway with implementation to begin in 2021 and extend to 2023. The Board endorsed the grant funding application of \$2,920,000 for Widgeon Marsh Regional Park improvements through the Investing in Canada Infrastructure Program — Community, Culture and Recreation, to advance the initial phase of park improvements planned for 2021.

E 4.1 Strata Energy Advisor Pilot Program Results**RECEIVED/APPROVED**

The Strata Energy Advisor Pilot Program was a multi-partner Sustainability Innovation Fund pilot project that provided professional energy advisor services to strata-owned multi-unit residential buildings to support the implementation of energy and GHG reduction projects. The projects supported through the program resulted in 2,265 tonnes of GHG reductions, saving owners over \$320,000 per year in utility costs, and collecting valuable lessons about how to support this building sector. The pilot showed that significant GHG reductions are possible, and that an expanded program would support potential regulations to establish GHG limits for large buildings.

The Board received the report for information and directed staff to report back with options for administration and delivery of a region-wide Strata Energy Advisor Program.

E 4.2 Partnering Agreements for Metro Vancouver’s Wood Stove Exchange Program**APPROVED**

Metro Vancouver has operated a Wood Stove Exchange Program since 2009 with funding from the provincial government. The exchange program reduces emissions from residential wood burning in the region by providing rebates to accelerate replacement of older, uncertified wood burning appliances with units that are more energy efficient and comply with more stringent emissions standards.

The Board authorized the participation of wood burning appliance retailers in Metro Vancouver’s wood stove exchange program, directed staff to publish Metro Vancouver’s intention to work with wood burning appliance retailers listed in the report, authorized the MVRD to enter into a partnering agreement with a number of retailers, and authorized the Commissioner to execute the partnering agreements.

E 4.3 Greenhouse Gas Emissions and Ride-Hailing

APPROVED

The Board resolved to send a letter to the BC Minister of Transportation and Infrastructure to support the TransLink Mayors Council request that:

- a. the regulations governing transportation network services (TNS) be amended to establish greenhouse gas requirements on TNS operators and that these requirements include:
 - I. a future-year emissions reduction and/or zero-emissions target, with interim targets;
 - II. a requirement that each TNS operator submit an emissions reduction plan outlining the measures to be taken to achieve the targets established;
 - III. a requirement to report, at regular intervals, progress towards achieving the established targets.
- b. consideration be given for equivalent requirements for the taxi industry; and
- c. a copy of the letter be sent to the BC Ministry of Energy and Mines in order to encourage creation of new funding programs specifically aimed at supporting shared-use vehicles and gig-economy commercial vehicles to transition to clean energy vehicles.

E 5.1 2021 Schedule of Regular Board Meetings

RECEIVED

The Board received for information the schedule of regular board meetings, as follows:

- Friday, January 29, 2021
- Friday, February 26, 2021
- Friday, March 26, 2021
- Friday, April 30, 2021
- Friday, May 28, 2021
- Friday, June 25, 2021
- Friday, July 30, 2021
- Friday, September 24, 2021
- Wednesday, October 20, 2021 (Budget Workshop)
- Friday, October 29, 2021
- Friday, November 26, 2021 (Inaugural Meeting)
- Friday, December 17, 2021

Meetings will take place at the Metro Vancouver Boardroom, 28th Floor, 4730 Kingsway, Burnaby BC, at 9:00 a.m., unless otherwise specified on the Metro Vancouver public notice board, the Metro Vancouver website, and the respective agenda, or as authorized by the Procedure Bylaw.

G 1.1 Election of the MVRD Representative on the 2020-2021 Union of British Columbia Municipalities Executive

The Union of British Columbia Municipalities (UBCM) is an organization established under provincial statute, governed by an executive, to provide a common voice for local government on policy matters.

Annually, the MVRD Board must elect, pursuant to the UBCM Bylaws, a representative to serve on the UBCM Executive for a one-year term. Director Craig Hodge was elected as MVRD representative to UBCM by acclamation.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received delegation summaries and information items from Standing Committees.

Regional Planning Committee – September 11, 2020

Delegation Summaries:

3.1 Anita Huberman, Surrey Board of Trade and Carla Guerrero, Purpose Driven Development

Information Items:

5.5 Engaging and Recognizing First Nations in Metro 2050

First Nations are identified as one of four core audiences in the Metro 2050 engagement plan. Staff have developed an engagement approach tailored to First Nations that includes notifying First Nations with consultative areas in Metro Vancouver of the opportunity to engage on Metro 2050, meeting with First Nations on request, and circulating the draft version of Metro 2050 for comment. To date, three meetings have occurred. Engagement on Metro 2050 provides an opportunity to enhance staff-to-staff relations and communication to support a stronger shared understanding of the future growth challenges in the region. Metro 2050 also provides an opportunity to review and potentially strengthen how First Nations are recognized in the regional growth strategy. However, staff are mindful that the regional growth strategy is not applicable to federal lands including First Nations Reserve Lands, and that First Nations, other than Tsawwassen First Nation, are not signatories to the strategy under the Local Government Act.

Regional Parks Committee – September 16, 2020

Information Items:

5.2 Regional Parks – Alternative Transportation Study, Part I Inventory

The Alternative Transportation Study, Part I Inventory provides an inventory and assessment of bikeway and transit access to regional parks and greenways. Results show a wide variety in ease of access by bikeway and frequency of transit available to each regional park and greenway. Part II of this study will identify opportunities to enhance in-park facilities and to improve cycling and transit accessibility of regional parks and greenways. The results of this study will be shared with the Regional Parks Committee in 2021.

Climate Action Committee – September 16, 2020

Information Items:

5.2 Managing Metro Vancouver’s Corporate Energy and Greenhouse Gas Emissions (2014 to 2018)

Metro Vancouver uses energy to provide services to the region, which generates greenhouse gas emissions. Energy purchases cost approximately \$26 million per year, and unit rates for purchased energy are expected to continue to rise. Metro Vancouver facilities also produce energy for internal use and for sale to BC Hydro. To help manage operating costs and maintain Metro Vancouver’s commitment to corporate carbon neutrality, staff are developing energy and GHG targets by service area, and pursuing actions to continuously improve energy efficiency and enhance renewable energy generation opportunities. This report provided an update on energy trends and actions to improve Metro Vancouver’s progress on energy efficiency, support a transition to renewable energy, and achieve GHG emissions reductions, in the context of the Corporate Energy Management Policy, Climate 2050, and new regional GHG reduction targets. Systems have been developed to regularly report progress and will be updated as needed to ensure that all appropriate information is included.

5.3 Water Supply Outlook 2120

Over the past three years, a detailed technical study was completed to assess long-term water supply needs for the rapidly growing Metro Vancouver region. The study evaluated the implications of climate change, power resiliency, and seismicity and key findings have been consolidated into Water Supply Outlook 2120 - The Future of Water.

Long-term modelling predicts declining snowpack due to warming temperatures and reduced summer rainfall. To manage the predicted supply shortfall, additional water supplies were reviewed, both within and outside the Metro Vancouver region. This study confirms that Metro Vancouver is on the right track with plans to have Coquitlam Lake Water Supply Project in place to provide the additional water supply needed to meet the growing demand for water over the next 50 years. A number of projects have been identified that could provide the next longer-term increment, such as raising Seymour Falls Dam, but new sources of supply outside the existing watersheds will not be required for the foreseeable future (i.e. desalinating Fraser River water or expansion to Pitt Lake).

5.4 2020 Update on Water Sustainability Innovation Fund Projects

Annually, the Climate Action Committee receives an update on all projects funded under the Sustainability Innovation Funds. This report provides an update on five projects that were approved for funding from 2017 to 2019 and are in various stages of completion.

I 2 Local Government Matters**APPROVED**

Ahead of the October 24 provincial election, Metro Vancouver is launching the fourth iteration of Local Government Matters, a non-partisan issues campaign to centre the challenges facing local governments. Metro Vancouver deployed a similar tactic for the 2013 and 2017 provincial elections and the 2019 federal election.

The major parties contesting the election are being asked a series of questions related to four issue areas. All responses received from the parties will be published on LocalGovernmentMatters.com.

The Board approved the Local Government Matters campaign for 2020 and provided additional questions to be included. The Board directed staff to revise the draft Local Government Matters letter to include additional questions seeking clarification on positions and plans related to:

- a) supportive housing, including resources for in-house, outreach, addictions and mental health programs;
- b) provincial resources for expedited approvals of local government projects; and
- c) greenhouse gas reduction program in alignment with the Metro 2050 climate change strategy and the Intergovernmental Panel on Climate Change.

Greater Vancouver Water District

E 1.1 Award of Contract Resulting from Request for Proposal No. 20-097: Construction Management Services for Capilano Main No. 5 South Shaft to Chilco **APPROVED**

The Board approved the award of a contract in the amount of up to \$483,062 (exclusive of taxes) to McMillen Jacobs Associates for Phase 1, Pre-construction Services, resulting from Request for Proposal No. 20-097: Construction Management Services for Capilano Main No. 5 – South Shaft to Chilco, subject to final review by the Commissioner; and authorized the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

E 1.2 Seymour Salmonid Society – Contribution Agreement **APPROVED**

Metro Vancouver has a long-standing relationship with the Seymour Salmonid Society and the Seymour River Hatchery. The GVWD has provided funding for core hatchery operating costs to the society since 1996. The current contribution agreement of \$125,000 per year ends on December 31, 2020. The GVWD contribution to the Seymour Salmonid Society is critical to the operation of the Seymour River Hatchery, outdoor education programs and Pacific salmon restoration and conservation in the region

The Board approved the renewal of the Contribution Agreement between the GVWD and the Seymour Salmonid Society for a three-year term, and annual contribution amount of \$125,000, commencing on January 1, 2021 and ending on December 31, 2023.

E 2.1 Capital Infrastructure Project Governance **RECEIVED**

In the Fall of 2019, the Board expressed interest in undertaking a review of Metro Vancouver's project delivery practices for major infrastructure in order to ensure value for our residents. An independent consultant, KPMG, conducted a high level review of current Metro Vancouver practices and recommended seven strategic areas of opportunity going forward. These recommendations were reported to the Committee and Board in April, 2020. At its meeting held September 11, 2020, the Finance and

Intergovernment Committee received an update on progress in implementing the consultant recommendations. Written reports will be provided in all future updates going forward. The next update will be provided in November, 2020. The Board received the report for information.

Greater Vancouver Sewage and Drainage District

E 1.1 Strategy for Review and Update of the Integrated Liquid Waste and Resource Management Plan

APPROVED

Metro Vancouver must review and update the 2011 Integrated Liquid Waste and Resource Management Plan (ILWRMP), as directed by the Minister of Environment and Climate Change Strategy.

The Minister requires that a comprehensive review and update strategy be submitted by October 30, 2020, along with other requested information. Staff have prepared a robust ILWRMP review and update engagement program, informed by discussions with Ministry and member jurisdiction staff via Regional Administrative Advisory Committee (RAAC), Regional Engineers Advisory Committee (REAC) and Regional Finance Advisory Committee (RFAC).

Possible focus areas of a new plan, to be confirmed through engagement, include: managing rainwater and stormwater; managing and treating wastewater; managing assets and risk; innovation; affordability; and collaboration and engagement. The plan is scheduled for development over three years for endorsement by member jurisdictions and the Board.

The Board authorized staff to forward the engagement program for the review and update of the ISWRMP to the Minister of Environment and Climate Change Strategy for approval and authorized staff to initiate engagement upon receipt of approval from said Minister.

E 2.1 Waste-to-Energy Facility Proposed Operational Certificate Amendment Feedback

RECEIVED

The Waste-to-Energy Facility Operational Certificate includes a reduction in emission limits for sulphur dioxide and hydrogen chloride by December 2022. Dispersion modelling and a health risk assessment showed that at current emission levels, hydrogen chloride and sulphur dioxide concentrations are projected to meet air quality objectives and not result in a public health risk.

Metro Vancouver applied to the BC Ministry of Environment and Climate Change Strategy to amend the Operational Certificate deferring the emission limit reduction to March 2025 to allow for additional monitoring. Newspaper advertisements are required as part of the provincial process to consider Operational Certificate amendments. In addition to newspaper advertisements, over 750 notifications were sent to waste management stakeholders, municipalities, adjacent regional districts, adjacent properties, and First Nations. Three organizations responded expressing concerns and one organization requested additional information. This report summarizes all feedback and Metro Vancouver's responses and will be submitted to the Ministry of Environment and Climate Change Strategy for consideration.

The Board received the report for information.

E 2.2 CleanBC Plastics Action Plan Implementation Update**APPROVED**

At its September 18, 2020 meeting, the Zero Waste Committee considered a report with an update on CleanBC's Plastics Action Plan implementation. Staff provided a presentation at the meeting outlining the contents of the report as well as new information related to a September 12, 2020 announcement by the Minister of Environment and Climate Change Strategy related to municipal single-use plastic bans as well as updates to the provincial Recycling Regulation.

The Board resolved to write a letter to the Minister of Environment and Climate Change Strategy requesting clarification on potential provincial bans on single-use plastics, including anticipated scope and timing of such bans.

E 3.1 Capital Infrastructure Project Governance**RECEIVED**

In the Fall of 2019, the Board expressed interest in undertaking a review of Metro Vancouver's project delivery practices for major infrastructure in order to ensure value for our residents. An independent consultant, KPMG, conducted a high level review of current Metro Vancouver practices and recommended seven strategic areas of opportunity going forward. These recommendations were reported to the Committee and Board in April, 2020. At its meeting held September 11, 2020, the Finance and Intergovernment Committee received an update on progress in implementing the consultant recommendations. Written reports will be provided in all future updates going forward. The next update will be provided in November, 2020. The Board received the report for information.

I 1 Committee Information Items and Delegation Summaries**RECEIVED**

The Board received information items from Standing Committees.

Liquid Waste Committee – September 17, 2020

Information Items:

5.2 Climate 2050 and Clean Air Plan Discussion Paper on Waste Management

A series of issue area discussion papers are being developed to support the engagement processes for Climate 2050 and the Clean Air Plan. The discussion paper on waste management is being presented to the Liquid Waste Committee. Feedback on the discussion paper will support development of the Climate 2050 Roadmaps and the Clean Air Plan.

Zero Waste Committee – September 18, 2020

Information Items:

5.3 2020 Regional Clothing Waste Reduction Campaign Results

On February 18, 2020 Metro Vancouver launched year two of the "Think Thrice About Your Clothes" behaviour change campaign. The primary objective was to raise awareness of the clothing waste issue and empower residents to take action by focusing on three main areas of clothing waste reduction: reduce, care

and repair, and donate. The media strategy included both broad reach and targeted digital tactics, and delivered over 62 million impressions. Initially, the campaign was slated to be in-market for nine weeks ending April 19, however, due to COVID-19, several campaign tactics were changed to focus less on 'donate' and more on 'reduce' and 'repair.' In-market dates were also shifted to maximize efficacy within this challenging situation.

5.4 2020 Create Memories Not Garbage Campaign

The holidays are a heavy consumption season that can result in unnecessary waste. The Create Memories, Not Garbage campaign helps identify where residents can reduce their waste by offering low-waste tips and ideas. Typically, the campaign focuses on two behaviours that residents are most willing to change (wrapping and gifts) but because of enhanced on-line behaviours as a result of COVID-19, how to recycle online shopping packaging (an issue that goes beyond seasonal) and how to create low-waste décor will be added to the messaging mix. Digital, TV, radio and transit ads will reach residents at staggered intervals starting October 5 (for early shoppers) to January 12 (for post-Christmas recycling tips). Creative will continue to encourage residents to try doing just one thing differently to create less waste and will direct residents to the campaign website for inspiration. Campaign performance will be assessed via earned media, website traffic, and social media engagement.

