



City Council

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

**Monday, October 27, 2014
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on Tuesday, October 14, 2014 (distributed previously);*
- CNCL-12 (2) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on Monday, October 20, 2014; and*
- CNCL-24 (3) *receive for information the Metro Vancouver **'Board in Brief'** dated Friday, October 10, 2014.*



AGENDA ADDITIONS & DELETIONS

PRESENTATIONS

- (1) Joanna Sofield, General Manager of Power Smart and Customer Care, BC Hydro, to present the BC Hydro Power Smart Leadership Excellence Award.
- (2) Dave Lewin, Senior TravelSmart Specialist, TransLink, to present on the City of Richmond-TransLink TravelSmart Partnership.

COMMITTEE OF THE WHOLE

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

3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 20.)

4. *Motion to rise and report.*

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Update on the Transportation of Dangerous Goods by Railways
- Police Presence in the Downtown Core
- Signage on Private Property
- 2015 Utility Budgets and Rates
- Land use application for first reading (to be further considered at the Public Hearing on Monday, November 17, 2014):
 - 10211 No. 5 Road – Rezone from RS1/E to RC2 (0868256 BC Ltd. – applicant)
- Proposed City of Richmond-TransLink TravelSmart Partnership
- TransLink 2015 Capital Program Cost-Sharing Submissions
- 2014 Enhanced Pesticide Management Program

Pg. # ITEM

- Municipal Access Agreement with JET Engineered Telecommunication Technologies Corp. (Carrying on Business as “JETT Networks”)
- City Centre North District Energy – Request for Expression of Interest
- Minoru Complex Floor Plan and Preliminary Form/Character
- Brighthouse Fire Hall No. 1 – Floor Plan and Preliminary Form/Character
- Cambie Fire Hall No. 3 - Floor Plan and Preliminary Form/Character

5. *Motion to adopt Items 6 through 19 by general consent.*



Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-30 (1) *the **Community Safety Committee** meeting held on Wednesday, October 15, 2014;*
- CNCL-37 (2) *the **General Purposes Committee** meeting held on Monday, October 20, 2014;*
- CNCL-42 (3) *the **Planning Committee** meeting held on Tuesday, October 21, 2014;*
- CNCL-56 (4) *the **Public Works & Transportation Committee** meeting held on Wednesday, October 22, 2014;*
- CNCL-68 (5) *the **Council/School Board Liaison Committee** meeting held on Wednesday, October 15, 2014;*

be received for information.



Consent
Agenda
Item

7. UPDATE ON THE TRANSPORTATION OF DANGEROUS GOODS BY RAILWAYS

(File Ref. No. 09-5125-01/2014) (REDMS No. 4341175)

CNCL-90

See Page CNCL-90 for full report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That the proposed Council Resolution titled Reporting on the Transportation of Dangerous Goods by Railway be submitted to the Federation of Canadian Municipalities requesting that the Federal government issue an amendment to Protective Direction 32 requiring rail companies to provide to municipalities the nature, exact volume and frequency of dangerous goods being transported.



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Consent
Agenda
Item

8. **POLICE PRESENCE IN THE DOWNTOWN CORE**
(File Ref. No. 09-5000-01) (REDMS No. 4280550 v. 14)

CNCL-98

See Page CNCL-98 for full report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That the City Centre Community Police Station located at 5671 No. 3 Road, be approved as the temporary location in the downtown core until another location is determined during the redevelopment of the downtown core.



Consent
Agenda
Item

9. **SIGNAGE ON PRIVATE PROPERTY**
(File Ref. No. 03-0900-01) (REDMS No. 4384413 v. 7)

CNCL-106

See Page CNCL-106 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That:

- (1) as a priority, staff consult with the sign owners to encourage more use of the English language on their signs;*
- (2) staff engage in a broad public consultation on the language on signs issue;*
- (3) the language on signs issue be referred to the Intercultural Advisory Committee, the Richmond Chamber of Commerce, the Richmond Chinese Community Society, and other appropriate Business Associations for comment; and*
- (4) staff compile relevant information on the effect of the sign issue on community harmony.*



Consent
Agenda
Item

10. **2015 UTILITY BUDGETS AND RATES**
(File Ref. No. 10-6060-00) (REDMS No. 4340811)

CNCL-115

See Page CNCL-115 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the 2015 Utility Budgets, as outlined under Option 1 for Water and Sewer, Option 3 for Drainage and Diking, and Option 1 for Solid Waste and Recycling, as contained in the staff report dated October 7, 2014 from the General Manager of Finance & Corporate Services and General Manager of Engineering & Public Works, be approved as the basis for establishing the 2015 Utility Rates and preparing the 5 Year Financial Plan (2015-2019) Bylaw.



ADDITIONAL STAFF RECOMMENDATION

2015 UTILITY RATE AMENDMENT BYLAWS

(File Ref. No. 03-0970-01; 12-8060-20-009188/009192/9193) (REDMS No. 4386094)

CNCL-137

See Page CNCL-137 for full report

ADDITIONAL STAFF RECOMMENDATION

That each of the following bylaws be introduced and given first, second, and third readings:

- (1) *Solid Waste and Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 9188;*
- (2) *Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9192; and*
- (3) *Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9193.*



Consent
Agenda
Item

- 11. **APPLICATION BY 0868256 BC LTD. FOR REZONING AT 10211 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-0009178; RZ 14-658540) (REDMS No. 4377554)

CNCL-154

See Page CNCL-154 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9178, for the rezoning of 10211 No. 5 Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.



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Consent
Agenda
Item

12. **PROPOSED CITY OF RICHMOND-TRANSLINK TRAVELSMART PARTNERSHIP**

(File Ref. No. 01-0154-04) (REDMS No. 4307325 v.2)

CNCL-172

See Page CNCL-172 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That the City's proposed partnership with TravelSmart to support and promote the City's goals to increase sustainable transportation choices for the community be endorsed;*
- (2) *That the Chief Administrative Officer and the General Manager, Planning and Development, be authorized to negotiate and execute a Memorandum of Understanding based on the attached draft (Attachment 1 to the staff report titled Proposed City of Richmond-TransLink TravelSmart Partnership dated September 23, 2014) on behalf of the City with TransLink regarding the TravelSmart partnership; and*
- (3) *That a copy of the above staff report be forwarded to the Richmond Council-School Board Liaison Committee for information.*



Consent
Agenda
Item

13. **TRANSLINK 2015 CAPITAL PROGRAM COST-SHARING SUBMISSIONS**

(File Ref. No. 01-0154-04) (REDMS No. 4289061)

CNCL-184

See Page CNCL-184 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That the submission of:*
 - (a) *road and bicycle improvement projects for cost-sharing as part of the TransLink 2015 Major Road Network & Bike (MRNB) Upgrade Program; and*
 - (b) *transit facility improvements for cost-sharing as part of the TransLink 2015 Transit-Related Road Infrastructure Program;*

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as described in the staff report titled TransLink 2015 Capital Program Cost-Sharing Submissions dated September 23, 2014 from the Director, Transportation, be endorsed; and

- (2) *That, should the above submissions be successful and the projects receive Council approval via the annual capital budget process, the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the funding agreements and the 2015 Capital Plan and the 5-Year Financial Plan (2015-2019) be updated accordingly dependant on the timing of the budget process.*



Consent
Agenda
Item

14. **2014 ENHANCED PESTICIDE MANAGEMENT PROGRAM**

(File Ref. No. 10-6125-04-01) (REDMS No. 4366543 v. 5)

CNCL-190

See Page CNCL-190 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That the City’s Enhanced Pesticide Management Program, including the Temporary Full-Time Environmental Coordinator, be continued on a temporary basis until December 31, 2015; and*
- (2) *That staff report back with any proposed changes or updates to the Provincial Integrated Pest Management Act.*



Consent
Agenda
Item

15. **MUNICIPAL ACCESS AGREEMENT WITH JET ENGINEERED TELECOMMUNICATION TECHNOLOGIES CORP. (CARRYING ON BUSINESS AS “JETT NETWORKS”)**

(File Ref. No. 10-6060-01) (REDMS No. 4366553)

CNCL-201

See Page CNCL-201 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to execute, on behalf of the City, a Municipal Access Agreement between the City and JET Engineered Telecommunication Technologies Corp containing the material terms and conditions set out in the staff report titled Municipal Access Agreement with JET Engineered Telecommunication Technologies Corp. (Carrying on Business as “JETT Networks”), dated October 6, 2014, from the Director, Engineering.



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Consent
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Item

16. **CITY CENTRE NORTH DISTRICT ENERGY – REQUEST FOR EXPRESSION OF INTEREST**

(File Ref. No. 10-6600-10-01) (REDMS No. 4364030 v. 6)

CNCL-204

See Page CNCL-204 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the issuance of a Request for Expressions of Interest by Lulu Island Energy Company for a utility partner to design, build, finance and operate a District Energy Utility (DEU) in the City Centre North area on the basis of the following guiding principles be endorsed:

- (1) *the DEU will provide end users with energy costs that are competitive with conventional energy costs based on the same level of service; and*
- (2) *Council will retain the authority of setting customer rates, fees and charges for DEU Services.*

Consent
Agenda
Item

17. **MINORU COMPLEX FLOOR PLAN AND PRELIMINARY FORM/CHARACTER**

(File Ref. No. 06-2052-55-01) (REDMS No. 4362822 v. 6)

CNCL-214

See Page CNCL-214 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Minoru Complex floor plan and preliminary form/character design as outlined in the staff report Minoru Complex Floor Plan and Preliminary Form/Character, dated October 10, 2014 from the Senior Manager, Project Development and Senior Manager, Recreation and Sports Services, be endorsed.

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Item

18. **BRIGHOUSE FIRE HALL NO. 1 – FLOOR PLAN AND PRELIMINARY FORM/CHARACTER**
(File Ref. No. 06-2052-25-FHGI1) (REDMS No. 4371528 v. 5)

CNCL-246

See Page CNCL-246 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Brighthouse Fire Hall No. 1 floor plan and preliminary form/character as outlined in the staff report titled Brighthouse Fire Hall No. 1 Floor Plan and Preliminary Form/Character, dated October 3, 2014 from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.



Consent
Agenda
Item

19. **CAMBIE FIRE HALL NO. 3 - FLOOR PLAN AND PRELIMINARY FORM/CHARACTER**
(File Ref. No. 06-2052-55-01) (REDMS No. 4367223 v. 6)

CNCL-258

See Page CNCL-258 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Cambie Fire Hall No. 3 floor plan and preliminary form/character design as outlined in the staff report titled Cambie Fire Hall No. 3 Floor Plan and Preliminary Form/Character, dated October 6, 2014 from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

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NEW BUSINESS

BYLAWS FOR ADOPTION

- | | | |
|-----------------|---|--------------------------|
| CNCL-273 | Permissive Exemption (2015) Bylaw No. 9158
Opposed at 1 st /2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-309 | Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9171
Opposed at 1 st /2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-310 | Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8850
(10380 Williams Road, RZ 11-591646)
Opposed at 1 st Reading – None.
Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-312 | Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8906
(9000 General Currie Road, RZ 11-588104)
Opposed at 1 st Reading – None.
Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-314 | Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9005
(7175 and 7191 Moffatt Road, RZ 11-586988)
Opposed at 1 st Reading – None.
Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-316 | Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9088
(8951 Heather Street, RZ 13-645746)
Opposed at 1 st Reading – None.
Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |

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CNCL-318 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9096**
(5771/5791 Langtree Avenue, RZ 13-647241)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-320 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9098**
(5111 Williams Road, RZ 13-647357)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

20. RECOMMENDATION

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

CNCL-322 (1) *That the **minutes** of the Development Permit Panel meeting held on Wednesday, October 15, 2014, and the **Chair's report** for the Development Permit Panel meeting held on February 12, 2014, be received for information; and*

CNCL-326 (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 13-636863) for the property at 7199 Moffatt Road (formerly 7175 and 7191 Moffatt Road) be endorsed, and the Permit so issued.*

ADJOURNMENT



**Regular Council Meeting for Public Hearings
Monday, October 20, 2014**

Place: Council Chambers
Richmond City Hall

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

Hanieh Berg, Acting Corporate Officer

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

APPOINTMENT OF ACTING CORPORATE OFFICER

PH14/9-1

It was moved and seconded

That Hanieh Berg be appointed as Acting Corporate Officer as provided under Section 148 of the Community Charter for the purposes of this meeting.

CARRIED

1. **TEMPORARY USE PERMIT (TU 14-666140)**
(Location: 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road; Applicant: Firework Productions Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Nancy Davies, 8560 River Road (Schedule 1)



**Regular Council meeting for Public Hearings
Monday, October 20, 2014**

Submissions from the floor:

None.

PH14/9-2

It was moved and seconded

That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the properties at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road for the purposes of permitting an evening night market event between May 15, 2015 to November 1, 2015 (inclusive), May 13, 2016 to October 30, 2016 (inclusive) and May 12, 2017 to October 29, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.

CARRIED

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9165
(ZT 14-667206)**

(Location: 6931 Granville Avenue; Applicant: City of Richmond)

Applicant's Comments:

Wayne Craig, Director of Development, advised that the proposed text amendment would facilitate the temporary re-location of Fire Hall No. 1 until the completion of the new Fire Hall No. 1 at 6960 Gilbert Road.

In a reply to a query from Council, Mr. Craig noted that once the construction of Fire Hall No. 1 is completed, any potential future use of 6931 Granville Avenue may be determined by Council.

Written Submissions:

- (a) Yuanxi Zhou, 8511 Livingstone Place, Online Submission #801 (Schedule 2)
- (b) Yuanxi Zhou, 6811 Livingstone Place, Online Submission #802 (Schedule 3)
- (c) Yuanxi Zhou, 6811 Livingstone Place, Online Submission #803 (Schedule 4)
- (d) Aaron Burns, 7100 Gilbert Road (Schedule 5)
- (e) Jian Sun, 6811 Livingstone Place (Schedule 6)



**Regular Council meeting for Public Hearings
Monday, October 20, 2014**

(f) Wilhelm Kettler, 6231 Adams Place (Schedule 7)

Submissions from the floor:

Yuanxi Zhou, 6811 Livingstone Place, expressed her concern about potential increased noise in the neighbourhood as a result of the re-location of Fire Hall No. 1 and its fire trucks.

In reply to a query from Council, Mr. Craig advised that it is anticipated that fire truck noise decrease, as there will only be one fire truck situated at the temporary Fire Hall No. 1.

PH14/9-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165 be given second and third readings.

CARRIED

PH14/9-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165 be adopted.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9167
(RZ 14-662753)**

(Location: 4800 Princeton Avenue; Applicant: Ajit Thaliwal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/9-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9167 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Monday, October 20, 2014**

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9174
(RZ 13-642848)**
(Location: 3011 No. 5 Road; Applicant: Urban Design Group Architects Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/9-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9174 be given second and third readings.

CARRIED

ADJOURNMENT

PH14/9-7

It was moved and seconded

That the meeting adjourn (7:15 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 20, 2014.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Hanieh Berg)

**Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
October 20, 2014.**

Mayor and Councillors

To Public Hearing	
Date:	<u>OCT 20, 2014</u>
Item #:	<u>1</u>
Re:	<u>TUP 14-666140</u>

From: Webgraphics
Sent: Tuesday, 14 October 2014 1:40 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #804)

Categories: 08-4105-20-2014666140 - 8351 River Road - Duck Is. - 8411/8431/8451 West Road

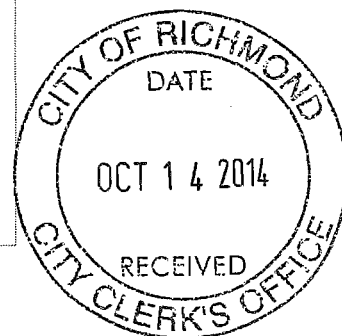
Send a Submission Online (response #804)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/14/2014 1:40:06 PM

Survey Response

Your Name	Nancy Davies
Your Address	8560 River Road, Richmond, B.C.
Subject Property Address OR Bylaw Number	8351 River Road, Duck Island
Comments	I have two concerns I would like addressed prior to Richmond Council giving approval for a three year extension for the Richmond Night Market at the Duck Island site. We are located at 8560 River Road, directly across the street from the Richmond Night Market. • Parking – Even though we have No Parking signs in front of our property, these signs are often ignored by the patrons of the Market. For the past three years the Night Market has used additional parking from Dava Developments on No. 3 road between Bridgeport and River Road. This or any additional parking is not shown on their application but is definitely needed. An example of not having this additional parking occurred when that lot turned into a Park And Fly parking lot September 15th, one month before the Richmond Night Market closed– and the elimination of this parking lot created a nightmare of traffic up and down River Road and large numbers of vehicles parking on privately posted properties. This was in



the slower last month of the Market so I can only imagine the problems other months if they did not have this additional lot. The parking shown on their application will not meet their needs especially with the development underway in this area. I do not know when Dava Developments will proceed but they do have an application with the City to develop this property. Prior to approval of a three year extension for the Richmond Night Market, please ensure that they can lease additional parking. Parking in this area is limited and now with the construction underway of Phase One of the International Trade Centre at Bridgeport and West Road, parking will become even more difficult. Also, we have been informed by the developers that West Road will be closing permanently once Phase Two of their development begins. Has Council thought ahead of the impact on this area for the properties and the Richmond Night Market as this new development is completed and occupied over the next three years? • Litter - I would like to suggest that the Richmond Night Market be more diligent in picking up litter outside of their areas. Patrons discard packaging and food throughout the area. Perhaps the Market could consider putting garbage cans on some of the surrounding streets. Nancy Davies Jayker Holdings Ltd.

Schedule 2 to the Minutes of the Council Meeting for Public Hearings held on Monday, October 20, 2014.

Mayor and Councillors

To Public Hearing	
Date:	OCT. 20 2014
Item #	2
Re:	
BYLAW 9165	
214-867200	

From: Webgraphics
Sent: Tuesday, 14 October 2014 11:58 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #801)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

Send a Submission Online (response #801)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/14/2014 11:56:45 AM

Survey Response

Your Name	Yuanxi Zhou
Your Address	5 8511 LivingStone Richmond
Subject Property Address OR Bylaw Number	8500/9165
Comments	That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165, to amend the "Office and Education (ZIS5) - City Hall West (Thompson Area)" zoning district for the property at 6931 Granville Avenue to add "emergency service" as a permitted use under Section 24.5.2, be introduced and given first reading. I'd like to know "emergency service" described above is permanent or just temporary? I'd like you to specify what routine activity in this "emergency service" and potential inconvenience and noisy would associate this emergency service, which could profoundly affect residences nearby . Yuanxi Zhou Unit 5 6811 Livingstone



**Schedule 3 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
October 20, 2014.**

Mayor and Councillors

To Public Hearing	
Date:	<u>OCT 20 2014</u>
Item #	<u>2</u>
Re:	<u>BYLAW 9165</u> <u>2T 14-107206</u>

From: Webgraphics
Sent: Tuesday, 14 October 2014 12:04 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #802)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

Send a Submission Online (response #802)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/14/2014 12:02:49 PM

Survey Response

Your Name	Yuanxi Zhou
Your Address	5-6811 Livingstone Richmond V7C 5V8
Subject Property Address OR Bylaw Number	City Hall West (Thompson Area) Zoning District at 6931 Granville Avenue
Comments	Zoning Bylaw 8500, Amendment Bylaw 9165 That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165, to amend the "Office and Education (ZIS5) - City Hall West (Thompson Area)" zoning district for the property at 6931 Granville Avenue to add "emergency service" as a permitted use under Section 24.5.2, be introduced and given first reading. I'd like to know "emergency service" described above is permanent or just temporary? I'd like you to specify what routine activity in this "emergency service" and potential inconvenience and noisy would associate this emergency service, which could profoundly affect residences nearby. I'd you to resend clarified information to the residences which this project would affect Thanks Yuanxi Zhou Unit 5 6811 Livingstone



Schedule 4 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
October 20, 2014.

Mayor and Councillors

<p>To Public Hearing Date: <u>OCT 20 2014</u> Item # <u>2</u> Re: <u>BYLAW 9165</u> <u>ZT 14-1672016</u></p>

From: Webgraphics
Sent: Tuesday, 14 October 2014 12:11 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #803)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

Send a Submission Online (response #803)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/14/2014 12:10:06 PM

Survey Response

Your Name	Yuanxi Zhou
Your Address	5-6811 Livingstone Richmond V7C 5V8
Subject Property Address OR Bylaw Number	9165
Comments	I'd like to know "emergency service" described above is permanent or just temporary? I'd like you to specify what routine activity in this "emergency service" and potential inconvenience and noisy would associate this emergency service, which could profoundly affect residences nearby. I'd you to resend clarified information to the residences which this project would affect Thanks Yuanxi Zhou Unit 5 6811 Livingstone



Schedule 5 to the Minutes of the Council Meeting for Public Hearings held on Monday, October 20, 2014.

MayorandCouncillors

To Public Hearing	
Date:	<u>OCT 20 2014</u>
Item #	<u>2</u>
Re:	<u>BYLAW 9165</u> <u>ZS 14-667206</u>

From: Webgraphics
 Sent: Monday, 13 October 2014 8:20 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #800)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

Send a Submission Online (response #800)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2014 8:19:14 PM

Survey Response

Your Name	Aaron Burns
Your Address	7100 Gilbert Rd
Subject Property Address OR Bylaw Number	Zoning Bylaw 8500, Amendment Bylaw 9165
Comments	<p>Hello, Question: Why waste money by rezoning and renovating a building that is currently not set up to handle fire truck traffic?? Save the taxpayers money and abandon all ideas of renovating. Instead, divide the firetrucks available amongst the fire stations currently operating in Richmond and respond to the emergencies as called upon. Once Minoru Park has been completed then the fire station can move back if necessary. It would actually be better to relocate this fire station to a more commercial zone with less impact to traffic and easier maneuvering through less congestion. Renovating the Gilbert Rd locations is a complete waste of money. And is this rezoning process temporary? or will it be a permanent change that affects us forever. If so, my answer is NO to rezoning. Aaron Burns</p>



Schedule 6 to the Minutes of the Council Meeting for Public Hearings held on Monday, October 20, 2014.

Mayor and Councillors

To Public Hearing	
Date:	<u>OCT. 20 2014</u>
Item #	<u>2</u>
Re:	<u>BYLAW 9165</u> <u>ZT 14-1257206</u>

From: Webgraphics
 Sent: Wednesday, 15 October 2014 15:29
 To: Mayor and Councillors
 Subject: Send a Submission Online (response #805)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

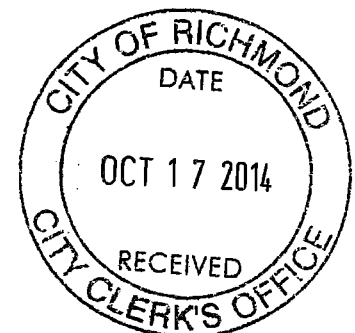
Send a Submission Online (response #805)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/15/2014 3:28:16 PM

Survey Response

Your Name	Jian Sun
Your Address	5-6811 Livingstone Richmond V7C 5V8
Subject Property Address OR Bylaw Number	9165
Comments	I'd like to know after 2 years when the new facility has been in the place, this emergency service is going to be in this new facility? How many more fire trucks in this new facility compare to current number. If any changes in this new facility would cause more noise to the nearby residence area, I'd like city hall to reconsider since current noise is nearly bearable!



Schedule 7 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
October 20, 2014.

To Public Hearing
Date: <u>OCT 20 2014.</u>
Item # <u>2</u>
Re: <u>BYLAW 9165</u> <u>ZT14-667206</u>

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 19 October 2014 11:51
To: Mayor and Councillors
Subject: Send a Submission Online (response #807)

Categories: 12-8060-20-9165 - Temporary Fire Hall - 6931 Granville Avenue

Send a Submission Online (response #807)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/19/2014 11:50:51 AM

Survey Response

Your Name	Wilhelm Kettler
Your Address	6231 Adams Place, Richmond BC V7C 2W3
Subject Property Address OR Bylaw Number	Bylaw 8500, Amendment Bylaw 9165 (ZT14-667206)
Comments	I suggest to put a time limit on this Bylaw i.e: "temporary emergency service until the new fire hall can be occupied". I would like to see the property revert to its current status when the new fire hall is completed. Respectfully yours, Wilhelm Kettler





For Metro Vancouver meetings on Friday, October 10, 2014

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

For more information, please contact Greg Valou, 604-451-6016, Greg.Valou@metrovancover.org or Jean Kavanagh, 604-451-6697, Jean.Kavanagh@metrovancover.org

Greater Vancouver Regional District

Continuing Viability of the Greater Vancouver Regional Steering Committee on Homelessness **APPROVED**

The Regional Steering Committee on Homelessness (RSCH) is a regional body with a mandate is to develop and coordinate implementation of a Regional Homelessness Plan, recommend projects in Metro Vancouver for funding through the Government of Canada’s Homelessness Partnering Strategy, and develop a regional understanding of homelessness solutions. It comprises more than 150 organizations and individual members and is supported by Metro Vancouver and the Government of Canada.

Under the new 5 year ‘Homelessness Partnering Strategy’ funding agreement, Service Canada will not support broader work of the RSCH. In particular, this jeopardizes the completion and implementation of the new Regional Homelessness Plan. It also puts at risk the viability of other RSCH projects, such as creating engagement and collaboration strategies for the aboriginal, youth and business sectors, as well as organizing an annual Homelessness Action Week. The above work is no longer eligible for Homelessness Partnering Strategy funding.

The Board will send a letter to Employment and Social Development Canada and to Service Canada, expressing concern about the viability of and seeking support for the Regional Steering Committee on Homelessness.

Metro Vancouver 2014 Cultural Grants – Regional Projects **APPROVED**

BC Ministry of Agriculture’s Proposed Bylaw Standards on Medical Marihuana Production Facilities in the ALR **APPROVED**

The BC Ministry of Agriculture recently released a discussion paper and proposed bylaw standards titled “Regulating Medical Marihuana Production Facilities in the ALR” for public comment. The timing of the release meant that staff were unable to ensure a



comprehensive review process prior to the October 3, 2014 Regional Planning and Agriculture Committee meeting. The public comment period closes October 26, 2014.

The Board directed staff to prepare draft comments for the Ministry of Agriculture's Proposed Bylaw Standards for review by the Agricultural Advisory Committee and Regional Planning Advisory Committee and endorsement by the GVRD Board on October 24, 2014.

Greater Vancouver Sewage and Drainage District

Clean Wood Disposal Ban Consultation Summary and Proposed Implementation Strategy **APPROVED**

Wood waste makes up about 22% of all Metro Vancouver waste currently going to disposal.

Metro Vancouver's Integrated Solid Waste and Resource Management Plan calls for a wood disposal ban by 2015 as part of a strategy to increase diversion of demolition, land clearing, and construction (DLC) waste to 80% by 2015.

Metro Vancouver consulted with industry and residents on the Clean Wood Disposal Ban between April and June 2014. Considering feedback received during the consultation period, as well as operational impacts at Regional Facilities, Metro Vancouver staff have proposed an implementation plan that will begin with an initial allowable threshold of 10% clean wood in disposal loads in 2015, and set to decrease to 5% in 2016.

The Board approved the proposed implementation strategy as presented with an initial clean wood waste threshold of 10% in 2015 and that these changes be included in the Tipping Fee Bylaw for 2015.

Organics Disposal Ban Consultation Summary and Proposed Implementation Strategy **APPROVED**

Food waste makes up about a third of Metro Vancouver waste currently going to disposal.

Metro Vancouver's Integrated Solid Waste and Resource Management Plan (ISWRMP) calls for a ban on the disposal of organics starting in 2015.

Metro Vancouver obtained and considered significant and wide ranging input from the various stakeholder groups who will be involved in the implementation of an Organics Disposal Ban. Taking into consideration feedback from the consultation and



engagement process, staff recommend that the organics disposal ban be focused on food waste and exclude food-soiled paper at this time.

The Board approved the proposed implementation strategy as presented with an initial food waste threshold of 25% in 2015 and that these changes be included in the Tipping Fee Bylaw for 2015.

Zero Waste Challenge Organics Campaign: Outreach to Increase Organics Recycling and Support the Organics Disposal Ban RECEIVED

In support of the Zero Waste Challenge, and the upcoming 2015 Organics Disposal Ban, an organics strategy/campaign, is planned to create broad awareness and support for food scraps recycling across the region.

The strategy has been developed with input from Member Municipalities and from many of the sectors it will reach, such as NGOs, the Recycling Council of BC, MMBC, Extended Producer Responsibility agencies, waste hauling service providers, restaurants, food retailers, public and extended health facilities, public education institutions, food producers, and property management companies (including commercial, office and residential space).

The Board received the report for information.

Comments on StewardChoice Packaging and Printed Paper Plan RECEIVED

In 2011, the Provincial Government amended the Recycling Regulation to include Packaging and Printed Paper as a new product category, and created an obligation for producers to develop a new Extended Producer Responsibility program – hence, StewardChoice.

At this time, the full scope of the proposed StewardChoice program is uncertain due to the lack of detail in the draft Plan. This report outlines comments on the draft plan which staff wish to submit to StewardChoice and the Ministry of Environment.

Creating a competitive product stewardship environment should reduce costs to producers and consumers over the long-term. The competitive market should be created in a way that ensures a level playing field for both producers and product stewards such that the MMBC program is not undermined and service continues to expand and improve.

The Board received the report for information.



Summary of European Delegate Recycling and Solid Waste Management Presentations

APPROVED

On July 22, 2014, the Zero Waste Committee heard invited delegations from the Netherlands and the UK to present an international perspective on solid waste management.

All speakers noted the importance of extended producer responsibility, the circular economy, and source separation of recyclable materials to maximize waste diversion.

In the Netherlands and the UK, mixed waste processing through Mixed Waste Material Recovery or Mechanical-Biological Treatment facilities has produced low quality materials that do not meet market specifications, despite significant investment and advanced technology. Consequently, product from mixed waste processing facilities is either burned in Waste to Energy plants or landfilled.

European countries have introduced various regulatory mechanisms to decrease disposal, such as a landfill tax. These regulations have resulted in more waste diversion. Stringent air quality standards have helped Waste to Energy overcome environmental concerns. Waste to Energy is widely used for management of residuals in countries that demonstrate the highest recycling rates in the European Union.

The Board received the report for information and will distribute the report to Metro Vancouver member jurisdictions.

Update on Bylaw 280

APPROVED

Several garbage hauling companies are avoiding Metro Vancouver's disposal bans and tipping fees by trucking waste to transfer stations and landfills in other jurisdictions, thus avoiding paying their fair share of the cost of managing waste in the region.

Metro Vancouver now estimates that at least 100,000 tonnes per year of waste is bypassing regional facilities, up from 70,000 tonnes in 2013 and 50,000 tonnes in 2012.

In response, Metro Vancouver developed Bylaw 280 to require that all garbage collected within Metro Vancouver is delivered to regional facilities. The bylaw is currently awaiting review from the BC Ministry of Environment.

Without Bylaw 280, Metro Vancouver's disposal bans (such as the upcoming organics disposal ban) will be rendered ineffective as haulers bypassing Regional Facilities will not be subject to bans. Recycling rates would stall or decrease, the region's waste diversion targets would not be achieved, insufficient revenues to fund solid waste functions and lost jobs and economic opportunities for small businesses, including small haulers and recycling companies around the region.



The Board received the report for information and will forward it to the provincial Minister of Environment and Members of the Legislative Assembly.

Metro Vancouver Sewer Heat Policy

APPROVED

Sewer heat is a viable, low-carbon source of energy that can be used to provide hot water heating, space heating and cooling in buildings, help reduce greenhouse gas emissions, and contribute to Metro Vancouver's policy directives.

A technical review completed by staff indicated that there is sufficient amount of recoverable heat from Metro Vancouver's sewer collection systems to heat approximately 700 high rise buildings without negatively impacting treatment processes at the wastewater treatment plants.

The proposed Sewer Heat Policy provides clear direction on managing the technical and governance implications of sewer heat recovery projects and will facilitate the introduction of worthwhile projects while not compromising on the delivery of high quality and dependable liquid waste management in the region.

The Board endorsed the Sewer Heat Policy as presented.

Development of a Liquid Waste Outreach Strategy

RECEIVED

Metro Vancouver's Integrated Liquid Waste and Resource Management Plan and the Board's Strategic Plan requires the development and implementation of targeted outreach plans to

support liquid waste source control programs for the protection of the environment and human health.

Staff has proposed to focus the outreach for 2015 on the discharge of fats, oils and grease as well as woven materials that significantly impact the operation of Metro Vancouver's sewer collection system and treatment plants.

Metro Vancouver will be using a social marketing approach to drive behavioural changes associated with materials that are significantly impacting sewer operations. This approach will be used to create behaviour change for both residential and commercial dischargers.

The Board received the report for information.



Greater Vancouver Water District

Seymour-Capilano Filtration Project – Project Status

RECEIVED

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

All of the major construction contracts for the Seymour-Capilano Filtration Project are complete except for the twin tunnels and the energy recovery turbine installation. As of the end of June 2014, the overall project is 99% complete.

Filtration of the Seymour source commenced in late December 2009. Filling, flushing and commissioning of the tunnels for filtration of Capilano source water is expected to commence in October 2014, with actual in-service dates projected for the end of 2014/early 2015.

Seymour Salmonid Society - Contribution Agreement

APPROVED

Metro Vancouver provides funding to external organizations whose work provides a level of benefit to the community or to Metro Vancouver related responsibilities.

The Seymour Salmonid Society plans and manages fish culture and education programs for K-12 spanning more than one fiscal year; this three-year agreement provides some measure of stability enabling smooth planning, program development and delivery. A three-year agreement will be seen by other potential donors as evidence of an enduring partnership between the society and GVWD, thereby creating potential for leveraging additional funds and in-kind support.

The Board approved a Contribution Agreement between the Greater Vancouver Water District and the Seymour Salmonid Society for a three-year term and annual contribution of \$125,000 commencing on January 1, 2015 and ending on December 31, 2017.

The Board approved a Contribution Agreement between the Greater Vancouver Water District and the Seymour Salmonid Society for a three-year term and annual contribution of \$125,000 commencing on January 1, 2015 and ending on December 31, 2017.



Community Safety Committee

Date: Wednesday, October 15, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Derek Dang, Chair
Councillor Linda McPhail
Councillor Ken Johnston
Councillor Evelina Halsey-Brandt
Councillor Bill McNulty

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Community Safety Committee held on Tuesday, September 9, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, November 12, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATIONS

1. (1) Josh Henshaw, Regional Vice President of Ambulance Paramedics of BC, to delegate on ambulance wait times and emergency medical services funding.

Community Safety Committee

Wednesday, October 15, 2014

Josh Henshaw, Regional Vice President of Ambulance Paramedics of BC, accompanied by James Towle, Regional Vice President of Ambulance Paramedics of BC, advised that Richmond is inadequately staffed with regard to the number of ambulance staff and ambulances.

Mr. Towle referenced a Union of British Columbia Municipalities' (UBCM) resolution regarding the matter, and was of the opinion that adequate staffing can ensure that ambulance response times are reduced, thereby improving patient safety.

Mr. Towle then requested Council's support in lobbying the provincial government to increase the number of ambulance staff and ambulances in Richmond.

In reply to queries from Committee, Mr. Towle and Mr. Henshaw provided the following information:

- Richmond has two ambulance stations; one is equipped with two ambulances and the other with three;
- due to the proximity of the Vancouver International Airport, ambulances in Richmond are regularly utilized for medical evacuation transfers;
- optimum ambulance response time is eight minutes and 59 seconds;
- ambulance response time depends on the number of ambulances in Richmond at any given time;
- there have been occasions where no ambulances have been available in Richmond, thus requiring an ambulance stationed in another municipality to drive into Richmond;
- Phase I of the BC Ambulance Service's (BCAS) Resource Allocation Plan was implemented, and as a result, ambulances are now dispatched to the most critical calls first; therefore, this increases ambulance wait times for less critical calls; and
- the Medical Priority Dispatch System (MPDS) has a series of questions that must be answered, which then determines the priority of the call.

Discussion ensued and Committee requested that detailed information, including figures, with regard to BCAS's staffing model be provided to Council.