Metro Vancouver Housing Corporation

E 1.1 Mortgage Renewal 22450 121 Avenue, Maple Ridge (Fraserwood)

APPROVED

The mortgage for the MVHC-owned Fraserwood located at 22450 121 Avenue, Maple Ridge in the amount of \$3,277,419 is up for renewal on December 1, 2020.

The Board:

a) hereby irrevocably authorized and directed British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the existing mortgage presently held by Toronto Dominion Bank for the Fraserwood including but not limited to selecting, at BCHMC's sole discretion, the mortgage renewal terms and arranging mortgage renewal with the take-out lender on terms and conditions that are acceptable to BCHMC; and

b) directed any two officers or directors, or any one director together with any one officer of the MVHC for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

E 1.2 Considerations for Integrating Child Care into New Metro Vancouver Housing Developments**RECEIVED**

In addition to affordable housing, there is a significant need in the region for affordable childcare. To support tenants and contribute to this unmet need in the region, Metro Vancouver Housing is exploring the potential to include integrated childcare facilities in future MVH development projects, through the support of provincial funding programs, or other models such as in-home daycare. This report provided an overview of design, operational and funding considerations for MVH when considering integrated child care facilities in new developments. The Board received the report for information.

E 1.2 Mortgage Account Signing Officers – Inlet Centre**APPROVED**

Coast Capital is the successful lender to assume the mortgage for the MVHC owned Inlet Centre located at 101 Noons Creek Drive, Port Moody. In order to execute the mortgage, Coast Capital requires MVHC to provide a resolution in Coast Capital's standard form appointing the signing officers to establish a new bank account for the processing of the monthly mortgage payments.

The Board authorized the resolution to appoint signing officers as required by Coast Capital Savings Federal Credit Union for the purposes of the mortgage for the Inlet Centre.



General Purposes Committee

Date: Monday, October 19, 2020

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Kelly Greene (by teleconference)
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty (by teleconference)
Councillor Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)

Absent: Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:29 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on October 5, 2020, be adopted as circulated.

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Kelly Greene declared to be in a conflict of interest as she is currently a candidate in the provincial election and left the meeting – 4:30 p.m.

General Purposes Committee
Monday, October 19, 2020

COUNCILLOR CAROL DAY

1A. ELECTION CAR SIGNS

(File Ref. No. 12-8060-20-008713)

Discussion took place on section 1.1.2(g) of Election and Political Signs Bylaw No. 8713 and the following Committee member comments were noted:

- section 1.1.2(g) is redundant as it is unenforceable as an infraction under this section of the bylaw requires that the parked vehicle's primary purpose be the display of the sign;
- it is unusual for this matter to be brought forward by a member of Council with election signage on their vehicle; and
- other Lower Mainland municipalities have similar if not identical provisions for election signs on vehicles.

Anthony Capuccinello Iraci, City Solicitor and Senior Director, Legal and Legislative Services, spoke to section 1.1.2(g) of Election and Political Signs Bylaw No. 8713. Mr. Capuccinello noted that he is of the opinion that this provision is constitutional and that even if construed as an infringement on section 2(b) of the *Canadian Charter of Rights and Freedoms*, that infringement is minimal and would be saved by section 1 of the *Charter* as being a reasonable limit prescribed by law. He highlighted that the provision is not an absolute prohibition and it seeks to achieve a legitimate objective.

Mr. Capuccinello then commented on enforcement of the provision, noting that like many bylaw provisions, a particular violation may be a clear infraction or a less clear infraction.

Mr. Capuccinello also advised that legislative authority for the enactment of the provision is found in section 8(4) and section 65 of the *Community Charter*.

In reply to queries from Committee, staff provided the following information:

- the provision to regulate election signage on vehicles is driven by many factors including safety concerns such as sightlines;
- in researching best practices for local government sign regulations (as part of the development of Sign Regulation Bylaw No. 9700), staff heard from various BC municipalities that vehicle signage remains a challenge;
- the City does not have jurisdiction over moving violations such as a vehicle in transit; and
- section 1.1.2(g) applies to all vehicles and was brought in to align with a similar section in Sign Regulation Bylaw No. 9700.

General Purposes Committee
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It was moved and seconded

That staff draft a bylaw amendment to rescind section 1.1.2(g) of Election and Political Signs Bylaw No. 8713 and report back.

DEFEATED

Opposed: Mayor Brodie

Cllrs. Loo

McNulty

McPhail

Councillor Greene returned to the meeting (4:56 p.m.).

FINANCE AND CORPORATE SERVICES DIVISION

1. **REPORT BACK ON EXPEDITED TEMPORARY PATIO PROGRAM**
(File Ref. No. 08-4150-01) (REDMS No. 6535929)

It was moved and seconded

(1) *That the Council endorsed Expedited Temporary Patio Program, as approved on May 25, 2020, be extended until October 31, 2021; and*

(2) *That the Expedited Temporary Patio Program be expanded to consider applications for temporary coverings or other accessories necessary to operate patios in inclement weather.*

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. **CITY OF RICHMOND CONCERNS ON RECENT CHANGES TO THE BC ENERGY STEP CODE**

(File Ref. No. 10-6125-07-02) (REDMS No. 6490970; 6539656)

It was moved and seconded

That a letter be sent to the BC Minister of Municipal Affairs and Housing and the BC Minister of Environment and Climate Change Strategy stating the City's concerns about, and suggested improvements to, the December 2019 revision to the BC Building Code as outlined in the report titled "City of Richmond Concerns on Recent Changes to the BC Energy Step Code", dated September 16, 2020, from the Director, Building Approvals and Director, Sustainability and District Energy.

General Purposes Committee
Monday, October 19, 2020

The question on the motion was not called as in reply to queries from Committee, Norm Connolly, Manager, Sustainability, spoke to the City's Community Energy and Emissions Plan 2020-2050, highlighting that the overall direction of the Plan includes 50% community reduction by 2030 and decarbonation by 2050. He remarked that the City's targets are in line with neighbouring municipalities' and noted that the BC Energy Step Code is a lever in achieving these targets.

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

COMMUNITY SERVICES DIVISION

3. **ALEXANDRA GREENWAY INTEGRATED PUBLIC ART PROJECT CONCEPT**

(File Ref. No. 11-7000-09-20-281) (REDMS No. 6481812 v. 3, 6430688)

It was moved and seconded

That the artist concept proposal for "Water to Earth" by BAGUA Artist Association as detailed in the staff report titled, "Alexandra Greenway Integrated Public Art Project Concept" dated September 17, 2020, from the Director, Arts, Culture and Heritage Services, be endorsed.

The question on the motion was not called as discussion took place on the application of thermoplastic paint and its suitability for this project given its lifespan. Also, in reply to queries from Committee, Biliana Velkova, Public Art Planner, spoke to the proposed artist concept, noting that additional colours for the artwork can be explored with the artist.

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

PLANNING AND DEVELOPMENT DIVISION

4. **APPOINTMENT OF APPROVING OFFICERS**

(File Ref. No. 09-4100) (REDMS No. 6524552 v. 1A)

It was moved and seconded

(1) *That the appointment of Barry Konkin as Approving Officer for the City, as per Item 16 of Resolution R13/19-5, adopted by Council on November 12, 2013, be rescinded; and*

(2) *That the following be appointed as Approving Officers in the absence of both Wayne Craig, Director of Development and Reg Adams, Approving Officer/Supervisor, Utilities – Planning and Development:*

(a) *Joshua Reis, Program Manager – Development; and*

General Purposes Committee
Monday, October 19, 2020

(b) Suzanne Smith, Program Manager – Development.

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:18 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 19, 2020.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Associate



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** October 2, 2020
From: Cecilia Achiam **File:** 08-4150-01/2020-Vol 01
 General Manager, Community Safety
Re: Report Back on Expedited Temporary Patio Program

Staff Recommendation

1. That the Council endorsed Expedited Temporary Patio Program, as approved on May 25, 2020, be extended until October 31, 2021; and
2. That the Expedited Temporary Patio Program be expanded to consider applications for temporary coverings or other accessories necessary to operate patios in inclement weather.

Cecilia Achiam
 General Manager, Community Safety
 (604-276-4122)

Att.2

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Customer Service	<input checked="" type="checkbox"/>
Building Approvals	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>
Richmond Fire-Rescue	<input checked="" type="checkbox"/>
Engineering	<input checked="" type="checkbox"/>
Development Applications	<input checked="" type="checkbox"/>
Policy Planning	<input checked="" type="checkbox"/>
Law	<input checked="" type="checkbox"/>
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO	

Staff Report

Origin

Ensuring public health and community safety continues to be the number one priority for the City during the COVID-19 pandemic, and is key to the City's economic recovery. To support this objective, the City has implemented initiatives to re-allocate outdoor areas and create additional space for businesses, residents and visitors.

At its meeting held on May 25, 2020, Council adopted the following resolution to implement an Expedited Temporary Patio Program to enable restaurants, cafes and pubs to expand their outdoor seating areas onto public and private property:

1. *That Council endorse a program to facilitate the creation of temporary patios as described in the staff report titled "Expedited Temporary Patios for Restaurants, Cafes and Pubs", dated May 22, 2020, from the General Manager of Community Safety, which would include:*
 - a. *the delegation of authority to the General Manager of Engineering and Public Works to approve and execute temporary license agreements permitting the temporary use and occupation of City owned property including portions of sidewalks and highways for the purposes of operating a temporary patio;*
 - b. *the temporary suspension of enforcement of the minimum on-site vehicle parking requirements specified in City of Richmond Zoning Bylaw No. 8500 to the extent any temporary patio created under the program impacts the ability to meet those requirements until November 1, 2020 or until a Council resolution to cancel; and*
 - c. *the temporary suspension of enforcement of the requirements to obtain a Heritage Alteration Permit within the Steveston Village Heritage Conservation Area to the extent any temporary patio created under the program would otherwise require a Heritage Alteration Permit, until November 1, 2020 or until a Council resolution to cancel.*
2. *That one pre-approval is provided to the Liquor and Cannabis Regulation Branch for all individual requests for temporary patios for liquor primary and manufacturer establishments; and*
3. *That staff provide regular updates on the number of applications and report back to Council at the conclusion of the program.*

This report provides an update and recommendations related to the Expedited Temporary Outdoor Patio Program.

Analysis

The City has implemented various initiatives to encourage the safe use of outdoor space by businesses, residents and visitors in order to help prevent the spread of COVID-19. The

Expedited Temporary Patio Program was established in response to requests from food and liquor retail establishments to create or expand outdoor seating areas. The results of this initiative are outlined below.

Temporary Patio Program – Restaurants, Cafes and Pubs

Following an order to close dine-in service by the Provincial Health Officer on March 20, 2020, food and liquor establishments were permitted to re-open for dine-in service on May 15, 2020 but with several restrictions including enhanced cleaning protocols and limits on capacity. While necessary to ensure public safety, these measures severely impacted businesses' viability.

A group of BC hospitality associations led by the BC Restaurant and Food Services Association sent letters to municipalities throughout the province in May requesting increased flexibility for patio types and sizes, expedited permitting, coordination with relevant bodies such as the BC Liquor Distribution Branch, and increased use of public space for dining. On May 25, 2020, Council endorsed an expedited temporary patio program as described below.

Implementation

Through the Temporary Patio program, businesses were encouraged to apply – at no cost – to expand their seating areas onto adjacent outdoor private or City-owned space. Other aspects of the program are as follows:

- The application process was expedited by staff from Transportation, Building Approvals, Richmond Fire-Rescue, Business Licences and Customer Service such that all applications were reviewed in less than a week, with most issued within two business days;
- The Province made amendments to the Liquor Control and Licensing Regulation to allow for Temporary Expanded Service Area (TESA) authorizations for existing businesses in order to avoid the usual six month approval process;
- Council approved suspension of enforcement of the requirement for heritage alteration permits for patios in Steveston Village for the duration of the program; and
- Council approved suspension of enforcement of the bylaw requirement for minimum on site parking spaces for the duration of the program.

The Council approvals required for this program and the amendments to the Liquor Control and Licensing Regulation were set to expire on October 31, 2020. However, the Province recently announced its intention to extend all TESA authorizations until October 31, 2021.

Public Engagement

The public was notified of the Expedited Temporary Patio Program through the City's online Business Support Centre, a City issued news release, social media posts and via stakeholders on the COVID-19 Community Task Force. Additionally, the following engagement activities were undertaken:

- On May 22, 2020, a virtual town hall was co-hosted by the Richmond Chamber of Commerce, the City's Economic Development Office and Tourism Richmond featuring the BC Restaurant and Food Services Association.
- Outreach was conducted to the Steveston Merchants Association and the BC Asian Restaurant Café Owners Association.
- Information was distributed through the Richmond Chamber of Commerce, Tourism Richmond and City of Richmond Economic Development Office e-news.
- A notice was hand delivered to merchants in Steveston Village encouraging them to apply for a temporary patio permit.
- Staff reached out to existing temporary patio permit holders in mid-September to gather their feedback on the existing and potential future expansion of the program.

A second letter from a group of BC hospitality associations, led by the BC Restaurant and Food Service Associations, dated August 26 (Attachment 2), was received thanking the City for implementing the Expedited Temporary Patio Program. The letter also requested that the City consider expediting applications for businesses to winterize patios, extending the program through summer 2021, and creating designated curbside pick up zones.

The Economic Development Office will continue to solicit input from the business community via the City's COVID-19 Business Support Center, the Economic Advisory Committee, the COVID-19 Community Task Force and key stakeholders including the Richmond Chamber of Commerce and Tourism Richmond in order to learn about the unique challenges being faced due to the current pandemic.

Outcome and Feedback

In total, the City issued 12 temporary patio permits representing 385 seats (a list of businesses with temporary permits is in Attachment 1). There were also additional patios that expanded in some areas that did not require City approval or permits. The new or expanded patios used space on private land and not City-owned property such as sidewalks with the exception of one business in Steveston Village that used part of a curb extension at First Avenue-Chatham Street for a table and chairs.

Staff reached out to existing permit holders for feedback, and they indicated that the additional outdoor seating capacity provided by the temporary patio expansions were critical in helping their businesses remain viable during the pandemic. All businesses contacted were interested in continuing to use the temporary patio program during periods of mild weather, and three have indicated they would like to add elements such as tents and heating that would allow their temporary patios to be used in the colder and wetter months.

Recommended Next Steps

It is recommended that the Expedited Temporary Patio Program be extended until October 31, 2021, in order to allow businesses sufficient time to plan ahead for next patio season. This date also aligns with the Provincial approvals related to liquor licences. For those businesses who wish to 'winterize' their temporary patio, it is recommended that the program be expanded to receive applications for temporary coverings or other accessories necessary to operate patios in

inclement weather. While staff expect that the addition of tents, enclosed spaces or heaters will add complexity to the review, and time for the approval process required to determine that adequate safety guidelines are met, there are no additional Council approvals required.

Staff have also assessed the need to create designated curbside pick-up zones to enhance contactless delivery. Because the majority of restaurants in Richmond have access to off-street parking areas, it was determined that this use can be accommodated in these areas. Requests from businesses to designate on-street curbside pick-up and delivery zones will be assessed on a case by case basis.

Installation of a patio in the Steveston Village Heritage Conservation Area (SVHCA) would typically require a Heritage Alteration Permit (HAP). The Expedited Temporary Patio Program, previously endorsed by Council, temporarily suspended enforcement of HAP requirements for temporary patios within the SVHCA. As these patios are temporary in nature, are not to involve modifications to any buildings/structures and are to be removed after a defined time period, staff believe there should be no long-term implications to the heritage character of the area should this approach be extended to October 31, 2021. Any permanent patios would be required to obtain a Council issued HAP.

Financial Impact

None.

Conclusion

Due to the unique challenges faced by businesses and the community as a result of the ongoing pandemic, the City has considered or implemented various measures to re-allocate outdoor space to provide more room for businesses, residents and visitors to move around safely.

It is recommended that the Expedited Temporary Outdoor Patio Program be extended until October 31, 2021 and be expanded to consider applications for temporary coverings or other accessories necessary to operate patios in inclement weather.



Carli Williams
Manager, Business Licence and Bylaws
(604-276-4136)



Katie Ferland
Manager, Economic Development
(604-247-4923)

- Att. 1: List of Temporary Patio Permits Issued
- 2: Letter titled "Request for Support for Expanded Patio Permissions"

List of Temporary Patio Permits Issued

Business Name	Business Address	# of Seats	Property Type	Liquor License
Milltown Bar and Grill	9191 Bentley St #101	76	Private	Yes
Steveston Built	12480 No 1 Rd #130	12	Private	Yes
Fuggles & Warlock	11220 Horseshoe Way #103	22	Private	Yes
Shady Island Seafood Bar	3800 Bayview St #112	28	Private	Yes
Lulu Island Winery	16880 Westminster Hwy	20	Private	Yes
Ichiro Japanese Restaurant	12011 2nd Ave #110	12	Private	Yes
Liu Yi Shou Hot Pot Restaurant	4731 Garden City Rd #150	18	Private	Yes
Country Meadows Golf Course	8482 No 6 Rd	20	Private	Yes
O'Hare's Pub	5031 Steveston Hwy	18	Private	Yes
Pioneer's Pub	10111 No 3 Rd #200	35	Private	Yes
Cadillac Fairview (Richmond Centre Food Court)	6551 No 3 Rd #1400	112	Private	No
Porthole Wine Bar*	12251 No 1 Road #130	12	Private	Yes

*business subsequently closed indefinitely due to COVID-19



August 26, 2020

VIA EMAIL

Your Worship and Council:

REQUEST FOR SUPPORT FOR EXPANDED PATIO PERMISSIONS

On behalf of the BC Restaurant and Foodservices Association, the Alliance of Beverage Licensees, and the BC Craft Brewers Guild, we are writing to thank you for expanding outdoor dining in your municipality and to request that you consider:

1. Expediting applications for businesses to winterize patios in public and private spaces to provide operators with the opportunity to capitalize on the confidence of outdoor space
2. Approving temporary patios for Summer 2021 now so operators are able to plan ahead; and
3. Creating a program for designated pick up zones so that businesses can enhance contactless curbside pick up in the fall and winter months.

Outside dining has been a significant benefit to operators and customers. It has helped build confidence in dining out and activated streets in new ways that have helped keep patrons and employees safe amid this global pandemic. We hope that we can work with you to build on this positive messaging going forward.

The financial pressures felt by British Columbia's hospitality industry as a result of the COVID-19 pandemic continue to be substantial.

British Columbia's 14,000 restaurants and pubs employ over 190,000 people and contribute \$13 billion dollars to the economy annually. Our craft beer and wine industries also play significant roles in the vibrancy, innovation, and economic impact of our industry and the province. At this point in the crisis, 15% of hospitality businesses have already closed. With the end of summer approaching combined with the end of temporary layoff and CERB as well as the extended closure of the border, the potential for additional businesses closing is significant.

The COVID-19 crisis has driven devastating declines in both sales and guest-count in the hospitality industry.

- 51% of British Columbians surveyed by Leger Marketing at the end of July felt that just leaving the house was stressful. 64% remain afraid of contacting the virus.

BC Restaurant and Foodservices Association 600-890 West Pender Street, Vancouver, BC, V6C 1J9

- Datassential survey of August 7 reports that the number of people concerned about eating out is rising: 47% are definitely avoiding eating out and 34% are nervous but will still eat out.

In face of real threats of business closures across the province, we ask you to consider extending your permissive licensing for restaurant, pub, bar, and brewery businesses around outdoor spaces. Extensions of the incredible support and creativity you have already offered would make a significant difference to the hospitality businesses that operate and employ people in your community:

- Extend approvals for short-term patios in public and private spaces to provide operators with the opportunity to capitalize on the confidence of outdoor space and expand the businesses ability to create physical distancing between tables.
- Support expedited applications for businesses to winterize temporary spaces, including by preapproving styles of canopies and heater units that meet your jurisdictions needs.
- Renew the extended patio program for 2021 now. This will ensure that operators plan to keep materials and generates cost savings.
- Create a program for businesses to apply for curbside pick up zones. We suggest that these include standardized signage that lists the businesses using the pick up stop and phone number for curbside pick up.
- Ensure coordinated communication and reduced red tape to make these changes possible.
- Support expanded permissions in discussions with the Provincial Government.
- Practice Sympathetic Administration and set new ways of doing streamlined business.

Our industry has never faced a crisis of this magnitude. It is our sincere hope that we can work with your council to find material and hard-hitting measures to ensure this industry survives. It will require bold and quick moves to help industry restore itself. We are working with the LCLB to extend their liquor service regulations in conjunction with this request.

Thank you in advance. We remain at your disposal to offer advice and perspective on these issues. Please do not hesitate to contact the undersigned at any time.

Sincerely,



Ian Tostenson, President and CEO cell: 604.986.1429
British Columbia Restaurant and Foodservices Association



Jeff Guignard, Executive Director cell: 604-499-2566
Alliance of Beverage Licensees



Ken Beattie, Executive Director cell: 604.306.1500
BC Craft Brewers Guild



City of Richmond

Report to Committee

To: General Purposes Committee

Date: September 16, 2020

From: James Cooper
Director, Building Approvals

File:

Peter Russell
Director, Sustainability and District Energy

Re: City of Richmond Concerns on Recent Changes to the BC Energy Step Code

Staff Recommendation

That a letter be sent to the BC Minister of Municipal Affairs and Housing stating the City's concerns about, and suggested improvements to, the December 2019 revision to the BC Building Code as outlined in the report titled "City of Richmond Concerns on Recent Changes to the BC Energy Step Code", dated September 16, 2020, from the Director, Building Approvals and Director, Sustainability and District Energy.

James Cooper, Architect AIBC
Director, Building Approvals
(604-247-4606)

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

Att. 3

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

Staff Report

Origin

In July 2018, Council adopted the BC Energy Step Code (ESC) into local regulation, with requirements entering into force for new Building Permit applications on September 1, 2018.

Revision 2 of the *BC Building Code (BCBC) 2018* took effect on December 12, 2019. This code change introduced two new ways for Part 9 Residential buildings (e.g. single detached houses, townhouses and small apartment buildings) to meet the thermal performance requirements of the Energy Step Code (ESC). One of these options includes a new “Percent Better than EnerGuide Reference House” metric for assessing envelope performance. Subsequent analysis by City staff indicates that this new metric allows significantly lower performance and increased energy consumption compared to the absolute thermal envelope metrics in the ESC, potentially undermining the ‘envelope first’ approach of the ESC.

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

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

2.2 Policies and practices support Richmond's sustainability goals.

Analysis

BC Energy Step Code – Overview

The Province has committed to increase the energy performance of all new construction in the coming years, such that the BC Building Code will require net-zero energy ready performance for all new buildings by 2032. Local authorities can utilize the Energy Step Code (ESC) as a regulatory tool to shift the construction industry toward high-performance envelope and mechanical systems, and show leadership in transitioning new buildings toward a Net Zero standard. Richmond Council recognizes the potential of the ESC to reduce community-wide energy consumption and GHG emissions, and our Official Community Plan sets out a timetable for proposed increases in ESC requirements, in which the highest Step level (i.e., Net Zero Energy ready) will be required by 2025, well in advance of the 2032 provincial target.

City of Richmond’s Leadership

Local builders have successfully transitioned to the ESC (see Attachment 1). The City of Richmond’s support of the subsidized Airtightness Training Program and blower door tests on homes under construction, as well as Richmond’s Builders Breakfast engagement series was critical to this success. Staff continue to engage builders by showcasing local projects, providing seminars on air barrier detailing, and reviewing proposed City policies with respect to energy and climate. Richmond builders have demonstrated they are able to meet enhanced performance requirements of the ESC.

The Energy Step Code was designed to use an “envelope first” approach

When the ESC was designed (2015-2017) and incorporated into the BC Building Code (2017-2018), it was strongly supported by building energy experts because of its “envelope first” approach, through the use of absolute targets for building energy use.

The envelope first approach aligns with expert opinions that the most cost-effective and long-lasting way to improve building energy efficiency is through the envelope. The advantage of this approach is especially critical when designing to the top levels of the ESC, as a high-performance envelope greatly reduces the demand for heating and cooling energy, making it possible to ‘right-size’ mechanical systems, as well as making the use of on-site renewable energy cost-effective – a key consideration for Net Zero Energy ready buildings.

The ESC’s “Thermal Energy Demand Intensity (TEDI)” metric sets out a maximum permissible amount of annual energy use per square meter of conditioned floor space. The absolute TEDI targets are straightforward to model, measure and verify, and are similar to the absolute performance targets used by other well-established high-performance building standards, such as Passive House.¹

December 2019 Revision 2 changes to ESC weaken its effectiveness

Staff are concerned that the new (Percent Better) envelope performance metric would allow new houses in Climate Zone 4 (where Richmond is) to achieve Steps 2 and 3 with as little as one-quarter of the envelope improvements previously required for a Step 2 or Step 3 house. This change reduces the effectiveness of Richmond’s energy efficiency and climate action policies with respect to Part 9 new residential buildings, and the utility of the ESC as a means of transitioning BC’s construction industry towards achieving net-zero energy ready buildings.

The Province adopted changes to the BCBC in December 2019 (i.e., Revision 2, 2018) in response to complaints from homebuilders in BC’s Interior and Kootenay region (Climate Zone 5 and 6) that the envelope targets for Step 2 and higher were too stringent. These changes added two new ways to satisfy the thermal envelope requirement for Part 9 residential buildings within all climate zones:

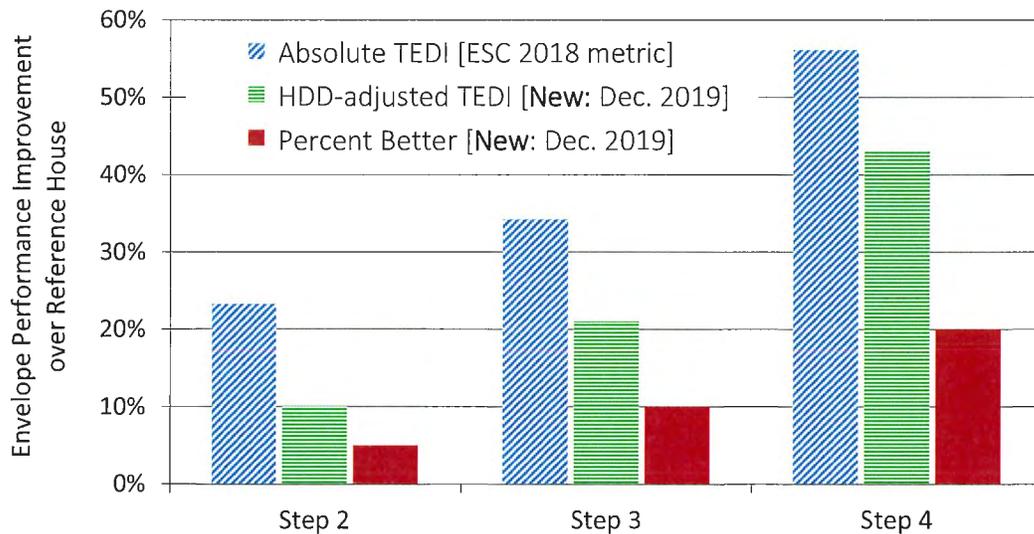
- **Heating Degree Day-adjusted (HDD-adjusted)** Thermal Energy Demand Intensity targets adjusted to specific ‘degree days’ within each Climate Zone. Staff have no concerns with this change, as the absolute TEDI targets are consistent with the overall approach of the ESC.²
- **Percent Better than Reference House** that staff have shown will result in lower thermal performance and increased energy consumption compared to the TEDI target, as it can be achieved with minimal or no thermal improvements, thereby eroding the envelope-first intentions of the ESC.

¹ The Passive House standard influenced the performance metrics of the ESC with respect to absolute targets.

² In Richmond, the new ‘Heating Degree Day-adjusted’ target effectively return the TEDI targets to where they were before the TEDI targets were made more stringent through Revision 1 to the ESC in December 2018.

To compare the effectiveness of these envelope metrics, staff have ‘translated’ the Part 9 Step Code absolute building envelope targets into relative targets, using data from 37 completed energy models from Step 1 detached homes in Richmond (see Figure 1). Results clearly demonstrate that absolute energy targets result in a much more energy efficient home than the relative performance target. Given that achieving the TEDI targets may entail a higher investment in the building envelope relative to Percent Better (at the same Step Code level), it is likely that most builders will choose to pursue the Percent Better option (see Attachment 2 and 3 for additional details).

Figure 1: Improvement of the building envelope performance over Reference House (prescriptive baseline) by achieving the absolute TEDI targets (2018, 2019) and the new relative targets (2019)³



City of Richmond’s response to date

City staff have verbally communicated concerns about the December 2019 changes to staff at the Ministry of Housing and Municipal Affairs, and to the Energy Step Code Council. Staff have also distributed these findings to other local governments implementing the ESC. Earlier this year, City of Vancouver staff informed the Energy Step Code Council that while Vancouver is committed to aligning its own building energy efficiency requirements with the ESC, it will exclude the “Percent Better than Reference House” pathway from the Vancouver Building Bylaw. To date, provincial staff have not made a commitment to addressing the concerns expressed by local governments.

Recently, there have been proposals to add a relative “Percent Better than Reference House” performance requirement to the National Building Code (NBC). Staff have provided feedback to Codes Canada highlighting the deficiencies of this approach. Given BC’s leadership in creating Canada’s first performance-based energy code, removal or revision to the relative performance path in the Step Code could also help prevent its inclusion in future updates to the National Energy Code for Buildings (NECB).

³ Figure 1 shows *average* gains. To enable comparison between the absolute and relative targets, absolute targets were converted to percentage improvement over the Reference House (i.e. relative targets) based on the average of the Step 1 houses in Richmond completed to date.

Next Steps

With Council approval, staff will prepare a letter from the City, to be sent to the BC Minister of Municipal Affairs and Housing with a copy of this report. The letter will suggest the following options to address problematic aspects of the new envelope performance pathway:

1. Remove the “Percent Better than Reference House” building envelope metric as a compliance option from the Energy Step Code; or
2. Remove the “Percent Better than Reference House” building envelope metric as a compliance option from the Energy Step Code for Climate Zone 4 only.

Financial Impact

None.

Conclusion

The Energy Step Code is one of the City’s most effective tools for achieving major energy efficiency improvements and significant GHG emission reductions in new buildings. However, in December 2019 revisions, the thermal efficiency for Part 9 residential buildings is compromised via the addition of a new, relative envelope performance metric. Staff are requesting that a letter be sent to Province of BC and the Energy Step Code Council relaying the results of analysis completed by the City of Richmond as well as suggestions to address the problem.