Discussion further ensued and the last clause of the aforementioned UBCM resolution was read:

THEREFORE BE IT RESOLVED that the Province of BC develop an effective, well integrated, patient centered emergency response service for our citizens provided by fire and rescue services and BC Ambulance Service working together.

Community Safety Committee

Wednesday, October 15, 2014

In reply to further queries from Committee, Mr. Towle and Mr. Henshaw advised that it is difficult to summarize the effects of the Resource Allocation Plan as ambulance services are dynamic and carry over across multiple municipalities.

Committee emphasized the need for detailed information, including figures, with regard to BCAS's staffing model and response times.

Also, Mr. Towle and Mr. Henshaw commented on the MPDS, noting that it utilizes an algorithm, which prioritizes calls based on a series of mandatory questions; the answers to these questions determines the type of response, including whether lights and sirens are utilized, and what other resources respond, for instance police, fire, and so forth.

In reply to queries from the Chair, Mr. Towle and Mr. Henshaw advised that (i) they represent the Ambulance Paramedics of BC union, and (ii) call priority is determined by the MPDS, not by a dispatcher.

- (2) Cory Parker, President of the Richmond Firefighters Association (IAFF Local 1286), to delegate on emergency first response protocols for Firefighters and actions First Responders perform in the City.

Cory Parker, President of the Richmond Firefighters Association (IAFF Local 1286), accompanied by Michael Hurley, President of the BC Professional Fire Fighters Association, commented on recent media coverage related to the costs of firefighters attending medical calls. Mr. Parker stated that the media coverage incorrectly deems the costs of firefighters and the use of the apparatuses for medical calls as additional costs; however, he noted that these are costs already incurred as a result of regular fire-rescue activities.

Mr. Parker requested that Council lobby on behalf of Richmond firefighters to include firefighters in any new first response protocols, including how they are utilized currently and in additional ways. He spoke on fire-rescue's response time, and noted that firefighters are on shift, ready to serve the community; therefore, firefighters should continue to attend medical calls. Moreover, Mr. Parker stated that firefighters' attendance at medical calls is a value added service as they are trained, and there is little cost incurred by their attendance at medical calls. He spoke of firefighters' role at medical calls, noting that they provide essential patient care prior to the arrival and departure of an ambulance.

In reply to queries from Committee, Mr. Parker and Mr. Hurley advised that (i) as a result of new dispatch protocols, Richmond Fire-Rescue (RFR) does not respond to low acuity calls, such as an older adult that has fallen and requires assistance, and (ii) RFR hopes to enhance their level of training to that of paramedics or higher than the status quo.

Community Safety Committee

Wednesday, October 15, 2014

Discussion ensued and Committee noted that fire-rescue's attendance at medical calls does not incur additional costs to the City as firefighters are on shift, trained, and available to respond. The cost of fuel to attend these calls is marginal in light of the value provided to the community.

Discussion further took place regarding the need for a referral to staff to examine BCAS statistics and how RFR integrates with BCAS on medical calls and with regard to calls where RFR is not notified due to dispatch protocols. Also, it was suggested that, in light of the inaccurate information in the media, the matter be clarified to the public and that Council is proactively examining the situation.

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

It was moved and seconded

That staff examine BC Ambulance Service's (BCAS) statistics with regard to how Richmond Fire-Rescue (RFR) integrates with BCAS on medical calls, and with regard to calls where RFR is not notified due to dispatch protocols.

The question on the referral was not called as discussion ensued regarding the intent of the proposed referral, and it was noted that background information will allow the City to form a position specific to Richmond.

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

LAW AND COMMUNITY SAFETY DEPARTMENT

2. UPDATE ON THE TRANSPORTATION OF DANGEROUS GOODS BY RAILWAYS

(File Ref. No. 09-5125-01/2014) (REDMS No. 4341175)

It was moved and seconded

That the proposed Council Resolution titled Reporting on the Transportation of Dangerous Goods by Railway be submitted to the Federation of Canadian Municipalities requesting that the Federal government issue an amendment to Protective Direction 32 requiring rail companies to provide to municipalities the nature, exact volume and frequency of dangerous goods being transported.

CARRIED

Community Safety Committee
Wednesday, October 15, 2014

3. **RICHMOND FIRE-RESCUE – AUGUST 2014 ACTIVITY REPORT**
(File Ref. No. 09-5000-01) (REDMS No. 4359422 v. 2)

It was moved and seconded

That the staff report titled Richmond Fire-Rescue – August 2014 Activity Report dated September 25, 2014 from the Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

4. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – AUGUST, 2014**
(File Ref. No.) (REDMS No. 4343541 v. 3)

It was moved and seconded

That the staff report titled Community Bylaws Monthly Activity Report – August 2014, dated September 25, 2014, from the General Manager, Law & Community Safety, be received for information.

CARRIED

5. **RCMP'S MONTHLY REPORT - AUGUST ACTIVITIES**
(File Ref. No. 09-5000-01) (REDMS No. 4336178 v. 3)

Superintendent Renny Nessel, Officer in Charge, Richmond RCMP, commented on the number of sexual assaults, noting that he cannot discuss the matter due to ongoing investigations; however, Supt. Nessel stated that the a proactive approach from investigators has significantly affected the figures.

It was moved and seconded

That the report titled RCMP's Monthly Report – August Activities dated September 25, 2014, from the Officer in Charge, Richmond RCMP, be received for information.

CARRIED

6. **POLICE PRESENCE IN THE DOWNTOWN CORE**
(File Ref. No. 09-5000-01) (REDMS No. 4280550 v. 14)

Supt. Nessel provided background information. Also, he advised that a review of community police stations is underway, and noted that there is potential to provide enhanced services at these stations.

In reply to a query from Committee, Supt. Nessel commented on auxiliary constable and RCMP volunteer uniforms.

It was moved and seconded

That the City Centre Community Police Station located at 5671 No. 3 Road, be approved as the temporary location in the downtown core until another location is determined during the redevelopment of the downtown core.

CARRIED

5.

Community Safety Committee
Wednesday, October 15, 2014

7. FIRE CHIEF BRIEFING

(Verbal Report)

(i) Fire Prevention Week Update

Fire Chief McGowan highlighted that Fire Prevention Week was successful, noting that RFR hosted five open houses that were all well attended.

(ii) Movember

Fire Chief McGowan spoke on Movember and stated that IAFF Local 1286 raised over \$6,500 last year in support of men's health programs.

(iii) Automated External Defibrillators (AEDs)

Fire Chief McGowan advised that RFR is now equipped with pediatric cables and pads for its AEDs.

(iv) Canada Line

Fire Chief McGowan noted that RFR is working with the Canada Line on secondary repression training to ensure the safety of all commuters.

8. JOINT BRIEFING – FIRE CHIEF & RCMP OIC

(Verbal Report)

(i) Halloween

Supt. Nasset and Fire Chief McGowan commented on their respective operations plans, noting that additional crews and members will be on duty.

9. RCMP/OIC BRIEFING

(Verbal Report)

(i) Update on Sexual Assault Statistics

Please see Page 5 for discussion on this matter.

(ii) Distracted Driving

Supt. Nasset spoke of the distracted driving campaign that took place from October 10 to October 13, 2014, and noted that statistics would be presented at a future Committee meeting.

Councillor Johnston left the meeting (5:12 p.m.) and did not return.

Councillor McNulty left the meeting (5:13p.m.) and did not return.

10. MANAGER'S REPORT

None.

Community Safety Committee
Wednesday, October 15, 2014

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:14 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Wednesday, October 15, 2014.

Councillor Derek Dang
Chair

Hanieh Berg
Committee Clerk



General Purposes Committee

Date: Monday, October 20, 2014

Place: Anderson Room
Richmond City Hall

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

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on Monday, October 6, 2014, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES & LAW AND COMMUNITY SAFETY DEPARTMENTS

1. **SIGNAGE ON PRIVATE PROPERTY**
(File Ref. No. 03-0900-01) (REDMS No. 4384413 v. 7)

Phyllis Carlyle, General Manager, Law and Community Safety, accompanied by Cecilia Achiam, Director, Administration and Compliance, and Sandra Carter, Valkyrie Law Group LLP, provided background information on signage on private property.

General Purposes Committee

Monday, October 20, 2014

In response to queries from Committee, Ms. Carlyle, Ms. Achiam, and Ms. Carter provided the following information:

- it is possible for the federal, provincial, and municipal governments to pass legislation that regulates information on signs on private property where there is a widespread and significant issue; however, evidence must be produced that establishes the important and pressing issue addressed in the legislation;
- Courts may not uphold a bylaw without a municipality providing clear evidence regarding (i) the issue being addressed in the bylaw, (ii) the severity of the issue in the community, (iii) the impact of the bylaw on the community, and (iv) the extensive public consultation conducted;
- experts in the sociological impact of language have provided evidence in past court hearings, particularly during the French/English debates;
- in terms of the health, safety, economic or social welfare objectives of a bylaw, Courts will weigh the objectives against the importance of freedom of expression; for instance, political expression is more important to society than commercial expression;
- a municipal bylaw that imposed both an English and French content requirement was upheld by the Courts in *Galganov v. Russell*, as it was determined that the bylaw was a justifiable and proportional restriction on freedom of expression, as its objective was to preserve the Town of Russell's bilingual status;
- if a bylaw imposing restriction on signs on private property were implemented and were to be challenged under the *Charter of Rights and Freedoms*, it is anticipated that such a case could reach the Supreme Court of Canada;
- local governments in British Columbia do not have the authority to adopt bylaws with retroactive effect; therefore, any signage in place prior to the adoption or effective date of a bylaw would be privy to the non-conforming use protections under section 911 of the *Local Government Act*;
- rather than enacting a bylaw, the language on signs on private property matter could be addressed by (i) maximizing opportunities through the sign permit and business licence processes, (ii) door-to-door canvassing to encourage owners of signs in one language to expand their business potential by including English, and (iii) working directly with the Richmond Chamber of Commerce, local business associations, and the Chinese business community;
- staff do not proactively enforce signs erected without a permit or that are in violation of a sign permit;

General Purposes Committee

Monday, October 20, 2014

- municipalities have addressed the matter of language on signs in a variety of means, such as adopting a bylaw, educating the business community, and working with sign companies and the service sector;
- due to the current emergency dispatch system, emergency response is not impeded by a lack of English on signs;
- the City has not regulated language on signs during the sign permit process due to the freedom of expression right guaranteed under the *Charter of Rights and Freedoms*; therefore, signs containing Chinese-only have been permitted;
- despite staff's efforts to educate businesses on including English on signs as a public courtesy, approximately 3.5% of business signs are in Chinese-only;
- an infringement on the right of freedom of expression is not permitted unless the infringement can be justified;
- to justify the enactment of a bylaw that regulates language on signs in order to meet a social objective (i.e., community harmony), additional evidence would be required beyond the community petitions and public correspondence received to date by the City; and
- municipalities have the authority to regulate signs related to rezoning and development permit applications; however, that regulation cannot be used to control or impose requirements and conditions in the context of other regulatory processes (i.e., business licence, or sign permit).

Discussion ensued regarding (i) public education and direct follow-up with sign owners on the benefits of including English on signs, (ii) the disenfranchisement within the community with regard to the matter, (iii) the merits and challenges of conducting the required studies and public consultation prior to considering a potential bylaw to regulate language on signs, and (iv) the examination of business signs as a whole rather than individual consideration for English content.

Committee requested that staff provide a survey on the nature and content of the 31 businesses with Chinese-only signs.

Further discussion took place regarding studies and public consultations required to establish the compelling health, safety, economic or social welfare objectives at stake. Committee commented on the need for proactive education through various means, such as meeting with individual business owners and business groups, such as the Chinese merchants group, and suggested that staff develop a formal education process.

General Purposes Committee
Monday, October 20, 2014

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

It was moved and seconded

That:

- (1) *as a priority, staff consult with the sign owners to encourage more use of the English language on their signs;*
- (2) *staff engage in a broad public consultation on the language on signs issue;*
- (3) *the language on signs issue be referred to the Intercultural Advisory Committee, the Richmond Chamber of Commerce, the Richmond Chinese Community Society, and other appropriate Business Associations for comment; and*
- (4) *staff compile relevant information on the effect of the sign issue on community harmony.*

The question on the motion was not called as discussion ensued regarding the potential for staff to explore the business owners' rationale for Chinese-only signs. Committee commented on the divisiveness of the matter and the importance for the City to promote community harmony and integration through proactive education initiatives.

As a means to assist in the education process, Committee requested that the Sign Permit Application, and related material, be translated into Chinese.

Discussion then ensued regarding the intent of the motion, and it was noted that the resulting additional information will allow Council to consider the matter further. At that point, should Council choose to move forward on the matter, further work may then be required (i.e., formal studies and expert analysis) before proceeding with a bylaw.

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

**FINANCE AND CORPORATE SERVICES & ENGINEERING
AND PUBLIC WORKS DEPARTMENTS**

2. **2015 UTILITY BUDGETS AND RATES**

(File Ref. No. 10-6060-00) (REDMS No. 4340811)

It was moved and seconded

That the 2015 Utility Budgets, as outlined under Option 1 for Water and Sewer, Option 3 for Drainage and Diking, and Option 1 for Solid Waste and Recycling, as contained in the staff report dated October 7, 2014 from the General Manager of Finance & Corporate Services and General Manager of Engineering & Public Works, be approved as the basis for establishing the 2015 Utility Rates and preparing the 5 Year Financial Plan (2015-2019) Bylaw.

The question on the motion was not called as discussion ensued regarding the proposed utility rates, and it was noted that the increases are primarily a result of Metro Vancouver increases. Further, it was noted that the defeat of Greater Vancouver Sewerage and Drainage District Bylaw No. 280 may impact the Metro Vancouver utility rates and as a result, the City's 2015 utility budgets and rates. The question on the motion was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:20 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 20, 2014.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Planning Committee

Date: Tuesday, October 21, 2014

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, October 7, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 4, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that Richmond Housing and Development Activity Statistics will be considered as Item No. 2A and that the order of the agenda would be varied to consider Item No. 1 last.

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY 0868256 BC LTD. FOR REZONING AT 10211 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-0009178; RZ 14-658540) (REDMS No. 4377554)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9178, for the rezoning of 10211 No. 5 Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.

CARRIED

2A. **RICHMOND HOUSING AND DEVELOPMENT ACTIVITY STATISTICS**

(File Ref. No.)

The Chair requested a summary of housing and urban development in the city, including data on development cost charges and affordable housing units.

In reply to queries from the Chair, Joe Erceg, General Manager, Planning and Development, advised that staff tracks housing and development data in the city on an annual basis. He added that a summary of the housing and development analysis can be distributed to Council.

Discussion then ensued with regard to the time range that would be included in the data analysis.

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

It was moved and seconded

That staff circulate to Council a summary of housing and development activity in the city including the years 2013 to 2014.

CARRIED

1. **APPLICATION BY POLYGON DEVELOPMENT 273 LTD. FOR REZONING ON A PORTION OF 10440 AND 10460 NO. 2 ROAD FROM SCHOOL & INSTITUTIONAL USE (SI) TO TOWN HOUSING (ZT72) – LONDON / STEVESTON (NO. 2 ROAD)**

(File Ref. No. 12-8060-20-009155/009156; RZ 13-649524) (REDMS No. 4277881 v.6)

Wayne Craig, Director, Development, briefed Committee on the proposed application noting that:

- the site will have 133 townhouse units;

Planning Committee Tuesday, October 21, 2014

- two parcels of land on the site, totalling approximately five acres in size, is dedicated to the City for park land and a proposed community childcare facility;
- a proposed 12 metre wide public greenway will connect to No. 2 Road;
- the majority of the proposed park space will be located on the eastern portion of the site and will be subject to a park plan to be approved by Council prior to rezoning adoption;
- the proposed community child care facility will be located on No. 2 Road and will be designed and built by the applicant;
- the proposed development will have 12 affordable housing units with six units along No. 2 Road and another six units adjacent to the proposed community child care facility;
- the total value of the affordable housing units and proposed community child care facility is approximately \$7.0 million;
- the proposed development will include frontage improvements as well as a fully signalized intersection at No. 2 Road and Wallace Road;
- road dedications being provided will enable future installation of left turn lanes on No. 2 Road should traffic volumes warrant them;
- the proposed tree retention plan will include plans to preserve a large cedar tree near the entrance of the proposed development on No. 2 Road;
- a shadow analysis was done on the proposed development and units along the north and south side of the site will have a six metre setback; and
- units along the north and south side of the site will be tiered to have a one storey interface and then rise to have two and three storeys as the setback increases.

Discussion ensued with respect to (i) the location of the former Steveston Secondary School in relation to the proposed development, (ii) the signalized intersection at No. 2 Road and Wallace Road, and (iii) the exterior finishes of the affordable housing units.

In reply to queries from Committee, Mr. Craig advised that architectural plans are still preliminary; however the affordable housing units are anticipated to have the same quality finish as the market housing units and will have access to all amenities in the proposed development.

Discussion then ensued regarding (i) the full integration of the affordable housing units within the proposed development, (ii) the setbacks and the height of the buildings, and (iii) the possible increase in traffic in the area.

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In reply to queries from Committee, Victor Wei, Director, Transportation, spoke of the traffic in the area, noting the following:

- the intersection at No. 2 Road and Wallace Road will be upgraded with a traffic signal;
- the proposed traffic signal at No. 2 Road and Wallace Road will improve access to and from the site and the existing area on the west side of No. 2 Road;
- installation of two bus shelters and crosswalk improvements are proposed along No. 2 Road;
- a lay by is proposed in front of the proposed community child care facility;
- traffic volumes are anticipated to be approximately 100 vehicles per hour along the intersection of No. 2 Road and Wallace Road during peak times; and
- the proposed signalized intersection at No. 2 Road and Wallace Road will be able to handle anticipated traffic volumes in the area.

Discussion ensued with regard to the proposed park size and the pedestrian connections to the proposed park. Mike Redpath, Senior Manager, Parks, noted that the proposed park was the old Steveston Secondary School football field. He added that the proposed park will retain relatively the same area of open space as the Steveston Secondary School field. Also, he anticipates that the proposed park will strengthen neighbourhood connections.

Discussion then ensued with respect to having community awareness of and open community access to the proposed park.

In reply to queries from Committee, Mr. Wei noted that anticipated traffic volumes in the area will be relatively lower compared to the traffic volumes when Steveston Secondary School was operational. He added that he does not anticipate that any additional intersections in the area will require additional improvements.

Discussion ensued regarding the proposed lay by adjacent to the proposed community child care facility and the left turn lanes along No. 2 Road. In reply to queries from Committee, Mr. Craig and Mr. Wei noted that a road dedication along the east side of No. 2 Road will allow for the installation of left turn lanes along No. 2 Road without having to acquire additional land.

In reply to queries from Committee, Mark McMullen, Senior Coordinator-Major Projects, advised that the proposed greenway is anticipated to be landscaped and will be approximately 500 feet in length.

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Discussion ensued with respect to the addition of street furniture or adult exercise equipment in the proposed greenway. Mr. Redpath noted that integration of the adult exercise equipment along the proposed greenway can be discussed during the park planning consultation process.

Staff were directed to examine options to integrate adult exercise equipment along the proposed greenway and park.

In reply to queries from the Chair, Mr. Craig noted that there is an Official Community Plan (OCP) amendment associated with the proposed application. He added that the parcels on the site will require a redesignation from School to Neighbourhood Residential or from School to Park.

The Chair then commented on the population increase in the area since Steveston Secondary School ceased operations and the anticipated effects that the proposed development would have on traffic.

Staff were then directed to examine options to install left turn lanes along No. 2 Road in association with the development of the subject site.

In reply to queries from the Chair regarding the distribution of the affordable housing units within the proposed development, Mr. Craig advised that the proposed affordable housing units are clustered into two blocks of six units each because there is a discrepancy in the unit typology with the market units.

Cathryn Volkering Carlile, General Manager, Community Services, advised that the said units were configured to be in proximity to the proposed development's amenities, transit services, and the proposed community child care facility.

Mr. Craig then commented on the proposed community child care facility and noted that the proposed location of said facility provides good access for pick-up and drop-off but can be relocated if required.

Discussion ensued with respect to the height and setback of the proposed townhouses and the possible impact to adjacent properties.

Mr. Craig advised that staff worked with the applicant to minimize the potential shadowing effect and reduce the height of the building interfaces adjacent to the neighbouring properties. He added that the north-south configuration of the proposed buildings will reduce overall interface exposure to neighbouring properties. Also, he noted that analysis of the potential overlook can be done through the development permit once proposed architectural designs are received.

Discussion ensued regarding community awareness of the proposed park.

Discussion then ensued with regard to public access to the proposed park. Mr. Craig noted that refinement of the greenway entrance is possible in order to improve public access.

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In reply to queries from the Chair, Mr. Redpath noted that access to the proposed park will be through the proposed development. He added that there will be no public parking for park users within the proposed development.

The Chair commented on access to the proposed park and noted that the proposed park should be accessible to all city residents.

Discussion ensued with regard to other sites in the city with a similar configuration to the proposed development. It was noted that sites such as the Mariner's Village development in the Steveston area share a similar configuration to the proposed development and community awareness of the park adjacent to Mariner's Village is perceived to be low.

It was suggested that the proposed greenway be relocated along the southern or northern edge of the development in order to provide open access to the greenway and proposed park. Mr. Craig advised that proposed configuration of the development was chosen in order to maximize the park space and provide the best passive surveillance along the greenway.

In reply to queries from Committee, Mr. Craig advised that buildings adjacent to the proposed greenway will have a setback of approximately 3.0 to 4.5 metres.

Discussion then ensued with regard to the management of the proposed park and greenway following the construction of the proposed development.

In reply to queries from Committee, Mr. Craig advised that the proposed greenway is subject to a Statutory Right-of-Way (SRW) so the City would have authority over the proposed greenway after completion of the proposed development.

Discussion ensued with respect to having complete contiguous public access to the proposed greenway and park.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, commented on the SRW and the areas dedicated to the City within the proposed development, noting that these areas are approximately five acres in size.

Chris Ho, Polygon Development 273 Ltd., spoke of the proposed development noting that:

- the applicant has no concern whether a SRW or a dedication is used for the proposed greenway and park areas, provided that the overall buildable area was not reduced;
- moving the proposed greenway to the northern or southern edges of the subject site will have the proposed greenway up against adjacent properties;

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- the configuration of the buildings on-site minimizes frontage to adjacent properties;
- the applicant can examine configuration options to increase security and frontage concerns;
- the proposed park will be a passive park and can be accessed from Steveston London Secondary School;
- the affordable housing units are clustered into two blocks due to the discrepancy in unit type with the market units;
- the affordable housing units will be in proximity to transit services and will have the same exterior finishing as the market units;
- the applicant is willing to examine options to reconfigure the proposed greenway as long as the total size and density of the proposed development remain intact;
- the proposed development will be designed to meet or exceed EnerGuide 82 standards and all units will be pre-ducted for solar hot water heating; and
- water retention systems for the proposed development can be examined during the development permit phase of the application.

Barbara Parpara, 5631 Floyd Avenue, expressed concern with regard to the proposed development and read from her submission (attached to and forming part of these minutes as **Schedule 1**) and a referred to a petition (attached to and forming part of these minutes as **Schedule 2**) against the proposed application.

Michael Louvet, 6140 Goldsmith Drive, commented on the proposed development and expressed concern with respect to the size of the proposed buildings, the soil conditions in the area and the risk for damage during an earthquake. Also, he was of the opinion that the public consultation done for the proposed development was inadequate.

Jason Ma, 6220 Goldsmith Drive, spoke of the proposed development and expressed concern regarding the consultation process and the configuration of the proposed development. Also, he was of the opinion that public consultation done for the proposed development was inadequate.

Discussion ensued regarding how the proposed development could negatively affect property values in the area.

Discussion then ensued with regard to the consultation process and Mr. Erceg advised that the consultation process abides by the legislation. He added that there will be more opportunities for public consultation if the proposed project advances.

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In reply to queries from Committee, Mr. Craig commented on the rezoning of the subject site, noting that the current school designation would change to residential or park. Mr. Craig added that rezoning a City owned and acquired park site to a residential designation would be a different process. Mr. Redpath noted that there are sites jointly owned by the City and the Richmond School District No. 38 and these sites are designated School-Park.

Steve May, 6240 Goldsmith Drive, commented on the proposed development and expressed concern with respect to the proposed setback. He suggested that the greenway be divided in two and relocated to the northern and southern edges of the site in order to provide a greater setback to adjacent properties. He expressed concern that the narrow setback would damage trees located on his property. Also, he was of the opinion that more public consultation should take place at the onset of the development proposal.

Councillor Au left the meeting (5:22 p.m.) and returned (5:23 p.m.).

In reply to queries from Committee, Mr. Erceg spoke of the public hearing process. He noted that Council must advance items past the first reading in order to have a public hearing. He added that the information meetings held by the developer are not a substitute to the public hearing. It was then noted that Council cannot receive more information regarding the proposed development following the public hearing.

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

It was moved and seconded

That the staff report titled Application by Polygon Development 273 Ltd. for Rezoning on a Portion of 10440 And 10460 No. 2 Road from School and Institutional Use (SI) To Town Housing (ZT72) – London / Steveston (No. 2 Road, dated October 15, 2014, from the Director, Development, be referred back to staff to examine the following:

- (1) the integration of the affordable housing units within the proposed development;***
- (2) the layout of the proposed development including the placement of the greenway, community child care facility and access to the park land;***
- (3) the effects of the proposed development on traffic in the area and the addition of left turn lanes along No. 2 Road and Wallace Road;***
- (4) the possible effects of the height of the proposed buildings and setback on adjacent properties and trees;***
- (5) the development's drainage requirements;***

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- (6) increasing community awareness of the park land and greenway;*
 - (7) providing open community access to the park; and*
 - (8) adding more opportunities for public consultation;*
- and report back.*

The question on the motion was not called as discussion ensued regarding (i) the configuration of the proposed development and integration of the affordable housing units, (ii) the traffic in the area and access to the site, (iii) the location of the community childcare facility, (iv) the proposed greenway, (v) the proposed development's setbacks, (vi) the public consultation process, (vii) the tree retention plan, (viii) community awareness of the proposed park, (ix) sustainability features, (x) rezoning of the subject site, and (xi) proper draining of the subject site.

Discussion ensued with regard to solar heating pre-ducting on new developments. Staff were then directed to provide statistics on the conversion rate of solar heating pre-ducting to fully functional solar heating systems.

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

3. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:36 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 21, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk

I'm here to talk about the development of the old Steveston High school site. I realize polygon has bought this property and will build Townhouses. Why should we allow them to build 130 Townhouses? Polygon is going to ruin our neighbourhood. Traffic on Number Two road will not move. There is already a steady flow of traffic on Number Two road. Now new townhouses are being built at Number Two road and Williams. Once this development is finished and sold, Traffic on Number Two road will be Terrible.

How do you expect all the homeowners who access their homes using Number Two road to ever get in or out?

All traffic from this development will enter and exit through Wallace road. Wallace road will become a Highway with an extra 200 cars travelling on it daily.

The only other entrance into our houses will be Lassam road. The children crossing in the crosswalk at McKinney school on Lassam road will be in Danger.

Another problem is Safety related. How will the Fire Hall at Number Two road and Steveston Highway be able to respond to Emergencies with the heavy Traffic on Number Two road and Steveston Highway. Ambulances will have a problem as well, especially if there is only One exit and Entrance for the development.

Proposals

1. Build a second Exit on the west side of the parking lot on Williams road near the sports field and park.
2. Build only 80 Townhouses

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

OCT 20 2014

RECEIVED

OCT 20 2014

The following people DO NOT WANT POLYGON to BUILD 130 Townhouses on the old Steveston high school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

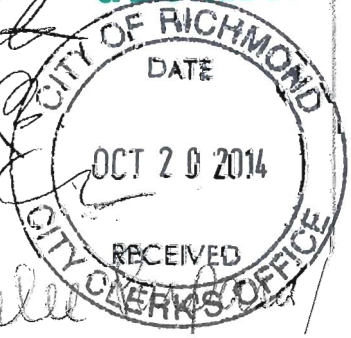
NAME ADDRESS POSTAL CODE SIGNATURE

1) Barbara Parpara	5631 Floyd Ave.	V7E 5L9	Barbara Parpara
2) BARBARA MAGUIRE	5540 FLOYD	V7E 5M1	B. Maguire
3) DAN MAGUIRE	5540 FLOYD	V7E 5M1	D. Maguire
4) FLORA POON	5660 FLOYD	V7E 5M1	Flora Poon
5) IAN HELLER	5680 FLOYD	V7E 5M1	I. Heller
6) WILLIAM HAY	5686 FLOYD	V7E 5M1	W. Hay
7) Kyle Chen	1047 No. 2	V7E 2E5	K. Chen
8) SHLOMO PARPARA	5631 Floyd	V7E 5L9	S. Parpara
9) GILLIAN ELVISS	5640 FLOYD	V7E 5M1	G. Elviss
10) Seok chae	5651 Floyd	V7E 5L9	S. Chae
11) Louis Van't Hof	10386 Sandiford	V7E-5M4	L. Van't Hof
12) AIDA VANTHOF	10386 SANDIFORD DR	V7E 5M4	A. Van't Hof
13) Billy Leung	10120 No. 2 RD	V7E 2E3	B. Leung
14) CINDY CANALLO	10371 SANDIFORD	V7E 5S6	C. Canallo
15) DAVID CANALLO	10371 SANDIFORD	V7E 5S6	D. Canallo
16) MARY MAN	7640 WALLACE RD	V7E 2C5	M. Man
17) Harry Choe	5651 Floyd Ave	V7E 5L9	H. Choe
18) Aurlee Parpara	5631 Floyd Ave.	V7E 5L9	Aurlee Parpara

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OCT 20 2014

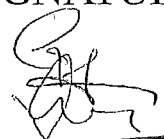



The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
19	Lisa Krist	5635 Sandiford Place	V7E 5M5	Lisa Krist
20	Michelle Hermans	5653 Sandiford Pl.	V7E 5M5	Michelle Hermans
21	Margaret Faulkner	5655 Sandiford PL.	V7E 5M5	Margaret Faulkner
22	Elina Fridman	5671 Sandiford Pl	V7E 5M5	Elina Fridman
23	KAY CHAN	5673 sandiford PL	V7E 5M5	Kay Chan
24	Phillip Ng	5675 Sandiford Pl.	V7E 5M5	Phillip Ng
25	Paul Fraser	5677 Sandiford Pl	V7E 5M5	Paul Fraser
26	Bill Co	5679 Sandiford place	V7E 5M5	Bill Co
27	MAGGIE	10108 LAWSONDR RMD	V7E 3M5	Maggie
28	[Signature]	LAWSON DR 10122 Sandiford place	V7E 5M5	[Signature]
29	Shirley Wang	10124 LAWSON Dr.	V7E 5M3	Shirley Wang
30	Graham Barlow	10111 LAWSON Dr.	[Signature]	Graham Barlow
31	Antonia Li	5637 CNCL 158 Sandiford Pl	V7E 5M5	Antonia Li

RECEIVED

OCT 20 2014


The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

NAME	ADDRESS	POSTAL CODE	SIGNATURE
(32) GERARD GUTIERREZ	10351 SANDIFORD DR	V7E 5S6	
(33) VIRGINIA SON	10351 SANDIFORD DR	V7E 5S6	
(34) ENEZ HANEL	10571 GAWNT CA	V7E5E9	
(35) Laurie David Hanel	10571 GAWNT CA	V7E5E9	

RECEIVED

OCT 20 2014

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
(36)	Ran Michaeli	5870 Sandiford PL	V7E 5A5	
(37)	Mass Sialia	10255 Sandiford	V7E 5N3	



Public Works & Transportation Committee

Date: Wednesday, October 22, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda Barnes, Chair
Councillor Chak Au
Councillor Linda McPhail
Councillor Harold Steves
Mayor Malcolm Brodie (entered at 4:01 p.m.)

Absent: Councillor Derek Dang

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, September 24, 2014, be adopted as circulated.

CARRIED

Mayor Brodie entered the meeting 4:01 p.m.

NEXT COMMITTEE MEETING DATE

Wednesday, November 19, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that the order of the Agenda would be varied to consider Item No. 3 – Multi-Material BC – Financial Incentive Status Update last.

PLANNING & DEVELOPMENT DEPARTMENT

1. PROPOSED CITY OF RICHMOND-TRANSLINK TRAVELSMART PARTNERSHIP

(File Ref. No. 01-0154-04) (REDMS No. 4307325 v.2)

Donna Chan, Manager, Transportation Planning, introduced Dave Lewin, Senior TravelSmart Specialist, and Adrian Bell, Manager, Customer Programs and Implementation, TransLink.

In reply to a query from the Chair, Mr. Lewin advised that he would be pleased to present on the City of Richmond-TransLink TravelSmart Partnership at the upcoming Council meeting.

Mayor Brodie left the meeting (4:05 p.m.).

In reply to queries from Committee, Ms. Chan advised that for 2015, staff propose to increase the number of cycling education courses by stretching resources so that more schools can benefit from the programs. Also, Ms. Chan advised that staff can report back to Committee on the proposed marketing and public awareness campaign.

In reply to comments made by Committee regarding the capacity of the Canada Line, Mr. Lewin advised that, in addition to the promotion of cycling as a viable transportation alternative, other modes of transport, such as carpooling, car sharing, and walking, are also promoted; therefore, these other modes of transport are not anticipated to affect Canada Line ridership. Also, Mr. Bell noted that as part of the TravelSmart program, feedback is provided to TransLink's operational and policy teams with regard to any concerns related to the Canada Line's capacity and cyclists' safety.

It was moved and seconded

- (1) *That the City's proposed partnership with TravelSmart to support and promote the City's goals to increase sustainable transportation choices for the community be endorsed;*
- (2) *That the Chief Administrative Officer and the General Manager, Planning and Development, be authorized to negotiate and execute a Memorandum of Understanding based on the attached draft (Attachment 1 to the staff report titled Proposed City of Richmond-TransLink TravelSmart Partnership dated September 23, 2014) on behalf of the City with TransLink regarding the TravelSmart partnership; and*
- (3) *That a copy of the above staff report be forwarded to the Richmond Council-School Board Liaison Committee for information.*

CARRIED

2.

Public Works & Transportation Committee
Wednesday, October 22, 2014

2. **TRANSLINK 2015 CAPITAL PROGRAM COST-SHARING SUBMISSIONS**

(File Ref. No. 01-0154-04) (REDMS No. 4289061)

It was moved and seconded

(1) *That the submission of:*

(a) *road and bicycle improvement projects for cost-sharing as part of the TransLink 2015 Major Road Network & Bike (MRNB) Upgrade Program; and*

(b) *transit facility improvements for cost-sharing as part of the TransLink 2015 Transit-Related Road Infrastructure Program;*

as described in the staff report titled TransLink 2015 Capital Program Cost-Sharing Submissions dated September 23, 2014 from the Director, Transportation, be endorsed; and

(2) *That, should the above submissions be successful and the projects receive Council approval via the annual capital budget process, the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the funding agreements and the 2015 Capital Plan and the 5-Year Financial Plan (2015-2019) be updated accordingly dependant on the timing of the budget process.*

CARRIED

ENGINEERING AND PUBLIC WORKS DEPARTMENT

3. **MULTI-MATERIAL BC – FINANCIAL INCENTIVE STATUS UPDATE**

(File Ref. No. 10-6370-03-01) (REDMS No. 4351873)

Please see Page 11 for action on this matter.

4. **2014 ENHANCED PESTICIDE MANAGEMENT PROGRAM**

(File Ref. No. 10-6125-04-01) (REDMS No. 4366543 v. 5)

In reply to queries from Committee, Lesley Douglas, Manager, Environmental Sustainability, advised that (i) in the absence of provincial legislation, the continuation of the City's Enhanced Pesticide Management Program is valuable, (ii) the Minister of Environment is currently reviewing draft revisions to the *Integrated Pest Management Act*, which do not include a provincial ban on the use of pesticides for cosmetic purposes, (iii) staff received four Pesticide Use Control Bylaw No. 8514 related complaints, whereby no fines were issued, and (iv) staff can liaise with Harvest Power with regard to potential contamination of compost and update Council accordingly.