Sepehr Foroushani, Ph.D., P.Eng.
Building Energy Specialist
(604-204-8650)



Nicholas Heap
Sustainability Project Manager
(604-783-8050)

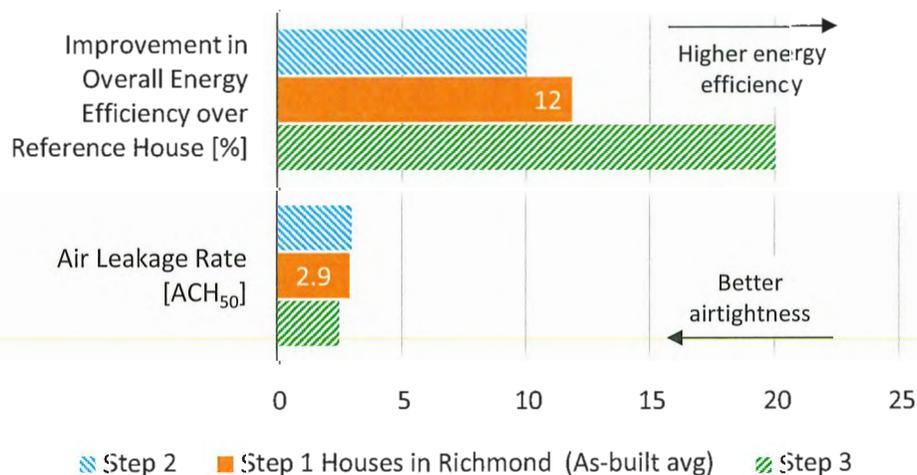
- Att. 1: Energy Step Code results for single detached houses in Richmond
2: Revisions to envelope performance requirements for Part 9 Residential buildings (December 2019)
3: Comparative analysis of Energy Step Code building envelope performance pathways

Attachment 1: Energy Step Code results for single detached houses in Richmond

As of September 1, 2018, all new single detached dwellings and duplexes must comply with Step 1 of the BC Energy Step Code.⁴ A Step 1 house is defined as a building that is at least as energy efficient as an identical house built to the minimum prescriptive requirements of the Building Code. The main difference between a Step 1 house and one built to prescriptive Code requirements (i.e. prior to the Energy Step Code) is that the airtightness of the Step 1 house has been tested and energy performance of the house has been evaluated using energy modeling tools.

More than 200 building permit applications for single detached dwellings and duplexes have been received. Early results from the 195 cases that have been reviewed and the 37 cases that have received occupancy thus far, suggested that homebuilders in Richmond have been successful in meeting, and exceeding, the requirements of Step 1. Builders in Richmond have successfully met the principal challenges of transitioning to the Energy Step Code at Step 1; namely integrating airtightness testing and building energy modeling into various stages of design and construction.

As shown in the figure below, Richmond builders have demonstrated particular success in building more airtight houses under the Energy Step Code. Whereas earlier studies suggested the average airtightness of new single detached houses in the Lower Mainland to be no better than 5.0 ACH₅₀, the completed Step 1 houses in Richmond have an average airtightness of 2.8 ACH₅₀, which is even better than the airtightness requirement of Step 2. The Step 1 single detached houses built in Richmond to date have, on average, 12% lower energy demand compared to the prescriptive Code minimum baseline.



⁴ Townhouses, apartments, and high-rise buildings with issued and in-stream Development Permit and Building Permit applications were exempted from the Energy Step Code if a completed Building Permit application was submitted prior to January 2020.

Attachment 2: Revisions to Envelope Performance Requirements for Part 9 Residential Buildings (December 2019)

The BC Energy Step Code (ESC) is a compliance path within the BC Building Code that defines tiered sets of building energy performance targets that local government may choose to adopt as building standards for new construction. The envelope performance requirements in the ESC are defined in tables for each of BC’s seven climate zones, with metrics adjusted according to each zone, in a step-wise fashion. Richmond is within Climate Zone 4, covering the Lower Mainland and southern Vancouver Island; including more than half of the province’s total population.

Revision 2 to BC Building Code 2018, which took effect on December 12, 2019, introduced the following new compliance options for the building envelope:

a) **“Heating Degree-Day Adjusted Thermal Energy Demand Intensity (HDD-Adjusted TEDI)”** metric factors in the relatively wide range of climate conditions within each “climate zone” defined by the Building Code. While the addition of this option makes it easier to achieve various levels of the ESC compared to the original TEDI targets, the adjusted metric and performance targets are consistent with the ESC’s overall approach.

b) **“Percent Better than EnerGuide Rating System Reference House (Percent Better)”** option, establishes *relative* improvement targets for the building envelope performance of the house, compared to how the same building would perform if built to the minimum prescriptive requirements of the Building Code (the so-called “Reference House”). This is a fundamentally different approach to measuring the energy performance of the building envelope.

The following table compares the new envelope performance criteria of the Energy Step Code.⁵

Table 1 – Energy Step Code Envelope performance targets for Climate Zone 4: BC Building Code 2018 vs. BC Building Code 2018 – Revision 2 (2019) Targets

	Maximum Thermal Energy Demand Intensity [kWh/m ² /year]		Minimum Envelope Performance Improvement Over Reference House
	BCBC 2018	BCBC 2018 - Rev 2 (Richmond, 2800 HDD)	BCBC 2018 - Rev 2
Step 1	N/A	N/A	0%
Step 2	35	41	5%
Step 3	30	36	10%
Step 4	20	26	20%
Step 5	15	18	50%

⁵ For more details, see “Summary of Changes to the BC Energy Step Code: Part 9 Residential Buildings. BC Building Code 2018 Revision 2”:

<http://energystepcode.ca/app/uploads/sites/257/2019/12/BCBC2018-Rev2-BCESC-Part9-vFIN-rev.pdf>

Attachment 3: Comparative Analysis of Energy Step Code Building Envelope Performance Pathways

The 37 single detached houses in Richmond built to meet Step 1 of the Energy Step Code were re-evaluated based on the new envelope performance targets introduced in *Revision 2 to BC Building Code 2018*. The performance metrics were calculated based on “As-built” airtightness measurements and energy modeling information submitted to the City during building inspections.⁶

If evaluated under the new performance target options introduced in December 2019, 17 of the 37 Step 1 houses would now qualify as Step 2 or Step 3 houses. Sixteen cases (43%) would qualify for a higher Step using the “Percent Better” relative envelope performance pathway, whereas only 3 cases (8%) qualify for a higher Step based on both the adjusted absolute TEDI targets and the relative envelope performance targets.

All these buildings were designed and built just to meet Step 1, and despite good airtightness, none exceeded the performance criteria of Step 1 (as defined prior to December 2019). Moreover, none of the houses that would now qualify as Step 3 under the relative “Percent Better” envelope performance pathway contain the features of a high-performance building envelope. Aside from good airtightness and the use of heat-recovery ventilators, improvements over the baseline (“Reference”) house are achieved through incremental upgrades to typical designs (e.g., using R24 batt insulation in walls instead of R20 batts). None of these “upgraded” houses have elements of energy efficient design (e.g. thicker walls, or optimization of house shape, orientation, and location of windows). The following table shows the details of the energy performance metrics and the thermal characteristics of the building envelope for the 37 houses evaluated in this study.

Staff are concerned that the use of the Percent Better than Reference House metric will lead to “Step Code inflation”; meaning that Step 3 houses built to the December 2019 version of the Code will be designed and built no more thermally efficiently than the Step 1 houses built under previous requirements. The new envelope performance metric in the ESC will widen the performance gap between lower / intermediate and higher Steps, effectively making it more challenging for the industry to transition to high-performance building techniques as the Building Code becomes more stringent in the lead-up to net-zero-energy ready (2032).

⁶ Note that instead of the cumbersome relative envelope performance calculation methodology laid out in the *Energy Step Code Instruction Manual: BC Energy Compliance Reports For Part 9 Residential Buildings* (December 12, 2019), a much simpler metric, namely the difference in TEDI, was used in this analysis to quantify the envelope performance relative to the Reference House. Analysis by staff has shown this to have generally negligible impact on the outcome.

Case	Building Envelope Characteristics*										HRV Efficiency			
	Heated Area [m ²]	Air Leakage Rate [ACH ₅₀]	Rated Energy Consumption [GJ/yr]	% Better EnerGuide rating	TEDI [kWh/m ² /yr]	% Better Envelope	Built as (2018)	ESC 2019 Classification		Effective RSI			Window USI	
								HDD-adj TEDI	% Better TEDI	Walls		Roof		Slab
1	348.1	2.5	88	12%	57	x	Step 1	Step 1	3.06	7.72	2.11	5.02	1.6	66%
2	190.1	2.1	42	17%	38	x	Step 1	Step 2	2.61	7.79	2.11	5.26	1.7	70%
3	292.7	2.9	109	10%	85	0%	Step 1	Step 1	2.78	7.02	2.32	4.98	1.8	80%
4	286.1	3.4	97	2%	76	5%	Step 1	Step 1	2.88	6.68	2.11	5.75	1.5	79%
5	446.0	2.8	141	3%	74	-35%	Step 1	Step 1	3.17	8.17	2.11	5.07	1.5	65%
6	301.0	3.1	93	3%	71	-4%	Step 1	Step 1	3.31	7.51	2.11	5.48	1.6	75%
7	336.0	3.2	96	3%	62	-8%	Step 1	Step 1	2.86	7.00	2.11	4.87	1.6	66%
8	377.4	3.2	111	7%	61	2%	Step 1	Step 1	3.18	6.60	2.11	5.99	1.3	61%
9	203.0	2.8	62	7%	61	10%	Step 1	Step 1	2.95	7.09	2.11	5.17	1.6	63%
10	282.0	2.3	77	10%	58	3%	Step 1	Step 1	2.89	6.92	2.11	4.85	1.6	65%
11	310.0	3.2	89	12%	57	6%	Step 1	Step 1	3.20	6.91	2.11	4.86	1.5	64%
12	290.3	3.4	78	13%	55	x	Step 1	Step 1	2.31	6.20	2.11	5.02	1.5	65%
13	212.0	2.6	62	7%	55	-10%	Step 1	Step 1	3.10	9.00	2.3	4.93	1.4	67%
14	291.3	2.8	77	10%	53	4%	Step 1	Step 1	3.04	6.81	2.11	5.07	1.6	72%
15	204.0	3.1	61	17%	53	2%	Step 1	Step 1	2.99	7.26	2.11	5.39	1.8	75%
16	200.0	3.5	54	6%	53	-11%	Step 1	Step 1	2.81	7.07	2.11	5.17	1.6	66%
17	241.0	3.2	66	13%	52	7%	Step 1	Step 1	2.86	7.26	2.11	4.89	1.4	63%
18	308.5	4.3	70	15%	51	-7%	Step 1	Step 1	2.95	8.89	2.11	5.02	1.7	65%
19	305.1	3.3	78	13%	51	11%	Step 1	Step 1	3.44	6.67	2.11	5.16	1.6	66%
20	167.0	3.3	48	12%	51	4%	Step 1	Step 1	2.74	8.40	2.11	5.10	1.7	71%
21	352.3	3.0	73	14%	39	0%	Step 2	Step 2	2.63	8.78	2.11	4.22	1.3	65%
22	284.8	2.3	81	13%	58	9%	Step 1	Step 1	3.28	6.85	2.11	5.05	1.6	65%
23	402.6	2.8	97	10%	56	9%	Step 1	Step 2	2.80	7.00	2.6	5.20	1.8	82%
24	288.5	3.0	76	19%	55	18%	Step 1	Step 2	2.98	8.70	2.11	4.96	1.4	65%
25	429.6	2.5	105	14%	53	11%	Step 1	Step 2	2.68	7.69	2.11	5.54	1.6	65%
26	328.7	2.9	84	13%	52	12%	Step 1	Step 2	3.10	6.66	2.11	5.09	1.7	66%
27	307.7	2.5	78	14%	52	21%	Step 1	Step 2	1.99	8.89	2.46	6.29	1.6	65%
28	167.0	2.6	44	11%	52	17%	Step 1	Step 2	2.74	8.40	2.11	5.10	1.7	71%
29	284.7	3.0	69	17%	50	16%	Step 1	Step 2	3.48	7.39	2.11	5.40	1.3	65%
30	200.0	3.0	54	5%	47	15%	Step 1	Step 2	2.80	5.81	2.11	5.21	1.8	75%
31	287.1	2.6	69	14%	45	9%	Step 1	Step 2	2.72	7.31	2.11	5.90	1.8	63%
32	301.8	3.1	65	19%	41	13%	Step 2	Step 2	2.91	6.71	2.32	5.02	1.8	65%
33	309.0	2.6	74	22%	50	23%	Step 1	Step 3	3.26	8.75	3.52	5.17	1.4	65%
34	285.0	2.2	70	23%	50	26%	Step 1	Step 3	2.76	8.34	2.11	5.30	1.5	66%
35	224.2	0.7	53	20%	46	21%	Step 1	Step 3	2.72	5.28	2.5	6.03	1.8	65%
36	197.3	2.0	43	19%	38	32%	Step 2	Step 3	2.96	7.31	2.11	5.17	1.7	63%
37	174.7	2.5	40	19%	37	18%	Step 1	Step 2	2.96	7.31	2.11	5.17	1.7	63%

x indicates missing data

* Characteristics better and worse than prescriptive Code requirements are shown by green and red highlights respectively.



To: General Purposes Committee

Date: September 14, 2020

From: Wayne Craig
Director, Development

File: 08-4100/2020

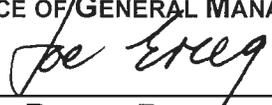
Re: Appointment of Approving Officers

Staff Recommendations

1. That the appointment of Barry Konkin as Approving Officer for the City, as per Item 16 of Resolution R13/19-5, adopted by Council on November 12, 2013, be rescinded; and
2. That the following be appointed as Approving Officers in the absence of both Wayne Craig, Director of Development and Reg Adams, Approving Officer/Supervisor, Utilities – Planning and Development:
 - a) Joshua Reis, Program Manager – Development
 - b) Suzanne Smith, Program Manager – Development

Wayne Craig
Director, Development
(604-247-4625)

WC:jr

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

Staff Report

Origin

The current appointments to the position of Approving Officers are: Wayne Craig, Director of Development with Reg Adams, Approving Officer/ Supervisor, Utilities, Planning and Development responsible for the day-to-day functions. In the case of their absence, Joe Erceg, General Manager, Planning and Development, and Barry Konkin, Director of Policy Planning are also appointed as Approving Officers.

Given role changes within the Planning and Development Division management team, this report seeks to amend the Approving Officer appointments to reflect the change in positions and to ensure effective service delivery.

Analysis

The authority for Council to appoint an Approving Officer is found in Section 77 of the *Land Title Act*. The role of the Approving Officer is to review and approve or deny subdivision or consolidation of land within the City. The position of the Approving Officer is best handled by management staff involved in the day-to-day activities of the Development Applications Department. It is typical practice for Municipalities to assign Deputy Approving Officers to provide back up coverage during vacations and absences.

Council last appointed an Approving Officer on November 12, 2013. Since this time there have been changes in the Planning and Development Division's management team. Changes to the City's appointed Approving Officers are needed at this time to ensure the effective delivery of services to the City's clients.

Since being appointed in 2013, Barry Konkin has assumed the role of Director of Policy Planning. Subsequently, Joshua Reis and Suzanne Smith have been appointed to the positions of Program Manager, Development. This position is generally responsible for the day-to-day activities involved with processing development applications and both are acquainted with the City's bylaws, policies and procedures. Given these changes, staff propose to rescind Barry Konkin's appointment and appoint Joshua Reis and Suzanne Smith as Approving Officers.

Accordingly, the City's Approving Officer would formally be Wayne Craig, with the day-to-day approvals handled by Reg Adams, with back up by Joe Erceg, Joshua Reis and Suzanne Smith.

Financial Impact

None.

September 14, 2020

08-4100/2020

Conclusion

As a result of staff role changes, it is recommended that Barry Konkin's appointment to the position of Approving Officer be rescinded. Further, two new appointments to the position of Approving Officer are required to continue to deliver effective and timely service to the City's clients.

A handwritten signature in black ink, appearing to read "Joshua Reis". The signature is fluid and cursive, with a large initial "J" and "R".

Joshua Reis
Program Manager, Development
(604-204-8653)

JR:blg



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** September 17, 2020
From: Marie Fenwick **File:** 11-7000-09-20-281/Vol
 Director, Arts, Culture and Heritage Services 01
Re: **Alexandra Greenway Integrated Public Art Project Concept**

Staff Recommendation

That the artist concept proposal for “Water to Earth” by BAGUA Artist Association as detailed in the staff report titled, "Alexandra Greenway Integrated Public Art Project Concept" dated September 17, 2020, from the Director, Arts, Culture and Heritage Services, be endorsed.

CM Fenwick

Marie Fenwick
 Director, Arts, Culture and Heritage Services
 (604-276-4288)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	<i>Severna</i>
Parks Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: <i>CS</i>	APPROVED BY CAO <i>[Signature]</i>

Staff Report

Origin

On March 9, 2020, Council approved the Alexandra Greenway Public Art Project Terms of Reference. The Call to Artists was posted in March 2020 and invited artists residing in Richmond to submit qualifications and an expression of interest to create a two dimensional (2D) artwork to be integrated into the asphalt paving of a multi-use corridor along May Drive, between Alexandra Road and Alderbridge Way.

This report presents the proposed artwork concept, “Water to Earth” by Richmond-based artist collective, BAGUA Artist Association, as recommended by a Selection Panel committee comprised of professional artists, heritage consultants and community representatives.

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

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

This report supports Council’s Strategic Plan 2018-2022 Strategy #3 One Community Together:

Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.

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

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

Analysis

Artist Selection Process

On March 24, 2020, the Alexandra Greenway Integrated Public Art Call to Artists was posted to solicit applications from Richmond-based artists (Attachment 1). The deadline for the artist call was April 21, 2020. Six (6) Richmond-based artists responded to the Open Call to artists for the opportunity.

On May 4, 2020, following the Public Art Program administrative procedures for an artist selection process, Public Art Program staff with support from Parks Services and Transportation Services, convened the first Artist Selection Panel meeting comprised of the following members:

- Denise Cook, Heritage Consultant
- Jeanette G. Lee, Artist

- Bruce Pagnucco, Community Representative, Volunteer Member of Richmond Active Transportation Committee
- Jill Wright, Community Representative, Volunteer Coordinator, Paulik Park Community Gardens
- Carlyn Yandle, Artist

Two artists and one artist team were shortlisted and invited to attend an artist orientation session with City staff and professional consultants. The artist orientation provided an opportunity for the artists to ask questions and obtain additional information about specific design considerations, product material information, and production and installation processes of the project. Following the orientation session, artists were provided with a \$250 honorarium to develop a preliminary artwork concept and attend the final artist selection panel meeting to present their artwork concepts to the Selection Panel.

On June 4, 2020, the three shortlisted artists returned to present their concept proposals to the Selection Panel at a meeting facilitated by staff. In accordance with the Public Art Program Administration Procedures, the Selection Panelists reviewed the concept proposals presented by the shortlisted artists and engaged in a thorough adjudication and evaluation process. The Selection Panel recommended the concept proposal by BAGUA Artist Association for the commission and noted that the concept proposal responded well to the natural heritage and history of the Alexandra Neighbourhood and will serve to animate the multi-use corridor while providing a wayfinding feature for commuters and visitors alike. This work is consistent with the Council-Adopted Alexandra Neighbourhood Public Art Plan.

The Public Art Advisory Committee has reviewed the concept proposal and supports the proposed artwork concept by BAGUA Artist Association.

Recommended Artist Concept – Alexandra Greenway Integrated Public Art Project Concept

The artist's concept proposal, "Water to Earth" celebrates the local natural heritage of the Alexandra Neighbourhood and is inspired by Chinese ornamental patterns and Richmond's native bog and slough landscape features. The artists describe the artwork as follows:

The symmetrical emblem comprises local species such as dragonflies, turtles, Labrador tea, bog laurel and skunk cabbage that inhabit the remnants of sloughs in this neighbourhood. The wavy outline is an abstract reference to water, the foundation of where Richmond emerged to be. The artwork intends to raise awareness of the significance of Richmond's bog ecosystem and its biodiversity. Our design sought inspiration from traditional Chinese ornamental patterns ... In Feng Shui, water is the attribute of prosperity, and earth is the attribute of stability and support. Therefore, the artwork carries good wishes of prosperity and stability to the public, facilities and shops in nearby zones.

Attachment 2 provides further information about the artist team's background and proposed artwork.

In consultation with the artist, a technical review and coordination with staff and City-contracted professionals will be included in the development of the artwork.

Financial Analysis

The total budget for the Alexandra Greenway Integrated Public Art Project is \$50,000. \$5,000 is provided to the artist for design, production coordination and consultation working with the City's contracted professionals and Park Services staff. The remaining budget of \$45,000 will be available to cover all implementation expenses including production, installation, taxes and other associated costs to deliver a completed artwork integrated with the site.

The Alexandra Greenway Integrated Public Art Project is funded by the Public Art Reserve and is included in the City's 2020 Budget and in the Consolidated 5-Year Financial Plan (2020–2024).

The artwork will be applied with thermoplastic paint, which is considered non-toxic and non-hazardous when used for its intended purpose as road markings. The material does not give off any fumes even during the installation process and the specifications comply with Occupational Safety and Health Administration (OSHA) standards. Any repairs to the artwork will be the responsibility of the Public Art Program.

Conclusion

Adopted by Council on November 12, 2013, the Alexandra Neighbourhood Public Art Plan provides a framework for including art in creating a culturally rich environment in a vibrant, healthy and sustainable city.

The Alexandra Greenway Integrated Public Art Project Concept supports the Plan to include an integrated artwork in the Alexandra Neighbourhood. An artwork at this location will connect the local ecology and history to raise awareness and celebrate the aspirations of a sustainable and connected Richmond.

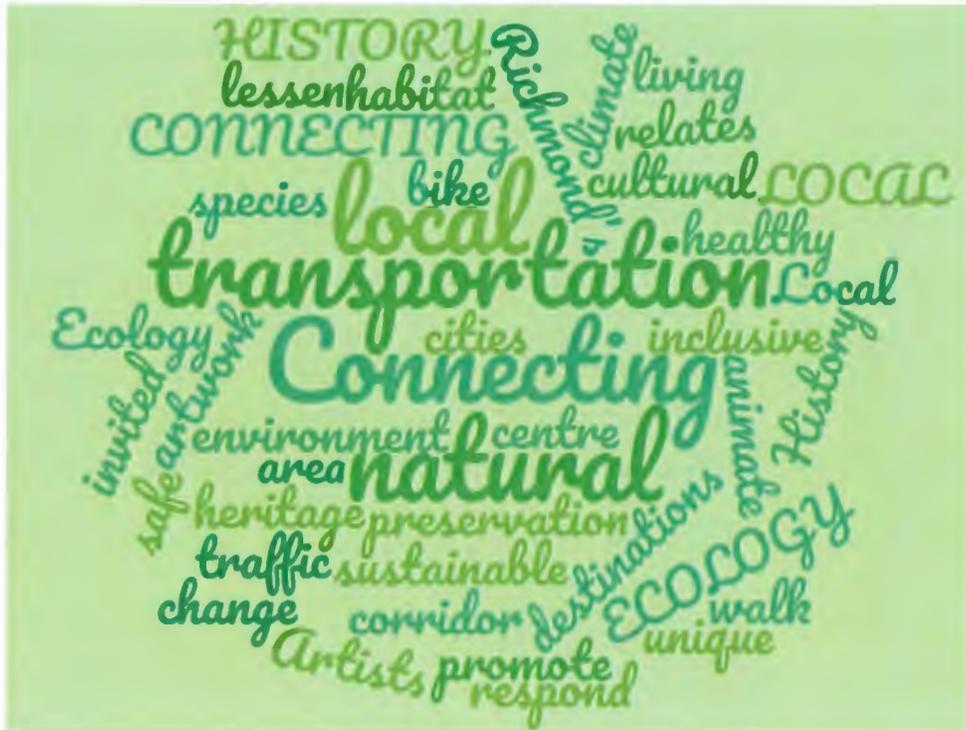


Biliana Velkova
Public Art Planner
(604-247-4612)

- Att. 1: Alexandra Greenway Multi-Use Pathway, Public Art Activation, Call to Artists
- 2: BAGUA Artist Association, Concept Proposal, "Water to Earth"

call to artists

PUBLIC ART
RICHMOND



Alexandra Greenway Multi-Use Pathway Public Art Activation

Request for
Qualifications, RFQ
March 2020

OPPORTUNITY

The Richmond Public Art Program, in partnership with Parks Services, is seeking an artist to create a 2D artwork to be integrated into a car-free, multi-use pathway along the east side of May Drive between Alexandra Road and Alderbridge Way.

This is a two-stage open artist call. Following review of the submissions, the Selection Panel will recommend up to three artists to be shortlisted. Shortlisted artists will be invited to develop concept proposals and attend an interview. The commissioned artist will work with third-party contractors and City staff to finalize the artwork design and create a vector-based digital artwork file for the implementation phases. The cost of production and installation will be the responsibility of the City of Richmond. Artists or artist teams residing in Richmond with visual art practices in printmaking, drawing, illustration, painting and other mixed-media disciplines are encouraged to apply.

Artist Fee:	\$5,000 CAD
Eligibility:	Artists residing in Richmond, B.C.
Deadline:	April 21, 2020 at 5:00 p.m.
Completion:	Fall 2020

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call to artists

PUBLIC ART
RICHMOND

BACKGROUND

Formally a semi-rural landscape, the Alexandra neighbourhood is now comprised of multiple family housing developments and places to work, shop and play. It is bordered by residential neighbourhoods to the east and north, and by the urban City Centre to the west. The Alexandra Greenway and new six-acre Alexandra Neighbourhood Park comprise a network of green spaces that connect established residential areas north of Cambie Road to the Garden City Lands south of Alderbridge Way (Figure 1 & 2).

The Garden City Lands are an extraordinary 55.2 hectares (136.5 acres) of open space located within the Agricultural Land Reserve, in the heart of Richmond, between Westminster Highway, Alderbridge Way, Garden City Way and No. 4 Road (Figure 2). The Garden City Lands is in the process of becoming a new community park with diverse uses including, urban agriculture, environmental preservation and interpretation, as well as recreational and cultural uses.

LOCATION

The section of the Alexandra Greenway that runs north-south along May Drive between Alexandra Road and Alderbridge Way (Figures 1 & 2), is part of a larger neighbourhood pedestrian and cyclist route with resting nodes linking residential areas to new commercial zones.

“CONNECTING ECOLOGY & NATURAL HERITAGE”

Artists are invited to respond to the theme of “**Connecting Ecology & Natural Heritage**” as it relates to building sustainable and ecologically sensitive cities through the preservation of natural habitat for native plant and animal species. The public art will help promote and animate a safe, multi-use pathway to decrease vehicular traffic in the area and complement new tree plantings, native plant species and a natural stormwater management system.

- **Connecting Ecology:** Richmond’s landscape and hydrology have been formed by its unique location within the Fraser River delta. The Alexandra Neighbourhood contains remnants of historic sloughs and agricultural networks, including an abundance of local wildlife. Public art can play an integral part in bringing awareness to the importance of preserving natural habitat and the role we can play in supporting local ecosystems.
- **Connecting Natural Heritage:** Public Art that references local farming, agricultural heritage and history of the area connects and reminds newcomers and longtime residents of the area’s unique past. History includes telling the story of the land, people and places that have

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call to artists

PUBLIC ART
RICHMOND

inhabited the area. Public art will assist this new community in creating meaningful connections and memories while acknowledging the past and looking forward to the future.

BUDGET

The artist fee for this project is \$5,000 for the provision of an artwork design and delivery of vector-based digital artwork file(s). The artist will work in consultation with City staff and contractors retained by the City to refine the design as appropriate. This budget includes (but is not limited to) artist fees and administration, travel expenses, artist studio overhead, photography documentation and all taxes excluding GST. Fabrication and installation costs will be the responsibility of the City of Richmond.

ARTWORK AND DESIGN CONSIDERATIONS

- The artwork will be conceived as a repeating pattern or family of repeating elements.
- The total area of the artwork will cover approximately 20-30% of the asphalt-paved corridor.
- The commissioned artist will propose the layout and placement of the artwork to delineate directions of travel and create an overarching experience and presence on site.
- The commissioned artist must work within the paving product manufacturer's design specifications and submit the artwork as a digital black and white vector-based file without the use of gradients or shading in the artwork.
- The artwork must be original work produced specifically for this artist call.
- The artwork must not include references to political logos/branding, copyright-protected commercial logos/branding or content resembling traffic features or signs.

ARTIST ELIGIBILITY

This call is open to artists residing in Richmond, B.C. Artists who are currently contracted by the City for a public art commission are not eligible to apply. City of Richmond employees and members of the Richmond Public Art Advisory Committee are not eligible to apply.

SELECTION PROCESS

A selection panel consisting of a combination of artists, art professionals and community representatives will engage in a two-stage artist selection process to review all artist applications. Three artists will be shortlisted and given a \$250 honorarium to attend an Artist Orientation Session, develop a concept proposal and attend an interview and presentation with the selection panel. At

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call to artists

the conclusion of the process, the panel will recommend one artist for the commission. The selected artist will enter into a contract with the City of Richmond.

STAGE 1: ARTIST SELECTION CRITERIA

Submissions will be reviewed and decisions made based on:

- demonstrated skills and experience based on artist's portfolio and CV;
- initial approach to the identified thematic framework as described in the Letter of Intent;
- artist capacity to work with other design professionals and stakeholders; and
- appropriateness of the approach to the Public Art Program goals:
www.richmond.ca/culture/publicart/plans/policy

Note: Submissions should not include a concept proposal for Stage 1 of the artist selection process.

STAGE 2: ARTIST SELECTION CRITERIA

Three short-listed artists will submit concept proposals to be reviewed, based on the following criteria:

- interpretation and approach to the identified theme and appropriateness for the site and context of Alexandra neighbourhood;
- merit and technical feasibility of the concept proposal;
- responses to follow-up questions/ and feedback from the Stage 1 selection panel review; and
- appropriateness of the concept to the Public Art Program goals:
www.richmond.ca/culture/publicart/plans/policy

STAGE 1: SUBMISSION REQUIREMENTS

E-mail all documentation as one (1) PDF document, not to exceed a file size of 5 MB to: publicart@richmond.ca

- INFORMATION FORM – Please complete the information form attached to this document.
- LETTER OF INTEREST – 300 words or less, describing art practice, initial approach to the work and any relevant experience or similar completed projects.
- ARTIST CV – (2 page maximum). Teams should include one page for each member.
- WORK SAMPLES – Up to ten (10) image examples of previous work that illustrate and demonstrate practice, skills and experience for this opportunity. One image per page. Please include artist name(s), title, year, location and medium information to be on each image page.

call to artists

PROJECT TIMELINE

*If shortlisted for the opportunity, applicants must be available to attend the Artist Orientation and Finalist Interview dates and times below.

Application Deadline:	April 21, 2020 at 5:00 p.m.
Artist Orientation for Shortlisted Artists:	May 7, 2020 at 1:00 p.m.*
Shortlisted Artists Interviews:	June 4, 2020, 1:00 p.m., Richmond City Hall, 6911 No.3 Road.*
Project Completion:	Fall 2020

SOURCES FOR ADDITIONAL INFORMATION

- [Alexandra Neighbourhood Public Art Plan](#)
- [Richmond Arts Strategy, 2019-2024](#)
- [Richmond Public Art Program](#)
- [Richmond Archives](#)

SUBMISSION GUIDELINES

1. All supporting documents must be complete and adhere to these guidelines and submission requirements or risk not being considered.
2. All submissions must be formatted to 8.5 x 11 inch pages. Portfolio images would be best formatted to landscape format.
3. If submitting as a team, the team should designate one representative to complete the entry form. Each team member must submit an individual curriculum vitae. (See Submission Requirements).
4. *Any questions and all documents* must be sent by e-mail to: publicart@richmond.ca

ADDITIONAL INFORMATION

1. The selected artist may be required to show proof of WCB coverage and \$2,000,000 general liability insurance.
2. The City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the Artist Call as required.
3. All submissions to this Artist Call become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright in the concept proposal. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.
4. Extensions to the deadline will not be granted under any circumstances. Submissions received after the deadline and those that are found to be incomplete will not be reviewed.

call to artists



Figure 1. Alexandra Greenway (May Drive Section) Site Plan

call to artists



Figure 2. Neighbourhood Map showing Alexandria Greenway

call to artists

PUBLIC ART
RICHMOND

Attach one (1) copy of this form as the first page of the submission.