Mayor Brodie returned to the meeting (4:11 p.m.).

3.

Public Works & Transportation Committee
Wednesday, October 22, 2014

It was moved and seconded

- (1) *That the City's Enhanced Pesticide Management Program, including the Temporary Full-Time Environmental Coordinator, be continued on a temporary basis until December 31, 2015; and*
- (2) *That staff report back with any proposed changes or updates to the Provincial Integrated Pest Management Act.*

CARRIED

5. **MUNICIPAL ACCESS AGREEMENT WITH JET ENGINEERED TELECOMMUNICATION TECHNOLOGIES CORP. (CARRYING ON BUSINESS AS "JETT NETWORKS")**

(File Ref. No. 10-6060-01) (REDMS No. 4366553)

It was moved and seconded

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to execute, on behalf of the City, a Municipal Access Agreement between the City and JET Engineered Telecommunication Technologies Corp containing the material terms and conditions set out in the staff report titled Municipal Access Agreement with JET Engineered Telecommunication Technologies Corp. (Carrying on Business as "JETT Networks"), dated October 6, 2014, from the Director, Engineering.

CARRIED

6. **CITY CENTRE NORTH DISTRICT ENERGY – REQUEST FOR EXPRESSION OF INTEREST**

(File Ref. No. 10-6600-10-01) (REDMS No. 4364030 v. 6)

It was moved and seconded

That the issuance of a Request for Expressions of Interest by Lulu Island Energy Company for a utility partner to design, build, finance and operate a District Energy Utility (DEU) in the City Centre North area on the basis of the following guiding principles be endorsed:

- (1) *the DEU will provide end users with energy costs that are competitive with conventional energy costs based on the same level of service; and*
- (2) *Council will retain the authority of setting customer rates, fees and charges for DEU Services.*

CARRIED

ENGINEERING AND PUBLIC WORKS & COMMUNITY SERVICES DEPARTMENTS

7. MINORU COMPLEX FLOOR PLAN AND PRELIMINARY FORM/CHARACTER

(File Ref. No. 06-2052-55-01) (REDMS No. 4362822 v. 6)

Jim Young, Senior Manager, Project Development, accompanied by Serena Lusk, Senior Manager, Recreation and Sport Services, provided background information and the following information was highlighted:

- a robust public engagement process was undertaken with regard to the Minoru Complex, including (i) meetings with nine stakeholder groups, (ii) meetings with the Stakeholder and Building/Technical Advisory Committees, (iii) four public consultation events, (iv) online engagement utilizing *Let's Talk Richmond*, and (v) meetings with the City's Construction Manager;
- over 2,000 community members participated in the public engagement process, with 300 surveys submitted to the City; and
- the public engagement process identified three areas that require further examination: (i) the amount of water space and types of water space sufficient to meet the needs of the community now and into the future, (ii) the degree of separation required between the facility lobby and the dedicated older adults' reception desk, and (iii) the most appropriate proportion of universal to gender-specific change rooms.

With the aid of various artist renderings, Darryl Condon, Architect, Hughes Condon Marler Architects (HCMA), provided an overview of the proposed Minoru Complex floor plan and preliminary form and character, and the following information was noted:

- the building's two elevators have been situated in such a manner to support each other in the event one elevator is down;
- Level 2 of the proposed building is comprised mostly of small to large multi-purpose rooms with the older adults fitness area integrated with the other fitness space;
- a total of seven bodies of water are included in the proposed plans; various pool configurations were explored and two six-lane pools were identified as the preferred configuration; and
- connections to the outdoors have been considered and activities that most benefit from adjacent outdoor space have been located appropriately.

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In reply to queries from Committee, Mr. Young advised that, if the proposed Minoru Complex floor plan and preliminary form and character were approved by Council, staff would proceed with further public consultation with regard to refining the proposed design and report back to Council with a detailed design.

In response to a query from Committee with regard to the potential to reconfigure the proposed floor plan to accommodate a 50-metre pool, Robert Gonzalez, General Manager, Engineering and Public Works, advised that, if Council so chooses, the proposed floor plan can be reconfigured to include a 50-metre pool. However, Mr. Gonzalez noted that such a change in the scope of the project would result in approximately \$8 to \$10 million in additional costs. Also, he noted that as a 50-meter pool would be suited for competitions, additional parking would be required; in order to facilitate such additional parking, either the proposed footprint of the building would have to be increased, thereby, shifting the building closer to Granville Avenue; furthermore, additional parking would have to be secured elsewhere in the vicinity. Alternatively, he stated that if there is a desire to maintain the proposed footprint of the building, the proposed floor plan could be altered; however, this would impact the size of the older adults' space. Also, Mr. Gonzalez noted that he has not commented on operational and functional impacts to the proposed Minoru Complex should a 50-metre pool be pursued.

In reply to further queries from Committee, Mr. Gonzalez stated the following:

- staff can proceed on the proposed Minoru Complex floor plan and preliminary form and character in any manner that Council directs staff; however, if a modification were to be pursued, it would impact costs and the proposed completion schedule;
- if a modification were to be pursued, and in an effort to maintain the proposed building footprint, some older adults' functions proposed for the ground floor could potentially be relocated to the second floor; alternatively, the proposed footprint of the building could be increased, however, it would shift the building closer to Granville Avenue; and
- additionally, parking would need to be increased in order to facilitate the needs of a 50-metre competition pool.

Ian MacLeod, Chair of the Richmond Aquatic Services Board, spoke in favour of the proposed Minoru Complex floor plan. He cited concern with regard to comments on the potential to reconfigure the building to accommodate a 50-metre pool, stating that such a pool would not serve the needs of the community. Mr. MacLeod stated that a competition pool is available at the Watermania Aquatic Centre (WAC), thus was of the opinion that one is not needed in the city centre. Also, he commented on staff and community efforts with regard to the proposed configuration, and queried why a change in scope would be considered at this point in the process.

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Mr. MacLeod spoke of programming options for a 50-metre pool, and noted that it is not preferred due to the use of bulkheads to divide the pool space and the temperature of the pool is not suitable for children and seniors. Also, he commented on the cost of utilities, noting that, following the cost of staff, they are the highest cost to pool operations.

Rosemary Nickerson, Vice-Chair of the Richmond Aquatic Services Board, stated that the proposed aquatic facility is to replace the existing Minoru Aquatic Centre (MAC), which has long served the community for recreational purposes. She stated that the WAC meets the community's need for a competitive pool. Also, Ms. Nickerson spoke of the proposed Minoru Complex floor plan, noting that two 25-metre pools facilitate a range of programs that could not be accommodated in a 50-metre pool. She concluded her comments by speaking in favour of the proposed Minoru Complex floor plan, noting that it meets the needs of today's community and that of the future's.

Kathleen Holmes, President of the Minoru Seniors Society, expressed concern with regard to the discussion on the potential for a 50-metre pool. She stated that many seniors have mobility challenges and therefore, relocating older adults' programs to the second level of the proposed building in order to accommodate a 50-metre pool would potentially negatively impact users. Also, she cited concern with regard to the proposed elevator. Also, Ms. Holmes spoke on the number of parking passes recently issued for the Seniors' Centre, noting that driving is a key component of independence for many older adults. She spoke in favour of the proposed two 25-metre pools as these pools are typically warmer and provide a soothing element to older adults, many of whom suffer from arthritis.

In reply to queries from Committee, Mr. Gonzalez and Ms. Lusk provided the following additional information:

- the shallow end of the 50-metre pool at the Hillcrest Aquatic Centre in Vancouver has been utilized for seniors programs, with bulkheads being used to divide the space;
- if staff is directed to examine the potential to accommodate a 50-metre pool, various options would be examined, including but not limited to (i) maintaining the proposed footprint by relocating older adults' programs to the second floor, (ii) increasing the proposed footprint by shifting the building towards Granville Avenue to keep older adults' programs on the ground floor, and (iii) seeking additional space to meet parking needs;
- throughout the public consultation process, several water space configurations were illustrated; six comments specific to a 50-metre pool were received, with the majority of the comments focussed on lap swimming space;

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- if a 50-metre pool were pursued, additional parking would be required in order to meet the demands of a competitive pool;
- additional parking would not be required on a daily basis, however the need would arise in the event of competitions; and
- parking arrangements could potentially be made for meet competition parking needs.

Alexa Loo, Richmond resident, inquired about the process that was followed to reach the proposed floor plan configuration and spoke of the potential for the proposed Minoru Complex to create a legacy for the City. She commented on the potential to utilize new technology, such as electronic bulkheads to divide the water space or a pool that can accommodate multiple temperatures simultaneously, to suit the needs of all users.

Mr. Gonzalez spoke of the City's planning process thus far with regard to the proposed Minoru Complex, and stated that, in order to accommodate a 50-metre pool, ancillary spaces of water currently proposed would have to be removed.

In reply to queries from Committee, Mr. Young advised that a parkade structure would cost approximately \$10 million.

In response to a further query from Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that staff have been planning for the replacement of the Seniors' Centre and the MAC since 2007. Also, Ms. Carlile stated that if a 50-metre pool were to be considered within the proposed footprint, additional deck space would be required for assembly use if the facility is to meeting FINA, the International Swimming Federation, standards for national and international competitions.

Discussion ensued regarding the WAC expected life cycle, and Mr. Gonzalez stated that the City's lease is anticipated to expire in 12 years. Also, Mr. Gonzalez advised that operational costs for a 50-metre pool would be higher than that of what is proposed as there would be additional utility costs, and mechanical costs associated for proper air handling.

It was moved and seconded

That the Minoru Complex floor plan and preliminary form/character design as outlined in the staff report Minoru Complex Floor Plan and Preliminary Form/Character, dated October 10, 2014 from the Senior Manager, Project Development and Senior Manager, Recreation and Sports Services, be endorsed.

The question on the motion was not called as discussion ensued the following Committee comments were noted:

- the notion of a 50-metre pool has been heard repeatedly with little community support;

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- the WAC can meet the need for a 50-metre pool for another 12 years;
- the City of Surrey and the University of British Columbia are each constructing aquatic facilities that meet the needs of competitions;
- the planning process, including extensive community feedback and the expertise of the Stakeholder and Building/Technical Advisory Committees should be respected;
- utilizing green space to increase parking to accommodate the needs of a 50-metre pool is not favourable;
- the potential to re-configure the proposed Minoru Complex to include a 50-metre pool should remain available; and
- the notion of a 50-metre pool would have significant impact to the proposed budget and would require additional land,

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

Mayor Brodie left the meeting (5:25 p.m.) and did not return.

ENGINEERING AND PUBLIC WORKS & LAW AND COMMUNITY SAFETY DEPARTMENTS

8. BRIGHOUSE FIRE HALL NO. 1 – FLOOR PLAN AND PRELIMINARY FORM/CHARACTER

(File Ref. No. 06-2052-25-FHGI1) (REDMS No. 4371528 v. 5)

With the aid of various artist renderings, Mr. Condon, Architect, HCMA, provided an overview of the proposed Brighthouse Fire Hall No. 1 floor plan and preliminary form and character.

In reply to queries from Committee, Mr. Condon advised that Richmond Fire-Rescue (RFR) staff provided input with regard to the proposed design; also, feedback from community members was sought as part of the public consultation process.

In reply to a query from the Chair, Deputy Fire Chief Kim Howell, RFR, advised that administrative functions such suppression, administration, community education, and fire prevention will remain at Fire Hall No. 1; however, training and emergency vehicle technical functions will be relocated to Fire Hall No. 3.

With regard to the proposed form and character of Fire Hall No. 1, Mr. Condon advised that it can be modified to meet Council's vision. He commented on synergies with the adjacent Minoru Complex, noting that additional design development will aim to reflect the needs of both facilities.

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Also, Mr. Condon stated the proposed design of Fire Hall No. 1 is targeting LEED Gold standards, and potentially, Net Zero standards, and that the proposed new fire hall will meet the City's needs for the foreseeable future.

It was moved and seconded

That the Brighthouse Fire Hall No. 1 floor plan and preliminary form/character as outlined in the staff report titled Brighthouse Fire Hall No. 1 Floor Plan and Preliminary Form/Character, dated October 3, 2014 from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.

CARRIED

9. **CAMBIE FIRE HALL NO. 3 - FLOOR PLAN AND PRELIMINARY FORM/CHARACTER**

(File Ref. No. 06-2052-55-01) (REDMS No. 4367223 v. 6)

With the aid of various artist renderings, Robert Lange, Architect, DGBK, provided an overview of the proposed Cambie Fire Hall No. 3 floor plan and preliminary form and character.

Mr. Lange highlighted that the proposed facility will combine RFR and BC Ambulance Service (BCAS) under one roof. He stated that the integrated facility will house two fire apparatus bays, two ambulance bays, and two mechanical bays for emergency vehicle technicians. Also, Mr. Lange spoke of administrative space, located in the mezzanine, adjacent to the emergency vehicle technicians' area

In reply to queries from Committee, Deputy Fire Chief Howell commented on noise mitigation efforts such as landscaping, noting that certain activities have been strategically located furthest away from adjacent residential properties. Also, she spoke on BCAC dispatch protocols, noting that ambulances are dispatched over the telephone.

It was moved and seconded

That the Cambie Fire Hall No. 3 floor plan and preliminary form/character design as outlined in the staff report titled Cambie Fire Hall No. 3 Floor Plan and Preliminary Form/Character, dated October 6, 2014 from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.

CARRIED

Discussion ensued regarding the City's extensive efforts with regard to the replacement or refurbishment of emergency services' buildings, including fire halls and the community safety building. As a result of the discussion, the following **referral** was introduced:

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It was moved and seconded

That staff bring forward a report to the Community Safety Committee that details the City's efforts in ensuring that the City is safe with the reconstruction of fire halls and the community safety building.

CARRIED

3. MULTI-MATERIAL BC – FINANCIAL INCENTIVE STATUS UPDATE

(File Ref. No. 10-6370-03-01) (REDMS No. 4351873)

In reply to queries from Committee, Suzanne Bycraft, Manager, Fleet and Environmental Programs, provided background information, noting that the future of Metro Vancouver's Waste-to-Energy Facility is unknown due to the provincial government's rejection of Bylaw No. 280. She noted that, with waste being transported outside the region, the waste stream cannot be monitored, thus fines cannot be levied for non-compliance.

In response to a query from the Chair, Ms. Bycraft advised that staff can report back to Council with a look at how this will affect the region as a whole and specifically how it will affect the City.

It was moved and seconded

That the staff report titled Multi-Material BC – Financial Incentive Status Update, dated September 15, 2014 from the Director, Public Works Operations, be received for information.

CARRIED

10. MANAGER'S REPORT

(i) River Road Realignment

Victor Wei, Director, Transportation, referenced a memorandum dated October 14, 2014 regarding the realignment of River Road between Hollybridge Way and Gilbert Road (copy on file, City Clerk's Office), and spoke to immediate and short term improvements to ameliorate traffic delays at the new River Road / Gilbert Road intersection. Also, Mr. Wei stated that staff will continue to place a high priority on monitoring the area's traffic conditions and to expedite the implementation of any other necessary traffic control enhancements to further minimize any delays or confusion of motorist.

In reply to queries from Committee, Mr. Wei advised that Transportation staff are working with Parks staff to develop a communication strategy with regard to the waterfront park, and noted that the development of the park is driven by the adjacent development. Also, he commented on the design of the temporary reconfiguration, noting that, although it is awkward, it is functional and safe.

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(ii) Sustainability

Discussion took place regarding the possibility of banning certain plastic items from the City. Also, Committee queried about the As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

- (1) That the City of Richmond examine banning plastic cups, plastics plates, plastic utensils, and plastic bags in all City parks, community centres, City facilities, at public events held on land owned by the City, and from City-licensed food carts and report back; and**
- (2) That staff provide an update on the City's Environmental Purchasing Guide.**

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:02 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, October 22, 2014.

Councillor Linda Barnes
Chair

Hanieh Berg
Committee Clerk



Council/School Board Liaison Committee

Date: Wednesday, October 15, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda Barnes, Chair
Councillor Linda McPhail
Trustee Donna Sargent
Trustee Norm Goldstein

Also Present: Trustee Grace Tsang

Call to Order: The Chair called the meeting to order at 9:00 a.m.

AGENDA

It was moved and seconded
That the Council/School Board Liaison Committee agenda for the meeting of Wednesday, October 15, 2014, be adopted as circulated, with Item No. 5 to be considered after Item No. 2.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Council/School Board Liaison Committee held on Tuesday, June 10, 2014, be adopted as circulated.

CARRIED

BUSINESS ARISING

1. **GENERAL LOCAL ELECTION SOCIAL MEDIA PLAN**

(COR – David Weber, Ted Townsend, Justinne Ramirez) (Verbal Update)

David Weber, Chief Elections Officer, provided an overview of the 2014 Election social media plan, which included the Richmond Election App, Twitter, Facebook, “Be a Voter Campaign” and the Candidate Voters Guide. Mr. Weber advised that the Richmond Election App is available to iPhone and Android users, and it displays key information such as who can vote, candidate profiles, and election results. Also, he stated that the “Be a Voter Campaign” is a series of advertisements targeted at encouraging citizens to vote on Election Day - November 15, 2014. Mr. Weber distributed copies of the advertisements (copy on file in the City Clerk’s Office).

Ted Townsend, Senior Manager, Corporate Communications, spoke on the Richmond Election App’s significant media coverage, highlighting that it is one of a few in the province. Also, Mr. Townsend advised that news releases have been provided in other languages, in an effort to reach a larger audience.

Justinne Ramirez, Elections Communication Coordinator, discussed how Twitter has become a big part of the social media plan for the 2014 Election, and stated that those individuals who wish to follow Richmond Election tweets can use the hashtag “rmdelxn” (#rmdelxn).

In a reply to a query regarding the percentage of Richmond citizens who require translation services, Mr. Weber noted that translators are available at polling stations on Election Day and are kept busy throughout the day.

The Chair requested that Mr. Weber forward the statistics to Mark De Mello, Secretary-Treasurer, Richmond School District (RSD), regarding the number of voters that required translation services in the past Election.

NEW BUSINESS

2. **DRAFT 2015-2020 YOUTH SERVICE PLAN**

(COR – Kate Rudelier) (For Information)

With the aid of a video, Kate Rudelier, Coordinator, Youth Services, provided background information and spoke on the Richmond Media Lab, and the opportunities it provides for children and youth.

Trustee Sargent invited Ms. Rudelier to present the Draft 2015-2020 Youth Service Plan to the Richmond School Board as well as the Richmond District Parents’ Association. Also, Trustee Tsang suggested that T.A.B.L.E. 38 – a district sponsored secondary student organization, also receive this presentation.

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Ms. Rudelier noted that the Draft 2015-2020 Youth Service Plan was endorsed by Council on October 14, 2014 and that the public consultation process has begun and will continue until November 14, 2014.

It was moved and seconded

That the Draft 2015-2020 Youth Service Plan be received for information.

CARRIED

5. ABORIGINAL EDUCATION ENHANCEMENT AGREEMENT

(RSD – Andrea Davidson) (For Information)

Lynn Archer, Assistant Superintendent, RSD, commented on Aboriginal studies as part of the BC curriculum and introduced Andrea Davidson, District Administrator, RSD, who is the District's contact for aboriginal related matters.

Ms. Davidson provided a presentation called "Beaded Timeline." Ms. Davidson noted that, traditionally, students have studied Aboriginals post-contact with British Columbia and Canada; however, students also need to study pre-contact history in an effort to understand Aboriginal history. She commented on ways in which students may learn the complete history of Aboriginal people, noting that one way is Acknowledging Traditional Territory. Ms. Davidson then distributed material regarding ways to Acknowledge Traditional Territory (attached to and forming part of these Minutes as Schedule 1).

Ms. Davidson highlighted events put on by the RSD, to honour the Aboriginal time immemorial, including a tour of the Musqueam First Nations reserve, a Blanketing ceremony for those transitioning from elementary school to high school, and grade twelve students graduating.

Also, Ms. Davidson advised that Aboriginal male youth will be focussed on this year, and noted that a copy of her presentation (attached to and forming part of these Minutes as Schedule 2) was provided to the Richmond Intercultural Advisory Committee.

It was moved and seconded

That the Aboriginal Education Enhancement Agreement be received for information.

CARRIED

3. IMPLEMENTATION OF RICHMOND SOCIAL DEVELOPMENT STRATEGY

(COR – John Foster) (For Information)

John Foster, Manager, Community Social Development, provided background information noting that the Implementation of Richmond Social Development Strategy report was endorsed by Council on October 14, 2014.

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Trustee Sargent suggested that the report be added to the next Richmond School Board and Executive Team meeting agendas.

It was moved and seconded

That the Implementation of Richmond Social Development Strategy be received for information.

CARRIED

4. **POST TEACHER'S STRIKE DEBRIEF**

(RSD – Mark De Mello) (Verbal Update) (For Information)

Mark De Mello, Secretary-Treasurer, RSD, thanked the City for allowing the School District to use the City's facilities, for maintaining the school fields, and for providing children's programs throughout the labour dispute.

Trustee Sargent expressed her gratitude to the City for accommodating the School District throughout the teacher's labour dispute. Trustee Sargent commented on how grateful the School Board was to have the Community Services Department offer so many programs, on short notice, for children and youth throughout Richmond. In particular, Trustee Sargent stated that she was impressed with community centre staff's efforts to keep the children busy and safe during the strike.

Cathryn Carlile, General Manager, Community Services, advised that she would relay the School Board's appreciation to the Community Services Department staff and the community facilities in Richmond on their behalf.

6. **LETTER TO SELECT STANDING COMMITTEE ON FINANCE AND GOVERNMENT SERVICES**

(RSD – Mark De Mello) (For Information)

Mr. De Mello spoke on the RSD's budget, noting that it continues to decrease, although there are areas that need improvement. He noted that School District staff will be presenting to the Select Standing Committee on Finance and Government Services to advocate for Richmond's budgetary needs.

Monica Pamer, Superintendent of Schools, RSD, advised that RSD staff will verbally report back on the results of the presentation to the Select Standing Committee on Finance and Government Services at the next Council/School Board Liaison Committee meeting.

Discussion ensued regarding whether it was possible to send a letter to Mayor and Councillors informing them of all the actions that have been taken by the School District in an effort to increase and/or maintain funding.

Discussion then ensued regarding whether Council would want to write their own letter to the Select Standing Committee on Finance and Government Services with regard to the City's budgetary needs.

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

It was moved and seconded

That the City of Richmond / School Board be requested to consider:

That staff investigate the potential for City and/or its affiliates to present to the Standing Committee on Finance and Government Services and the process for presenting and report back.

CARRIED

7. **FACILITIES UPDATE ON CONSTRUCTION**

(RSD – Clive Mason) (Material to be distributed at the meeting)

Clive Mason, Director of Facilities and Planning, RSD, read from his submission (attached to and forming part of these Minutes as Schedule 3) with regard to the Long Range Capital Plan, the 5 Year Capital Plan, and construction at Tait and Anderson Elementary schools.

Discussion ensued regarding how the Federal government is no longer accepting 5 Year Capital Plans from School Districts. Mr. De Mello stated that the School District's 5 Year Capital Plan outlines funding needs for the upcoming years, and noted that the School District is concerned about future funding.

Discussion then took place regarding declining enrolment in Richmond's schools and Mr. De Mello stated that enrolment is declining across British Columbia, and is not limited to Richmond.

Trustee Sargent thanked Councillor Barnes for her leadership role on this Committee, and wished her all the best in her retirement.

NEXT COMMITTEE MEETING DATE

The Chair advised that the next Council/School Board Liaison Committee is tentatively scheduled for Wednesday, January 21, 2015.

Council/School Board Liaison Committee

Wednesday, October 15, 2014

ADJOURNMENT

It was moved and seconded

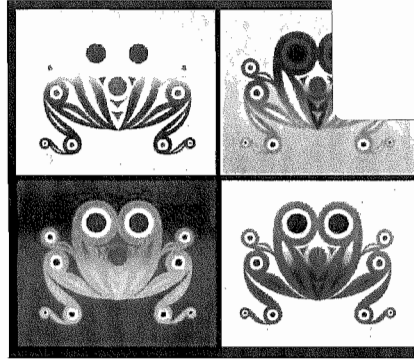
That the meeting adjourn (10:40 a.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the City of Richmond Council/School Board Liaison Committee held on Wednesday, October 15, 2014.

Councillor Linda Barnes
Chair

Amelia White
Acting Assistant Committee Clerk
City Clerk's Office



Acknowledging Traditional Territory

- Acknowledging territory is a way of honouring and showing respect for a group of people who have been living and working on this land from time immemorial.
- The only people who would *Welcome* to the Territory are the First Nations people who are traditionally/originally from that territory. The majority of school district personnel likely would *Acknowledge* Territory.
- Acknowledging territory is performed at any important function such as a school assembly, awards night, graduation, a celebration including Aboriginal communities etc. It can also be performed before an important meeting or presentation.
- The host is the person who would acknowledge territory, you would usually not ask a guest to acknowledge territory as it is not his/her function/event. It is not necessary to have an Aboriginal person acknowledge territory.
- Acknowledgement/Welcome is usually the first item on the agenda. (If you forget, just quickly acknowledge then, and don't worry about it!)
- For larger events, it is always respectful to have a member of the local First Nation, preferably an Elder, perform a welcome, if possible. This would require an honorarium to be given to this person, to acknowledge his or her knowledge and respect within the community.
- Seek out the name of the traditional territory you will be on, if you are travelling to speak and work with people.

The introduction is flexible, please introduce and welcome people as you naturally would, the important part in this protocol is the second sentence. Even this though, can be worded in such a way as to be most natural for you.

Some wording suggestions:

"Welcome everyone and thank you for being here. I would like to acknowledge that we are on the traditional territory of the Coast Salish peoples."

"Welcome everyone. I would like to start by acknowledging the land where we gather today, the unceded territories of the Coast Salish peoples who have been stewards of this land since time immemorial."

"Welcome...I would like to acknowledge that Richmond is located on the traditional and unceded territory of the Coast Salish people, and that we are guests in the territory of the Indigenous peoples of this land. For this, we give thanks."

RATIONALE:

Through acknowledging territory, we not only honour the ancestors who walked this land long before we were ever gathered here together but we also express gratitude for the land and we develop an appreciation of this beautiful place.

The Richmond School District has an educational partnership with Musqueam First Nation who had traditional sites for fishing, hunting and gathering across the land we call Richmond today, but this was also shared territory with other First Nations and, as such, we acknowledge the larger Coast Salish territory and peoples to be inclusive and respectful.

A LITTLE BIT OF HISTORY AND POLITICS:

The land that is now called Lulu Island (Richmond) has been inhabited by First Peoples for thousands of years. Surface excavation under the Arthur Laing bridge has unearthed archaeological evidence that dates back more than 5,000 years. The shores of the Fraser River where Richmond and Vancouver meet was once home to one of the biggest coastal First Nations communities in BC (Musqueam). Complex, vibrant and sophisticated communities lived here long, long before European explorers landed on these shores. With European contact came devastating disease that wiped out 60-95% of the First Peoples in BC (depending on location), and then federal laws (the Indian Act) were passed to force assimilation through systemic segregation and abuse. The reality is that assimilation policies were enforced until fairly recently. As a Canadian population, we are now developing a deeper understanding of this aspect of our collective history. By stating that this is "unceded" territory, we recognize that this land was never secured for settlement through the treaty process; there was neither negotiation nor compensation. When we formally acknowledge territory, we are engaging in the process of reconciliation in a respectful way.

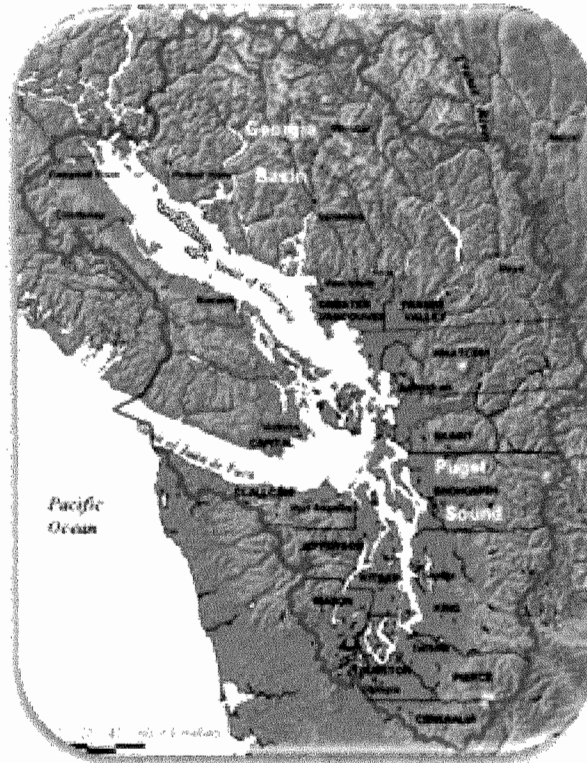
The Aboriginal Community in Richmond School District

An overview of Aboriginal diversity presented to Richmond Intercultural Advisory
Committee

Andrea Davidson • District Administrator - Learning Services • 19 February, 2014



The Aboriginal Community in Richmond School District



Richmond lies within the shared traditional territories of Salishan language groups.

We thank the First Peoples, stewards of this beautiful place since time immemorial, for sharing this land. In partnership, we strive to enrich the lives and life chances of our youth so that they may reach their full potential.



Richmond School District has an educational partnership with Musqueam First Nation. We are working together to enrich the educational experience for all learners in the Richmond School District, both Aboriginal and non-Aboriginal.

Richmond's schools are home to approximately 250 self-identified Aboriginal students who come from all across North America. This constitutes approximately 1.2% of the student population, although we believe that there are many more families who have chosen not to self identify because of the history and treatment of Canada's Aboriginal population. Languages and cultures of Aboriginal peoples in BC are greater in number than languages and cultures in Europe. Despite the diversity of Aboriginal cultures and peoples from across North America, there are common or shared understandings. In education, we refer to the First Peoples Principles of Learning as shared understandings about First Peoples pedagogy:

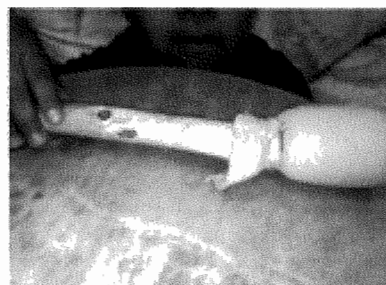
FIRST PEOPLES PRINCIPLES OF LEARNING

- Learning effectively supports the well-being of the self, the family, the community, the land, the spirits, and the ancestors.
- Learning is holistic, reflexive, reflective, experiential, and relational (focused on connectedness, on reciprocal relationships, and a sense of place).
- Learning involves recognizing the consequences of one's actions.
- Learning involves generational roles and responsibilities.
- Learning recognizes the role of indigenous knowledge.
- Learning is embedded in memory, history, and story.
- Learning involves patience and time.
- Learning requires exploration of one's identity.
- Learning involves recognizing that some knowledge is sacred and only shared with permission and/or in certain situations.

For First Peoples classroom resources visit www.finesc.ca

Imagine a community that has lost all its children? Imagine a child that has lost a sense of community? Imagine the impact over multiple generations?

Aboriginal people believe that each child has a gift to give the world, and that we must nurture the gift to benefit all people.



Richmond's students with Aboriginal ancestry (at least those who have shared their identity*) have self-identified as having their ancestral roots in:

Musqueam: The Musqueam people have lived in our present location for thousands of years. Our traditional territory occupies what is now Vancouver and surrounding areas. The name Musqueam relates back to the River Grass, the name of the grass is məθkʷəy. There is a story that has been passed on from generation to generation that explains how we became known as the xʷməθkʷəyəm (Musqueam) - People of the River Grass.

Tsleil-Waututh: We are the Tsleil-Waututh Nation, "The People of the Inlet." We have inhabited the lands and waters of our traditional territory surrounding the Burrard Inlet in British Columbia since time immemorial.

Squamish: The Skwxwú7mesh Úxwumixw (Squamish People, villages and community) have a complex and rich history. Ancient connections are traced within our language through terms for place names and shared ceremony among the Salmon Peoples of the cedar longhouse. We are the descendants of the Coast Salish Aboriginal Peoples who lived in the present day Greater Vancouver area, Gibson's landing and Squamish River watershed. The Squamish Nation has occupied and governed our territory since beyond recorded history.

Katzie: The Katzie First Nation once comprised at least ten villages throughout the territory. The Katzie First Nation derives its name from the Halkomelem word for a type of moss, and it is also the name of an ancient village site in the immediate vicinity of the Katzie Indian Reserve at Pitt Meadows. The only other Katzie village sites permanently occupied at the time of this writing are the Katzie reserves at Barnston Island and at Yorkson Creek in Langley. Long before the emergence of any other human community in the Lower Fraser region, the Creator placed five communities, each with its own chief, at different locations on the Land. Those locations are now known as Pitt Lake, Sheridan Hill, Port Hammond, Point Roberts and Point Grey.

Sliammon: The Sliammon First Nation (Tla'amin) are part of the Coast Salish indigenous peoples inhabiting the western coast of Canada. The Tla'amin Nation is located north of Powell River in British Columbia.

Haida: Haida people have occupied Haida Gwaii since time immemorial. Our traditional territory encompasses parts of southern Alaska, the archipelago of Haida Gwaii and its surrounding waters. Our pre-contact population was in the tens of thousands in several dozen towns dispersed throughout the islands. During the time of contact our population fell to about 600, this was due to introduced disease including measles, typhoid and smallpox.

Métis: The Métis are a distinct group of Canadian people who developed a unique culture that grew out of Canada's fur trade heritage. The Métis are descendants of French Canadians involved in the fur trade, and First Nations people. The roots of the Métis go back to the first French explorers who penetrated to the interior of Canada, where Canada's Aboriginal People had been living for thousands of years. French Canadian fur traders married and co-habited with Native women. Their offspring became known as Métis, people of mixed blood. They developed a proud culture, with elements of both people from whom they descended.

Dakelh / Sekani - Carrier People: In our language, Dakelh (da-kelh) means people who “travel upon water.” Our homeland is Dakelh Keyoh - a vast land of thousands of lakes and rivers spanning central British Columbia from the Coast Mountains in the west to the Rocky Mountains in the east. Flowing roughly through the centre of this land is the Necha-Koh - “the river in the distance.” Born in the Coast Mountains, emptying into the Fraser River, it is the most important tributary to the most important salmon-bearing river in the world. For the ten Dakelh communities on its banks or the lake and tributaries flowing into it, the Necha-Koh is sustenance, an ancient corridor, and the place where all our stories begin.

Snuneymuxw (Nanaimo): When Europeans first traveled to Snuneymuxw Territory Snuneymuxw villages dotted all of our Territory, including the mid-Island region of Vancouver Island, Gulf Islands, and the Fraser Valley. Snuneymuxw society, way of life, culture and economy extended throughout the Territory, which was governed by Snuneymuxw according to our Snawaylth. The Snuneymuxw population at the time was in the thousands.

Kwantlen: The Kwantlen are Sto:lo people, or “river people” who depend upon the river and land for their survival and livelihood. The Sto:lo share a common

language known as Halkomelem (Halq'eméylem), of the Coast Salish language family. Halkomelem contains three different dialect groups, which include Island, Downriver and Upriver Halkomelem.

Ucluelet: Ucluelet (pronounced you-KLEW-let) is a local First Nations word meaning "people with a safe place to land". British Columbia's recorded history began with European explorers searching for the legendary Northwest Passage to the Orient. We know that the Europeans were not the first to perceive this land's wealth. Archaeological evidence indicates the presence of First Nations along this outer coast for at least 4300 years.

Nuu-chah-nulth: The ha'houlthee (chiefly territories) of the Nuu-chah-nulth First Nations, or tribes, stretches along approx. 300 kilometres of the Pacific Coast of Vancouver Island, from Brooks Peninsula in the north to Point-no-Point in the south, and includes inland regions. Although Nuu-chah-nulth people of the past shared traditions, languages and many aspects of culture, they were divided into chiefly families, local groups and, later, into Nations. Each Nation included several local groups, each centred around a ha'wiih (hereditary chief), and each living from the resources provided within their ha'houlthee.

Gitksan: The Gitksan traditional territories occupy an area of 33,000 square kilometres (about five times the size of P.E.I.) in northwest British Columbia. It is a land of rugged, glacier-capped mountains, lush forests and swiftly flowing rivers heavily influenced by the north Pacific Ocean climate. The Babine, Bulkley, Kispiox and Skeena Rivers are all found in Gitksan territory and they are home to abundant salmon and steelhead runs. The Gitksan had a well-organized society pre-contact with political, social, legal and economic institutions based on the Huwilp (House groups). Gitksan institutions based on natural law, balanced lifestyle, respect, and obligation to the community, which governed pre-contact Gitksan society continue to be at work today.

Nisga'a: We are Nisga'a, people of the Nass River. We have lived here, on British Columbia's northwest coast, since before recorded time — long enough to see our culture thrive, adapt, and endure. Ours is a world of teeming inlets, dense forests, and sleeping volcanoes. It is a land that is as much a part of us as our own flesh and blood. Flowing through this land and our lives is Lisims, or "the

Nass River” as it has become known in modern times. The resources of the Nass Valley have sustained our people for millennia. This bounty allowed us to develop one of the most unique and sophisticated cultures in North America.

Tutchone: The Tutchone, a people numbering several thousand, are among the most numerous of the more than 7200 Yukon Aboriginal people. Their homeland is the vast plateau dissected by the Alsek and Yukon River headwaters, flanked on the southwest by the Coastal and St Elias mountains and on the northeast by the Selwyn range. The Tutchone hunted caribou, moose, sheep and smaller game, especially marmots, varying hare and ground squirrels. They also took birds and fresh water fish, and some bands had access to annual salmon runs.

Heiltsuk: Culture has been defined as the total means by which a people provide for material, emotional, and intellectual needs. It is a complex system which includes language, arts, customs, and beliefs. Our ancestors believed that culture was a gift of the Creator, given to them as the first born of this land, and inextricably linked to the natural environment and resources of our natural territories. Over thousands of years, our culture has continued to evolve through an ancient and continuing dialogue between our people, the Creator, and this environment.

Plains Cree: Saskatchewan, Alberta, Northern Manitoba

Pasqua: Regina and surrounding areas

Anishinaabe / Ojibway: The Ojibwe (also Ojibwa or *Ojibway*), Anishinaabe (also Anishinabe) or Chippewa (also Chippeway) are from the Great Lakes Region and extend into Manitoba and South

Eastern Woodland: Miq'Mak (Newfoundland, Labrador , PEI) and Algonquin (Great Lakes region)

* As an Aboriginal Success Team, we find that a number of students don't know their ancestry due to the history and because they have lived in a shame-based environment in many cases. Identity in education is essential and Aboriginal people are largely invisible in the content they learn or their contributions are marginalized, generalized and trivialized. This is something we are working very hard at changing for the benefit of all learners. The new curriculum addresses the inclusion of the Aboriginal worldview and we continue to support initiatives that bring together the Aboriginal community in a good and connected way.

A Brief History of Aboriginal Peoples in BC

Pre-contact

According to some estimates, about 5000 years ago settlements with increasingly complex cultures developed in all areas of British Columbia. By the 1700s, just before contact with Europeans, over 100000 Aboriginal peoples had settled throughout BC. About 40 percent of the total Aboriginal population of Canada at the time lived within the present boundaries of British Columbia.

Post-contact

Contact with Spanish and British explorers in the late 1700s brought the fur trade, increasing the material wealth of some Aboriginal societies. European contact also brought diseases, firearms, and alcohol. From the time of contact to 1929, the Aboriginal population dropped from 100000 to 22000. In 1847, the British government established Vancouver Island as a colony in order to encourage settlement and confirm British sovereignty in the area.

With increasing pressure for land from settlers, it became necessary to set policies to establish ownership of land. Around this time, James Douglas, Chief Factor of the Hudson Bay Company, recognized Aboriginal title to the land. Between 1850 and 1854, he negotiated 14 treaties, known as the Douglas Treaties, which covered parts of Vancouver Island. On the mainland, the colonial government ignored official federal government policy of the time and simply allotted reserve lands to Aboriginal peoples.

The Indian Act, the first all-inclusive legislation for Indians, was passed in 1876. It consolidated and revised all previous legislation dealing with Aboriginal people in all existing provinces and territories. The Indian Act tightly defined and controlled Aboriginal people in Canada, ensuring their marginalization.

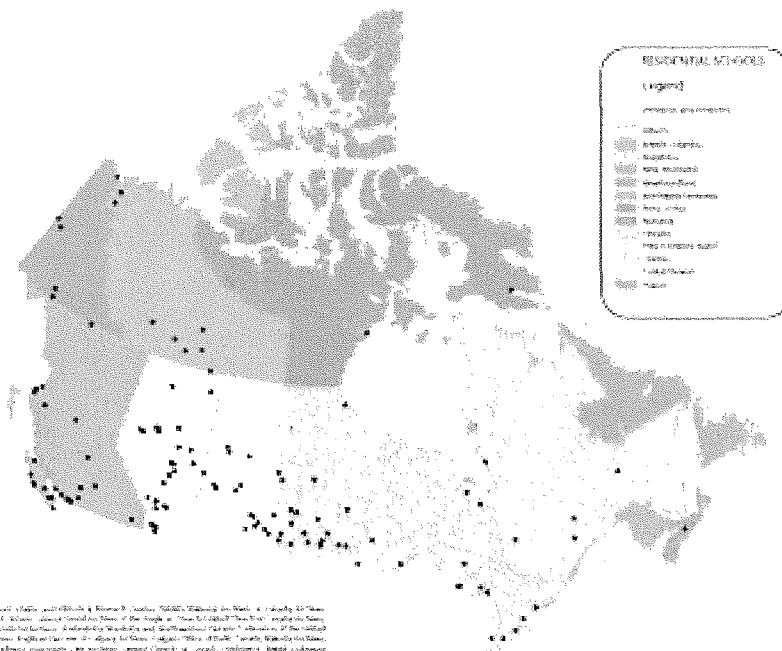
“I want to get rid of the Indian problem. I do not think as a matter of fact, that the country ought to continuously protect a class of people who are able to stand alone... Our objective is to continue until there is not a single Indian in Canada that has not been absorbed into the body politic and there is no Indian question, and no Indian Department, that is the whole object of this Bill.” Dr. Duncan Campbell Scott - 1920

In order to accomplish the federal goal of ridding Canada of its Indian problem, Dr. Duncan Campbell Scott and the federal government made it mandatory for all children with Aboriginal ancestry to attend Residential Schools across Canada. By removing children as young as 2 years old from their parents, grandparents, and community, the government and assistive churches believed they could sever the cultural ties to what it means to be Aboriginal. Today, those ties are still severed in many cases.

Quick Facts on Residential Schools (from the Truth and Reconciliation Commission)

- Aboriginal children were forcibly taken from their homes by RCMP.
- 150,000 Aboriginal children were taken from their families.
- 90 to 100% suffered severe physical, emotional, and sexual abuse.
- There was a 40 – 60% mortality rate in Indian residential schools.
- Residential schools date back to the 1870s.
- Over 130 residential schools were located across Canada, and the last school closed as recently as 1996.
- Two-thirds of Canadians believe (and four in ten **strongly** believe) that Canadians with no experience in Indian residential schools have a role to play in reconciliation between Aboriginal peoples and all Canadians.

Residential School Map



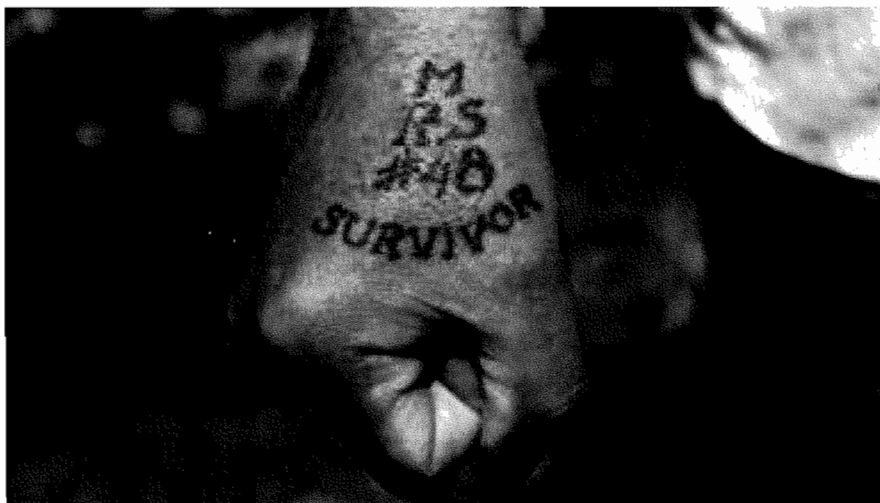
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An excerpt from Prime Minister Harper's Apology on June 11, 2008

"To the approximately 80,000 living former students, and all family members and communities, the Government of Canada now recognizes that it was wrong to forcibly remove children from their homes and we apologize for having done this. We now recognize that it was wrong to separate children from rich and vibrant cultures and traditions that it created a void in many lives and communities, and we apologize for having done this. We now recognize that, in separating children from their families, we undermined the ability of many to adequately parent their own children and sowed the seeds for generations to follow, and we apologize for having done this. We now recognize that, far too often, these institutions gave rise to abuse or neglect and were inadequately controlled, and we apologize for failing to protect you. Not only did you suffer these abuses as children, but as you became parents, you were powerless to protect your own children from suffering the same experience, and for this we are sorry.

The burden of this experience has been on your shoulders for far too long. The burden is properly ours as a Government, and as a country. There is no place in Canada for the attitudes that inspired the Indian Residential Schools system to ever prevail again. You have been working on recovering from this experience for a long time and in a very real sense, we are now joining you on this journey. The Government of Canada sincerely apologizes and asks the forgiveness of the Aboriginal peoples of this country for failing them so profoundly.

Nous le regrettons
We are sorry
Nimitataynan
Niminchinowesamin
Mamiattugut"



Forcibly removing children from healthy, safe homes is an act of cultural genocide. This cultural genocide continued with the 60s Scoop whereby provincial social services organizations scooped children from homes and put them in foster care, with the belief that they were saving the children from dysfunction that was created through the residential school system. The Scoop perpetuated the disconnection and the foster homes were often uncaring and abusive environments. Canada's First Nation, Metis, and Inuit peoples have been reeling from 150 years of systematic cultural eradication.

Aboriginal people believe that each child has a gift to give the world, and that we must nurture the gift to benefit all people.

Imagine a community that has lost all its children? Imagine a child that has lost a sense of community? Imagine the impact over multiple generations?

Understanding this impact and acknowledging the history is the first step to reconciliation and healing. We are on a journey together, learning to walk in both worlds together. We are products of our collective pasts and we must support the healing process to create healthy and productive futures for all of our children.

The urban Aboriginal in Richmond lives in a place where land is at a premium. In Richmond, there are no reserves where cultural preservation is in action by a collective community. The connection to nature and to the natural world is the language of life - "The Voice of the Land is Our Language" - and a unifying principle that unites all Aboriginal communities. In Richmond, opportunities to connect to the land in ceremony are scarce.

The diversity of the Aboriginal population in Richmond provides an incredible opportunity for learning but also poses a challenge because the pan-Indian approach is neither accurate nor respectful given the rich and varied identities, histories and cultures that live within Richmond's city limits. We continue to look for meaningful ways to connect our students and their families to their wonderful and resilient roots.

There is a community request to build a healing lodge, also known as a purification lodge or a sweat lodge. Healing through ceremony is universal and this would provide the community a sacred place to engage in a rich cultural tradition that clears the mind, mends the body, engages the spirit, and grounds the soul.



This is a painting of a very powerful ceremony...

...There is more wonder I could share about those days but instead I will talk a little about the sweat lodge in general terms.

It is constructed of a wood frame and hide is spread over top, creating a pitch black interior. In the middle of the circular lodge a hole is dug into which are placed red hot stones collected from the land and placed in a roaring fire until they are ready to be brought into the lodge. There is one entrance.

When the door is shut, water is poured over the rocks creating a cleansing, steamy heat, and you sweat out your impurities, cleansing your body. You also let go of any thoughts that are keeping you down, any sickness that is robbing you of strength. You pray for family and friends, you focus on what you are grateful for. In this way, your spirit is cleansed.

Of the ceremony I will say only this: there are four sessions in which there is song and prayer, presided over by the elders.

Afterward there is a small, shared feast of tea, salmon and blueberries or saskatoon berries.

Artist: Aaron Paquette

October 15, 2014

Council Board Liaison Committee
School Planning and Construction Schedule Verbal Update

**Schedule 3 to the Minutes of the
Council/School Board Liaison
Committee meeting held on
Wednesday, October 15, 2014.**

Old Business: June 10, 2014

Planning:

Long Range Capital Plan

In 2012, the District produced its first Long Range Capital Plan. The Colliers plan identified a few specific items for the District to undertake and more generally identified how declining enrollment was beginning to affect our Facilities. While the District has taken action on the major items in the plan, the more general effect of declining enrollment has yet to be overtly addressed.

In concert with work on achieving elements of the Colliers' plan, this summer the Ministry confirmed that of the District's 38 elementary schools, 24 have been assessed as high seismic risk that require seismic upgrading.

In order to address potential school consolidations resulting from declining enrollment and as a way to prioritize the funding for seismic upgrades, an update of the Capital Plan is underway with a large focus on Community engagement.

An initial advisory group consisting of School District Administrators, Executives and Managers has been organized to begin to guide the process. It is foreseen that in the months following the confirmation of the new Board, various discussions with the Public will commence. The goal will be to develop a revised Long Range plan that will improve the way our facilities support our students and staff in their learning objectives for the foreseeable future.

5-Year Capital Plan

Typically at this time of year the Ministry collects updated 5-year capital plans from School Districts. These plans generally provide business cases and funding requests for capital projects in a format specifically prescribed by the Capital Management Branch of the Ministry.

This year, the Ministry will not be collecting these plans and sights two principle reasons; firstly, the software and systems used to develop the Plans (called Webcaps) is being retired and as yet, there is no replacement; secondly, the interruptions stemming from ongoing labour relations issues is being acknowledged to have strained the resources that are typically focused on Capital Plan development.

Although there is no submission required from the Ministry at this moment for the Capital Plan, because of the seismic mitigation issues and the anticipated revision of the Long Range Capital Plan, staff is anticipating a significant submission to the Ministry once they have redesigned their submission processes.

Construction:

Tait

Using the surplus funds from the Boyd Building Envelope project, Tait is undergoing a Building Envelope Remediation project. Currently in the tender stage, the construction work is hoped to begin in December of this year.

Anderson

The initial 2010 proposal by the District to the Ministry was approved for funding refinement in 2011. At the time of the initial request, a 4-classroom addition was under construction and enrollment projections were uncertain. The District has now confirmed with the Ministry that an 8 classroom addition is needed for the school and is finalizing the funding negotiations to implement the project.

The District hopes to begin the final design work for the project in January, after the funding has been secured. The target date for completion is 2017.



Clive Mason, Architect AIBC, LEED AP
Director of Facilities Planning



To: Community Safety Committee

Date: October 7, 2014

From: John McGowan
Fire Chief

File: 09-5125-01/2014-Vol
01

Re: Update on the Transportation of Dangerous Goods by Railways

Staff Recommendation

That the proposed Council Resolution titled “Reporting on the Transportation of Dangerous Goods by Railway” be submitted to the Federation of Canadian Municipalities requesting that the Federal government issue an amendment to Protective Direction 32 requiring rail companies to provide to municipalities the nature, exact volume and frequency of dangerous goods being transported.

John McGowan
Fire Chief
(604-303-2734)

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

Staff Report

Origin

On June 23, 2014, Council considered a report on the transportation of dangerous goods by railway, updating Council on the effect of Protective Direction 32 of the *Transportation of Dangerous Goods Act* (1992) directing rail companies to share yearly aggregate information on the nature and amount of dangerous goods the company transports by railway vehicle through the municipality, presented by quarter. Council adopted the following resolution:

1. That a letter be sent to the Federal Minister of Transport requesting Protective Direction 32 be amended to require rail companies to report the nature, exact volume and frequency of dangerous goods transported through municipalities, so that an assessment of the risk to the municipality can be made.
2. That a Council Resolution be submitted to the Federation of Canadian Municipalities, requesting that the federal government issue an amendment to Protective Direction 32 requiring rail companies to provide to municipalities the nature, exact volume and frequency of dangerous goods transported.

This report provides an update on the transportation of dangerous goods by railway in Canada and addresses (2) above. It supports Council's Term Goal #1 Community Safety:

To ensure Richmond remains a safe and desirable community to live, work and play in, through the delivery of effective public safety services that are targeted to the City's specific needs and priorities.

Analysis

On August 19, 2014, the Transportation Safety Board of Canada (TSB) released its final report of the investigation into the derailment of a Montreal, Maine & Atlantic Railway train on July 6, 2013, in Lac-Mégantic, Québec. The TSB report identified 18 causes and contributing factors that can be summarized by:

- A non-standard engine repair failure, ultimately causing a fire in the locomotive.
- The locomotive engineer set an inadequate number of hand brakes and tested their effectiveness with the air brakes on, thus creating a false sense of the effectiveness of the hand brakes. In response to the fire on the locomotive, the firefighters shut off the locomotive fuel supply and turned the electric breakers off, in keeping with railway instructions. With the locomotive off, the compressor no longer supplied air to the air brakes and they gradually lost their effectiveness in providing braking force, leaving the too few set hand brakes alone to stop the train from moving down the incline towards Lac-Mégantic.
- Class 111 tank cars are constructed to an older standard and almost every car was breached in the derailment spilling petroleum crude oil that fueled the fire.

- Montreal, Maine and Atlantic Railway did not have a strong safety culture and this contributed to continued unsafe conditions and practices.
- Transport Canada regionally had identified Montreal, Maine and Atlantic Railway as having an elevated level of risk that required more frequent inspections; however, the regional office did not always follow up on problems identified in their inspections to ensure the root causes were identified and rectified.
- While the Transportation Safety Board did not conclude that the single person crew was a contributing factor, it did identify that railways need to examine and mitigate all risks of having single person crews and Transport Canada should consider a process to approve and monitor the railways' plans so as to assure safety.
- The petroleum crude oil in the tank cars was more volatile than described in the shipping documents as a result of inadequate testing and monitoring and created an increased risk in its transportation.

The Transportation Safety Board issued a further 16 findings as to risk that did not directly contribute to the accident but were related to safety issues. Some of these included:

- The risk of leaving trains unattended.
- The risk of single person train operations.
- The risk of not systematically testing petroleum crude oil.
- The risk of not planning and analyzing routes on which dangerous goods are carried.
- The risk of not having emergency response assistance plans in place.
- The risk of Transport Canada not ensuring that safety management systems work effectively.

While the Transportation Safety Board was investigating the accident, they issued three recommendations in January 2014:

1. Rail companies to create emergency response assistance plans when shipping large volumes of liquid hydrocarbons to ensure emergency responders have access to the required resources and assistance in the event of an accident.
2. Rail companies to conduct strategic route planning and analysis for all trains carrying dangerous goods for safer train operations.
3. Class 111 tank cars used to transport flammable liquids must meet enhanced protection standards.

The Transportation Safety Board issued a further two recommendations in August 2014:

1. Transport Canada must take a more active role when it comes to railways' safety management systems in making sure that they not only exist but that they are working and effective.
2. Canadian railways must put in place additional physical defences to prevent runaway trains.

Protective Direction 32 of the *Transportation of Dangerous Goods Act* (1992) directs rail companies to provide yearly aggregate information on the nature and amount of dangerous goods being transported through the municipality, presented by quarter. This is a step in the right direction in providing municipalities with some level of information on the dangerous goods being transported by railway through the City.

The first report was received by the City of Richmond in May 2014, however, the aggregated information provides no insight into the actual quantity or timing of hazardous products moving through the City, making it difficult for effective emergency planning and response training. Greater detail on the nature, exact volume and frequency of transportation is required for this purpose.

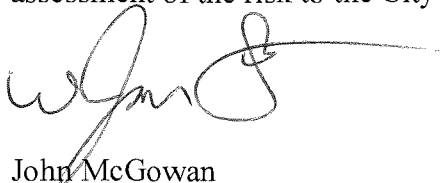
Financial Impact

None.

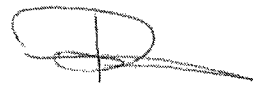
Conclusion

Numerous factors contributed to the train derailment in Lac-Mégantic and a concerted effort by regulators, railways, shippers, tank car manufacturers, and refineries will be required to address the safety issues identified in the Transportation Safety Board report.

Protective Direction 32 provides local authorities with base information for emergency planning purposes but does not provide enough detail to formulate a comprehensive emergency plan for mitigation of potential incidents. A greater level of detailed information would assist in emergency planning and emergency response training. This would also enable a better assessment of the risk to the City of the transportation of dangerous goods by railway.



John McGowan
Fire Chief
(604-303-2734)



Deborah Procter
Manager, Emergency Programs
(604-244-1211)

DP:dp

- Att. 1: FCM Resolution – Reporting on the Transportation of Dangerous Goods by Railway
- 2: Protective Direction No. 32

**FCM Resolution
Reporting on the Transportation of Dangerous Goods by Railway**

Resolution

Reporting on the Transportation of Dangerous Goods by Railways

WHEREAS, Canada's rail system plays an important role in our economy in the transporting of goods; and

WHEREAS, recent rail incidents in Canada have highlighted the importance of rail safety in Canada; and

WHEREAS, rail companies share yearly aggregate information with municipalities on the nature and volume of dangerous goods the company transports by railway vehicle through the municipality and the aggregated information is after the fact and provides insufficient information for emergency planning purposes and emergency response training by emergency responder stakeholders; and,

WHEREAS rail incidents can have significant impacts on local public safety, the economy and the environment; therefore be it

RESOLVED that the Federation of Canadian Municipalities request that the Federal Government issue an amendment to Protective Direction 32 of the Transportation of Dangerous Goods Act (1992) requiring rail companies to provide to municipalities the nature, exact volume and frequency of dangerous goods transported so that municipalities can undertake comprehensive emergency planning and emergency response training to respond to the risk posed by the rail companies.

Prepared by:
City of Richmond
Province of British Columbia

Government
of CanadaGouvernement
du Canada

Jobs ▾

Immigration ▾

Travel ▾

Business ▾

Benefits ▾

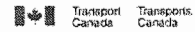
Health ▾

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[Home](#) → [News](#) → [Backgrounders](#) → Protective Direction No. 32

Backgrounder

**Protective Direction No. 32**

I, Marie-France Dagenais, Director General of the Transport Dangerous Goods Directorate, being a person designated by the Minister of Transport to issue Protective Directions under section 32 of the *Transportation of Dangerous Goods Act, 1992*, and considering it necessary to deal with an emergency that involves a danger to public safety, do hereby direct that

- 1) Any Canadian Class 1 railway company that transports dangerous goods must provide the designated Emergency Planning Official of each municipality through which dangerous goods are transported by rail, with yearly aggregate information on the nature and volume of dangerous goods the company transports by railway vehicle through the municipality, presented by quarter;
- 2) Any person who transports dangerous goods by railway vehicle, who is not a Canadian Class 1 railway company, must provide the designated Emergency Planning Official of each municipality through which dangerous goods are transported by railway vehicle with:
 - a) yearly aggregate information on the nature and volume of dangerous goods the person transports by railway vehicle through the municipality; and
 - b) any significant change to the information provided in (a) as soon as practicable after the change occurs;
- 3) A Canadian Class 1 railway company that transports dangerous goods and a person who transports dangerous goods by railway vehicle are not required to provide an Emergency Planning Official(s) with the information in items 1 or 2 of this Protective Direction if:
 - (a) the Emergency Planning Official is not listed on the list of Emergency Planning Officials maintained by Transport Canada, through CANUTEC, that is provided to the railway company or the person;
 - (b) the Emergency Planning Official or the Chief Administrative Officer of a municipality, by request made in writing to CANUTEC, informs CANUTEC that it no longer wants to be provided with the information; or
 - (c) the Emergency Planning Official has not undertaken or agreed to:
 - (i) use the information only for emergency planning or response;
 - (ii) disclose the information only to those persons who need to know for the purposes referred to in (i); and
 - (iii) keep the information confidential and ensure any person to whom the Emergency Planning Official(s) has disclosed the information keeps it confidential, to the maximum extent permitted by law.
- 4) A Canadian Class 1 railway company who transports dangerous goods and a person who transports dangerous goods by railway vehicle must provide in writing to Transport Canada, through CANUTEC, contact information including the name, title, address, e-mail address, fax

number, telephone number and cell phone number, of the person(s) who will be liaising with a municipality's Emergency Planning Official, and must immediately notify CANUTEC in writing of any changes to the contact information;

5) A Canadian Class 1 railway company who transports dangerous goods and a person who transports dangerous goods by railway vehicle must provide any information shared under items 1 and 2 to Transport Canada, through CANUTEC.

6) A Chief Administrative Officer of a municipality may request Transport Canada, through CANUTEC, that the name of its designated Emergency Planning Official be added to the list of Emergency Planning Officials referred to in item 3(a) by providing the following information: the name, title, organization, address, e-mail address fax number, telephone number and cell phone number of the Emergency Planning Official that he or she designated. This contact information will be shared with any Canadian Class 1 railway company who transports dangerous goods and any person who transports dangerous goods by railway vehicle.

For the purposes of this Protective Direction, information to be provided to CANUTEC is to be provided to the following address:

Canadian Transport Emergency Centre (CANUTEC)
Place de Ville, Tower C
330 Sparks Street, 14th Floor,
Ottawa, Ontario, K1A 0N5
Attention: Mr. Angelo Boccanfuso, Director of CANUTEC
Or by email to CANUTEC@tc.gc.ca

This Protective Direction No. 32 takes effect immediately upon signing. It remains in effect for three years from the date of signing or until cancelled in writing by the Director General of the Transport Dangerous Goods Directorate, Transport Canada.

SIGNED AT OTTAWA, ONTARIO, this 20th day of November 2013.

Marie-France Dagenais
Director General, Transport Dangerous Goods Directorate

Explanatory note

For the purposes of this Protective Direction

- *"Chief Administrative Officer" means the person holding the most senior staff position within a municipal organisational structure or band council, whether that office bears that title or an equivalent one.*
- *"Emergency Planning Official" means the person who coordinates emergency response planning for a municipality, who may also be a First Responder for that community*
- *"municipality" means a corporate body constituted under the applicable provincial or territorial legislation, in each province or territory, relating to the creation of municipal administrations, be they designated as cities, towns, villages, counties or by other names and includes aboriginal communities with their own First Responders. In cases where a territory is governed by two tiers of municipal administrations, the expression refers to the tier which has the primary responsibility for emergency planning, meaning either to the lower tier or the upper tier administrations but not*

both. The decision as to which tier is to receive the information provided under this Direction is to be made locally and the name of the appropriate designate is to be communicated in accordance with this Direction.

- *"nature" means class, UN number and name of the dangerous good.*
- *"volume" means the number of car loads of a dangerous good.*

The parties will agree between themselves prior to the exchange of information on the standard provisions governing the extent to which the information received under items 1 or 2 may be disseminated.



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** September 25, 2014
From: Rendall Nasset, Superintendent **File:** 09-5000-01/2014-Vol
 Officer In Charge, Richmond RCMP Detachment 01
(14.15)
 Phyllis Carlyle, General Manager
 Law & Community Safety

Re: Police Presence in the Downtown Core

Staff Recommendation

That the City Centre Community Police Station located at 5671 No. 3 Road, be approved as the temporary location in the downtown core; until another location is determined during the redevelopment of the downtown core.

Rendall Nasset
 Officer In Charge, Richmond RCMP Detachment
 (604-278-1212)
 Att. 1

REPORT CONCURRENCE		
ROUTED TO: Finance Division Real Estate Services Facility Services Project Development Development Applications	CONCURRENCE ✓ ✓ ✓ ✓ ✓	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

As a result of the relocation of the RCMP Detachment to its new location at 11411 No. 5 Road at the General Purposes Committee Meeting held on November 7, 2011, Council approved that:

- 1) a) *City Centre Community Police Station be considered on a 3 year trial basis: at 5671 No. 3 Road, as the temporary location in the downtown area;*
- b) *a maximum of \$573,800 in total costs over 3 years (\$167,000 in capital costs and operating costs of \$406,800) be funded from the existing RCMP budget; and,*
- c) *staff report back annually regarding the success of the program.*

“The continuation of the program after 3 years is subject to Council’s review and approval.”

This report supports Council Term Goal #1 Community Safety:

To ensure Richmond remains a safe and desirable community to live, work and play in, through the delivery of effective public safety services that are targeted to the City’s specific needs and priorities.

This report also supports Council Term Goal 1.5:

Improved perception of Community Safety by the community.

Background

The purpose of the City Centre Community Police Station (CCCPS), located at 5671 No. 3 Road, is to enhance a police presence and deliver city centre specific community policing programs to the centre of Richmond.

The CCCPS opened on September 20, 2012 and enhances the level of community policing service above what was historically available in the downtown core. On an annual basis, staff have brought reports forward to Council regarding the success of the CCCPS. Originally, the CCCPS was approved by Council for a three year trial period. This trial period is due to expire in 2015.

Staff recommends that the CCCPS stays in its current capacity and location, although it is understood that the location is expected to change in the future. While the site currently provides appropriate service to the surrounding area in the interim, the CCCPS site is envisioned at a long-term redevelopment site in the City Centre Area Plan (CCAP). Should the current site become subject to a redevelopment proposal staff will bring forward a report to Committee with recommendations regarding alternative CCCPS locations.

Analysis

With the densification and growing population of the downtown core, the CCCPS provides area residents and businesses with crime prevention information and personal safety tips. The station is also equipped with computer workstations and other systems to allow general duty members, and the bike squad the ability to conduct operational work without returning to the main detachment. In partnership with the City's community bylaws, soon the CCCPS will allow bylaw staff to complete paperwork and make telephone calls from the CCCPS. This enhances the visibility of the police in the downtown core and is anticipated that it will have the same effect for community bylaws.

Management of the community programs continues to be the responsibility of a full-time City employee (Coordinator). The Coordinator's role is to recruit, train, motivate and organize volunteers who assist in the administration, and operation of the various programs as well as office support. With an addition of 20 volunteers from this time last year, there are 80 active volunteers at the CCCPS. It is with this in mind that staff believe that the Coordinator's position should become permanent in order to keep the CCCPS operating at an optimum level.

The CCCPS programs and detachment services are communicated to the public via the internet and in-person when they visit the CCCPS during business hours Monday to Friday 9:00 am to 5:00 pm.

The CCCPS offers the following programs:

Lock Out Auto Crime	Volunteer Foot Patrol	Crime Watch
Speed Watch	Van Patrol	Block Watch
Stolen Auto Recovery	Volunteer Bike Patrol	Project Swoop
Pedestrian Safety	Business Link	Distracted Drivers
Restorative Justice	Adopt a Street	Youth Intervention

For emergency service a phone connecting directly to E-Comm is accessible outside the front door of the community police station and is available 24/7.

The CCCPS is an ideal location for the Youth Intervention Program's (YIP) clients because of its easy accessibility to transit. YIP Program staff work closely with the Ministry of Children and Families, Youth Probation, Richmond School Board, Touchstone Family Association, Richmond Addiction Services and other community partners, who are all within the downtown core. In particular, the CCPS location is beneficial to the high at-risk students from Station Stretch¹. Station Stretch students are finished school in the early afternoon and therefore, able to make earlier appointments. Later afternoon appointments are available for students from other schools and parents who can come after work. There has been an average of 76 YIP appointments per month this past year.

¹ Station Stretch is a Grade 9/10 school readiness program. Students have the opportunity to "catch up" on the core academic courses as well as work on issues impeding their success at the larger high schools.

CCCPS Front Counter Statistics

The table below lists the number of people who came into the CCCPS and the reason for the visit during the June 2013-May 2014 period. From June 2012 to May 2013 there were a total of 1,506 visits, compared to 1,644 for June 2013 to May 2014, which is an increase of 9.16 %. The largest percentage increases were request for Criminal Record Checks information at 51% and Youth Intervention Program appointments at 11.5%.

Figure 1:

Month	Information regarding Criminal Record Checks	Information regarding Liquor Licences	YIP	Information regarding Reporting a Crime	Other *	Total
Jun-13	12	2	88	5	15	122
Jul-13	29	1	72	4	34	140
Aug-13	35	2	42	12	22	113
Sep-13	26	1	69	6	32	134
Oct-13	31	2	87	15	30	165
Nov-13	20	1	88	12	30	151
Dec-13	17	0	67	6	18	108
Jan-14	17	0	72	33	17	139
Feb-14	32	2	61	11	27	133
Mar-14	34	2	81	15	10	142
Apr-14	15	0	89	21	18	143
May-14	23	0	86	19	26	154
TOTALS	291	13	902	159	279	1644

*Other: can be any of the following:

- 1) Volunteer information request
- 2) Policing questions and advice
- 3) Found property
- 4) Directions

Financial Impact

Operating Budget Impact (OBI)

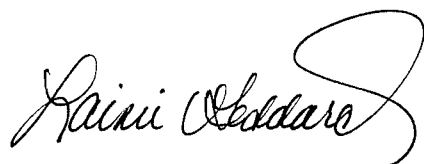
Regular FT City Employee Salary & Benefits	\$83,321 ²
Community Policing Program Operating Costs	\$15,700 ³
Maintenance and Utilities	\$21,695 ⁴
Janitorial Services	<u>\$27,000⁵</u>
Total Annual Operating Costs	\$147,716

The annual costs for the Coordinator's position and the operating costs totalling \$147,716, for 2015 will be considered during the 2015 budget process. As this is a City-owned building the annual lost rental opportunity would be in the order of \$50,000 and the annual lost tax revenue would be approximately \$40,000.

Conclusion

Although a CCCPS is not required for an operational response to the City Centre, many RCMP members, City staff and volunteers are on location frequently. The CCCPS provides the citizens of Richmond with a higher level of service than they would receive if the CCCPS was to close. The CCCPS continues to assist with maintaining a visible police presence in the City core. This increased level of service is balanced against the overall annual costs to the City and staff are of the opinion that the CCCPS more than compensates for the lost tax and rental revenue.

During the redevelopment of the downtown core, should the site no longer be available RCMP staff will bring forward a report to Committee with recommendations regarding alternative CCCPS locations. In a future report, the effectiveness of the other Community Police Stations (CPS) in Richmond will be discussed.



Lainie Goddard
Manager, RCMP Administration
(604-207-4767)

LG:jl

Att. 1: Highlights 2013-2014

² ME Costs are based on 2015 Richmond Detachment Community Policing Co-ordinator City Employee.

³ CP Program Operating Costs are based on Historical CPS Programming Costs and include such things as supplies, travel, training, cellular telephone, meetings, volunteer appreciation and equipment.

⁴ Based on information from Engineering and Public Works.

⁵ Janitorial Services are based on the information from City of Richmond Building Maintenance, \$6.00/square foot.

2013-2014 Highlights

July 2013

- Ten City Centre volunteers participated at the Steveston Salmon Festival by doing foot patrols and contributing 44 hours.
- The Richmond RCMP Business Link program was started on May 27, 2013 at the CCCPS. The program has grown to over 975 registered businesses with volunteer foot patrols being done throughout Richmond. The highest densities of registered businesses are located in the downtown core. Volunteers regularly visit the businesses to distribute crime prevention information and have formed strong relationships with business owners resulting in a higher awareness of the benefits of reporting crime as it happens in the community. Business owners are educated in crime prevention techniques to increase their business's security and reducing the calls for service.
- The CCCPS adopted Lansdowne Road, Alderbridge Way, Minoru Boulevard and No. 3 Road for the Adopt a Street Program that was officially launched.
- Volunteers on foot and bikes completed 5 patrols at the Richmond Night Market.
- The Volunteer Bike Patrol participated in the City of Richmond's Annual Island Bike Tour.