Name: _____

Team Name: (if applicable) _____

Address: _____

City: _____ Postal Code: _____

Primary Phone: _____ Secondary Phone: _____

E-mail: _____ Website: _____
(One website or blog only)

Incomplete submissions will not be accepted. E-mailed submissions over 5 MB will not be accepted. Information beyond what is listed in the checklist will not be reviewed.

List Team Member Names: (Team Lead complete above portion)

Please let us know how you found out about this opportunity:

Would you like to receive direct e-mails from the Richmond Public Art Program? Yes No

Signature: _____ Date: _____

Submit applications by e-mail to: publicart@richmond.ca

Additional Information

Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the RFQ as required. All submissions to this RFQ become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright of the submitted documents. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.

From Water to Earth

Artist Statement

Bagua Artist Association

The concept for the Alexandra Greenway project is to celebrate the rich hydrology and landscape of Richmond. Our proposed artwork illustrates Richmond's bog and slough natural habitat in a Chinese ornamental-pattern style. The symmetrical emblem comprises local species such as dragonflies, turtle, labrador tea, bog laurel, and skunk cabbage that inhabit the remnants of sloughs in this neighbourhood. The wavy outline is an abstract reference to water, the foundation of where Richmond emerged to be. The artwork intends to raise awareness of the significance of Richmond's bog ecosystem and its biodiversity.

Our design sought inspiration from traditional Chinese ornamental patterns. We also took reference from lattice windows in classical Chinese gardens. The repeating emblems are connected by intertwining vines to create a continuous flow that compliments the use of this multipurpose pathway. In Feng Shui, water is the attribute of prosperity, and earth is the attribute of stability and support. Therefore, the artwork carries good wishes of prosperity and stability to the public, facilities, and shops in nearby zones.



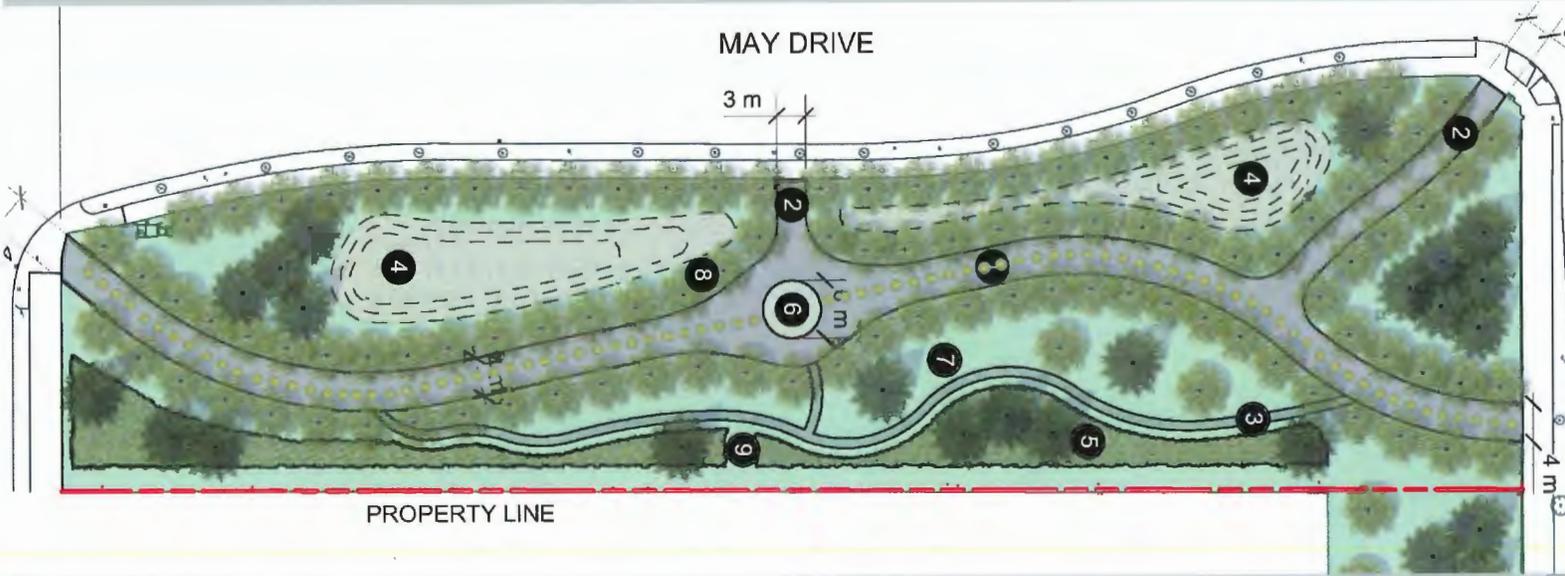
OC Design & Layout







Total coverage of 30% of Greenway = 1615 ft² = approx. 100 discs repeat





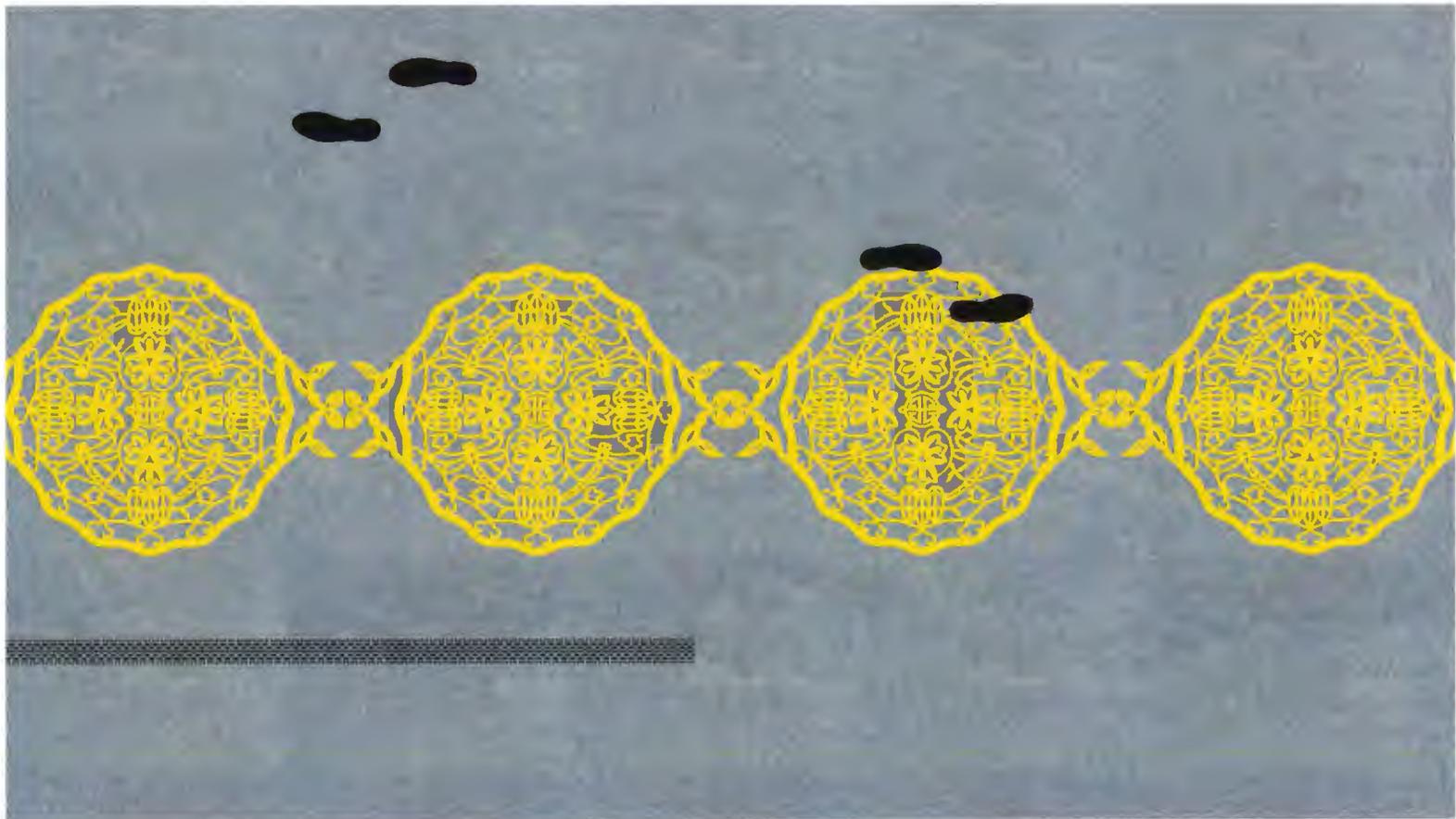
02. Site Specificity



Illustrating the distinctive features of sloughs and bogs in Richmond



Celebrate local natural heritage and ecosystems through artwork inspired by Chinese ornamental pattern.



03. Bagua Artist Association Bio

Bagua Artist Association is an artist collective founded in 2018 on the unceded Coast Salish Territories (Vancouver, BC). The collective's practice is multimedia, including public art, social engagement, new media art, painting and installations are focuses in the collective's practice.



Katharine Meng-Yuan Yi

Yi's practice investigates and reflects on contemporary societal occurrences, quotidian subjects, and continuously re-examines the role of the artist in a broader social spectrum. Yi received her BFA from the University of British Columbia in 2014.



Sean Cao

Cao received his BFA from Emily Carr University of Art and Design. In Cao's art practice, he explores between the abstract and the representational and attempts to create narratives that can stimulate different receptions in individual viewers.



Permissive Property Tax Exemption (2021) Bylaw No. 10196

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 2021 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 2021 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*.
- 1.4 Notwithstanding Sections 1.1 and 1.2 of this bylaw, if at any point from the period commencing on the date of Council approval of this bylaw and December 31, 2021, parcels of land or portions thereof that are listed in Schedule A or Schedule B no longer qualify for the statutory tax exemption set out in section 220(1)(h) of the *Community Charter*, such parcels of land or portions thereof will be reassessed and subject to taxation for the period commencing on the date on which qualification for the statutory tax exemption ceased and ending on December 31, 2021.

PART TWO: TENANTED RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

- 2.1 Pursuant to Section 224(2)(g) of the *Community Charter*, the portions of land and improvements shown on Schedule C are hereby exempt from taxation for the 2021 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 D are hereby exempt from taxation for the 2021 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 E are hereby exempt from taxation for the 2021 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 F are hereby exempt from taxation for the 2021 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 G are hereby exempt from taxation for the 2021 year.
- 3.6 Pursuant to Section 224(2)(i) of the *Community Charter*, the whole or portions of land and improvements shown on Schedule H are hereby exempt from taxation for the 2021 year.
- 3.7 Pursuant to Section 224(2)(d) of the *Community Charter*, the whole or portions of land and improvements shown on Schedule I are hereby exempt from taxation for the 2021 year.

PART FOUR: MISCELLANEOUS PROVISIONS

- 4.1 Schedules A through I inclusive, which are attached hereto, form a part of this bylaw.
- 4.2 Permissive Exemption Bylaw 10027 is here by repealed in its entirety.
- 4.3 **This Bylaw is cited as “Permissive Property Tax Exemption (2021) Bylaw No. 10196”.**

FIRST READING

OCT 13 2020

SECOND READING

OCT 13 2020

THIRD READING

OCT 13 2020

LEGAL REQUIREMENTS SATISFIED

OCT 15 2020 OCT 22 2020

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor
BRB

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW 10196

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

SCHEDULE A to BYLAW 10196

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
Confere� 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	Confere� 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

SCHEDULE A to BYLAW 10196

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 Westminister 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 Jurgan Halbheer 10960 Ryan Road Richmond, B.C. V6A 2G4
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 10196

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<p>The Public School of Vancouver Archdiocese (067-043-063) 8251 St. Albans Road</p>	<p>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</p>	<p>Catholic Independent Schools of Vancouver Archdiocese St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2</p>
<p>Richmond (Bethel) Mennonite Church (030-869-001) 10160 No. 5 Road</p>	<p>PID 017 945 054 Lot A (BF302986) Section 31 Block 4 North Range 5 West New Westminster District Plan 35312</p>	<p>B.C. Conference of the Mennonite Brethren Churches 10200 No. 5 Road Richmond, B.C. V7A 4E5</p>
<p>Richmond Chinese Evangelical Free Church (025-162-005) 8040 No 5 Road</p>	<p>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</p>	<p>Richmond Chinese Evangelical Free Church Inc. 8040 No. 5 Road Richmond, B.C. V6Y 2V4</p>
<p>Richmond Chinese Alliance Church (102-369-073) 10100 No. 1 Road</p>	<p>PID 003-898-474 Lot 68 Section 35 Block 4 North Range 7 West New Westminster District Plan 31799</p>	<p>Christian and Missionary Alliance (Canadian Pacific District) 107 – 7585 132nd Street Surrey, B.C. V2W 1K5</p>
<p>Richmond Faith Fellowship (085-780-002) 11960 Montego Street</p>	<p>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</p>	<p>Northwest Canada Conference Evangelical Church 11960 Montego Street Richmond, B.C. V6X 1H4</p>
<p>Richmond Gospel Hall (098-373-006) 5651 Francis Road</p>	<p>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</p>	<p>Congregation of the Richmond Gospel Hall 5651 Francis Road Richmond, B.C. V7C 1K2</p>

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 10196

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
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: Jonathan Mearns #87 – 6800 Lynas Lane Richmond, B.C. V7C 5E2

SCHEDULE A to BYLAW 10196

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
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
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

SCHEDULE B to BYLAW 10196

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 8700 Railway Avenue Richmond, B.C. V7C 3K3	97.65% 2,031.18 m ²	2.35% 48.82 m ²	75.6% of Manse Building 302.59 m ²	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% 100% of Religious Hall	0%

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

SCHEDULE B to BYLAW 10196

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%

Bylaw 10196
 PORTIONS OF LAND & IMPROVEMENTS
 FOR PLACE OF PUBLIC WORSHIP

SCHEDULE B to BYLAW 10196

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 10196

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 10196

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	PID 004-099-303 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

SCHEDULE B to BYLAW 10196

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 Westminister Highway Manse and Parking	PID 004-140-125 Lot A Section 10 Block 4 North Range 6 West New Westminister District Plan 13172	Pentecostal Assemblies of Canada 9260 Westminister 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%

SCHEDULE B to BYLAW 10196

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 10196

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 Westminster District Except: Part Dedicated Road on Plan LMP4152 PID 013-082-566 North Easterly 5 and 1/5th Square Chains Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road by Plan LMP54152 PID 015-342-433 Parcel D (Explanatory Plan 1980) Section 2 Block 3 North Range 6 West New Westminster 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>

SCHEDULE B to BYLAW 10196

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 10196

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	40% 7,698.4 m ² 1.90 acres	60% 11,547.6 m ² 2.86 acres	100% 100%	0% 0%

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

SCHEDULE B to BYLAW 10196

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 10196

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

SCHEDULE B to BYLAW 10196

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	91.72% 1,212.05 m ²	8.28% 109.40 m ²	0% of Manse Remaining Religious Hall	100% Manse 109.4 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 10196

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

Bylaw 10196
 CHARITABLE, PHILANTHROPIC & OTHER
 NOT-FOR-PROFIT - ELDERLY CITIZENS HOUSING
 (PROVINCIAL ASSISTANCE)

SCHEDULE D to BYLAW 10196

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

Bylaw 10196
 CHARITABLE, PHILANTHROPIC & OTHER
 NOT-FOR-PROFIT - COMMUNITY CARE OR
 ASSISTED LIVING

SCHEDULE E to BYLAW 10196

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

SCHEDULE E to BYLAW 10196

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
(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
(099-126-002) 5728 Woodwards Road	PID 027-789-471 Lot A Section 25 Block 4 North Range 7 West New Westminster District Plan BCP39662	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