August 2013

- Volunteers assisted the RCMP Youth Section with their Youth Camps at the local community centres and the Musical Ride.

September 2013

- CCCPS had their first community table at the Brighthouse Library to promote Speed Watch.
- In partnership with ICBC, CCCPS participated in the semi-annual Project Speed Watch out on Patrol (SWOOP) with the detachment's Road Safety Unit and the CP/VS constables.
- The Volunteer Bike Patrol found possible grow ops in the East Richmond and Steveston areas and the information was forwarded to the police.

October 2013

- CCCPS had their second community table at the Brighthouse Library to promote Pedestrian Safety.
- CCCPS had their semi-annual Pedestrian Safety Blitz with the detachment's Road Safety Unit, CP/VS constables, Richmond Fire Rescue and Transit Police.
- CCCPS volunteers rode the sky train to River Rock and back with Transit officers.
- On Halloween night eight City Centre volunteers assisted at South Arm with Bike and Foot Patrols.

November 2013

- CCCPS participated in the third community table at the Brighthouse Library to promote Lock Out Auto Crime and to explain to the general public about not leaving anything in their vehicles during the holiday season.
- Volunteers went on a mini Jaywalking Blitz and handed out brochures at No. 3 Road and Westminster Highway.

December 2013

- CCCPS third Pedestrian Safety Blitz for 2013 with CP/VS constables, ICBC and volunteers around the Richmond Centre Mall area.

January 2014

- CCCPS received referrals for more patrols from the City of Richmond's Transportation Department for the Hamilton area as they were getting complaints from the local residents concerning speeding. Volunteers completed their referral this month.
- The fourth community table was hosted at the Brighthouse Library to promote Pedestrian Safety.

February 2014

- A Distracted Driver's Campaign was hosted with the detachment's Road Safety Unit, CP/VS constables, Transit Police, ICBC and volunteers.
- A mini Jaywalking Blitz was done with CP/VS constables and volunteers at Cook Road and Saba Road.

March 2014

- The CCCPS Speed Watch program completed a referral from the City of Richmond's Transportation Department. The volunteers set up Speed Watch at the requested location and then provided statistical information about how many vehicles went through the deployment and at what rate of speed. Letters were sent out to the drivers that are going 10 km/hr over the posted speed limit. The referral was for the 23000 block of Westminster Highway, 12,000 Block of Jack Bell Drive and Alder/Alberta.
- The CCCPS received a referral from a local resident concerned about No. 6 Road and Westminster Hwy. Local residents were concerned about traffic failing to stop at the lights and vehicles speeding. A Speed Watch deployment was set up as well as letters sent to the drivers speeding 10 km/hr over the posted speed limit.

April 2014

- The CCCPS participated in a Lock Out Auto Crime Blitz with CP/VS constables and volunteers at the Richmond Public Library, River Rock, Richmond General Hospital and Cosmo/Pacific Plaza.
- At the request of the City of Richmond Transportation Department, the CCCPS volunteers did four foot/van patrols through Burkeville.

May 2014

- The CCCPS participated at the annual Police Week Display at Richmond Centre Mall.
- Project SWOOP was held with the detachment's Road Safety Unit, CP/VS constables and volunteers.
- Crime Watch found a stolen vehicle in Hamilton.
- Bike Patrol volunteers heard an alarm going off in the 7800 Block of Saba Road. It was a flashing "fault" signal and a damaged sensor was found on the ground. They called Richmond Fire Rescue who was able to silence the alarm.

June 2014

- Van Patrol found a stolen car at Cosmo Plaza.
- Bike and Foot Patrol volunteers took part in the opening of Railway Greenway.
- Bike Patrol participated in the City of Richmond's Annual Island Bike Tour.
- Van Patrol found a small fire (smoke on grassy part of roof) at Cosmo Plaza and they called Richmond Fire Rescue.
- Van Patrol found a family stuck in the elevator of Cosmo Place and called Richmond Fire Rescue to assist.
- A Pedestrian Safety Blitz was done with Youth Section, CP/VS constables, Richmond Fire Rescue and Transit Police along with volunteers and ICBC.
- A new partnership with City of Richmond Bylaws will now enable the Bylaw Enforcement Officers to complete paperwork and make telephone calls from all of the CPS's.



City of Richmond

Report to Committee

To: General Purposes Committee
From: Cecilia Achiam
Director, Administration and Compliance
Doug Long
City Solicitor
Re: **Signage on Private Property**

Date: October 17, 2014
File: 03-0900-01/2014-Vol
01

Staff Recommendation

That the staff report titled Signage on Private Property, dated October 17, 2014, from the Director, Administration and Compliance and City Solicitor, be received for information.

Cecilia Achiam, MCIP, BCSLA
Director, Administration and Compliance
(604-276-4122)

Doug Long
City Solicitor
(604-276-4339)

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER
APPROVED BY CAO

Staff Report

Origin

This report is in response to a Council referral from October 14, 2014:

1. That staff be directed to bring forward a report to the General Purposes Committee on whether or not the City of Richmond has the ability to regulate signage on private property; and
2. Whether or not that ability extends to mandating a percentage of English on signage on private property.

Background

Some signs in the City are in a language other than English. The combination of this fact and the circulation of promotional materials that are not in English have led to some public concerns about the need to regulate signs so they must include English.

Finding of Facts

This report provides an overview of the current Richmond bylaws dealing with signage, the permit process and general statistics of language on signs in the City for 2012-2014. In addition, attached is a legal opinion from Valkyrie Law Group LLP (Sandra Carter) (**Attachment 1**).

Existing City Sign Regulation

The City currently regulates exterior signs on public and private lands *via* the following:

1. **Richmond Sign Bylaw (No. 5560)** regulates the size, design and location of exterior signage. Regulated signage includes canopy, fascia and freestanding signs as well as signage promoting the sale or lease of real estate and directional signs on private properties. Some signs require a sign permit from the City (canopy and freestanding signs for example) prior to installation while other signs (directional signs and for sale or lease sign) do not require a permit. The Sign Bylaw does not:
 - a. apply to interior signs;
 - b. regulate promotional materials such as inserts in newspapers, posters in stores (even if visible externally); or
 - c. advertisements in bus shelters.

A diagram (**Attachment 2**) is included to illustrate typical current application of the Richmond Sign Bylaw (Bylaw No. 8713).

2. **Election and Political Signs (Bylaw No. 8713)** regulates the temporary signage erected during elections. This report does not address signs regulated under this bylaw.
3. **Rezoning and Development Permit Signs** describing the location and proposed development are required as part of the rezoning and development permit. All of these signs are in English. This report does not address signs required under these processes.

Sign Permit Overview and Application Process

Table 1 below summarizes the sign permit data since 2012. Over this period the City issued 874 sign permits with 705 (80.7%) in English only, 138 (15.8%) in mixed languages (English and another language) and 31 (3.5%) in Chinese only.

Year	English	Mixed languages	Chinese only	Total signs processed
2012	243	31	4	278
2013	236	71	14	321
September 2014	226	36	13	275
Totals	705 (80.7%)	138 (15.8%)	31 (3.5%)	874 (100%)

Table 1: Summary of Sign Permits (2012-October 2014)

The City recently conducted a visual inspection of approximately 1200 business signs located along the No 3 Rd. corridor between City Hall and Cambie Road. A significant number of these signs would appear not to have a valid sign permit and therefore would not be within the statistics above. Of the signs observed, approximately less than 1% were in Chinese only.

The Sign Bylaw application process requires that business operators apply to the City for a permit. The permit application has, since Spring, 2013, included the following:

“On each sign, please include the business name in English as a public courtesy”.

Further, on September 9, 2013, Council adopted the Richmond Social Development Strategy, which encourages that wording on business signage and/or City documentation prominently include the English. The implementation of this strategy is on-going.

Legal Analysis

Addressing referral #1, the City has the authority to regulate signage on private property.

The legal opinion of Sandra Carter of Valkyrie Law Group LLP is attached (**Attachment 1**) to this report. The following two excerpts, (the first being the opinion’s summary) address referral #2:

“In our opinion, a bylaw which imposed an English language content requirement, whether or not in addition to another language, would violate section 2(b) of the *Charter of Rights and Freedoms* (“Charter”) by infringing on the right to freedom of expression. It is not certain whether that infringement would be justifiable under section 1 of the Charter as being a reasonable limit on the right to freedom of expression. In order to be justifiable, the City would need to establish there is a compelling or sufficiently important issue to be remediated, that the City has the necessary legal authority to impose a restriction or condition on the content of signs, and that the proposed restriction or condition is both proportional to the issue to be remediated and only minimally impairs freedom of expression. Courts will be more likely to support the validity of a restriction

on freedom of expression if the regulator has undertaken both relevant studies of the issue and engaged in broad public consultation.”

“...To be justifiable as a limit on a Charter freedom, the City would need to establish that compelling health, safety, economic or social welfare objectives are at stake. A strong factual basis would need to be established that requiring English on signs would correct or achieve a significant and important problem or purpose which is not being met in the absence of that regulation.”

Financial Impact

None.

Conclusion

This report addresses the two referrals from the October 14, 2014 General Purposes meeting.



Cecilia Achiam, MCIP, BCSLA
Director, Administration and Compliance
(604-276-4122)



Doug Long
City Solicitor
(604-276-4339)

- Att. 1: Legal opinion from Valkyrie Law Group LLP.
- Att. 2: Illustration of typical signs



**1495 Keith Road West
North Vancouver, B.C. V7P 1Y9**

Lawyer: Sandra Carter
Contact: 604.988.7552
E-mail: scarter@valkyrielaw.com
Date: October 17, 2014

Privileged and Confidential

City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Attention: Doug Long
City Solicitor

Dear Sirs/Mesdames:

Re: Language Requirements for Signs

You have asked us to consider whether the City of Richmond could legally implement a requirement that the content of some or all signs for which a sign permit is required pursuant to City bylaws be expressed in the English language in addition to any other language of the permit applicant's choice. The City is not suggesting that languages on signs other than English be in any way restricted or prohibited.

Summary

In our opinion, a bylaw which imposed an English language content requirement, whether or not in addition to another language, would violate section 2(b) of the *Charter of Rights and Freedoms* ("Charter") by infringing on the right to freedom of expression. It is not certain whether that infringement would be justifiable under section 1 of the Charter as being a reasonable limit on the right to freedom of expression. In order to be justifiable, the City would need to establish there is a compelling or sufficiently important issue to be remediated, that the City has the necessary legal authority to impose a restriction or condition on the content of signs, and that the proposed restriction or condition is both proportional to the issue to be remediated and only minimally impairs freedom of expression. Courts will be more likely to support the validity of a restriction on freedom of expression if the regulator has undertaken both relevant studies of the issue and engaged in broad public consultation.

Charter of Rights and Freedoms

Section 2(b) of the Charter protects the right of freedom of expression, which has been held by the courts to include the freedom to express oneself in the language of one's choice. While commercial freedom of expression has been held to be of lesser value than political, social or cultural expression, it remains a protected form of expression. The Charter applies to limit the ability of government, including municipal governments, from infringing on protected rights except where, pursuant to section 1 of the Charter, the infringement is justifiable in a free and democratic society.

The scope of freedom of expression was expressed by the Supreme Court of Canada in *Devine v. Quebec (A.G.)* [1988] 2 S.C.R. 790 as follows:

[T]he freedom of expression guaranteed by s. 2(b) includes the freedom to express oneself in the language of one's choice... That freedom is infringed not only by a prohibition of the use of one's language of choice but also by a legal requirement compelling one to use a particular language. As was said by Dickson J. (as he then was) in *R. v. Big M Drug Mart Ltd.* [1985] 1 S.C.R. 295, at p. 336, freedom of expression consists in an absence of compulsion as well as an absence of restraint (emphasis added).

An outright prohibition on the use of any particular language on signs would obviously violate section 2(b). A regulation requiring the use of a particular language would also violate freedom of expression as it would be a compulsion which affects that freedom.

Where a governmental action or regulation infringes a Charter freedom, it may nevertheless be legitimate if the proportionality test in section 1 of the Charter is met. The test has been articulated by the Supreme Court of Canada in *R. v. Oakes* [1986] 1 S.C.R. 103 and *Dagenais v. Canadian Broadcasting Corp.* 3 S.C.R. 835, through the court in *Galganov v. Russell (Township)* (2010) 325 D.L.R. (4th) 136 as follows:

- (a) The objective to be served by the measures limiting a *Charter* right must be sufficiently important to warrant overriding a constitutionally protected right or freedom.
- (b) The party invoking section 1 of the *Charter* must show the means to be reasonable and demonstrably justified. This involves the proportionality test:
 - (i) The measures must be fair and not arbitrary, carefully designed to achieve the objective in question and rationally connected to that objective;
 - (ii) In addition, the means should impair the right in question as little as possible;
 - (iii) Lastly, there must be proportionality between the deleterious effects of the by-law and the objective, and there must be a proportionality between the deleterious and salutary effects of the measures.

Assuming that the City could establish a sufficiently important objective to require that English be included on any or all signs, the regulation would need to impose a minimal impairment on freedom of expression and be proportional to the objective in terms of its positive and negative effects. To be justifiable as a limit on a Charter freedom, the City would need to establish that compelling health,

safety, economic or social welfare objectives are at stake. A strong factual basis would need to be established that requiring English on signs would correct or achieve a significant and important problem or purpose which is not being met in the absence of that regulation.

Regulatory Authority

Section 8(4) and 65 of the *Community Charter* provide specific authority for municipal regulation of signs:

- 8(4) A council may, by bylaw, regulate and impose requirements in relation to matters referred to in section 65.
- 65 The authority of a council under section 8(4) may be exercised in relation to the erection, placing, alteration, maintenance, demolition and removal of signs, sign boards, advertisements, advertising devices and structures.

It is important to note that these sections authorize the City to regulate the location, size, and specific physical features of signs, but do not directly provide authority for the regulation of the content of the signs. The imposition of a mandatory English component to the text of signs would likely be considered a content component.

In *Galganov v. Russell (Township)* 2012 ONCA 409 the issue of a bylaw which imposed both an English and French content requirement for signs was considered. The court concluded that authority for the bylaw was found in the general municipal power of the Township council to pass bylaws for matters respecting the economic, social and environmental well-being of the municipality. The *Community Charter* contains similar language in section 7(d) by including, within the purposes of a municipality, “fostering the economic, social and environmental well-being of its community”. However, more analysis would be required to determine whether a British Columbia court would reach the same conclusion that the specific sign regulatory power did not preclude a valid regulation of signs based on a broad, general power.

In *Galganov* (above) the Ontario Court of Appeal found that the imposition of a requirement that signs contain both English and French text infringed section 2(b) of the Charter, but that it was a justifiable and proportional restriction on freedom of expression given the objective of preserving the Town of Russell’s bilingual status. The Town did not restrict the inclusion of other languages in signs, and the argument presented by the appellant Galganov that the additional cost would be unreasonable was dismissed in the face of little or no evidence.

If the City, after completing any necessary studies, together with public consultation, was able to establish compelling reasons for a regulation requiring that English be included on signs, such a regulation might be legally supportable if it could meet both the section 1 Charter test for proportionality and minimal impairment, and the regulatory authority analysis under the *Community Charter*.

Implications for Existing Signs

If the City was to adopt a regulation imposing an English language requirement to signs, existing signs would likely remain unaffected. The B.C. Supreme Court decision in *Village of Cache Creek v. Hellner*

(2000) BCSC 1540 determined that the property owner would enjoy the non-conforming use protections of section 911 of the *Local Government Act* in the event that new bylaw provisions rendered the sign otherwise non-compliant. The court took the perspective that a sign constitutes a use of land. In addition, local governments in British Columbia do not have the authority to adopt bylaws with retroactive effect. There would likely be a strong argument that any new bylaw requirements would only apply to new signs and would have no effect on existing signs which were compliant, at the time of permit application, with the previously applicable bylaw provisions.

We hope the foregoing is helpful.

Yours truly,

A handwritten signature in cursive script, appearing to read 'S. Carter'.

Sandra Carter
Valkyrie Law Group LLP



Only signs on the exterior of the building are regulated by the Richmond Sign Bylaw (No. 5560). Advertisement and promotional material are not regulated under the Sign Bylaw



To: General Purposes Committee **Date:** October 7, 2014
From: Andrew Nazareth **File:** 10-6060-00/Vol 01
 General Manager, Finance & Corporate Services
 Robert Gonzalez, P.Eng.
 General Manager, Engineering & Public Works
Re: **2015 Utility Budgets and Rates**

Staff Recommendation

That the 2015 Utility Budgets, as outlined under Option 1 for Water and Sewer, Option 3 for Drainage and Diking, and Option 1 for Solid Waste and Recycling, as contained in the staff report dated October 7, 2014 from the General Manager of Finance & Corporate Services and General Manager of Engineering & Public Works, be approved as the basis for establishing the 2015 Utility Rates and preparing the 5 Year Financial Plan (2015-2019) Bylaw.

Andrew Nazareth
General Manager, Finance
& Corporate Services
(4095)

Robert Gonzalez, P.Eng.
General Manager, Engineering
& Public Works
(4150)

Att. 1

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

Staff Report

Origin

This report presents the recommended 2015 utility budgets and rates for Water, Sewer, Drainage & Diking and Solid Waste & Recycling. The utility rates need to be established by December 31, 2014, in order to facilitate charging from January 1, 2015.

Analysis

The 2015 budget has been prepared in advance of Metro Vancouver (MV) announcing their 2015 rates. MV rates will be announced in late October or early November. Staff estimated the 2015 MV rate increases based on a combination of MV's projections and actual historic rate increases. If MV increases are substantially different from the estimated rates, staff will report back to Council for further consideration. MV rate increases used to develop the City's 2015 utility rates are as follows:

- The estimated 2015 Greater Vancouver Water District (GVWD) increase is 5%. While MV's forecasted increase is 8.1% for 2015, their actual increases have been 6% or less in the last few years, whereas projections were 7% or more.
- The estimated 2015 Greater Vancouver Sewerage and Drainage District (GVS&DD) sewer levy increase is 6%. Based on historical projections and actual levies charged by Metro Vancouver, a higher increase than Metro's forecasted 4% is used in setting the City's sewer levy.
- MV solid waste tipping fees are projected to increase to \$109 per tonne for 2015 (from \$108 in 2014).

Another component of the utility budget relates to replacement of ageing/deteriorating municipal infrastructure. As noted in the "Ageing Infrastructure Planning – 2013 Update" report, dated August 14, 2013, increases to the annual capital funding contributions for sanitary and drainage & diking are required to meet long-term infrastructure replacement targets, whereas the required annual capital replacement funding contribution for the water distribution system is at a sustainable level.

Recognizing the challenges of increasing costs outside of the City's control and those associated with maintaining City infrastructure, staff have presented various budget and rate options for 2015. Budgets and rates are presented under three different options for each of the City's utilities. Option 1 presents the minimum non-discretionary increases necessary to meet those demands placed on the City by external or other factors outside of the City's direct control (e.g. regional or other agency increases, contractual obligations, plant growth, fuel, insurance, etc.) based on the same level of service. Options 2 and 3 present various actions the City can take to either reduce or increase the budget and rates depending on the varying circumstances and needs within each budget area. The various options are presented for each of the City utilities in the following tables:

- | | |
|---------------------|----------------------------|
| • Water | • Sewer |
| • Drainage & Diking | • Sanitation and Recycling |

The concluding summary of proposed rates for 2015 is shown in Tables 15 and 16.

Water Utility

Key Budget Areas	2014 Base Level Budget	Option 1 (Recommended) Non-Discretionary Increases	Option 2 Non-Discretionary Increases with 50% Rate Stabilization	Option 3 Non-Discretionary Increases with 0% Rate Stabilization
2014 OBI Adjustment	\$300			
Salary	\$5,049,500	\$120,000	\$120,000	\$120,000
PW Materials/Equipment/Power Costs	\$1,641,400	\$28,000	\$28,000	\$28,000
Vehicles Charges	\$687,400	\$34,000	\$34,000	\$34,000
Operating expenditures	\$368,400	\$4,500	\$4,500	\$4,500
Water Meter Reading and Maintenance	\$349,100	\$77,000	\$77,000	\$77,000
Toilet Rebate Program	\$100,000	\$0	\$0	\$0
GVRD Water Purchases (MV)	\$23,525,000	\$1,117,900	\$1,117,900	\$1,117,900
Capital Infrastructure Replacement Program	\$7,500,000	\$0	\$0	\$0
Asset Management System	\$50,000	\$0	\$0	\$0
Firm Price/Receivable	\$1,781,200	\$35,700	\$35,700	\$35,700
Residential Water Metering Program	\$1,320,000	\$0	\$0	\$0
Overhead Allocation	\$864,600	\$0	\$0	\$0
Total Base Level Budget	\$43,236,900	\$44,654,000	\$44,654,000	\$44,654,000
Revenues				
Provision (Rate Stabilization)	-\$750,000	\$0	\$375,000	\$750,000
Investment	-\$427,000	\$0	\$0	\$0
Firm Price/Receivable	-\$1,781,200	-\$35,700	-\$35,700	-\$35,700
Meter Rental	-\$1,677,100	-\$197,400	-\$197,400	-\$197,400
YVR Maintenance	-\$28,900	-\$600	-\$600	-\$600
Provision (Toilet Rebate/Flushing)	-\$251,100	\$0	\$0	\$0
Provision (OBI Adjustment)	-\$300	\$300	\$300	\$300
Miscellaneous	-\$10,000	-\$40,000	-\$40,000	-\$40,000
Net Budget	\$38,311,300	\$39,455,000	\$39,830,000	\$40,205,000
Net Difference Over 2014 Base Level Budget		\$1,143,700	\$1,518,700	\$1,893,700

The following is an explanation of the budget reductions and increases outlined in Table 1.

Operating Expenditures

Operating expenses have increased due to factors beyond the City’s control including:

- Salary increases as per union agreements;
- BC Hydro rate increases;
- Increasing material costs;
- Postage rate increases; and
- Vehicle cost increases, including fuel and insurance increases.

GVWD Water Purchases – Metro Vancouver

Water is purchased from MV (GVWD) on a unit volume basis. The MV 2015 water rate will not be announced until it is approved by the MV Board in late October or early November. Staff estimate that MV will increase water rates by 5%. MV projections indicate water rates will rise by 8.1%; however, as documented in Table 2, MV actual water rate increases have generally been lower than their projections. On this basis, staff have utilized a 5% MV increase to develop the water rates presented in this report. If the actual MV water rate increase is substantially different, staff will report back to Council for further consideration.

Table 2. Metro Vancouver Projected vs. Actual Water Rate Increases					
Year	2010	2011	2012	2013	2014
MV Projected Increase	12.30%	17.80%	13.44%	7.50%	7.00%
MV Actual Increase	11.90%	13.98%	5.88%	1.23%	4.00%

The City pays MV for bulk water based on a unit rate times the volume of water delivered to the City. The volume of water the City purchases from MV has a degree of variability, primarily due to weather impacts on summer irrigation demand. The total volume estimated for budget purposes is based on average City water demand over the last 5 years. The variability in the demand during this period has been approximately plus or minus 5%, and a similar variability can be anticipated in the 2015 water purchase.

Water conservation efforts, including water metering and toilet rebates, have helped limit increases to bulk water purchases despite a rapidly growing population, and this has contributed to lower utility rate increases. To date in 2014, water purchases are below the five-year average. 2014 has been a lower precipitation year, which would typically generate above average water use due to increased irrigation demand. However, residents are clearly improving their water use habits as it becomes measured in an increasing number of homes.

Capital Infrastructure Replacement Program

There are no proposed increases for contribution to water capital infrastructure replacement under any of the proposed options as this utility is at a sustainable funding level. The annual capital contribution for water-related infrastructure replacement has reached \$7.5 million. Per

the “Ageing Infrastructure Planning – 2013 Update” report, dated August 14, 2013, the long-term annual water infrastructure replacement funding requirement is \$7.2 million. A reduction in the annual funding contribution is not recommended as inflation will reduce the difference in the medium term. Staff will continue to undertake further assessments to determine infrastructure replacement requirements going forward and identify any recommended changes to the annual contribution, if required.

Residential Water Metering Program

With an increasing number of residential meters in place, an increase to the operating budget for meter reading and maintenance is recommended. The proposed budget allocates \$77,000 in increased funding for meter reading and maintenance. This increased operating cost is offset by increasing meter rental revenues generated by new single-family and multi-family water meter accounts from changeovers and new residential units and does not impact overall rates.

Recommended funding for single-family and multi-family water meter installations is similar to 2014, with \$1.32 million allocated from water rates and \$600,000 allocated from the water capital program.

Universal Single-Family Water Metering: The Universal Single-Family Water Meter Program is in progress and will be completed in 4 years. Approximately 1,800 single-family water meters will be installed in 2015.

Multi-Family Water Meter Program: The Multi-Family Water Meter Program has been very successful. To date, the City has received approval from 135 volunteer complexes (comprising 8,300 multi-family dwelling units) to install water meters. Of these, 130 complexes have been completed (8,128 units), including 48 apartment complexes (5,115 units) and 77 townhouse complexes (2,357 units). These voluntary installations will continue to be funded through the water metering program funding allocation.

Water Rate Stabilization Contribution (Water Rate Options)

The water rate stabilization provision was established by Council as a funding source to offset anticipated spikes in regional water purchase costs. Capital projects associated with the Capilano-Seymour Water Filtration Plant are substantially complete and the forecasted spike in rate increases is being realized. The base level budget currently reflects a \$750,000 drawdown from the water rate stabilization fund. Option 1 (recommended) maintains the \$750,000 drawdown of the rate stabilization fund, while Options 2 and 3 include reducing the drawdown to \$375,000 and \$0 respectively.

By the end of 2014, the water rate stabilization provision will have a balance of \$4.4 million plus any surplus that is appropriated to this provision at year-end.

Regional Issues

The MV water rate increases support the drinking water treatment program and transmission improvement programs. MV’s current four-year projections for the regional water rate are outlined in Table 3.

	2015	2016	2017	2018
Projected MV Water Rate (per m ³)	\$.6806	\$.7344	\$.7976	\$.8367
% Increase Over Prior Year	8.1%	7.9%	8.6%	4.9%

Impact on 2015 Water Rates

The impact of the three budget options on water rates is shown in Tables 4 and 5. Table 4 shows the various options for metered rate customers; Table 5 shows the options for flat rate customers.

Option 1 (recommended) results in the lowest rates as it includes the highest rate stabilization provision drawdown. Options 2 and 3 have increasingly higher rates as they include lower contributions from the rate stabilization provision. The percentage increase of the recommended Option 1 is lower than the MV increase, as efficiencies in City operations and well-managed budgets have allowed the City to mitigate cost impacts from MV.

Customer Class	2014 Rates	Option 1 (Recommended)	Option 2	Option 3
Single-Family Dwelling (based on 325 m ³ average)	\$360.62	\$364.29 \$3.67	\$367.90 \$7.28	\$371.54 \$10.92
Townhouse (based on 205 m ³ average)	\$227.47	\$229.78 \$2.31	\$232.06 \$4.59	\$234.36 \$6.89
Apartment (based on 164 m ³ average)	\$181.97	\$183.83 \$1.86	\$185.65 \$3.68	\$187.48 \$5.51
Metered Rate (\$/m ³)	\$1.1096	\$1.1209 \$.0113	\$1.1320 \$.0224	\$1.1432 \$.0336

*Metered rates above do not include base rates.

Customer Class	2014 Rates	Option 1 (Recommended)	Option 2	Option 3
Single-Family Dwelling	\$589.20	\$595.17 \$5.97	\$601.10 \$11.90	\$607.03 \$17.83
Townhouse	\$482.32	\$487.21 \$4.89	\$492.06 \$9.74	\$496.92 \$14.60
Apartment	\$310.80	\$313.95 \$3.15	\$317.08 \$6.28	\$320.20 \$9.40

The rates outlined in Tables 4 and 5 are net rates. The Water Bylaw provides a 10% discount for utility bills paid prior to a deadline. The rates shown will be increased by 10% in the supporting bylaws to provide for the discount incentive while ensuring appropriate cost recovery.

Advantages/Disadvantages of Various Options

Option 1 (recommended)

- Represents the minimum increase necessary to maintain the current level of service.
- Updates water operating expenditures to include \$77,000 for water meter reading and maintenance.
- Maintains the \$750,000 subsidy from the water rate stabilization fund.

Option 2

- Represents the minimum increase necessary to maintain the current level of service.
- Updates water operating expenditures to include \$77,000 for water meter reading and maintenance.
- Reduces the subsidy from the water rate stabilization fund to \$375,000.

Option 3

- Represents the minimum increase necessary to maintain the current level of service.
- Updates water operating expenditures to include \$77,000 for water meter reading and maintenance.
- Reduces the subsidy from the water rate stabilization fund to \$0.

Recommended Option

Staff recommend the budgets and rates outlined under Option 1 for Water Services. This option maintains infrastructure funding levels above those identified in the “Ageing Infrastructure Planning – 2013 Update” report, includes the universal water metering program for single-family homes that will be completed in 2018, and allows for volunteer water metering of multi-family homes. It includes an appropriate toilet rebate budget and maintains a \$750,000 drawdown of the rate stabilization fund to minimize rate increases.

Sewer Utility

Key Budget Areas	2014 Base Level Budget	Option 1 (Recommended) Non-Discretionary Increases	Option 2 Non-Discretionary Increases with 50% Rate Stabilization	Option 3 Non-Discretionary Increases with 0% Rate Stabilization
2014 OBI Adjustment	\$20,000			
Salary	\$2,474,500	\$52,600	\$52,600	\$52,600
PW Materials/Equipment/ Power Costs	\$1,366,300	\$78,700	\$78,700	\$78,700
Vehicle Charges	\$474,600	-\$47,800	-\$47,800	-\$47,800
Internal Shared Costs	\$197,600	\$3,200	\$3,200	\$3,200
Operating expenditures	\$145,800	\$5,600	\$5,600	\$5,600
GVS&DD O&M (MV)	\$18,867,900	\$1,132,100	\$1,132,100	\$1,132,100
GVS&DD Debt (MV)	\$85,700	\$0	\$0	\$0
Capital Infrastructure Replacement Program	\$4,256,400	\$0	\$0	\$0
Asset Management System	\$50,000	\$0	\$0	\$0
Firm Price/Receivable	\$586,300	\$13,900	\$13,900	\$13,900
Overhead Allocation	\$498,200	\$0	\$0	\$0
Total Base Level Budget	\$29,023,300	\$30,261,600	\$30,261,600	\$30,261,600
Revenues				
Provision (Rate Stabilization)	-\$500,000	\$0	\$250,000	\$500,000
Provision (OBI Adjustment)	-\$20,000	\$20,000	\$20,000	\$20,000
Investment	-\$166,000	\$0	\$0	\$0
Firm Price/Receivable	-\$586,300	-\$13,900	-\$13,900	-\$13,900
Property Tax for DD Debt (MV)	-\$85,700	\$0	\$0	\$0
Net Budget	\$27,665,300	\$28,909,700	\$29,159,700	\$29,409,700
Net Difference Over 2014 Base Level Budget		\$1,244,400	\$1,494,400	\$1,744,400

A description explaining the increases and budget reductions in each of the areas identified above is described below.

Operating Expenditures

Operating expenses have increased due to factors beyond the City's control, including:

- Salary increases as per union agreements;
- BC Hydro rate increases;
- Increasing materials costs; and
- Vehicle cost increases, including fuel and insurance increases.

GVS&DD Operating and Maintenance Costs – Metro Vancouver

Richmond pays MV (GVS&DD) for bulk transmission and treatment of collected liquid waste on a flat rate basis through a sewer levy. The 2015 MV sewer levy charges will not be announced until they are approved by the MV Board in late October. While MV has projected a 3.0% sewer charge increase for 2015, staff have utilized an estimated 6% increase to the sewer levy based on previous MV projections and increases (Table 7). If MV sewer levy increases are substantially different than the staff estimate, staff will report to Council for further consideration.

Year	2010	2011	2012	2013	2014
MV Projected Overall Increase	2.50%	6.00%	6.00%	3.00%	3.00%
MV Actual Sewer Levy Increase	0.47%	9.33%	7.68%	10.11%	8.95%

The difference between MV's estimated sewer charge increases and the actual sewer levy increases is largely driven by a MV policy regarding retiring debt. MV sewer charges have two components – sewer debt charges and sewer levy charges. When sanitary sewer debt is retired or matures, MV transfers the value of the retired debt charge to the sewer levy. In Richmond, the sewer debt charges are recovered through property tax while the sewer levy charges are recovered through sewer utility rates. The shift in MV sewer charges reduces the recovery from property tax, but increases the recovery from the sewer utility rates.

Capital Infrastructure Replacement Program

All options maintain the annual contribution to the sewer infrastructure capital replacement program at \$4.3 million. The "Ageing Infrastructure Planning – 2013 Update" report noted that the annual funding contribution required to support long-term sustainability is \$6.4 million. Staff recommend the funding level be maintained at \$4.3 million at this time given the significant anticipated MV cost increase.

Sewer Rate Stabilization Contribution (Sewer Rate Options)

The sewer rate stabilization provision was established by Council as a funding source to offset significant spikes in regional sewer treatment and capacity costs. The sewer rate stabilization provision is projected to have a \$6.5 million balance by the end of 2014. Any surplus in the sewer operating budget at the end of 2014 will be appropriated to add to this balance.

Option 1 maintains the \$500,000 drawdown on the sewer rate stabilization fund to partially offset MV O&M increases. Options 2 and 3 reduce the drawdown to \$250,000 and \$0, respectively.

Regional Issues

Table 8 lists MV's projected sewer charge increases for 2015 through 2018. The main budget drivers impacting the projected increase in MV costs include a variety of capital infrastructure projects, such as the Gilbert Trunk Sewer twinning project, and the Lions Gate and Iona wastewater treatment plant upgrades. MV projections indicate a 4.0% sewer charge increase (combined debt reduction and sewer levy cost increases) for 2015. Staff estimate the sewer levy, which is supported by the City's utility rates, will increase by 6% in 2015 as MV retires debt, which is supported by tax rates, and adds that value to the sewer levy.

	2015	2016	2017	2018
Projected MV Sewer Charge per Household	\$183	\$192	\$203	\$216
% Increase Over Prior Year	4%	5%	6%	6.5%

Impact on 2015 Sewer Rates

The impact of the three budget options on the sewer rates is shown in Tables 9 and 10. Table 9 identifies the impact of each option on metered customers; Table 10 identifies the impact on flat rate customers.

Customer Class	2014 Rates	Option 1 (Recommended)	Option 2	Option 3
Single Family Dwelling (based on 325 m ³ average)	\$313.46	\$316.58 \$3.12	\$319.35 \$5.89	\$322.14 \$8.68
Townhouse (based on 205 m ³ average)	\$197.72	\$199.69 \$1.97	\$201.43 \$3.71	\$203.20 \$5.48
Apartment (based on 164 m ³ average)	\$158.18	\$159.75 \$1.57	\$161.15 \$2.97	\$162.56 \$4.38
Metered Rate (\$/m ³)	\$.9645	\$0.9741 \$.0096	\$.9826 \$.0181	\$.9912 \$.0267

Customer Class	2014 Rates	Option 1 (Recommended)	Option 2	Option 3
Single Family Dwelling	\$395.45	\$399.39 \$3.94	\$402.88 \$7.43	\$406.37 \$10.92
Townhouse	\$361.83	\$365.43 \$3.60	\$368.62 \$6.79	\$371.81 \$9.98
Apartment	\$301.35	\$304.35 \$3.00	\$307.01 \$5.66	\$309.66 \$8.31

The rates outlined in Tables 9 and 10 are net rates. The bylaw provides a 10% discount for utility bills paid prior to a deadline. The rates shown will be increased by 10% in the supporting bylaws to provide for the discount incentive while ensuring appropriate cost recovery.

*Advantages/Disadvantages of Various Options*Option 1 (recommended)

- Represents the minimum increase necessary to maintain the current level of service.
- Does not meet the City's long-term infrastructure plan to increase the capital program for replacement of ageing infrastructure. Capital replacement remains fixed at \$4.25 million for 2015, which represents an annual \$2.15 million shortfall from the funding recommended in the "Ageing Infrastructure Planning – 2013 Update" report. The ultimate objective is to build the annual infrastructure replacement for sewer to \$6.4 million.
- Utilizes a \$500,000 drawdown from the sewer levy stabilization account to minimize the impact of regional increases on sewer rates.

Option 2

- Represents the minimum increase necessary to maintain the current level of service.
- Does not meet the City's long-term infrastructure plan to increase the capital program for replacement of ageing infrastructure. Capital replacement remains fixed at \$4.25 million for 2015, which represents an annual \$2.15 million shortfall from the funding recommended in the "Ageing Infrastructure Planning – 2013 Update" report. The ultimate objective is to build the annual infrastructure replacement for sewer to \$6.4 million.
- Includes a \$250,000 reduction in rate stabilization drawdown.

Option 3

- Represents the minimum increase necessary to maintain the current level of service.
- Does not meet the City's long-term infrastructure plan to increase the capital program for replacement of ageing infrastructure. Capital replacement remains fixed at \$4.25 million for 2015, which represents an annual \$2.15 million shortfall from the funding recommended in the "Ageing Infrastructure Planning – 2013 Update" report. The ultimate objective is to build the annual infrastructure replacement for sewer to \$6.4 million.
- Includes a \$500,000 reduction in rate stabilization drawdown.

Recommended Option

In light of the considerable impact of the MV operations and maintenance charges, staff recommend the budgets and rates outlined under Option 1 for Sewer Services.

Drainage and Diking Utility

Utility Area	2014 Rates	Option 1	Option 2	Option 3 (Recommended)
Drainage	\$120.31	\$120.31	\$125.31	\$130.31
Diking	\$10.00	\$10.00	\$10.00	\$10.00
Total Drainage & Diking	\$130.31	\$130.31	\$135.31	\$140.31
<i>Increase Over 2014</i>		\$0	\$5.00	\$10.00

The rates outlined in Table 11 are net rates. The bylaw provides a 10% discount for utility bills paid prior to a deadline. The net rates shown will be increased by 10% in the supporting bylaws to provide for the discount incentive while ensuring appropriate cost recovery.

Background

Drainage

In 2003, a drainage utility was created to develop a reserve fund for drainage infrastructure replacement costs. The objective, as outlined in the “Ageing Infrastructure Planning – 2013 Update” report, is to build the fund to an anticipated annual contribution of approximately \$10.4 million, subject to ongoing review of the drainage infrastructure replacement requirements.

As adopted by Council in 2003, the rate started at \$10 (net) per property and is increased an additional \$10 each year until such time as the \$10.4 million annual reserve target is reached. While \$10.4 million is the optimum annual target, the Ageing Infrastructure report identifies a target range that could be acceptable based on a sensitivity analysis of contributing variables. The lower bound of the sustainable funding range is \$9.4 million and Richmond will cross this threshold in 2015 if Council chooses to continue the practice of increasing rates by \$10 (net) per year (Option 3).

Option 1 presents no increase from 2014; Option 2 has an increase of \$5; Option 3 (recommended) includes the full increase of \$10, as per prior Council approvals. The recommended increase under Option 3 will result in approximately \$9.7 million in annual reserve contributions for drainage in 2015. This level of funding would enable a sustainable drainage infrastructure replacement program. A continued increase in capital contributions for drainage is recommended due to the importance of drainage infrastructure in Richmond.

Diking

An annual budget amount of approximately \$600,000 was established in 2006 to undertake structural upgrades at key locations along the dike, which equated to a net charge of \$10 per property. Continued annual funding is required to support studies and dike upgrades required to protect the City from long-term sea level rise due to climate change. There is no increase proposed to the \$10 net rate for 2015. This will result in revenues of approximately \$744,000 in 2015, based on total estimated number of properties in Richmond.

Recommended Option

Staff recommend the budgets and rates outlined under Option 3 for Drainage and Diking Services.

Solid Waste and Recycling

Table 12. 2015 Solid Waste & Recycling Budget

Key Budget Areas	2014 Base Level Budget (Amended)	Option 1 (Recommended) Non-Discretionary Increases	Option 2 (\$200,000 from Provision to Offset Rates)	Option 3 (\$300,000 from Provision to Offset Rates)
Salaries	\$2,264,000	\$110,600	\$110,600	\$110,600
Contracts	\$6,686,800	\$506,800	\$506,800	\$506,800
Equipment/Materials	\$481,000	(\$1,100)	(\$1,100)	(\$1,100)
MV Disposal Costs	\$1,810,600	\$0	\$0	\$0
Recycling Materials Processing	\$1,080,905	\$129,895	\$129,895	\$129,895
Container Rental/Collection	\$161,300	(\$10,700)	(\$10,700)	(\$10,700)
Operating Expenditures	\$243,250	\$32,850	\$32,850	\$32,850
Internal Shared Costs	\$160,600	\$3,200	\$3,200	\$3,200
Agreements	\$174,200	\$1,800	\$1,800	\$1,800
Rate Stabilization	\$77,000	\$0	\$0	\$0
Base Level Budget	\$13,139,655	\$13,913,000	\$13,913,000	\$13,913,000
Total Incremental Increase		\$773,345	\$773,345	\$773,345
Revenues				
Apply General Solid Waste and Recycling Provision	(\$550,000)	\$0	(\$200,000)	(\$300,000)
Recycling Material	(\$382,599)	\$125,599	\$125,599	\$125,599
Garbage Tags	(\$17,500)	\$0	\$0	\$0
Revenue Sharing Grant	(\$2,100)	\$0	\$0	\$0
MMBC Incentive	(\$846,856)	(\$505,719)	(\$505,719)	(\$505,719)
Net Budget	\$11,340,600	\$11,733,825	\$11,533,825	\$11,433,825
Net Difference Over 2014 Base Level Budget		\$393,225	\$193,225	\$93,225

A description explaining the increases and budget reductions in each of the areas outlined above is outlined below.

Salaries

Salary cost increases under all options correspond with collective agreements. Approximately forty percent of the increase (\$46,275) is for a staff position to support the MMBC program, due to considerable added administration requirements. There is no impact to the rates associated with the staff position as it is completely offset through MMBC financial incentive funding.

Contracts

The majority of contract cost increases relate to added collection costs associated with meeting the contractual obligations under MMBC agreements (approximately \$450,000). There is no impact to the rates associated with this increase as all added costs have been completely offset from MMBC financial incentive funding. The balance is for non-discretionary increases for solid waste and recycling collection services as outlined in Council-approved agreements and a small amount for growth in the number of units serviced.

Metro Vancouver Disposal Costs

The regional tipping fee is expected to increase by \$1.00/tonne for 2015, from \$108/tonne to \$109/tonne. However, due to the success of recycling initiatives such as the Green Cart program, no increase in regional disposal costs are expected although there are increased processing costs for handling the added Green Cart volumes, as noted in the following section.

MV has not developed an updated five-year tipping fee projection at this time due to uncertainties regarding future waste flows and waste-to-energy funding. The impact on tipping fees will depend on financing and amortization periods, etc. In general, increases in tipping fees are designed to, in part, help drive additional recycling (create greater financial incentive to recycle) as well as manage existing and planned added infrastructure. Staff note that MV has withheld the significant planned increases over the last two years in light of significant challenges with waste being exported from the regional system. MV is looking to again minimize the regional tipping fee increase in 2015 pending provincial consideration of Bylaw 280, which would require that all waste generated in the MV region be disposed of at regional facilities.

Prior estimated regional tipping fee projections are outlined below for information.

Table 13. Metro Vancouver Tipping Fee Projections				
	2015	2016	2017	2018
Projected MV Tipping Fee/Tonne	\$109	\$137	\$151	\$157
% Increase from Prior Year	1%	26%	10%	4%

Recycling Materials Processing

Recycling materials processing costs are increased associated with added volumes of yard trimmings generated by landscapers servicing multi-family properties in Richmond. Drop off is free for commercial landscapers and the City pays Ecowaste on their behalf. Processing costs are also increased associated with significant increased volumes of yard trimmings and organics collected through the City's Green Cart program, which was also expanded to service townhomes.

Container Rental/Collection and Operating Expenditures

Container rental/collection costs are decreased due to MMBC assuming costs associated with hauling and handling Styrofoam at the Recycling Depot. Operating expenditures are increased associated with printing and advertising associated with the expanded recycling program due to the MMBC agreement.

Internal Shared/Agreements

Internal shared costs are increased for the Patroller program salary increases, and align with the Collective Agreement. Agreement costs are increased slightly based on the consumer price index and contractual increase with Vancouver Coastal Health Authority for the City's public health protection service agreement.

Revenues – General Solid Waste and Recycling Provision (Solid Waste Options)

The contribution from provision under Option 1 remains unchanged at \$550,000. This amount represents the costs to fund the multi-family organics pilot program and bi-weekly garbage cart pilot program undertaken in 2014. This amount allows the status quo to remain pending a decision from Council on these two programs.

Option 2 includes an increased draw from the provision of \$200,000 to offset rates. Option 3 includes an amount of \$300,000 drawdown from provision to further offset rates. These amounts are presented for Council's consideration.

Recycling Material Revenues

Revenues from the sale of recycling commodities are decreased as a result of the MMBC agreement, under which MMBC retains all revenues from the sale of recycling materials collected through the City's program.

MMBC Revenue Incentive

The incentive funding is increased in 2015 to absorb the additional costs incurred under the MMBC agreement. A separate information report to Council outlines the original and updated overall anticipated value of the incentive based on the most current information available.

Impact on 2015 Rates

The impact of the budget options to ratepayers is provided in the table which follows.

Table 14. 2015 Solid Waste and Recycling Rate Options (net of discount)				
Customer Class	2014 Rates	Option 1 (Recommended)	Option 2	Option 3
Single Family Dwelling	\$263.80	\$277.50 \$13.70	\$274.84 \$11.04	\$273.52 \$9.72
Townhouse	\$224.00	\$232.50 \$8.50	\$229.84 \$5.84	\$228.52 \$4.52
Apartment	\$54.40	\$56.50 \$2.10	\$53.84 (\$0.56)	\$52.52 (\$1.88)
Business Rate	\$26.75	\$27.70 \$0.95	\$25.04 (\$1.71)	\$23.72 (\$3.03)

As noted previously within the water and sewer sections, the above rates are net rates and will be increased by 10% in the rate amending bylaws in accordance with the bylaw early payment discount provisions.

Regional Issues

As previously noted, the regional tipping fee is increased to \$109/tonne in 2015. Key drivers impacting regional costs include landfill management contracts, costs for managing fly and bottom ash, proposed contributions to recycling depot operations, and expected decreases in waste quantities disposed. Key actions at the regional level in 2015 will include implementation of the organics disposal ban in 2015, identification of potential sites for waste to energy capacity, implementation of the Waste Flow Management Bylaw and Strategy (subject to provincial approval) as well as other related initiatives. Projections continue to be based on achieving approximately 70% diversion by 2015.

Costs for regional and local government initiatives identified in the Integrated Solid Waste and Resource Management Plan are other factors that will impact costs going forward. For its part, the City's key actions in 2015 will be reviewing implementing organics recycling programs for all residents in preparation for the regional organics disposal ban as well as additional initiatives to reduce overall waste disposed.

Recommended Option

Staff recommend the budgets and rates as outlined under Option 1 for Solid Waste and Recycling. This option provides full funding for all existing programs. In light of significant draws in recent years from the General Solid Waste and Recycling Provision to fund acquisition of carts to residents and future expected capital cost requirements for provision of carts for garbage and funding for an Eco Centre, it is not recommended to draw any added amounts from the provision in 2015 to offset rates.

Total Recommended 2015 Utility Rate Option

In light of the significant challenges associated with the impacts of regional costs and new programs in the City, staff recommend the budget and rates options as follows:

- Option 1 is recommended for Water and Sewer
- Option 3 is recommended for Drainage and Diking
- Option 1 is recommended for Solid Waste and Recycling

Table 15 summarizes the estimated total metered rate utility charge, based on average water and sewer consumption. Table 16 summarizes the total flat rate utility charge.

Table 15. 2015 Estimated Total Net Rates to Metered Customers		
Customer Class	2014 Estimated Net Metered Rates	2015 Estimated Net Metered Rates (Recommended)
Single-Family Dwelling (based on 325 m ³ average)	\$1,068.19	\$1,098.69 \$30.50
Townhouse (on City garbage service) (based on 205 m ³ average)	\$779.50	\$802.29 \$22.79
Townhouse (not on City garbage service) (based on 205 m ³ average)	\$673.30	\$692.79 \$19.49
Apartment (based on 164 m ³ average)	\$524.86	\$540.39 \$15.53
Commercial/Industrial		
Metered Water (\$/m ³)	\$1.1096	\$1.1209 \$.0113
Metered Sewer (\$/m ³)	\$. 9645	\$.9741 \$.0096
Business: Garbage	\$26.75	\$27.70 \$0.95
Business: Drainage & Diking	\$130.31	\$140.31 \$10.00

As 75% of single-family dwellings are on meters, the metered charges in Table 15 are representative of what the majority of residents in single-family dwellings would pay versus the flat rate charges outlined in Table 16.

Customer Class	2014 Net Flat Rates	2015 Net Flat Rates (Recommended)
Single-Family Dwelling	\$1,378.75	\$1,412.37 \$33.62
Townhouse (on City garbage service)	\$1,198.46	\$1,225.45 \$26.99
Townhouse (not on City garbage service)	\$1,092.26	\$1,115.95 \$23.69
Apartment	\$796.86	\$815.11 \$18.25

As noted previously, the rates highlighted in this report reflect the net rates. This is the actual cost that property owners pay after the 10% discount incentive is applied, as outlined in the rate bylaws. The discount incentive provided in the bylaws is a very effective strategy in securing utility payments in a timely manner. To ensure full cost recovery while maintaining the payment incentive, the bylaw rates are adjusted by the discount amount. The recommended rates outlined above result in gross rate charges to residents as outlined in Attachment 1. These rates would be reflected in the amending bylaws for each utility area, should they be approved by Council.

Flat Rate and Metered Customers

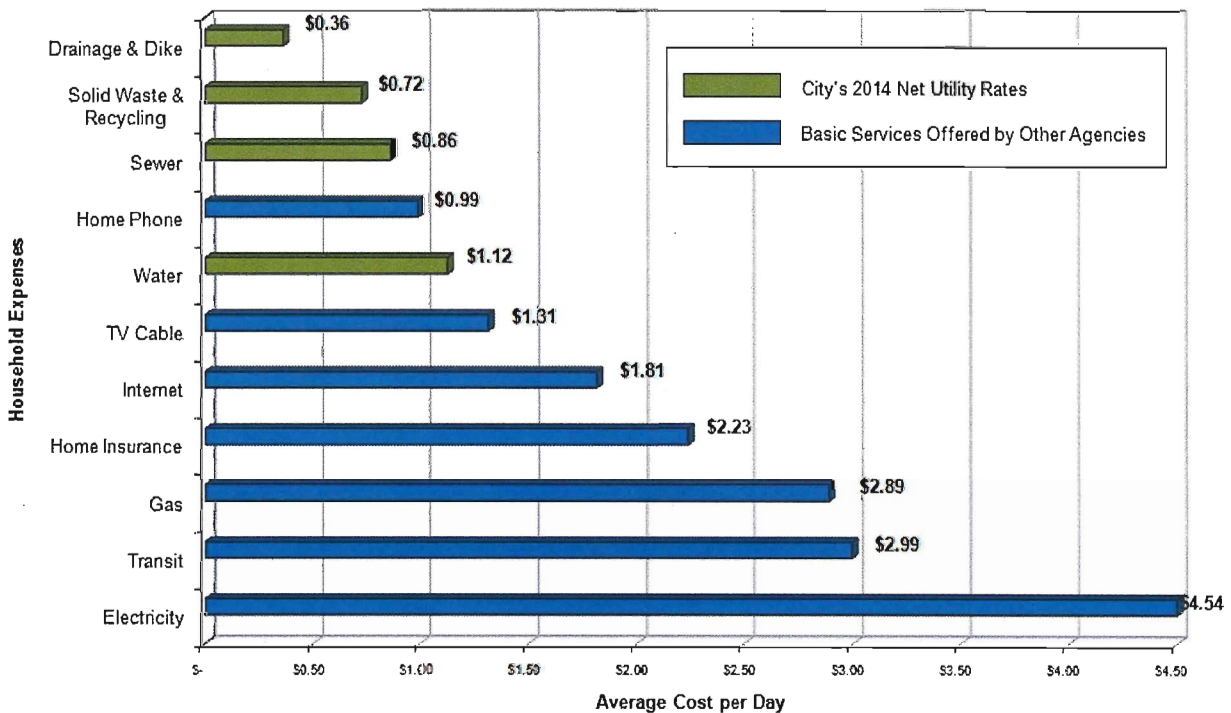
The residential metering program has been successful in transitioning the majority of single-family households from flat rates. Approximately 75% of single-family homes are now on meters. The majority of townhouses and apartments are still on flat rate; however, the number with meters will continue to increase with the volunteer and mandatory water meter programs for multi-family dwellings. The number of units by customer class, including those on meters, is shown below:

		2014 Counts	2015 Counts (Estimated)	Difference
Single-Family Residential	Flat Rate (25%)	7,192	5,328	(1,864)
	Metered (75%)	21,511	23,663	2,152
Townhouse	Flat Rate (75%)	12,134	12,034	(100)
	Metered (25%)	4,113	4,419	306
Apartment	Flat Rate (60%)	15,495	15,145	(350)
	Metered (40%)	10,245	11,501	1,256
Total Residential Units		70,690	72,090	1,400
Commercial Units	Metered	3,850	3,860	10
Farms	Metered	48	48	0

Comparison of 2014 City Utility Rates to Other Major Household Expenses

In relation to other common household expenses, City utility expenses represent good value when compared with other daily major household expenses such as telephone, cable, internet, electricity, transit and others. Water, sewer, garbage and drainage utility services are fundamental to a quality lifestyle for residents as well as necessary infrastructure to support the local economy. The following Figure 1 illustrates the value of these services when compared to other common household expenses.

Figure 1. Cost Comparison of Main Household Expenses for a Single-Family Dwelling



Source: BC Hydro, Fortis BC, TD Insurance, and Translink

Figure 1 Reference REDMS 4371068
 Source: BC Hydro, Fortis BC, TD Insurance, Translink

Financial Impact

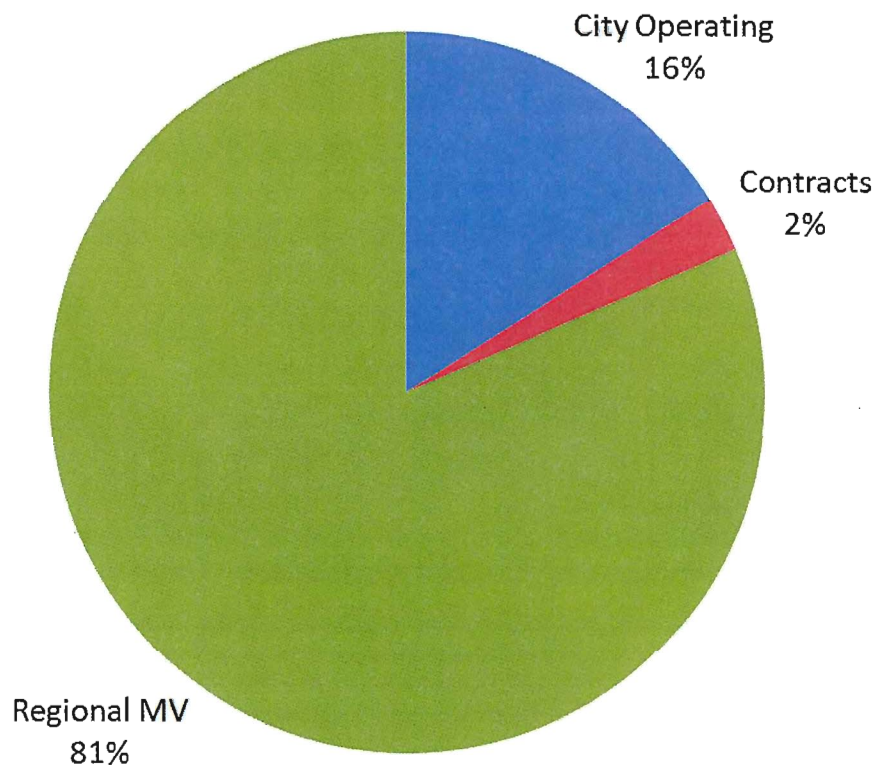
The budgetary and rate impacts associated with each option are outlined in detail in this report. In all options, the budgets and rates represent full cost recovery for each City service.

The key impacts to the recommended 2015 utility budgets and rates stem from estimated Metro Vancouver increases for bulk water and the sewer levy and total funding amounts for new programs in recycling and solid waste management. Cost impacts have been largely offset through efficiencies in City operations and well-managed budgets. Staff recommend the budget and rates options as follows:

- Option 1 is recommended for Water and Sewer
- Option 3 is recommended for Drainage and Diking
- Option 1 is recommended for Solid Waste & Recycling

Considerable effort has been made to minimize City costs and other costs within our ability in order to minimize the impact to property owners. The following Figure 2 illustrates the principal factors in determining the 2015 budget in terms of regional costs, contract costs, net capital infrastructure contribution (drainage) and other City operating costs.

Figure 2. % Increase for 2015 Utility Budget Recommended Option (by Category)



Conclusion

This report presents the 2015 proposed utility budgets and rates for City services relating to the provision of water, the connection of wastewater, flood protection, as well as the provision of solid waste and recycling services. Considerable measures are taken to reduce costs where possible in order to minimize rate increases. A significant portion of the City’s costs relate to impacts from influences outside of the City’s direct control, such as regional cost impacts, power and fuel cost increases, etc. Regional costs are expected to continue increasing to meet demands for high quality drinking water and sewer treatment. The percentage increase of the recommended options is lower than the MV increase, as efficiencies in City operations and well-managed budgets have allowed the City to mitigate cost impacts from MV.

Staff recommend that the budgets and rates as outlined in this report be approved and that the appropriate amending bylaws be brought forward to Council to bring these rates into effect.



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



Suzanne Bycraft
Manager, Fleet & Environmental Programs
(604-233-3338)

LB:lb

Attachment 1

2015 Annual Utility Charges – Recommended Gross Rates per Bylaw (Estimated Metered and Actual Flat Rates)

	Water	Sewer	Drainage/ Diking	Garbage/ Recycling	Total
Metered (Based on Average Consumption)					
Single-Family Dwelling	\$404.77	\$351.76	\$155.90	\$308.33	\$1,220.76
Townhouse (on City garbage)	\$255.32	\$221.88	\$155.90	\$258.33	\$891.43
Townhouse (no City garbage)	\$255.32	\$221.88	\$155.90	\$136.67	\$769.76
Apartment	\$204.25	\$177.50	\$155.90	\$62.78	\$600.43
Flat Rate (Actual)					
Single-Family Dwelling	\$661.30	\$443.77	\$155.90	\$308.33	\$1,569.30
Townhouse (on City garbage)	\$541.34	\$406.03	\$155.90	\$258.33	\$1,361.61
Townhouse (no City garbage)	\$541.34	\$406.03	\$155.90	\$136.67	\$1,239.94
Apartment	\$348.83	\$338.17	\$155.90	\$62.78	\$905.68
General – Other/Business					
Metered Water (\$/m ³)	\$1.2454				
Metered Sewer (\$/m ³)		\$1.0823			
Business: Garbage				\$30.78	
Business: Drainage & Diking			\$155.90		



To: Richmond City Council **Date:** October 21, 2014
From: Andrew Nazareth **File:** 03-0970-01/2014-Vol
 General Manager, Finance & Corporate Services 01
 Robert Gonzalez, P.Eng.
 General Manager, Engineering & Public Works
Re: 2015 Utility Rate Amendment Bylaws

Staff Recommendation

That each of the following bylaws be introduced and given first, second, and third readings:

- a) Solid Waste and Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 9188;
- b) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9192; and
- c) Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9193.

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

Robert Gonzalez, P.Eng.
General Manager,
Engineering & Public Works
(604-276-4150)

Att. 3

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

Staff Report

Origin

At the October 20, 2014 General Purposes Committee, the following recommendation was approved by Committee as part of their consideration of the 2015 Utility Budgets and Rates:

“That the 2015 Utility Budgets, as outlined under Option 1 for Water and Sewer, Option 3 for Drainage and Diking, and Option 1 for Solid Waste and Recycling, as contained in the staff report dated October 7, 2014 from the General Manager of Finance & Corporate Services and General Manager of Engineering & Public Works, be approved as the basis for establishing the 2015 Utility Rates and preparing the 5 Year Financial Plan (2015-2019) Bylaw.”

Subject to Council’s acceptance of the above General Purposes Committee recommendation, this report presents the amending bylaws required to bring the utility rates into effect for 2015.

Analysis

The following is a summary of the proposed changes for Solid Waste and Recycling Bylaw No. 6803, Waterworks and Water Rates Bylaw No. 5637, and Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, as outlined in the “2015 Utility Budgets and Rates” report, dated October 7, 2014:

1. **Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw 9188**
 - Changes to implement the 2015 solid waste and recycling rates as outlined in Option 1 of the above-referenced report.
2. **Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw 9192**
 - Changes to implement the 2015 water rates as outlined in Option 1 of the above-referenced report.
3. **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9193**
 - Changes to implement the 2015 sanitary sewer rates as outlined in Option 1, and drainage and diking rates as outlined in Option 3, of the above-referenced report.

Financial Impact

The rates outlined in the proposed amending bylaws represent full cost recovery for each respective utility area. The impact to ratepayers is outlined in the “2015 Utility Budgets and Rates” report, dated October 7, 2014.

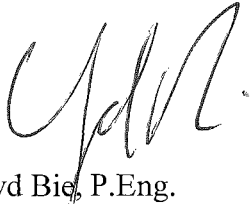
Conclusion

The amending bylaws presented with this report require Council’s approval to charge for the various utility services in 2015. These services include the provision of high-quality drinking

water for all residents and businesses, sewage conveyance and treatment, and solid waste and recycling services.

A strong fiscal management approach is applied towards ensuring that on-going replacement costs are also included in the City's rates as part of ensuring sound capital investment for infrastructure. This ensures a high level of consistent services for the community.

The costs and rates strategy outlined manage these competing costs effectively while balancing the fiscal challenges presented by increases in regional costs.



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



Suzanne Bycraft
Manager, Fleet & Environmental Programs
(604-233-3338)

LB:jh

- Att. 1: Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw 9188
- 2: Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw 9192
- 3: Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9193



City of Richmond

Bylaw 9188

Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 9188

The Council of the City of Richmond enacts as follows:

1. The **Solid Waste and Recycling Regulation Bylaw No. 6803**, as amended, is further amended by deleting Schedules A through D and substituting the schedules attached to and forming part of this Bylaw.
2. This Bylaw comes into force and effect on January 1, 2015.
3. This Bylaw is cited as **“Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 9188”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER

BYLAW YEAR:

2015

SCHEDULE A to BYLAW NO. 6803

FEES FOR CITY GARBAGE COLLECTION SERVICE		
Annual City garbage collection service fee for each single-family dwelling, each unit in a duplex dwelling, and each unit in a townhouse development	\$	121.67
Fee for each excess garbage container tag	\$	2.00
Large item pick up fee	\$	8.33

SCHEDULE B to BYLAW NO. 6803

FEES FOR CITY RECYCLING SERVICE		
Annual City recycling service fee:		
(a) for residential properties, which receive blue box service (per unit)	\$	50.00
(b) for multi-family dwellings or townhouse developments which receive centralized Collection service (per unit)	\$	34.44
Annual recycling service fee:		
(a) for yard and garden trimmings and food waste from single-family dwellings and from each unit in a duplex dwelling (per unit)	\$	100.00
(b) for yard and garden trimmings and food waste from townhome dwellings that receive City garbage or blue box service (per unit)	\$	50.00
Fee for yard/food waste cart replacement (per cart)	\$	25.00
Annual City Recycling Depot service fee for non-residential properties	\$	2.44
City recycling service fee for the Recycling Depot:		
		\$20.00 per cubic yard for the second and each subsequent cubic yard
(a) (i) for yard and garden trimmings from residential properties		\$0
(ii) for recyclable material from residential properties		\$0
(b) for yard and garden trimmings from non-residential properties		\$20.00 per cubic yard
(c) for recycling materials from non-residential properties		\$0

SCHEDULE C to BYLAW 6803

FEES FOR CITY LITTER COLLECTION SERVICE		
Annual City litter collection service fee for both residential properties and non-residential properties	\$	28.33

SCHEDULE D TO BYLAW 6803

NEW RESIDENTIAL PROPERTY PAYMENT FEE SCHEDULE														
GARBAGE, RECYCLING & LITTER COLLECTION FEE						RECYCLING & LITTER COLLECTION FEE PER STRATA LOT								
Single-Family Dwellings & Each Unit in a Duplex Dwelling						Townhouse Development			Townhouse Development			Multi-Family Development		
Month in Current Year in which Building Permit is Issued	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences			
January	\$ 139	2016	\$ -	2016	\$ -	2016	\$ -	2016	\$ -	2016	2017			
February	\$ 116	2016	\$ 217	2017	\$ 115	2017	\$ 46	2017	\$ 46	2017	2017			
March	\$ 93	2016	\$ 198	2017	\$ 105	2017	\$ 37	2017	\$ 37	2017	2017			
April	\$ 69	2016	\$ 178	2017	\$ 94	2017	\$ 28	2017	\$ 28	2017	2017			
May	\$ 46	2016	\$ 158	2017	\$ 84	2017	\$ 19	2017	\$ 19	2017	2017			
June	\$ 23	2016	\$ 138	2017	\$ 73	2017	\$ 9	2017	\$ 9	2017	2017			
July	\$ -	2016	\$ 119	2017	\$ 63	2017	\$ -	2017	\$ -	2017	2017			
August	\$ 259	2017	\$ 99	2017	\$ 52	2017	\$ 104	2017	\$ 104	2018	2018			
September	\$ 236	2017	\$ 79	2017	\$ 42	2017	\$ 95	2017	\$ 95	2018	2018			
October	\$ 212	2017	\$ 59	2017	\$ 31	2017	\$ 85	2017	\$ 85	2018	2018			
November	\$ 189	2017	\$ 40	2017	\$ 21	2017	\$ 76	2017	\$ 76	2018	2018			
December	\$ 165	2017	\$ 20	2017	\$ 10	2017	\$ 66	2017	\$ 66	2018	2018			



City of Richmond

Bylaw 9192

**Waterworks and Water Rates Bylaw No. 5637,
Amendment Bylaw No. 9192**

The Council of the City of Richmond enacts as follows:

1. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting Schedules A through G and substituting the schedules attached to and forming part of this Bylaw.
2. This Bylaw comes into force and effect on January 1, 2015.
3. This Bylaw is cited as "**Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9192**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>UB</i>
APPROVED for legality by Solicitor <i>Ug</i>

MAYOR

CORPORATE OFFICER

SCHEDULE "A" to BYLAW NO. 5637

BYLAW YEAR - 2015

**FLAT RATES FOR
RESIDENTIAL, AGRICULTURAL, AND INSTITUTIONAL PROPERTIES**

A.	Residential Dwellings per unit	
	Single-family and two-family dwellings with 20 mm (3/4") water service	\$661.30
	For dwellings with 25mm (1") water service or greater, see Metered Rates – Schedule B or C, as applicable	
	Townhouse	\$541.34
	Apartment	\$348.83
B.	Stable or Barn per unit	\$133.25
C.	Field Supply – each trough or water receptacle or tap	\$83.30
D.	Public Schools for each pupil based on registration January 1 st	\$7.89

SCHEDULE "B" TO BYLAW NO. 5637

BYLAW YEAR 2015

**METERED RATES FOR
INDUSTRIAL, COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY,
STRATA-TITLED AND FARM PROPERTIES**

1. RATES

All consumption per cubic metre: \$1.2454

Minimum charge in any 3 month period (not applicable to Farms) \$114.00

2. RATES FOR EACH METER

Rent per **water meter** for each 3-month period:

Meter Size	Base Rate
16 mm to 25 mm (inclusive)	\$15
32 mm to 50 mm (inclusive)	\$30
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

SCHEDULE "C" TO BYLAW NO. 5637**BYLAW YEAR 2015****METERED RATES FOR
SINGLE-FAMILY AND TWO-FAMILY DWELLINGS****1. RATES**

All consumption per cubic metre:

\$1.2454

2. RATES FOR EACH METERRent per **water meter** for each 3-month period:

<u>Meter Size</u>	<u>Base Rate</u>
16 mm to 25 mm (inclusive)	\$12
32 mm to 50 mm (inclusive)	\$14
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

SCHEDULE "D" to BYLAW 5637**BYLAW YEAR - 2015****1. WATER CONNECTION CHARGE**

Single-Family, Multi-Family, Industrial, Commercial Water Connection Size	Connection Charge	
	Tie In Charge	Price Per Metre of Service Pipe
25mm (1") diameter	\$2,550	\$175.00
40mm (1 ½") diameter	\$3,500	\$175.00
50mm (2") diameter	\$3,650	\$175.00
100mm (4") diameter	\$6,900	\$350.00
150mm (6") diameter	\$7,100	\$350.00
200mm (8") diameter	\$7,300	\$350.00
larger than 200mm (8") diameter	by estimate	by estimate

2. DESIGN PLAN PREPARED BY CITY

Design plan prepared by City for one-family dwelling or two-family dwelling \$1,000 each

Design plan for all other buildings \$2,000

3. WATER METER INSTALLATION FEE

Install water meter [s. 3A(a)] \$1,000 each

SCHEDULE "E" to BYLAW 5637

BYLAW YEAR - 2015

**CONSTRUCTION PERIOD WATER CONSUMPTION RATES –
RESIDENTIAL**

MONTH (2015)	SINGLE- FAMILY DWELLINGS & EACH UNIT IN A DUPLEX DWELLING (rate per unit)	START BILL YEAR	MULTI- FAMILY LESS THAN 4 STOREYS (rate per unit)	START BILL YEAR	MULTI- FAMILY 4 STOREYS OR MORE (rate per unit)	START BILL YEAR
January	\$661	2016	\$541	2016	\$715	2017
February	\$606	2016	\$1,065	2017	\$686	2017
March	\$551	2016	\$1,020	2017	\$657	2017
April	\$496	2016	\$974	2017	\$628	2017
May	\$441	2016	\$929	2017	\$599	2017
June	\$386	2016	\$884	2017	\$570	2017
July	\$331	2016	\$839	2017	\$541	2017
August	\$967	2017	\$794	2017	\$896	2018
September	\$909	2017	\$749	2017	\$867	2018
October	\$851	2017	\$704	2017	\$838	2018
November	\$794	2017	\$659	2017	\$809	2018
December	\$736	2017	\$614	2017	\$780	2018

**CONSTRUCTION PERIOD WATER CONSUMPTION RATES –
COMMERCIAL AND INDUSTRIAL**

Water Connection Size	Consumption Charge
20mm (3/4") diameter	\$135
25mm (1") diameter	\$270
40mm (1 1/2") diameter	\$675
50mm (2") diameter	\$1,690

SCHEDULE "F" to BYLAW 5637

BYLAW YEAR - 2015

MISCELLANEOUS CHARGES

1.	For an inaccessible meter as set out in Section 7	\$165 per quarter
2.	For each turn on or turn off	\$95
3.	For each non-emergency service call outside regular hours	Actual Cost
4.	Fee for testing a water meter	\$355
5.	Water Service Disconnections:	
	(a) when the service pipe is temporarily disconnected at the property line for later use as service to a new building	\$165
	(b) when the service pipe is not needed for a future development and must be permanently disconnected at the watermain, up to and including 50mm	\$1,100
	(c) if the service pipe is larger than 50mm	Actual Cost
6.	Trouble Shooting on Private Property	Actual Cost
7.	Fire flow tests of a watermain:	
	First test	\$250
	Subsequent test	\$150
8.	Locate or repair of curb stop service box or meter box	Actual Cost
9.	Toilet rebate per replacement	\$100
10.	Fee for water meter verification request	\$50