Bylaw 10196
 CHARITABLE, PHILANTHROPIC & OTHER
 NOT-FOR-PROFIT - COMMUNITY CARE OR
 ASSISTED LIVING

SCHEDULE E to BYLAW 10196

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	Turning Point Recovery Society Suite 260 - 7000 Minoru Blvd. Richmond, BC V6Y 3Z5

Bylaw 10196
 CHARITABLE, PHILANTHROPIC & OTHER
 NOT-FOR-PROFIT – ELDERLY CITIZENS HOUSING

SCHEDULE F to BYLAW 10196

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

SCHEDULE G to BYLAW 10196

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(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	PID 028-376-650 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, B.C.
(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
(030-700-000) 10640 No. 5 Road	PID 028-631-595 Lot F Section 31 Block 4 North Range 5 West New Westminster District Plan EPP12978	That portion of property occupied by Richmond Children's Centres	Gardens Children's Centre Society of Richmond Children's Centres 4033 Stolberg Street Richmond, B.C. V6X 3N7
(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% of land and improvements leased to Richmond Caring Place or 8,038 sq.m. as indicated in LMP 12594	Richmond Caring Place 140 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

SCHEDULE G to BYLAW 10196

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(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
(073-560-608) 10380 No. 2 Road	PID 029-631-408 Lot 2 Section 31 Block 4 North Range 6 West New Westminster District Plan EPP49229	That portion of property occupied by YMCA of Greater Vancouver	Seasong Child Care Centre YMCA of Greater Vancouver 955 Burrard Street Vancouver, B.C. V6Z 1Y2
(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
(057-600-003) 650-5688 Hollybridge Way	PID 030 085 489 Section 5 Block 4 North Range 6 West NWD Plan EPP65030 Air Space Parcel 1	100%	Willow Early Care and Learning Centre Atira Women's Resource Society #201 – 190 Alexander Street Vancouver, B.C. V6A 1B5
(079-772-001) 10277 River Drive	PID 031-035-124 Lot 1 Section 23 Block 5 North Range 6 West NWD Plan EPS5734	100% of the portion of the property in the name of the City of Richmond and occupied by Atira Women's Resource Society	River Run Early Care and Learning Centre Atira Women's Resource Society #201 – 190 Alexander Street Vancouver, B.C. V6A 1B5

SCHEDULE H to BYLAW 10196

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(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 CNCL - 134	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
(059-477-003) 6133 Bowling Green Road	PID 009 300 261 Lot 26, Except that part in Plan LMP39941 Section 8 Block 4 North Range 6 West New Westminster District Plan 24068	That portion of the property occupied by Richmond Lawn Bowling Club	Richmond Lawn Bowling Club 7321 Westminster Highway Richmond, B.C. V6X 1A3

SCHEDULE H to BYLAW 10196

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(082-479-000) 7760 River Road	PID 009 311 998 Lot 2 Except: Firstly; Part Subdivided by Plan 28458; Secondly; Parcel "C" (Bylaw Plan 62679); Thirdly: Parcel G (Bylaw Plan 80333); Sections 29 and 32 Block 5 North Range 6 West New Westminster District Plan 24230	That portion of the property occupied by Richmond Rod and Gun Club	Richmond Rod and Gun Club P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(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
(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
(091-575-614) 2771 Westminster Highway	PID 011-566-825 Block 4 North Range 7 West Plan NWP457	That portion of 2771 Westminster Highway occupied by Sharing Farm Society	Sharing Farm Society 2771 Westminster Highway Richmond, B.C. V7C 1A8

SCHEDULE H to BYLAW 10196

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(091-488-000) 2900 River Road	PID 017-094-755 Lot 2 Section 4 Block 4 North Range 7 West Plan NWP88135	That portion of 2900 River Road occupied by Sharing Farm Society	Sharing Farm Society 2771 Westminster Highway Richmond, B.C. V7C 1A8

SCHEDULE I to BYLAW 10196

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
C21 - 197 (051-969-003) 2300 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
197 (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
(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



**Development Permit Panel
Thursday, October 15, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on September 30, 2020 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 19-855200
(REDMS No. 6521551)

APPLICANT: Oris (Dyke Road) Development Corp.

PROPERTY LOCATION: 6091 and 6111 Dyke Road

Development Permit Panel

Thursday, October 15, 2020

INTENT OF PERMIT:

1. Permit the construction of a mixed use development containing 13 dwelling units and approximately 128 m² (1,378 ft²) of commercial space at grade at 6091 and 6111 Dyke Road on a site zoned “Commercial Mixed Use – London Landing (Steveston)(ZMU 40)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to not require an on-site loading space.

Applicant’s Comments

Paul Dmytriw, Oris Development Corp., provided a brief introduction to the project.

Greg Andrews, The Andrews Architects, Inc., with the aid of a visual presentation (copy on file, City Clerk’s Office), provided background information on the proposed development including its site context, floor plans, and building elevations, highlighting the following:

- the form and character of the mixed use four-storey building respond to its location;
- the scale of the building is compatible with existing residential developments to the east and west of the subject site;
- the potential redevelopment of the adjacent property to the north has been considered in the design of the building;
- the building height and massing step down towards the east to provide an appropriate interface with the adjacent residential development to the east;
- on-site parking is located below grade and hidden from the street;
- a three-meter pedestrian walkway along the north property line is proposed to provide pedestrian connection to the courtyard area on the northeast corner of the site and will be part of a future widened public pathway that connects Dyke Road and Princess Street;
- two elevators are proposed to provide accessibility to the private roof decks of residential units underneath; and
- the residential units have been designed and sited to allow natural lighting and ventilation at least on two sides of the building.

Development Permit Panel

Thursday, October 15, 2020

Yiwen Ruan, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) the landscape design for the project respects the environment and maximizes the view to Steveston Harbour to the south, (ii) low planting is proposed along the south edge of the building and only one tree will be installed at the southwest corner, (iii) a landscaped berm provides transition to the Streamside Protection and Enhancement Area (SPEA), (iv) saw cut concrete paving treatment is proposed along the west edge of the site, (v) a wood-looking paving treatment is proposed for the three-meter wide pedestrian walkway along the north property line, (vi) a terraced allan block retaining wall with picket fence on top is proposed along the eastern edge of the property, (vii) the common outdoor amenity area at the northeast portion of the site has been designed to allow maximum sun exposure and easy access for residents, (viii) the two play equipment within the common outdoor amenity area have multiple play values, and (ix) trees, shrubs and ornamental grass are proposed to be planted on-site.

In reply to an earlier query from the Panel, Mr. Dmytriw noted that the project's Qualified Environmental Professional (QEP) has advised that Pacific Willow trees will be planted on the SPEA in lieu of the proposed Black Cottonwood trees.

In reply to queries from the Panel, Mr. Andrews acknowledged that (i) the Black Cottonwood trees were originally proposed to be planted within the SPEA, (ii) surveillance for the courtyard area is provided by residential units along the west and south sides of the courtyard area that overlook the space, (iii) the north and east edges of the courtyard area face the walls of adjacent buildings, (iv) the proposed three-meter wide pedestrian walkway along the north edge of the site will be widened when the adjacent property to the north will redevelop in the future, (v) the applicant will consider the proposal to install a gate at the entrance to the pedestrian walkway along the north property line to provide security to the courtyard area, and (vi) the applicant will work with City staff to determine the appropriate size and number of Pacific Willow trees that will be planted on the SPEA in lieu of the Black Cottonwood trees.

In reply to a query from the Panel, Suzanne Smith, Program Manager, Development advised that there is a legal agreement secured through rezoning that the strata management will provide maintenance to the on-site SPEA/Riparian Management Area (RMA).

Development Permit Panel

Thursday, October 15, 2020

Staff Comments

Ms. Smith noted that (i) the restoration and enhancement works within the on-site SPEA/RMA was determined through the project's QEP report, (ii) restoration and enhancement works for the off-site SPEA/RMA located within the City's Dyke Road allowance are subject to the Servicing Agreement secured at rezoning, (iii) the Servicing Agreements associated with the project include road and frontage improvements along Dyke Road to the west of the subject site including construction of sidewalk, boulevard, and street lighting, (iv) there will be a future on-site public pedestrian walkway within the right-of-way along the north edge of the site, (v) a landscaped berm will be installed to secure and enclose the common outdoor amenity area, (vi) staff support the proposed variance to not require an on-site loading space as provision for a loading area lay-by will be incorporated into the Dyke Road frontage improvements to the west of the subject site and will be completed through a Servicing Agreement, and (vii) the proposed variance to not require an on-site loading space was identified at rezoning and no concerns were noted.

Gallery Comments

None.

Correspondence

Roy Oostergo, 503-6168 London Road ([Schedule 1](#))

Ms. Smith noted Mr. Oostergo's support for the provision of an off-site loading area lay-by for the project along Dyke Road; however, Mr. Oostergo expressed concern regarding the illegal commercial parking along Dyke Road. She added that there is an on-site loading space provided for the existing development to the west of the subject site.

Amanda and Rick Hansen, 401-13251 Princess St. ([Schedule 2](#))

Kathy Stoessl, 303-13251 Princess St. ([Schedule 3](#))

Diane and Derek Blackstock, 104-13251 Princess St. ([Schedule 4](#))

Angela Tsang, 13251 Princess St. (Nakade) ([Schedule 5](#))

Jacqui Oostergo, 6160/6168 London Road ([Schedule 6](#))

Liz Mangotich, 13251 Princess St. (Nakade) ([Schedule 7](#))

Ms. Smith noted that six pieces of public correspondence expressed a common concern regarding the proposed planting of black cottonwood trees on the SPEA as they pose potential health and safety risks to residents of neighbouring developments and could give rise to other concerns such as causing the clogging of window screens and air filters.

Development Permit Panel

Thursday, October 15, 2020

She further noted that in order to address the neighbouring residents' concerns, the project's QEP has advised that an alternative tree species is proposed (i.e., Pacific Willow tree) in lieu of the Black Cottonwood trees and that staff will work with the applicant to ensure that the project's landscape plan will be updated prior to Development Permit issuance.

Panel Discussion

The Panel expressed support for the project, noting that (i) the proposed size of residential units is family-friendly, (ii) the form and character of the building provides a good transition from the form and character of developments to the west of the subject site, and (iii) the architectural style of the building successfully breaks down the massing and fits well with its neighbourhood context.

Direction was then given to staff to work with the applicant to (i) finalize the change of tree species on the SPEA including their location and number, and (ii) clarify the responsibility for maintenance of on-site SPEA and the remaining SPEA located within the City's Dyke Road allowance prior to the application moving forward for Council consideration. In addition, direction was given to Planning staff to work with Engineering staff regarding the SPEA maintenance arrangements.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a mixed use development containing 13 dwelling units and approximately 128 m² (1,378 ft²) of commercial space at grade at 6091 and 6111 Dyke Road on a site zoned "Commercial Mixed Use – London Landing (Steveston)(ZMU 40)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to not require an on-site loading space.*

CARRIED

2. DEVELOPMENT VARIANCE 19-872522 (REDMS No. 6471074 v. 2)

APPLICANT: The Andrews Architects Inc.

PROPERTY LOCATION: 8240 No. 5 Road

Development Permit Panel

Thursday, October 15, 2020

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 7.5 m to 0 m to permit the construction of an addition to the existing dormitory building at 8240 No. 5 Road on a site zoned “Assembly (ASY)”.

Applicant’s Comments

Greg Andrews, The Andrews Architects, Inc., with the aid of a visual presentation (copy on file, City Clerk’s Office), provided background information on the subject development variance permit application, highlighting the following:

- the east edge of the existing two-storey dormitory building sits on the boundary between the “Assembly (ASY)” and “Agriculture (AG1)” zones of the split-zoned property;
- the proposed addition to the existing dormitory building is located on two wings of the west side of the building and will increase the total number of bedrooms from four to six in order to accommodate additional resident nuns; and
- the proposed addition is consistent with the form and character of the existing dormitory building.

In reply to a query from the Panel, Mr. Andrews acknowledged that (i) the proposed addition will not increase the requested variance, (ii) there are currently three existing trees in the courtyard and the tree on the northern edge of the courtyard will be removed as it will be impacted by the addition to the dormitory building, and (iii) as much as possible, the other two existing trees in the courtyard will be retained.

Staff Comments

Joshua Reis, Program Manager, Development, noted that (i) the proposed addition to the existing dormitory building is consistent with the existing “Assembly (ASY)” zoning of the split-zoned property except for the proposed rear yard setback variance, (ii) the subject application is also consistent with the previous Agricultural Land Commission (ALC) non-farm use approval for the subject site, (iii) the “Agriculture (AG1)” zoned portion of the site is currently being farmed by the congregation, (iv) the property owners of the subject site have agreed to register a four-meter wide Statutory Right-of-Way (SRW) along the eastern edge of the property to provide for a future north-south farm access across the Backlands, as per City policy in the area, and (v) minor landscape changes are proposed by the applicant to improve pedestrian access to the subject site and are secured through the Development Permit process.

In reply to a query from the Panel, Mr. Reis confirmed that the SRW to be registered is located along the eastern edge of the property.

Gallery Comments

None.

Development Permit Panel
Thursday, October 15, 2020

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 7.5 m to 0 m to permit the construction of an addition to the existing dormitory building at 8240 No. 5 Road on a site zoned "Assembly (ASY)".

CARRIED

3. DEVELOPMENT PERMIT 20-895384

(REDMS No. 6521966 v. 2)

APPLICANT: AJ Williams Architect Ltd.

PROPERTY LOCATION: 9751 Bridgeport Road

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 9751 Bridgeport Road on a site zoned "Auto-Oriented Commercial (CA)".

Applicant's Comments

Brenda Jones, Stoever Jones Design, provided background information on the subject application, noting that (i) the proposed exterior renovation for the existing building is intended to match the interior renovations already done, (ii) the existing stucco on the front elevation of the building would be repainted to visually break down the building into smaller components, (iii) the images on the front façade of the building will not be lit, and (iv) PVC wood finish planks are proposed for cladding of the front façade of the building.

Staff Comments

Mr. Reis noted that (i) the proposed exterior renovations are only limited to the front facade of the building, (ii) the applicant will voluntarily provide two additional bicycle parking racks for a total of eight new bicycle parking stalls on the site, (iii) staff have visited and reviewed the landscaping on the site and has been found to be in good condition and consistent with the original Development Permit for the site, and (iv) no proposed variances are associated with the subject application.

Gallery Comments

None.

Development Permit Panel
Thursday, October 15, 2020

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the existing building at 9751 Bridgeport Road on a site zoned "Auto-Oriented Commercial (CA)".

CARRIED

4. Date of Next Meeting: October 28, 2020

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:24 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 Thursday, October 15, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

From: Eng, Kevin
Sent: October 8, 2020 9:17 AM
To: 'Roy Oostergo'
Subject: RE: DP 19-855200

Hi Roy,

Thanks for email and comments provided on the variance request incorporated as part of the Development Permit application being considered at 6091/6111 Dyke Road. These off-site frontage works will be completed through a Servicing Agreement, which is a requirement of the previous rezoning and secures design and construction of all identified works (including the loading lay-by along Dyke Road).

As a follow-up to our phone call discussion, contact information is provided below for transportation staff to discuss your traffic related concerns in the area and information about the Construction Parking and Traffic Management Plan required for developments. Transportation staff have also been forwarded a copy of your email for review and follow-up.

- Traffic Operations Section – 604-204-8707; TrafOps@richmond.ca

As noted in our discussion, these emails will be provided to the City Clerk as public correspondence received for this Development Permit application.

Thank you for taking the time to provide your feedback to the City on this project.

Regards,
Kevin Eng
Planner 2, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Roy Oostergo <roostergo@gmail.com>
Sent: October 5, 2020 1:52 PM
To: Eng, Kevin <KEng@richmond.ca>
Subject: Re: DP 19-855200

Kevin,

Thank you for your timely and detailed response! As discussed on our call just now, I am supportive of the request to move the commercial parking lay-by to a different location based on your explanation. However, I do wish to point out there is a current and pressing commercial traffic problem on Dyke Road already.

The current, limited supply of parking spaces on the west side of Dyke Road are regularly filled up by people fishing on the pier, visitors to The Pier condominium, and customers frequenting nearby businesses. There is no parking space currently restricted to commercial loading on Dyke Road. As such, large commercial trucks that supply local business, such as the Ember restaurant and Diplomat bakery, will often park in an unauthorized space along the road, blocking traffic in either the north-bound or south-bound lane.

This creates a very dangerous situation for vehicle and bicycle traffic, especially given the increased traffic volume noted on Dyke Road since improvements to the dyke and dyke visitor parking were recently completed. As such, I would encourage the City to require the Developer to complete the new frontage works, including the new commercial loading lay-by area, at an early stage of the overall development.

Thanks for the opportunity to provide this feedback.

Regards,
Roy Oostergo

On Oct 5, 2020, at 10:31 AM, Eng, Kevin <KEng@richmond.ca> wrote:

Hi Roy,

I'm well thanks and same to you.

The project will be proceeding to Development Permit Panel on October 15, 2020 for review and consideration. For access to information about the Development Permit Panel meeting date/time, agenda and accompanying staff report, please refer to the link below where this information can be accessed (note: I see that a preliminary agenda with staff reports has been posted on the City website):

- https://www.richmond.ca/cityhall/council/agendas/dpp/2020/101520p_agenda.htm

This project is required to get approval and issuance of a Development Permit from Council. The Development Permit Panel meeting is part of the process for the City to review these applications by the DP Panel for consideration (and if endorsed), move to the final stage of the Development Permit being forwarded to Richmond City Council for their consideration and decision. The Development Permit Panel is reviewing the entire project, which includes a request to vary the Richmond Zoning Bylaw 8500 requirements to not require an on-site loading space.

In relation to the requested variance, a loading area lay-by will be incorporated into the Dyke Road frontage upgrades to the west of the subject site that will be able to accommodate loading functions necessary to service this development. This loading area lay-by is being designed and constructed as part of this redevelopment and secured through an agreement via the previous rezoning application. At time of rezoning through the accompanying rezoning staff report, it was identified that a loading area lay-by would be incorporated into the frontage works and that there would be the inclusion of a request to vary the on-site loading space component through this Development Permit application.

The project consists of 13 residential dwelling units, which has been achieved without increasing the building area. The developer proposed the additional unit by taking one existing larger dwelling unit planned for in the rezoning and divided it into two dwelling units. In addition, the project complies with the required number of parking stalls in accordance with the Zoning Bylaw that includes the additional unit.

Through the Development Permit, there were refinements and additional design detailing to the overall architecture and landscaping for the project. These form and character aspects of the project revised through the Development Permit are consistent with the rezoning application.

I hope this email answers your questions.

FYI – your email and my response will be provided to the City Clerk as public correspondence received on this Development Permit application.

Regards,
Kevin Eng
Planner 2, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Roy Oostergo <roostergo@gmail.com>
Sent: September 30, 2020 2:36 PM
To: Eng, Kevin <KEng@richmond.ca>
Subject: DP 19-855200

Hello Kevin, I hope this note finds you well during this challenging time!

We communicated several months ago regarding the above-noted DP. Today, I received a card indicating that the developer was going before the DPP to request a change to the on-site loading space requirement in the Bylaw. However, I also notice that the card indicates the development will now contain 13 dwelling units vs the 12 previously considered.

I see that the new package is not yet posted online in the DPP meetings section on Richmond.ca. Can you confirm when the new package will be available to download and review? Also can you confirm if the developer is seeking to increase the dwelling units to 13 also, and whether any other changes are contemplated?

Thanks very much!
Roy Oostergo
503-6168 London Road
Richmond BC V7E0C1
604-275-0276

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: October 15, 2020
Meeting: DPP
Item: #1

From: Amanda Hansen <amaric5@icloud.com>
Sent: Wednesday, 14 October 2020 02:32 PM
To: CityClerk
Subject: DP 19-855200 Location: 6091 and 6111 Dyke Road Applicant: Oris (Dyke Road)
Development Corp.

We would like to ask that the potential planting of 6 black cottonwood as per DP 19-855200 staff report, be reconsidered. We live in the adjacent building "Nakade" 13251 Princess St. While the cottonwoods are lovely trees we currently suffer from excessive cotton flying (May through the end of June) onto our decks and causing allergic reactions for some of our family members. The idea that more cottonwood trees would be added to the numerous cottonwood trees across from us on the dyke is very concerning. We would appreciate a different tree be used.

Thank you for your consideration of this matter.

With Appreciation

Amanda and Rick Hansen Unit 401-13251 Princess St.



Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: October 15, 2020
Meeting: DPP
Item: #1

From: Kathy Stoessl <kstoessl@shaw.ca>
Sent: Wednesday, 14 October 2020 03:35 PM
To: CityClerk
Subject: PD panel meeting- Oct. 15, 2020, community input

RE: Project Details – 6111/6091 Dyke Road (DP 19-855200)

The details of this project specify that six black cottonwood trees are to be planted on the property. I am writing to request that the developer/landscaper consider an alternative to this type of tree.

There are currently several cottonwood trees on city land on the south side of Dyke road. These trees cause problems when the seeds are produced. As a resident in a south facing unit at the neighbouring property, Nakada, we get the full impact of these seeds. In addition to throat irritation and allergies, these seeds clog window screens and the intake filter on our heat exchange unit. When windows and doors are open, seeds gather like tumbleweed and float across our floors indoors. It is also unpleasant to use our deck during this period of time because of the snowstorm like abundance of seeds floating in the air.

I therefor strongly encourage the developer/landscaper to consider an alternative to the cottonwood trees. This is integral to the future enjoyment of all who live in this area.

Respectfully submitted for your consideration,

Kathy Stoessl
303-13251 Princess St.
Richmond, BC
V7E 3S1

Sent from my iPad



Schedule 4 to the Minutes of the Development Permit Panel meeting held on Thursday, October 15, 2020.

ON TABLE ITEM

Date: October 15, 2020
Meeting: DPP
Item: #1

From: Diane Blackstock <dianelblackstock@gmail.com>
Sent: Wednesday, 14 October 2020 04:32 PM
To: CityClerk
Subject: Project DP 19-855200

To Whom It May Concern,

Re-DP Panel Meeting, October 15, 2020
6111/6091 Dyke Road
DP 10-855200

We wish to voice our strong objection to having 6 Black Cottonwood trees included in the landscaping plans for the development next door to us at 6111/6091 Dyke Road.

Cottonwood trees are known to be very allergenic. I had the understanding that Richmond was not going to plant anymore Cottonwood for this reason.

We, along with several other people who live in the London Landing area, suffer with allergy symptoms because of the Cottonwood that grow along the south side of Dyke Road, when their seeds and 'cotton' fly every year for 4-6 weeks from May to July. We am not able to enjoy the outdoors or sit on our deck during this time. We have a son who cannot visit during these weeks as well because of the flying cottonwood.

To have 6 more cottonwood trees next door to us is not acceptable. We expect there may be another species that would fit into the criteria of what can be planted in the Riparian Area.

As an aside to the allergy component, the cottonwood blocks the filters on our building ventilation system and clogs our gutters.

Please reconsider this for health reasons.

Thank you,
Diane and Derek Blackstock
104-13251 Princess Street
Richmond, BC
V7E 3S1

Sent from my iPad



Schedule 5 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: OCTOBER 15, 2020
Meeting: DPP
Item: # 1

From: Angela Tsang <aotsang@gmail.com>
Sent: October 14, 2020 9:45 PM
To: CityClerk
Subject: DP Panel Meeting - Oct 15, 2020 DP 19-855200: our concerns

Dear Sir/ Madam

I am a Nakade residence and would like to submit my concern to the building project on 6111/6091 Dyke Road (DP19-855200).

My husband and I are concerned with planting 6 black cottonwood trees in the vicinity, 4 are slated to be on our property line with them in the Reparian Area (ditch). The other 2 are to the west closer to Dyke Road. One of our Nakade residence have confirmed with Parks that they are the same Cottonwood as across the street.

It is a major allergy concern to us since the existing cottonwood has been causing allergy symptoms in the early summer, 6 more could be overwhelming, I sincerely hope you can consider other alternatives beside cottonwood tree.

Thank you.

Sincerely,
Angela Tsang
Nakade residence
aotsang@gmail.com



Schedule 6 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

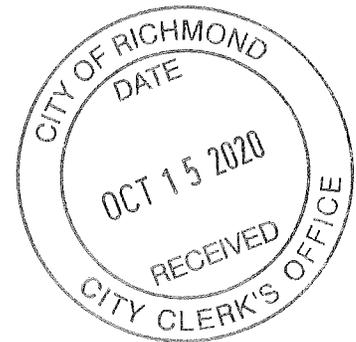
Date: OCTOBER 15, 2020
Meeting: DPP
Item: # 1

From: jacqui oostergo <joostergo@me.com>
Sent: October 15, 2020 1:00 PM
To: CityClerk
Subject: Project details 6111/6091 Dyke Road for DP planning meeting

I was just informed that a planning meeting will be held today for the development of 6111 and 6091 dyke Road. On the DPP I see the lists of trees to be planted and then on Page 45 it lists the trees and they are different. I would strongly object to the planting of more Cottonwood trees in this area as they drop cotton for at least 8 weeks into our vents, decks, ramp and windows. This is a high level allergen (and the cotton is also flammable.)

Thank you for listening to our Strata's concerns.

Jacqui Oostergo
President - Strata Council of The Pier
6160/6168 London Road



Schedule 7 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: OCTOBER 15, 2020
Meeting: DPP
Item: # 1

From: Liz Mangotich <lizmango@shaw.ca>
Sent: October 15, 2020 1:22 PM
To: CityClerk
Subject: planned planting of 6 Black Cottonwood trees

RE: Project Details – 6111/6091 Dyke Road (DP 19-855200)
Planting of 6 Cottonwood Trees

We moved into Nakade 3 years ago . There are several Cottonwood trees directly in front of our Nakade building on the opposite side of the street along Dyke Road.

In the last three yrs I have suffered terribly from allergies due these trees. They are KNOWN to be an allergen!!

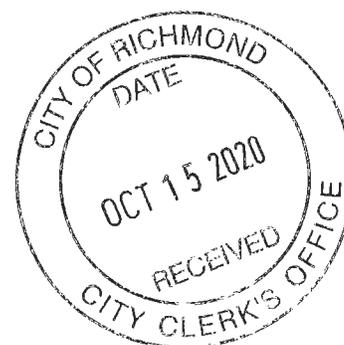
The literature on Cottonwoods specifically says " Did you know that : "You may notice your allergy symptoms get worse during the winter and spring, when cottonwood trees produce most of their pollen."³

Once the trees blooms, they leave the most incredible amount of mess that attaches to everything in sight .For months the pollen flies thru the air . Our deck, outdoor furniture, the roof and even on our window frames are covered with the stuff!

The other issue with planting all these tall and wide Cottonwood trees (grow up to 150 feet and 40 feet wide) at this new development is the fact that they will profoundly limit our view of the sunsets that we at Nakade all admire on a beautiful night . This will be forever lost !

Please consider planting trees that are beautiful to look at such as our BC dogwood trees.

Regards, Mrs. E. Mangotich





City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: October 13, 2020
File: DP 17-771210/
DP 20-906520
Re: **Development Permit Panel Meetings Held on September 16, 2020 and
September 30, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the approval of changes to the design of the proposed landscaping and to the approved Environmentally Sensitive Area (ESA) compensation of the Development Permit (DP 17-771210) issued for the property at 23111 Garripie Avenue be endorsed, and the changes be deemed to be in General Compliance with the Permit.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SB/JR:blg

Panel Report

The Development Permit Panel considered the following item at its meetings held on September 16, 2020 and September 30, 2020.

GENERAL COMPLIANCE TO DP 17-771210 – HAMILTON VILLAGE CARE CENTRE HOLDINGS LTD. – 23111 GARRIPIE AVENUE
(September 16, 2020 and September 30, 2020)

The Panel considered an application for changes to the design of the proposed landscaping and to the approved ESA compensation as part of a General Compliance request to the approved Development Permit (DP 17-771210).

The application was reviewed at two separate Development Permit Panel meetings held on September 16, 2020 and September 30, 2020.

At the meeting held on September 16, 2020, Landscape Architect, Travis Martin, of van der Zalm + Associates, provided a brief presentation, including:

- A landscape wall is proposed at the northwest corner of the site to address grade changes around two existing trees which are being retained.
- The Western Red Cedar tree (#869) that was damaged during construction had to be removed and is being replaced with two new Western Red Cedar trees.
- The Pad Mounted Transformer (PMT) originally sited at the southeast corner of the site will be relocated along the Westminster Highway frontage as required by BC Hydro.
- The ESA along Garripie Avenue will be extended eastwards to compensate for the loss of ESA as a result of the relocation of the PMT.
- A planted island on the Garripie Avenue frontage will be replaced with concrete to accommodate a new crosswalk across Garripie Avenue.
- A low fence to enclose garbage containers at the solid waste staging area on the southeast corner of the site will be removed as solid waste is stored within the building.

In reply to Panel queries, Travis Martin acknowledged that: (i) the Western Red Cedar tree that was damaged and subsequently removed was 30 cm diameter in size; and (ii) the grade of the proposed location for the two replacement Cedar trees and the spacing between them would enhance their survivability and potential to grow and mature.

No correspondence was submitted to the Panel regarding the General Compliance application.

It was noted that the proposed planting of two smaller Cedar trees as compensation for the removal of the significant Cedar tree is not sufficient and a more substantial tree compensation package, which includes planting of more replacement trees on-site and/or off-site, would be appropriate.

The application was referred back to staff for the applicant to work with staff to provide a more substantial tree compensation package for the loss of a significant Cedar tree on-site.

At the meeting held on September 30, 2020, Travis Martin, of van der Zalm + Associates, provided a brief presentation, including:

- The goals of the landscaping for the project are for the proposed planting to look good initially, grow and mature in the future, and enhance the livability of the senior's care facility on the site.
- A significant amount of planting has been proposed for the project, including replacement trees, perennials, grasses, groundcovers and shrubs for landscaping and enhancement of the Environmentally Sensitive Area (ESA).
- The two replacement trees have been planted in the same location after removal of the damaged tree (Tree #869).
- The damaged tree had been properly protected during two years of construction and was unintentionally harmed in the last two months prior to the opening of the project.
- The landscaping for the project is already adequate and introducing additional trees would adversely impact the growth of existing plantings already on-site and would result in maintenance issues.
- In addition to the \$10,000 forfeiture of the security for Tree #869, a \$5,000 cash contribution to the City's Tree Planting Compensation Fund is proposed for the planting of 20 trees in the Hamilton Highway Park.

Mary McDougall, President and owner of Hamilton Village Care Centre, clarified that there was no intention to harm Tree #869 as it is their goal to protect the environment and they had committed to retain Tree #869. She noted that the loss of the tree was regrettable as it was cared for and protected for two years but was accidentally damaged thereafter. She added that in recognition of the environmental and community value of the damaged tree, it has been replaced with two new trees and an off-site contribution of 20 additional trees is being proposed.

In reply to Mary McDougall's remark, the Chair expressed appreciation for the new information provided which was not presented at the Panel's previous meeting. He noted that with the additional information, the Panel would now have a better foundation for making a decision on the subject application.

Staff noted that the City's Parks Department will conduct the proposed off-site tree replacement planting in the Hamilton area and has identified Hamilton Highway Park as the likely location.

No correspondence was submitted to the Panel regarding the General Compliance application.

The Panel expressed support for the proposed compensation package for the loss of the significant tree on-site, noting that the project's on-site landscaping is already adequate and the proposed off-site planting of additional replacement trees would benefit the public.

The Panel recommends that the revisions be approved.