SCHEDULE "G" to BYLAW 5637**BYLAW YEAR - 2015****RATES FOR VANCOUVER INTERNATIONAL AIRPORT AUTHORITY (YVR)**

Applicable rate is \$0.7345 per cubic meter of water consumed, plus the following amounts:

- YVR's share of future water infrastructure capital replacement calculated at \$0.3372 per m³
- 50% of the actual cost of operations and maintenance activities on water infrastructure shared by the **City** and YVR, as shown outlined in red on the plan attached as Schedule H
- 100% of the actual cost of operations and maintenance activities on water infrastructure serving only YVR, as shown outlined in red on the plan attached as Schedule H
- 100% of the actual cost of operations and maintenance activities on a section of 1064 m water main, as shown outlined in green on the plan attached as Schedule H from the date of completion of the Canada Line public transportation line for a period of 5 years. After the 5 year period has expired, costs for this section will be equally shared between the **City** and YVR
- 76 m³ of water per annum at rate of \$0.7345 per cubic meter for water used annually for testing and flushing of the tank cooling system at Storage Tank Farm TF2 (in lieu of metering the 200 mm diameter water connection to this facility)

(Note: water infrastructure includes water mains, pressure reducing valve stations, valves, hydrants, sponge vaults and appurtenances)



**Drainage, Dyke and Sanitary Sewer Bylaw No. 7551,
Amendment Bylaw No. 9193**

The Council of the City of Richmond enacts as follows:

1. The **Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended at Part Two by deleting section 2.1.2 and substituting the following:
 - 2.1.2 Every **property owner** whose property has been connected to the **City drainage system** must pay the **drainage system** infrastructure replacement fee of \$144.79 per property for the period January 1 to December 31 of each year.
2. The **Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting Schedule B in its entirety and substituting the schedule attached to and forming part of this Bylaw.
3. This Bylaw comes into force and effect on January 1, 2015.
4. This Bylaw is cited as "**Drainage, Dyke and Sanitary Sewer Bylaw No. 7551, Amendment Bylaw No. 9193**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

SCHEDULE to Bylaw 9193

SCHEDULE B to BYLAW NO. 7551

SANITARY SEWER USER FEES

1. FLAT RATES FOR NON-METERED PROPERTIES

(a) Residential Dwellings	Annual Fee Per Unit
(i) One-Family Dwelling or Two-Family Dwelling with 3/4-inch water service	\$443.77
(ii) One-Family Dwelling or Two-Family Dwelling with 1-inch or greater water service	See metered rates
(iii) Multiple-Family Dwellings of less than 4 storeys in height	\$406.03
(iv) Multiple-Family Dwellings 4 or more storeys in height	\$338.17
(b) Public School (per classroom)	\$411.23
(c) Shops and Offices	\$347.28

2. RATES FOR METERED PROPERTIES

Regular rate per cubic metre of water delivered to the property: \$ 1.0823

3. RATES FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND AGRICULTURAL

Minimum charge in any quarter of a year: \$ 86.00

SCHEDULE B to BYLAW NO. 7551**SANITARY SEWER USER FEES****4. CONSTRUCTION PERIOD – PER DWELLING UNIT**

Month (2015)	Single-Family Dwellings & Each Unit in a Duplex Dwelling (rate per unit)	Start Bill Year	Multi-Family Dwelling Less than 4 Storeys (rate per unit)	Start Bill Year	Multi-Family Dwelling 4 Storeys or More (rate per unit)	Start Bill Year
January	\$444	2016	\$406	2016	\$693	2017
February	\$407	2016	\$799	2017	\$665	2017
March	\$370	2016	\$765	2017	\$637	2017
April	\$333	2016	\$731	2017	\$609	2017
May	\$296	2016	\$697	2017	\$581	2017
June	\$259	2016	\$663	2017	\$552	2017
July	\$222	2016	\$629	2017	\$524	2017
August	\$649	2017	\$596	2017	\$869	2018
September	\$610	2017	\$562	2017	\$841	2018
October	\$571	2017	\$528	2017	\$812	2018
November	\$533	2017	\$494	2017	\$784	2018
December	\$494	2017	\$460	2017	\$756	2018



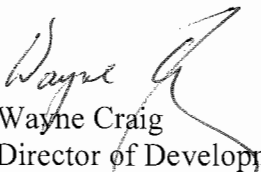
To: Planning Committee
From: Wayne Craig
Director of Development

Date: October 6, 2014
File: RZ 14-658540

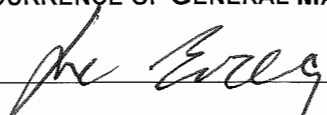
Re: Application by 0868256 BC Ltd. for Rezoning at 10211 No. 5 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9178, for the rezoning of 10211 No. 5 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

0868256 BC Ltd. has applied to the City of Richmond for permission to rezone 10211 No. 5 Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit a subdivision to create two (2) lots, with vehicle access to/from the rear lane. There is currently a single detached dwelling on the subject site which will be demolished. A map and aerial photo showing the location of the subject site and surrounding context are included in Attachment 1. A site survey and proposed subdivision plan of the property is included in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject property is located on the west side of No. 5 Road, between Williams Road and Seacliff Road in the Shellmont Planning Area. Existing development immediately surrounding the site is as follows:

- To the north, are existing single detached dwellings on large lots zoned “Single Detached (RS1/E)”.
- To the east, directly across No. 5 Road, is:
 - A property that is zoned “Assembly (ASY)”, “Agriculture (AG1)”, and “Roadside Stand (CR)”; which is within the Agricultural Land Reserve (ALR), and which contains the Lingyen Mountain Temple. This property is subject to a development application to amend the Official Community Plan (OCP) and rezone the lot to accommodate temple expansion (RZ 13-641554).
 - A property that is zoned “Assembly (ASY)”; which is within the ALR, and which contains the Richmond Bethel Church, the Richmond Chinese MB Church, and the Richmond Christian School.
- To the south, at 10231 No. 5 Road, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)”. The property is also the subject of a rezoning application to permit subdivision into two (2) compact lots with vehicle access to/from the rear lane (RZ 14-656004), which was presented to Planning Committee on October 7, 2014.
- To the west, fronting Seabrook Crescent, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

OCP Designation

There is no Area Plan for this neighbourhood. The OCP's Land Use Map designation for this property is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy is supportive of compact lot single-family residential developments along arterial roads. The subject site is identified for "Arterial Road Compact Lot Coach House" on the Arterial Road Development Map in the OCP. This redevelopment proposal is consistent with the Arterial Road Policy.

Lot Size Policy 5434

The subject property is located within the area covered by Lot Size Policy 5434 (adopted by Council in 1990; amended in 1991 and 2006). This Policy permits rezoning and subdivision of lots along this section of No. 5 Road in accordance with "Compact Single Detached (RC2)" or "Coach House (RCH)", provided there is access to an operational rear lane (Attachment 4). This redevelopment proposal is consistent with the Lot Size Policy.

Affordable Housing Strategy

For single-family development proposals, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e. \$5,038).

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

The proposed rezoning would enable the creation of two (2) lots, each approximately 9 m wide and 390 m² in area, with vehicle access to/from an existing operational rear lane.

Trees & Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify five (5) bylaw-sized trees on the subject site, and four (4) bylaw-sized trees and a Cedar hedgerow on the adjacent properties to the north and south.

The report identifies tree species, assesses the condition of the trees, and provides recommendations relative to the proposed development. The proposed tree management plan including a list of tree species assessed is shown in Attachment 5.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Remove the five (5) trees from the subject site (Trees # 3, 4, 6, 7, and 13) due to poor condition (i.e., they are either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions).
- Protect the three (3) trees on the adjacent property to the north at 10191 No. 5 Road (Trees # 1, 2, and 5). Tree protection fencing is required to be installed to City standard around the hedge prior to demolition of the existing dwelling on the subject site. Tree protection fencing must remain in place until construction and landscaping on the proposed lots is completed.
- Remove Tree # 8 on the adjacent property to the south at 10231 No. 5 Road due to poor condition (i.e., excessive decay at the base). This is consistent with the information included in the staff report for the rezoning application at 10231 No. 5 Road, which identified the tree for removal.

Consistent with the OCP tree replacement ratio of 2:1, a total of 10 replacement trees are required on the proposed lots. Due to the limited space available in the yards of the proposed lots, the applicant proposes to plant and maintain a total of four (4) replacement trees [two (2) per lot proposed], and to submit a contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw for the balance of required replacement trees not planted on-site.

Similar to other single-family rezoning applications along arterial roads on sites that are across from land that is within the ALR, the applicant is required to register a restrictive covenant on Title of the subject property to:

- Identify a buffer area along the east portion of the property to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed (4.0 m wide, as measured from the east property line).
- Indicate that the property is located across from active agricultural operations, and is subject to potential impacts of noise, dust, and odour.

To ensure that the landscape buffer work is completed, that the front yards of the proposed lots are enhanced, and that the four (4) replacement trees are planted and maintained, the applicant must submit the following prior to adoption of the rezoning bylaw:

- A Landscape Plan, prepared by a Registered Landscape Architect, which responds to the guidelines of the Arterial Road Policy and includes a variety of live plant material within the on-site portion of the ALR buffer area.
- A Landscaping Security for the proposed works, based on 100% of a cost estimate provided by the Landscape Architect (including replacement trees, fencing, paving, and installation costs).

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The minimum floor construction level is a minimum of 0.3 m above the highest elevation of the crown of No. 5 Road.

Vehicle Access

In accordance with Residential Lot (Vehicular) Access Regulation – Bylaw 7222, vehicle access to the subject site is not permitted from No. 5 Road. Vehicle access to the site at future development stage is to be from the rear lane.

Servicing and Off-site Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for:

- The design and construction of frontage improvements on No. 5 Road, including (but not limited to): a 1.5 m wide treed and grass boulevard behind the existing curb and gutter and a 1.5 m wide concrete sidewalk at the subject property line to current City standard. An approximate 1.5 m wide right-of-way (ROW) for public-right-of-passage (PROP) along No. 5 Road is required to achieve these works. The right-of-way is required to be registered on Title prior to final adoption of the rezoning bylaw.

- The design, construction, and coordination of frontage improvements to the full width of the lane from the north property line at 10211 No. 5 Road to the Seacliff Road intersection. The required lane work is to include, but is not limited to: rollover curb and gutter on both sides of the lane, asphalt pavement, lane lighting, and storm sewer in the centre of the lane complete with tie-in to the existing storm sewer along Seacliff Road.

Note: Ideally, the applicants at 10211 and 10231 No. 5 Road will coordinate to undertake the design and construction of the lane improvements along their respective frontages simultaneously, with the City providing funding for the remaining works beyond the applicants' frontages to Seacliff Road (approximately 39.7 m). However, in the event that the applicant at 10211 No. 5 Road undertakes the lane works prior to the applicant at 10231 No. 5 Road, the subject applicant is required to fund the portion of the work along its lane frontage (approximately 18.3 m), while the City will provide funding for the remaining works beyond the applicant's frontage to Seacliff Road (approximately 58 m). In such a case, the City will impose a charge to the property at 10231 No. 5 Road as benefitting from the completed lane improvements. The charge would be required to be paid prior to subdivision of 10231 No. 5 Road for repayment to the City for funds already expended on the lane improvements in respect of which the charge was imposed.

- Water service works, including:
 - Disconnecting the existing 20 mm diameter water connection and cap the tie-in at the main.
 - Installing two (2) new 25 mm diameter connections complete with meter boxes placed within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage for servicing the proposed lots.
- Storm service works, including:
 - Cutting and capping the two (2) existing connections to the storm inspection chambers at the northeast corner and the southeast corner of the property along No. 5 Road, and installing a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage. The boulevard must be graded towards the existing or new inspection chambers to prevent storm water from ponding on the boulevard, road and driveways.
- Sanitary service works, including:
 - Cutting and capping the existing service connection at the inspection chamber at the northwest corner of the property and installing a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line.

Details of the above works are to be finalized as part of the Servicing Agreement design review process.

Subdivision Stage

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fee.

Analysis

The redevelopment proposal at the subject site complies with the land use designations in the OCP, as well as with the Arterial Road Policy and Lot Size Policy 5434, which identify the subject site for redevelopment to compact lots with access to/from a rear lane. The applicant has satisfied all of the applicable requirements identified through the rezoning application review.

Financial Impact

None.

Conclusion

The list of rezoning considerations associated with this application is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9178 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

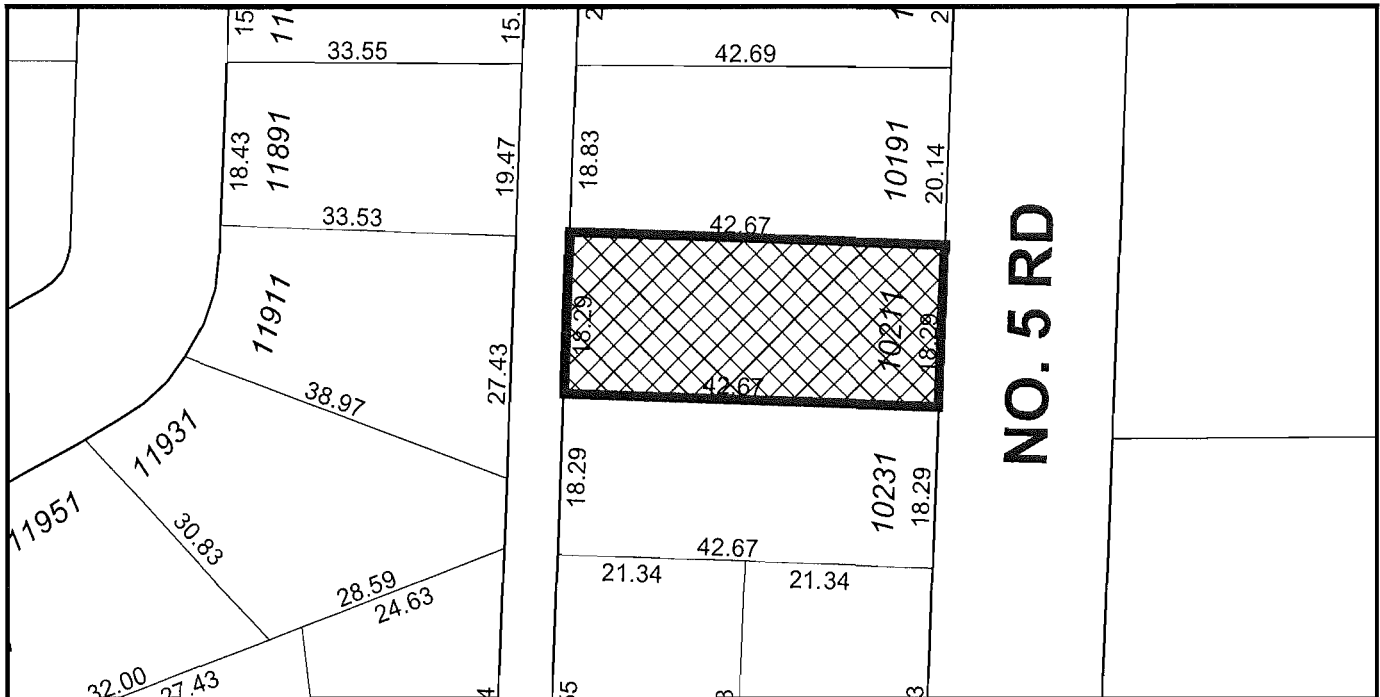
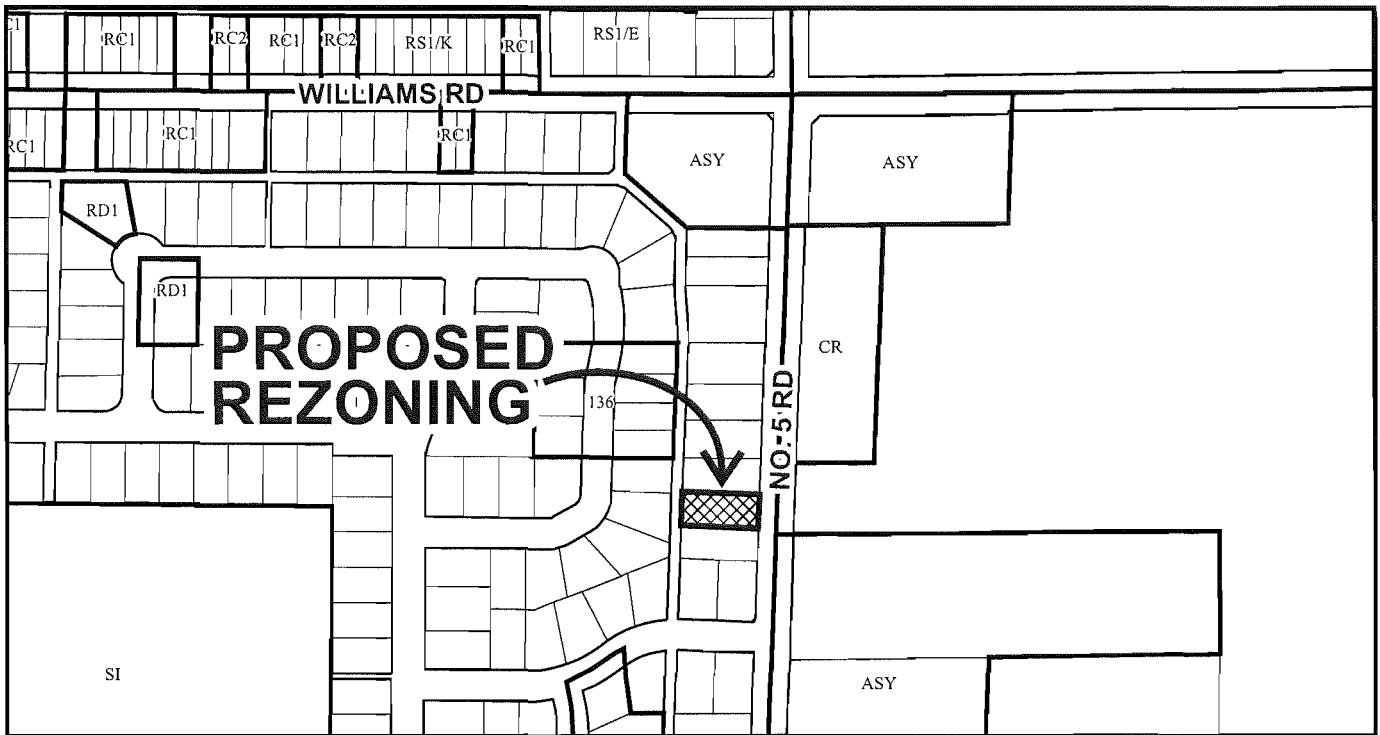
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5434
- Attachment 5: Proposed Tree Management Plan
- Attachment 6: Rezoning Considerations Concurrence



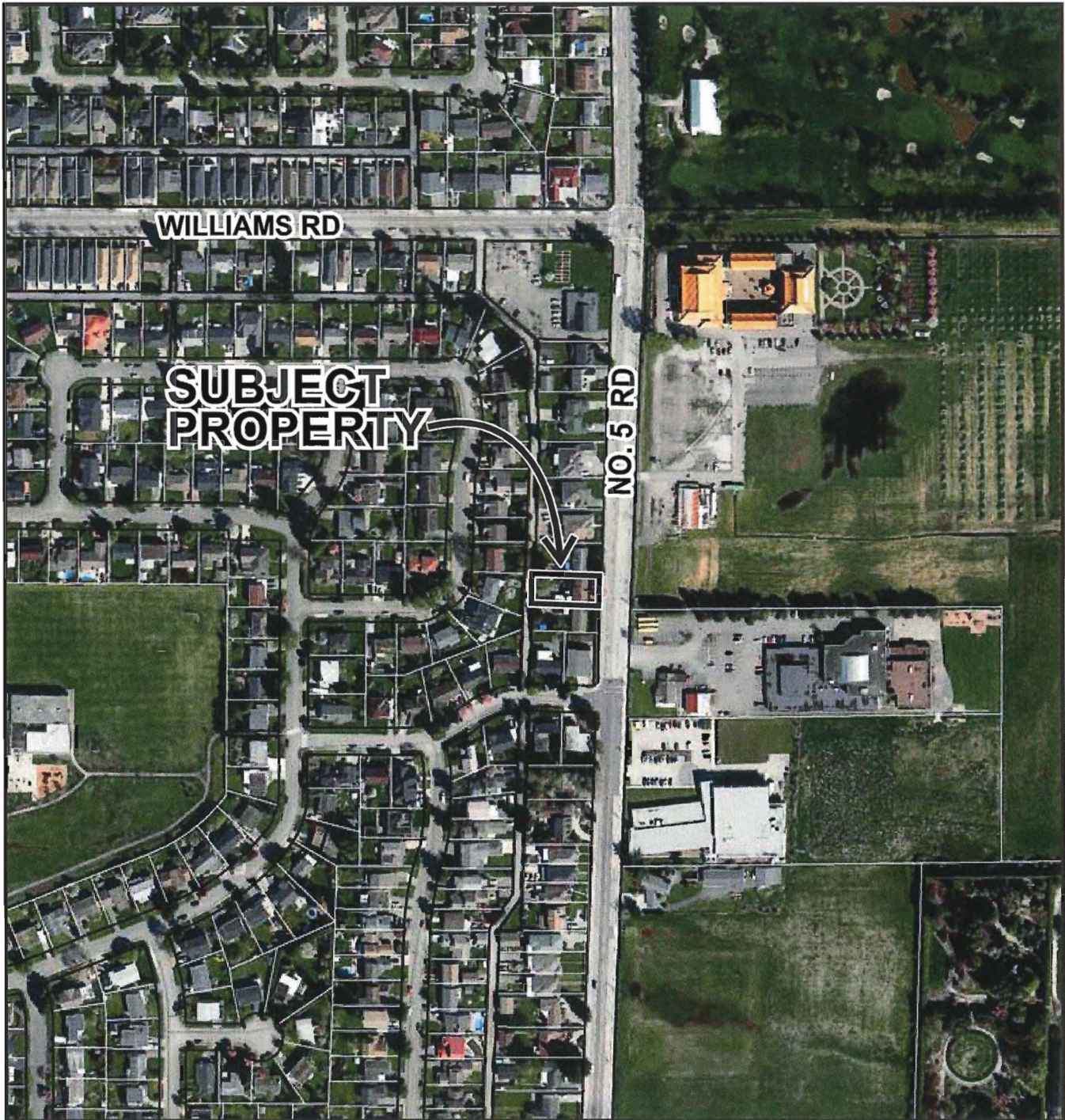
City of
Richmond



	<p>RZ 14-658540</p>	<p>Original Date: 03/21/14 Revision Date: Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 14-658540

Original Date: 03/21/14

Revision Date:

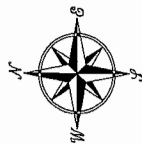
Note: Dimensions are in METRES

CNCL - 162

NTS

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 223 SECTION 36
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 32915**

#10211 NO. 5 ROAD,
RICHMOND, B.C.
P.I.D 006-737-285



Sanitary MH MR 1.02 Conc. Pipe
S. Inv. -0.72 @0.20
W. Inv. -0.72 @0.20 Conc. Pipe
NW. INV. -0.72 @0.20 Conc. Pipe

CNCL - 163

- LEGEND:**
- (c) denotes conifer
 - (d) denotes deciduous
 - CB denotes catch basin
 - CP denotes power pole
 - CR denotes round catch basin
 - WV denotes water valve
 - WM denotes water meter
 - CO denotes cleanout
 - MC denotes manhole
 - NR denotes north rim

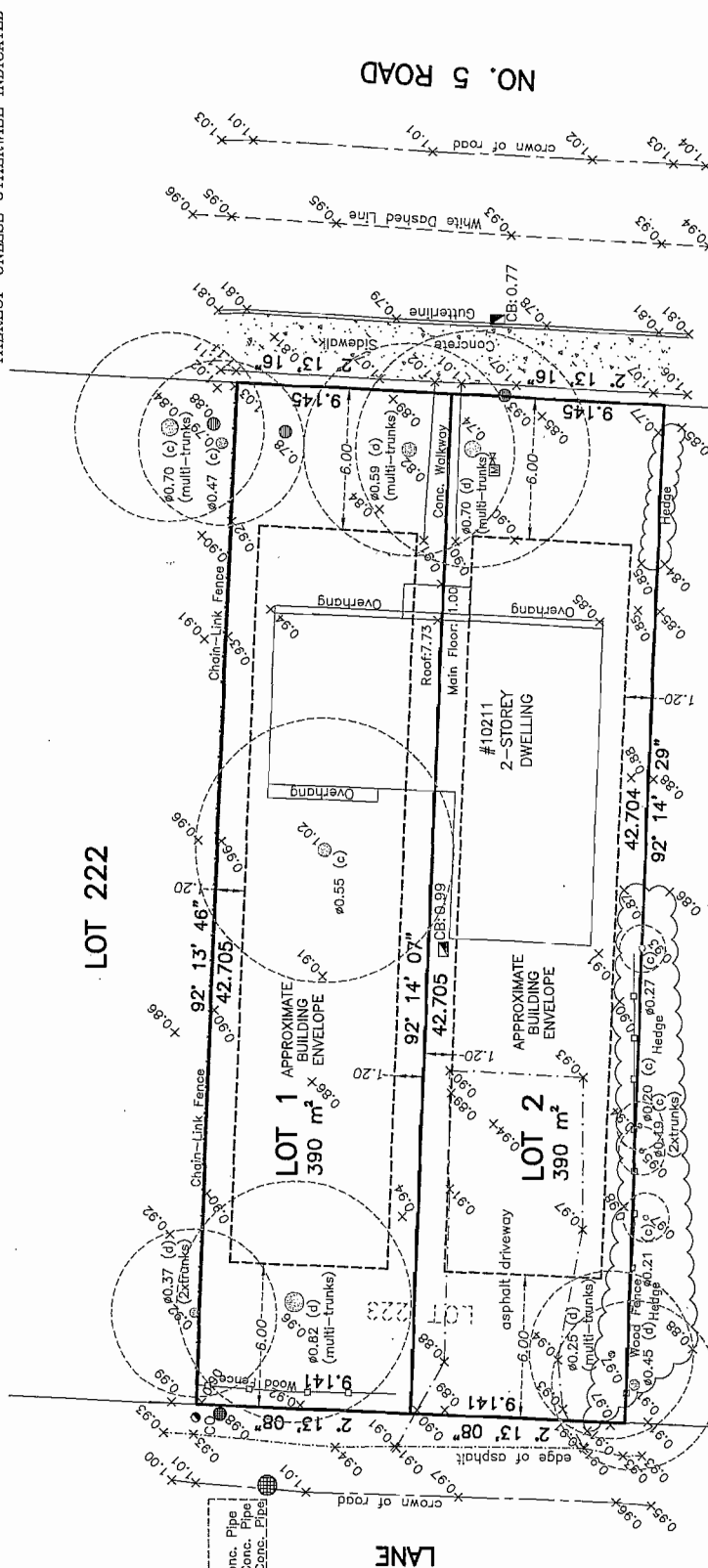
© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5463
FB-232 P65-67
Drawn By: MY

DWG No. 5463-TOPO

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
MARCH 5th, 2014.

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #191, Control Monument
02H2453 Located at S edge traffic island
© Riverside Dr & Featherstone Way
Elevation = 1.664 metres



RZ 14-658540

Attachment 3

Address: 10211 No. 5 Road

Applicant: 0868259 BC Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	William Dallyn	To be determined
Site Size (m²):	780 m ²	Two (2) lots, each approximately 390 m ²
Land Uses:	One (1) single detached dwelling	Two (2) residential lots, each with a single detached dwelling
OCP Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation:	Lot Size Policy 5434 supports rezoning and subdivision along this portion of No. 5 Road in accordance with "Compact Single Detached (RC2)"	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy supports redevelopment to compact lots along this portion of No. 5 Road.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, structures, and non-porous surfaces	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	390 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

File Ref:

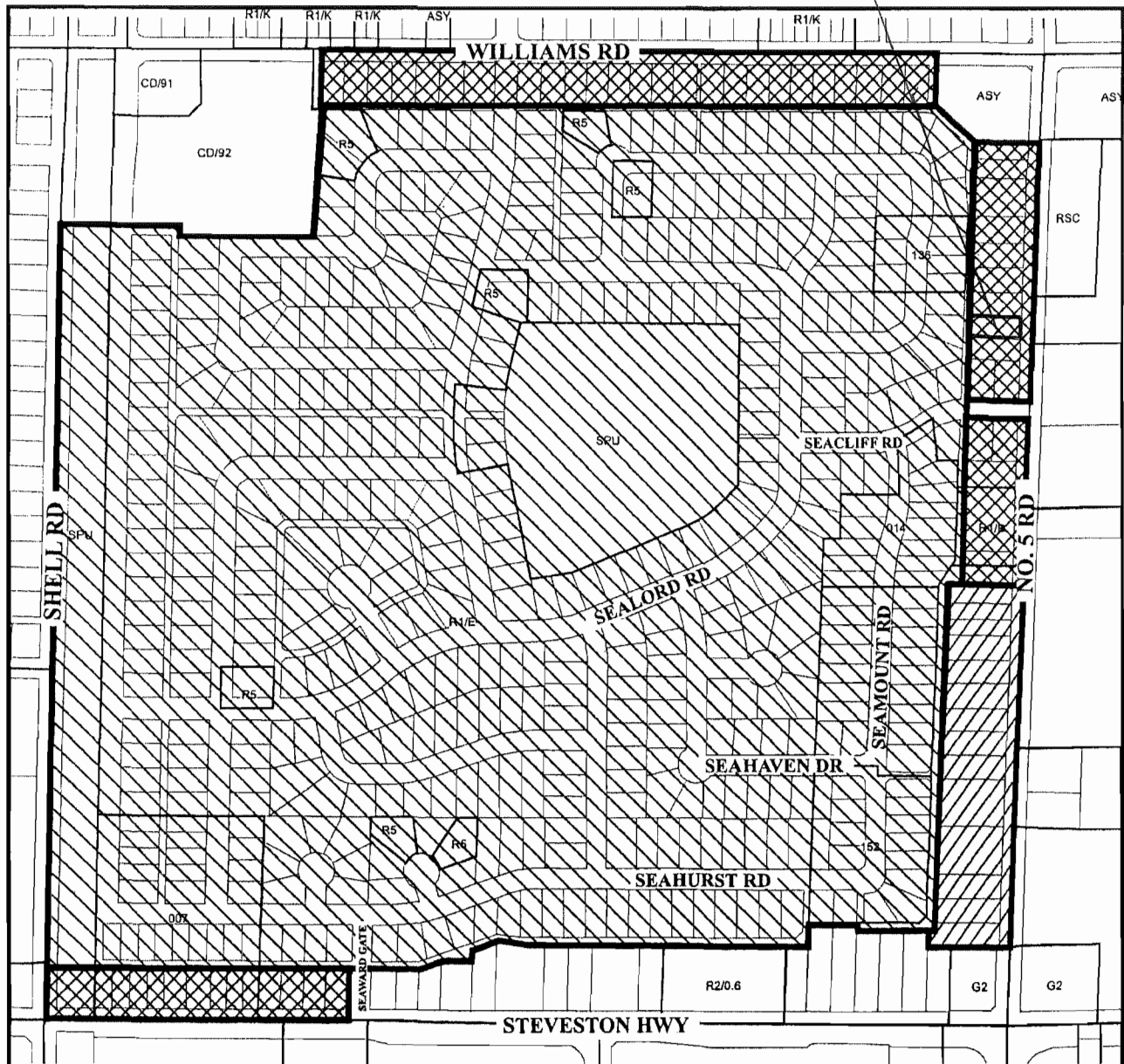
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6




POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT SITE



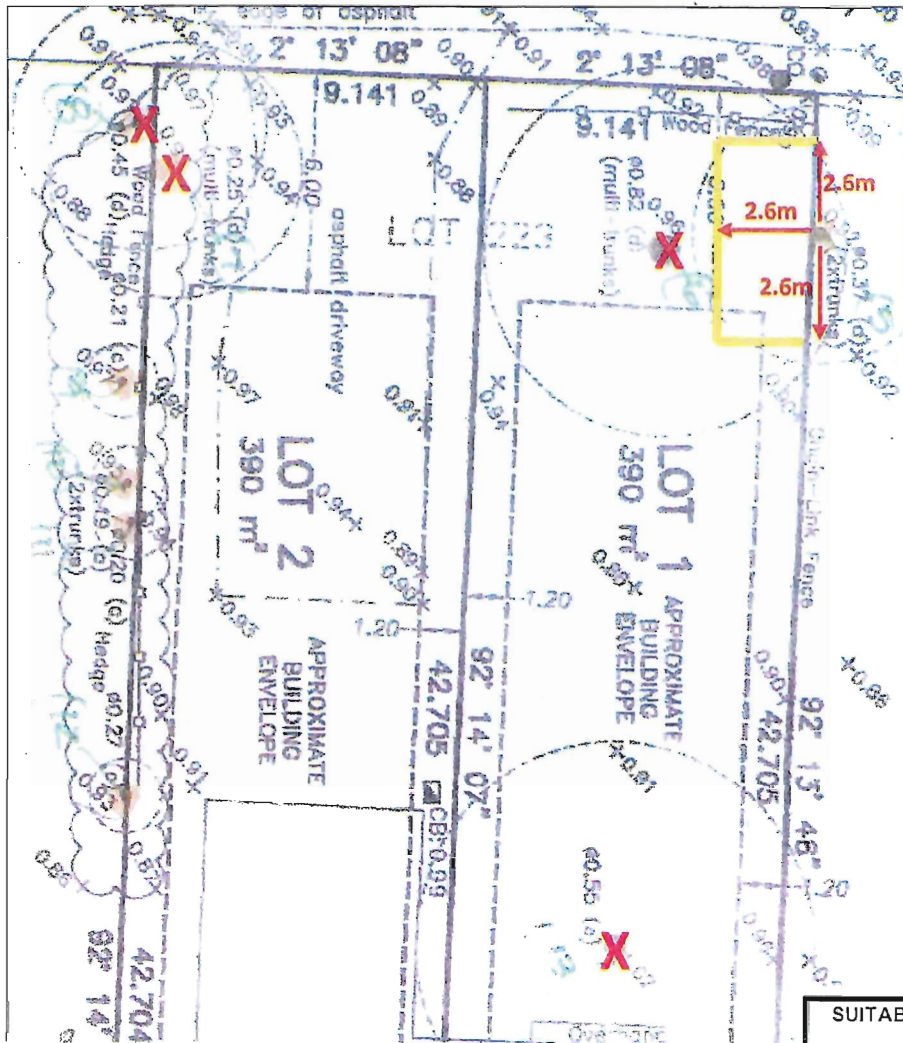
-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434
Section 36-4-6

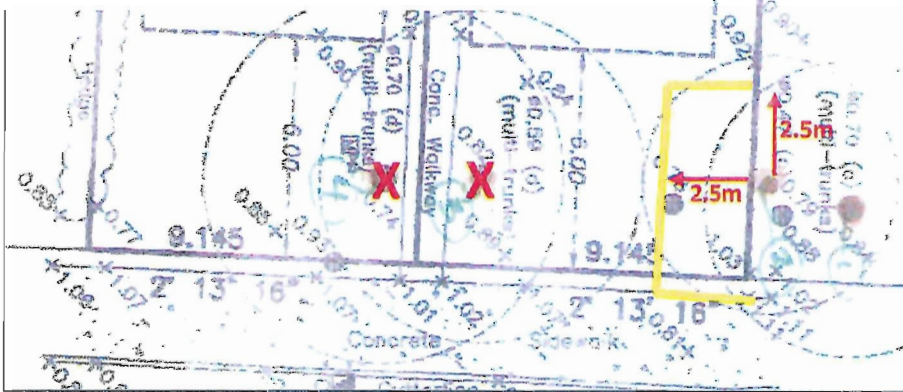
Adopted Date: 02/19/1990
Amended Date: 11/18/1991
10/16/2006

Retention & Removal Plan, Scale 1:



SUITABLE REPLACEMENT TREES	
(Botanical name)	
Threadleaf Falsecypress	(<i>Chamaecyparis pisifera</i> 'Filifera')
Dove Tree	(<i>Davidia involucrata</i>)
Purple Fountain European Beech	(<i>Fagus sylvatica</i> 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk'	(<i>Syringa reticulata</i> 'Ivory Silk')
Japanese Maple	(<i>Acer palmatum</i> sp.)

TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
3	Cherry (<i>Prunus</i> sp.)	79 comb.	4
4	Cherry (<i>Prunus</i> sp.)	76 comb.	4.6
6	Birch (<i>Betula</i> sp.)	82 comb.	4.6
7	Plum (<i>Prunus</i> sp.)	26 comb. Est.	3.3
13	Douglas fir (<i>Pseudotsuga menziesii</i>)	55 per survey	5





Address: 10211 No. 5 Road

File No.: RZ 14-658540

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9178, the following items must be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs. The Landscape Plan must:
 - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
 - Include a mix of coniferous and deciduous trees.
 - Include the required ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line), consisting of a variety of live plant material.
 - Include the four (4) proposed replacement trees with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	11 cm		6 m

3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of the balance of required replacement trees elsewhere within the City.
4. The granting of an approximate 1.5 m wide statutory right-of-way along the east property line of the subject site for the purpose of utilities and public-right-of-passage (to accommodate the new storm sewer inspection chamber, two (2) water meter boxes, and the 1.5 m wide concrete sidewalk). Note: the works within the right-of-way are to be constructed by the applicant and maintained by the City.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title to ensure that landscaping planted within the ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. Note: the legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations, and is subject to impacts of noise, dust, and odour.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,038) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

8. Enter into a Servicing Agreement* for:

- a) The design and construction of frontage improvements on No. 5 Road, including (but not limited to): a 1.5 m wide treed and grass boulevard behind the existing curb and gutter and a 1.5 m wide concrete sidewalk at the subject property line to current City standard. An approximate 1.5 m wide right-of-way (ROW) for public-right-of-passage (PROP) along No. 5 Road is required to achieve these works. The right-of-way is required to be registered on Title prior to final adoption of the rezoning bylaw.
- b) The design, construction, and coordination of frontage improvements to the full width of the rear lane from the north property line at 10211 No. 5 Road to the Seacliff Road intersection. The required lane work is to include, but is not limited to: rollover curb and gutter on both sides of the lane, asphalt pavement, lane lighting, and storm sewer in the centre of the lane complete with tie-in to the existing storm sewer along Seacliff Road.

Note: Ideally, the applicants at 10211 and 10231 No. 5 Road will coordinate to undertake the design and construction of the lane improvements along their respective frontages simultaneously, with the City providing funding for the remaining works beyond the applicants' frontages to Seacliff Road (approximately 39.7 m). However, in the event that the applicant at 10211 No. 5 Road undertakes the lane works prior to the applicant at 10231 No. 5 Road, the subject applicant is required to fund the portion of the work along its lane frontage (approximately 18.3 m), while the City will provide funding for the remaining works beyond the applicant's frontage to Seacliff Road (approximately 58 m). In such a case, the City will impose a charge to the property at 10231 No. 5 Road as benefitting from the completed lane improvements. The charge would be required to be paid prior to subdivision of 10231 No. 5 Road for repayment to the City for funds already expended on the lane improvements in respect of which the charge was imposed.

- c) Water service works, including:
 - i) Disconnecting the existing 20 mm diameter water connection and cap the tie-in at the main.
 - ii) Installing two (2) new 25 mm diameter connections complete with meter boxes placed within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage for servicing the proposed lots.
- d) Storm service works, including, cutting and capping the two (2) existing connections to the storm inspection chambers at the northeast corner and the southeast corner of the property along No. 5 Road, and installing a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage. The boulevard must be graded towards the existing or new inspection chambers to prevent storm water from ponding on the boulevard, road and driveways.
- e) Sanitary service works, including cutting and capping the existing service connection at the inspection chamber at the northwest corner of the property and installing a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line.

Details of the above works are to be finalized as part of the Servicing Agreement design review process.

Note: no permanent structures, such as fences and storage sheds with concrete foundations, are allowed to be built on or across right-of-ways. Proposed driveway crossings from the rear lane must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.

At Demolition* stage, the following requirements must be completed:

- Installation of tree protection fencing to City standard around Trees # 1, 2, and 5 located on the adjacent property to the north at 10191 No. 5 Road. Tree protection fencing must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following requirements must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fee.

At Building Permit* stage, the following requirements must be completed:

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

Note:

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

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

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

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

(signed copy on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9178 (RZ 14-658540)
10211 No. 5 Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 006-737-285

Lot 223 Section 36 Block 4 North Range 6 West New Westminster District Plan 32915

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9178".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and approvals.

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

MAYOR

CORPORATE OFFICER



To: Public Works and Transportation Committee

Date: September 23, 2014

From: Victor Wei, P. Eng.
Director, Transportation

File: 01-0154-04/2014-Vol
01

Re: **Proposed City of Richmond-TransLink TravelSmart Partnership**

Staff Recommendation

1. That the City’s proposed partnership with TravelSmart to support and promote the City’s goals to increase sustainable transportation choices for the community be endorsed.
2. That the Chief Administrative Officer and the General Manager, Planning and Development, be authorized to negotiate and execute a Memorandum of Understanding based on the attached draft (Attachment 1) on behalf of the City with TransLink regarding the TravelSmart partnership.
3. That a copy of the above report be forwarded to the Richmond Council-School Board Liaison Committee for information.

Victor Wei, P. Eng.
Director, Transportation
(604-276-4131)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Communications	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Economic Development	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

This report supports Council's Term Goal #8 Sustainability:

To demonstrate leadership in sustainability through continued implementation of the City's Sustainability Framework.

8.1. Continued implementation and significant progress towards achieving the City's Sustainability Framework, and associated targets.

This report presents an overview of TransLink's TravelSmart Program and seeks endorsement of the City's participation in the Program.

Analysis

What is TravelSmart?

TransLink is mandated by the Province to develop and implement transportation demand management (TDM) strategies and programs, which are intended to manage travel demand specifically associated with single-occupancy private vehicles. TransLink's branded TDM program is called TravelSmart and seeks to help people make better travel choices by offering information and tools on cycling, walking, carpooling, and taking transit across Metro Vancouver. The most important outcomes of TDM are new behaviours that result in:

- Modal Shifts: more people choosing to walk, cycle, take transit and carpool;
- Trip Reduction: more people choosing to carpool or conduct business online or by phone;
- Reduction of Vehicle Kilometres Travelled: more people making fewer trips by car and to closer destinations; and
- Time and Route Shifting: more people changing the time or route of their driving trip to avoid traffic congestion.

TravelSmart combines targeted outreach, online tools as well as public education and outreach to help achieve behaviour change (e.g., participating individuals can pledge to take "one less car trip per week"). Through these initiatives, TravelSmart helps to improve an individual's awareness and understanding of transportation options and build positive attitudes about sustainable transportation choices.

Program History in Richmond

In March 2003, Council approved the City's participation in the Transport Canada Urban Transportation Showcase Program, including TravelSmart's personalized transportation marketing program in the City Centre. Overall results indicate that the use of more sustainable modes of transportation increased substantially with TravelSmart participants. Within Richmond City Centre, walking, biking and public transit use together increased by three percent (22.2 per cent to 25.2 per cent) while driving declined by four percent (77.8 per cent to 73.8 per cent) during the pilot program.

During the 2010 Winter Olympics, TravelSmart helped to reduce vehicle traffic in Metro Vancouver by 36 per cent during peak periods. TravelSmart was subsequently re-launched in 2011, with Port Coquitlam, Langley (City and Township) and the North Shore municipalities initially brought in as municipal partners in 2012 followed by Surrey and New Westminster in 2013.

During 2013 and 2014, TravelSmart partnered with the City and other local agencies (e.g., Richmond School District) to provide several programs in Richmond on a stand-alone basis including:

- Travel training in elementary and secondary schools and support for student-led campaigns focused on walking and cycling;
- Business outreach and discounted transit pass programs for employers; and
- Transit training sessions for seniors and new immigrants.

Proposed Richmond-TravelSmart Partnership

More formal collaboration with TravelSmart as a municipal partner via the development and implementation of a TravelSmart branded TDM strategy tailored to Richmond could provide the City with on-going opportunities to expand programs that support and promote sustainable transportation choices for residents, employees and visitors as well as add value to broader sustainability initiatives being undertaken by the City. Potential benefits for various City divisions include:

- Community Social Development: renewal and expansion of the transit training sessions for older adults and recent immigrants, as the past workshops were very well received.
- Economic Development: tailored solutions developed with Richmond businesses to enhance alternative transportation options for employees (e.g., carpooling, cycling), particularly in areas with limited public transportation such as office and industrial parks outside of the City Centre. Data from the City's 2013 Business Development Program indicated that employee access was the number one constraint to workforce attraction and retention; this partnership would help with the City's overall business retention and expansion efforts.
- Sustainability: new opportunities to promote and support community and business awareness of sustainable behaviour and practices. Additionally, an opportunity to explore a potential carbon balancing credit generation project model, which could help the City meet its carbon neutral commitments.¹
- Transportation: expansion of cycling education courses for students, primarily through HUB: Your Cycling Connection, as the City would be eligible for a 30 per cent discount off the

¹ In 2008, the City signed the Climate Action Charter, voluntarily committing to carbon neutrality. The Joint Provincial-UBCM Green Communities Committee established under the Climate Action Charter provides a framework for local governments to achieve carbon neutrality, including opportunities to develop carbon credit projects in the community. Through the provincial Climate Action Revenue Incentive Program (CARIP), those local governments who have signed the BC Climate Action Charter are reimbursed for the amount paid in carbon tax. The City signed the Charter in 2008 and subsequently established the Carbon Neutral Provisional Account, where the City's carbon tax reimbursements are directed. This account is used to support activities to meet corporate carbon neutrality, as well as community projects that could comprise local community-based carbon credit projects.

program costs if it becomes a TravelSmart municipal partner. Other opportunities are the renewal of the travel training sessions for elementary and secondary school students, and targeted outreach to specific neighbourhoods to choose sustainable travel modes for discretionary trips (e.g., creation of map identifying safe walking and cycling routes to recreation and shopping destinations). A further initiative is exploring the potential for TravelSmart to assist in the administration of TDM initiatives secured as part of the development application process (e.g., manage the funding and distribution of transit passes for residents of new multi-family developments).

Draft Memorandum of Understanding

The draft Memorandum of Understanding (the “MOU”) between TransLink and the City, as presented in Attachment 1, outlines the purpose, goal, general guiding principles and responsibilities of each of the parties, scope of work, co-branding, and communication protocol.

Next Steps

Should the proposed partnership be endorsed, a detailed work plan for 2015 would be jointly developed based on the activities identified in Schedule A of the MOU and a formal launch would occur in Spring 2015 with a marketing and public awareness campaign having the following typical features:

- News release and Mayor’s statement;
- Deployment of buses in Richmond that have the TravelSmart wrap (see Figure 1);
- Bus shelter advertisements (see Figure 2) and notices in local newspapers;
- Creation of a Richmond web portal on the TravelSmart website; and
- Communication through the Richmond Business Development portal, www.businessinrichmond.ca and the City’s ongoing business outreach.



Figure 1: Transit Bus with TravelSmart Wrap



Figure 2: TravelSmart Bus Shelter Advertisement

The launch would be followed by TravelSmart outreach, participation at City events that align with the goals and objectives of the TravelSmart program (e.g., Activate! Wellness Fair 55+, Move for Health Festival, Island City by Bike Tour), and the implementation of various training

sessions for students, seniors and new immigrants. Engagement and outreach with the business community would be facilitated by the Economic Development Office.

Financial Impact

Any programs or initiatives undertaken, such as school travel planning and the provision of cycling education courses, that require City funding contribution are typically accommodated within the annual operating budget. For 2015, staff propose to increase the number of cycling education courses in order to meet growing demand, which would result in a funding increase of \$1,780 to approximately \$12,980. The 2015 expenditures include a 30 per cent discount off the program costs for cycling education courses through HUB (noted on Page 3), as a result of becoming a TravelSmart municipal partner, which would amount to approximately \$5,000 of savings to the City.

Conclusion

Staff recommend that Council endorse the City's partnership with TravelSmart to promote sustainable transportation behaviour in Richmond in support of Council Term Goals and the City's transportation demand management initiatives. The development and implementation of a TDM strategy tailored for Richmond that focuses on promotion and education to foster personal lifestyle changes would complement infrastructure improvements undertaken by the City and, together, would reinforce progress towards the City's targets for reducing greenhouse gas emissions and shifting travel mode shares towards more sustainable options.



Joan Caravan
Transportation Planner
(604-276-4035)

JC:jc

Att. 1: Proposed Draft Memorandum of Understanding

**TRAVELSMART MUNICIPAL STRATEGIC PARTNERSHIP PROGRAM
MEMORANDUM OF UNDERSTANDING**

THIS MEMORANDUM OF UNDERSTANDING is dated as of the ____ day of October, 2014.

BETWEEN:

South Coast British Columbia Transportation Authority (“TransLink”)

AND:

City of Richmond (the “Municipality”)

WHEREAS:

- A. TransLink is committed to developing a sustainable transportation system. In support of this commitment, the TravelSmart transportation demand management (TDM) program encourages people to change their travel behaviours by providing information, tools and training through various channels, including strategic partnerships that reach out to schools, businesses, seniors and new immigrants; and
- B. The Municipality wishes to promote within its community sustainable, economic and convenient transportation alternatives.

In consideration of the premises, mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties hereto, the parties agree as follows:

1. PURPOSE

The purpose of this memorandum of understanding (“MOU”) between the Municipality and TransLink is to outline a joint partnership approach and framework for implementing a TravelSmart branded TDM strategy that facilitates behaviour change with respect to transportation choices.

2. GOAL

The goal of the parties is to implement a TDM strategy incorporating the elements included in Schedule A. It is the parties’ intention to implement the TDM strategy beginning in 2015.

3. GENERAL GUIDING PRINCIPLES

TransLink will:

- subject to the provisions of this MOU, implement and carry out its responsibilities under the TDM strategy as indicated in Schedule A; and
- at its own cost, supply staffing and services as reasonably required from time to time to carry out its commitments under the TDM strategy set out in Schedule A.

The Municipality will:

- subject to the provisions of this MOU, implement and carry out its responsibilities under the TDM strategy as indicated in Schedule A;
- use all TravelSmart promotional materials, tools (such as pledge cards), maps and other materials as supplied by TravelSmart without alteration; and
- at its own cost, supply staffing and services as reasonably required from time to time to carry out its commitments under the TDM strategy set out in Schedule A.

In addition, in the event that TransLink creates a dedicated portal or page at www.travelsmart.ca for the Municipality's use (the "Municipal Portal") as part of the TDM strategy, the Municipality acknowledges and agrees that TransLink will own all right, title and interest in the travelsmart.ca domain and the Municipal Portal. TransLink may consult with the Municipality with respect to the content of the Municipal Portal, but TransLink will have the sole right to determine and approve content for the Municipal Portal.

In cases where the Municipality provides content for the Municipal Portal, the Municipality agrees to provide only content that it is legally entitled to publish and agrees that any content that does not meet TransLink's policies or is not related to the purpose of the Municipal Portal will not be included in the Municipal Portal. TransLink reserves the right to remove any content at any time.

4. CO-BRANDING

The parties will consult with each other on opportunities to co-brand materials and electronic media relating to the TDM strategy and sustainable, economic and convenient transportation alternatives. Each party will obtain the prior written consent of the other before including any logo, mark, or other branding (collectively, the "Branding") of the other party on any materials or electronic media.

In providing consent for the use of its Branding, a party:

- warrants and represents that it owns all right, title and interest, including intellectual property rights, in and to the Branding, or is entitled pursuant to a license or otherwise to grant the consent to use;
- warrants and represents that the Branding does not in any way infringe on any rights of third parties;
- grants a non-exclusive, non-assignable licence to use the Branding for the purposes of this MOU.

The party receiving the consent:

- will use the Branding in the form and style provided without alteration, and will attach such notices and acknowledgements of the Branding as the consenting party may reasonably require in order to protect its ownership of and rights to the Brands;
- will indemnify and save harmless the consenting party, its subsidiaries, directors, officers, employees, agents, successors and assigns (collectively, the "Indemnified Parties") from any losses, claims, damages, actions, causes of action, costs and expenses which any of the

Indemnified Parties may sustain, incur, suffer or be put to at any time, either before or after this MOU ends, that are caused by, arise out of or occur, directly or indirectly, as a result of the use of the Brands;

- will, when this MOU ends or is terminated, immediately remove the Brands from electronic media and remove them from other materials as soon as is practicable.

This section shall survive any termination or expiration of this Agreement.

5. COMMUNICATION PROTOCOL

The parties agree to abide by the following protocols for communications relating to the TDM strategy:

- Each party will assign a primary contact who has the authority and capacity to implement the TDM strategy, and be a main point of contact for issues related to this MOU and the TDM strategy. The primary contacts are as follows, or such other person who may be specified in writing by a party:
 - Municipality: Donna Chan, P.Eng., PTOE, Manager, Transportation Planning
 - TransLink: Patricia Lucy, Program Manager, Transportation Demand Management
- To the extent that any confidential information is shared between the parties pursuant to this MOU, the party receiving such confidential information will treat the information as confidential and will not disclose such confidential information to any third party, except as required by law;
- Any public communication by the Municipality relating to the TDM strategy that includes references to TransLink or this MOU must be reviewed and agreed to by the parties before being released; and
- Public comment and enquiry relating to a component of the TDM strategy will be referred to the party directly responsible for the particular component of the TDM strategy. Public comment and enquiry relating to the TravelSmart program will be referred to TransLink.

6. GENERAL

This MOU constitutes the entire agreement between the parties and supersedes and replaces every previous agreement, communication, expectation, negotiation, representation or understanding, whether oral or written, expressed or implied, statutory or otherwise, between the parties with respect to the subject matter of this MOU. This MOU may only be amended if the amendment is in writing and signed by the parties hereto.

The parties acknowledge that this MOU and all information provided to or by TransLink is subject to the British Columbia *Freedom of Information and Protection of Privacy Act*, and may be subject to public disclosure under the FOIPP Act.

No party will be entitled to assign this MOU without the prior written consent of the other party hereto.

Either party may terminate this MOU by giving the other party 30 days' written notice.

If any term of this MOU is held invalid or unenforceable, the remainder of this MOU will not be affected thereby and the MOU will be construed as if the invalid provision had been omitted.

This MOU may be executed in counterparts and when counterparts have been executed by the parties, each originally executed counterpart, whether a facsimile, photocopy, PDF or original, will be effective as if one original copy had been executed by the parties.

The parties by their authorized signatories have executed this MOU on the date first set out above.

South Coast British Columbia Transportation Authority

City of Richmond

Colleen Brennan
VP, Communications and Customer Engagement

George Duncan
Chief Administrative Officer

Patricia Lucy
TravelSmart, Program Manager

Joe Erceg, MCIP
Deputy Chief Administrative Officer



SCHEDULE A

City of Richmond – TravelSmart Partner Strategy

Objective:

To implement with the municipality a TDM strategy that facilitates transportation behaviour change during 2015 and beyond, linked to the goals of the City’s Official Community Plan and Sustainability Framework, and aligned with the health promotion messages of the Healthy Communities Partnership.

TransLink, through its TravelSmart program (“TravelSmart”) will help to promote and facilitate the use of transit, carpooling, car sharing, cycling, and walking as viable alternatives to the single occupant vehicle. While the City works on improving infrastructure and local services to make these travel options more viable and attractive, TravelSmart will assist residents in seeing how they can overcome other barriers to travel sustainably.

To launch the City of Richmond as a TravelSmart strategy partner through a combination of mass marketing (digital and traditional), news release/Mayor Statement and participation in a community event.

Context:

In the City of Richmond, the Official Community Plan sets the stage for future generations to live, work, play and learn, and move towards sustainability in an incremental manner.

For TransLink, this partnership will contribute to a more efficient use of the transportation network. TravelSmart and the City will use both existing and new relationships with schools, senior groups, and businesses to disseminate information, and help reduce barriers to trying new transport behaviours. Education and messaging about Compass will be incorporated when appropriate. The TransLink Customer Feedback tool will be used to capture feedback from the community and inform future service planning.



Scope of Work:

Launch

The launch is the first communication about the partnership. Scheduled for Spring 2015, it will raise awareness of the TravelSmart brand and program within the community, encourage residents to visit travelsmart.ca and “Take the Pledge”, and allow the City to demonstrate its commitment to sustainable transportation. The launch creates an opportunity for TransLink and the City to gain media attention for the partnership. The launch campaign is the main mass media component for the partnership and a visible cue for the community which complements the other program elements.

Business

- The City’s Economic Development Office will identify specific opportunities to deliver information sessions at various office and industrial locations in Richmond, based on data gathered through its Business Development Program.
- TravelSmart will deliver information sessions as agreed in a work plan, and develop subsequent programming subject to demand from and involvement of participating businesses.
- The City and TravelSmart will jointly develop a communications strategy to connect with the Richmond business community.

Schools

- TravelSmart will engage with an agreed upon number of elementary, middle and high schools as pre-determined annually.
- The City will continue with its HUB/HASTE model of school travel planning during 2014.

Seniors and New Immigrants

- TravelSmart will work with City staff to present the TravelSmart for seniors and New Immigrants program at venues accessible for seniors in the Richmond community where appropriate.

TravelSmart Richmond Content

TravelSmart will have Regional content that forms the ‘go to’ point for information about transport options in the City of Richmond. The City will provide topic and content for articles and resources. Sample topics include items like the City’s new Street and Traffic bylaw, which is more supportive of parking for car sharing and those with disabilities; the opening of any new transport facilities like cycling facilities; and stories about citizens who are happily living a ‘carless’ lifestyle, for example.



What Does Success Look Like?

- A TravelSmart plan agreed to by both parties
- At least one seniors workshop preformed in calendar year
- At least one information session hosted at a Richmond industrial or business park
- At least one carsharing education workshop
- Five articles posted on travelsmart.ca
- New TravelSmart member accounts / pledge takers

Resources

- Designated financial funding as determined in the discretion of each party
- Various City staff as required
- Designated lead TDM Officer from TravelSmart

Time Line

Fall 2014 – MOU and program outline to council

March to June – initial launch

June to December – TDM Program development

Summer – Seniors presentation & Island City by Bike Tour

APPROVED

Dave Lewin
Transportation Demand Management
Sr. TravelSmart Specialist, TransLink

Donna Chan, P.Eng., PTOE
Manager, Transportation Planning
City of Richmond



To: Public Works and Transportation Committee **Date:** September 23, 2014
From: Victor Wei, P. Eng.
Director, Transportation **File:** 01-0154-04/2014-Vol 01
Re: **TransLink 2015 Capital Program Cost-Sharing Submissions**

Staff Recommendation

1. That the submission of:
 - (i) road and bicycle improvement projects for cost-sharing as part of the TransLink 2015 Major Road Network & Bike (MRNB) Upgrade Program, and
 - (ii) transit facility improvements for cost-sharing as part of the TransLink 2015 Transit-Related Road Infrastructure Program,

as described in the report dated September 23, 2014 from the Director, Transportation, be endorsed.

2. That, should the above submissions be successful and the projects receive Council approval via the annual capital budget process, the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the funding agreements and the 2015 Capital Plan and the 5-Year Financial Plan (2015-2019) be updated accordingly dependant on the timing of the budget process.

Victor Wei, P. Eng.
Director, Transportation
604-276-4131

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Division Parks Services Engineering Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

This report supports Council's Term Goal #8 Sustainability:

To demonstrate leadership in sustainability through continued implementation of the City's Sustainability Framework.

8.1. Continued implementation and significant progress towards achieving the City's Sustainability Framework, and associated targets.

The following capital cost-share funding programs are available from TransLink:

- Major Road Network and Bike (MRNB) Program: allocated funding for capital improvements to the major roads across the region that comprise the MRN and the construction of bicycle facilities both on and off the MRN; and
- Transit-Related Road Infrastructure Program (TRRIP): funding for roadway infrastructure facilities required for the delivery of transit services in the region.

Each year, municipalities are invited to submit road, bicycle and transit-related improvement projects for 50-50 funding consideration from these programs. This staff report presents the proposed submissions from the City to TransLink's 2015 capital cost-sharing programs.

Analysis

Major Road Network and Bike (MRNB) Upgrade Program

1.1 MRNB Funding Secured in 2014

As shown in Table 1, a number of City road and bicycle infrastructure projects will receive up to a total of \$293,667 in funding from TransLink's 2014 MRNB Upgrade Program.

Table 1: Projects to Receive Funding from 2014 MRNB Program

Project Name/Scope	TransLink 2014 Funding ⁽¹⁾	Est. Total Project Cost
Video Camera Detection / New Controllers on Steveston Highway Corridor	\$111,667	\$335,000
Parkside Bikeway: Pedestrian signal at Blundell Road-Ash Street	\$60,000	\$120,000
Crosstown Bikeway: Pedestrian signal at No. 2 Road-Colville Road and sidewalk widening	\$105,000	\$210,000
Various Major Street Bike Routes: Application of green anti-skid treatment	\$17,000	\$34,000
Total	\$293,667	\$699,000

(1) The amounts shown represent the maximum funding contribution to be requested from TransLink based on the City's cost estimate for the project. The actual amount invoiced to TransLink follows project completion and is based on incurred costs.

1.2 MRNB Funding Availability for 2015

Per TransLink's 2015 Base Plan, there is no allocated funding available for the 2015 MRNB Upgrade Program due to financial constraints. To mitigate this circumstance, TransLink

provides municipalities with options to transfer funding from their allocation within the OMR (Operations, Maintenance and Rehabilitation) Program, which allow municipalities to:

- transfer funding allocation from O&M (Operations, Maintenance and non-pavement rehabilitation) to R (pavement rehabilitation); and
- transfer funding allocation from R to MRNB Upgrade.

To support the City’s proposed submission to the 2015 MRNB Upgrade Program, a total funding transfer of \$300,000 was made from O&M to R, and then from R to MRNB Upgrade as summarized in Table 2.

Table 2: Funding Transfers for 2015

Program	Default	Revised
O&M	\$1,454,000	\$1,279,000
R	\$1,039,000	\$914,000
Subtotal	\$2,493,000	\$2,193,000
MRNB	\$0	\$300,000

1.3 Proposed MRNB Submissions for 2015

The City proposes to submit the following projects for consideration to be included in the 2015 MRNB Upgrade Program.

- *Synchro Traffic Signal Timing Program*: Upgrade of obsolete traffic signal controllers to new generation controllers at 25 intersections followed by the upgrade of the City’s traffic management system to enable enhanced coordination with synchronized traffic signal timing plans. Components include purchase of software to enable the interface of the two programs, upgrade of existing traffic signal timing software and database, calibration, testing, and development of multiple synchronized timing plans for each traffic signal on a weekday and weekend basis.
- *Crosstown Neighbourhood Bikeway*: as part of the continued construction of a new east-west neighbourhood bikeway that would be aligned between Blundell Road and Francis Road (see Attachment 1), upgrade of an existing off-street pathway through Blundell Park plus the upgrade of an existing special crosswalk on Gilbert Road at Lucas Road to a pedestrian signal to facilitate cyclists and pedestrians crossing Gilbert Road.

Transit-Related Road Infrastructure Program (TRRIP)

2.1 TRRIP Funding Secured in 2014

As shown in Table 3, a number of City transit-related infrastructure projects will receive up to a total of \$93,350 in funding from TransLink’s 2014 TRRIP.

Table 3: Projects to Receive Funding from 2014 MRNB Program

Project Name/Scope	TransLink 2014 Funding ⁽¹⁾	Est. Total Project Cost
Addition of Landing Pad to Bus Stop: 16 locations	\$88,350	\$176,700
Construction of Connecting Pathway to Bus Stop: 1 location	\$5,000	\$10,000
Total	\$93,350	\$186,700

(1) The amounts shown represent the maximum funding contribution to be requested from TransLink based on the City’s cost estimate for the project. The actual amount invoiced to TransLink follows project completion and is based on incurred costs.

2.2 Proposed TRRIP Submissions for 2015

TransLink funding of \$1.0 million is available for cost-sharing under the 2015 TRRIP. As TRRIP has no block funding formula, there is no allocated amount of eligible funding for the City. Projects proposed to be submitted by the City for cost-sharing under the 2015 TRRIP are:

- *Bus Stop Upgrades*: retrofits to various existing bus stops to provide for universal accessibility (i.e., installation of a landing pad and/or connecting sidewalk for wheelchair users), installation of bus stop benches and shelters, and construction of connecting pathways to provide access to/from the bus stop. The exact bus stop locations for these upgrades will be determined through feedback from transit users and consultation with Richmond Centre for Disability. Typically, 10 to 15 bus stops are upgraded each year.

Requested Funding and Estimated Project Costs

The total requested funding for the above 2015 submissions to TransLink's capital cost-sharing programs is \$350,000 as summarized in Table 4 below, which will support projects with a total estimated cost of \$700,000.

Table 4: Projects to be Submitted to 2015 TransLink Cost-Share Programs

TransLink Funding Program	Project Name/Scope	Proposed City's Portion & Funding Source for 2015	Proposed TransLink 2015 Funding ⁽¹⁾	Est. Total Project Cost
MRNB Upgrade Program	Synchro Traffic Signal Timing System	2015 Traffic Signal Program: \$90,000	\$90,000	\$180,000
	Crosstown Bikeway: pathway upgrade through Blundell Park and pedestrian signal at Gilbert Road-Lucas Road	2015 Active Transportation Program: \$210,000	\$210,000	\$420,000
	Subtotal	\$300,000	\$300,000	\$600,000
TRRIP	Existing Bus Stop Upgrades	2015 Transit-Related Road Improvement Program: \$50,000	\$50,000	\$100,000
TOTAL		\$350,000	\$350,000	\$700,000

(1) The amounts shown represent the maximum funding contribution to be requested from TransLink based on the City's cost estimate for the project. The actual amount invoiced to TransLink follows project completion and is based on incurred costs.

Should the submissions be successful and the projects receive Council approval via the annual capital budget process, the City would enter into funding agreements with TransLink. The agreements are standard form agreements provided by TransLink and include an indemnity and release in favour of TransLink. Staff recommend that the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the agreements. The 2015 Capital Plan and the 5-Year Financial Plan (2015-2019) would be updated to reflect the receipt of the external grants where required dependant on the timing of the budget process.

Financial Impact

As shown in Table 4, the total proposed City cost is comprised of \$350,000, which will be considered during the 2015 budget process.

Conclusion

Several road, bicycle route and transit-related facility improvement projects are proposed for submission to TransLink's various cost-sharing programs for 2015 that would support Council Term Goals with respect to Sustainability as well as the goals of the Official Community Plan. Significant benefits for all road users (motorists, cyclists, transit users, pedestrians) in terms of increased efficiency, new infrastructure and safety improvements would be achieved should these projects be approved by TransLink and Council.



Joan Caravan
Transportation Planner
(604-276-4035)

JC:jc

Att. 1: Proposed Cost-Share Cycling Infrastructure Project

Proposed Cost-Share Cycling Infrastructure Project



Upgrade to Pedestrian Signal

Upgrade & Widening of Existing Pathway

Crosstown Neighbourhood Bikeway

167.9 0 83.94 167.9 Meters

© City of Richmond

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



To: Public Works and Transportation Committee **Date:** October 8, 2014
From: John Irving, P.Eng. MPA **File:** 10-6125-04-01/2014-
Director, Engineering Vol 01
Re: **2014 Enhanced Pesticide Management Program**

Staff Recommendation

1. That the City's Enhanced Pesticide Management Program, including the Temporary Full Time Environmental Coordinator, be continued on a temporary basis until December 31, 2015.
2. That staff report back with any proposed changes or updates to the Provincial Integrated Pest Management Act.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO: Finance Parks Services Community Bylaws	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: JC	APPROVED BY CAO

Staff Report

Origin

On April 27, 2009 Council adopted the Enhanced Pesticide Management Program (EPMP) with the following resolutions:

1. *That the staff report dated April 16, 2009 from the Director of Parks and Public Works Operations, entitled Pesticide Use Management in Richmond be received for information;*
2. *That Option 4 (as outlined in the staff report dated April 16, 2009 from the Director of Parks and Public Works Operations, entitled Pesticide Use Management in Richmond), be enacted and related policies and procedures be reviewed in one year to measure its effectiveness and improve it; and*
3. *That the timing of budgetary implications be reviewed.*

The related Pesticide Use Control Bylaw No. 8514 was subsequently adopted on October 13, 2009 with Municipal Ticketing Information provisions.

On October 15th, 2013, Council, moved and seconded *That the Enhanced portion of the Enhanced Pesticide Management Program be extended until the end of 2014.*

This report provides an update to Council on provincial action to reduce exposure to pesticides used for cosmetic purposes, provides an update on the EPMP since adoption in 2009 and presents options for moving forward.

Analysis

EPMP Program Overview

At the time of the EPMP adoption, there was significant community interest for a municipal bylaw to ban the use of pesticides for cosmetic purposes. On April 27, 2009 Council adopted Option 4, of the “Pesticide Use Management in Richmond”.

The EPMP was modeled upon reporting by the Canadian Centre for Pollution Prevention (C2P2)¹ that placed emphasis upon regulatory cosmetic pesticide bylaws that are coupled with strong education and community outreach programs. The five delivery elements of the EPMP include:

1. Education and Community Partnership;
2. Corporate Reduction;
3. Senior Government Regulation;

¹ *The Impact of By-Laws and Public Education Programs on Reducing the Cosmetic / Non-Essential, Residential Use of Pesticides: A Best Practices Review*, (2004), Canadian Centre for Pollution Prevention and Cullbridge Marketing and Communications: <http://www.c2p2online.com/documents/PesticidesBestPracticeReview-FINAL040324.pdf>

4. Pesticide Use Control Bylaw; and
5. Cost/Resource Implications.

Since 2010, the EPMP has been funded annually through the Sanitation and Recycling utility budget. The EPMP continues to be well received by the community, successfully reducing costs and risks related to this new era of pesticide and vegetation management.

Annually, a report to Council has been brought forward to provide an overview of each fiscal year of the EPMP and provide updates on the status of provincial action towards a regulation to ban the use of pesticides for cosmetic purposes. 2014 marks the fifth year of the EPMP.

Highlights of the 2014 EPMP

Attachment 1 highlights the EPMP elements since adoption in 2009. Below are the 2014 Program highlights:

- Delivered 30 Natural Lawn Care and Organic Gardening workshops as part of the Environmental Sustainability workshop series;
- Coordinated year-round programming for Natural Lawn Care and Organic Gardening with a “seed to plate” focus, increasing the local knowledge base for gardening through all four seasons;
- Developed and presented two new information sessions for newcomer invasive insects to Richmond: the European chafer beetle (community workshop) and the European fire ant (staff workshop);
- Delivered a new natural lawn care workshop entitled Fall Lawn Care;
- Delivered presentations to Professional Pest Managers of B.C. – *Challenges of Managing Invasive Species for Local Governments*, and Master Gardeners of B.C. – *European Fire Ants*, Burnaby, B.C.;
- Completed a GIS inventory and mapping for the distribution of invasive knotweeds around the Lulu Island dike perimeter (2014);
- Conducted and monitored Parrot feather control trials to determine viable containment and control options;
- Identified a new aquatic invasive plant in Richmond (Brazilian elodea) and established a provincial partnership for an early detection rapid response program;
- Community Bylaws recorded four Pesticide Use Control Bylaw related complaints. No ticketed fines have been issued; and
- Established an outreach partnership with Community Bylaws for a combined door to door Dog License canvassing and Pesticide Use Control Bylaw education program. Two staff members visited approximately 8000 homes between June 1st and August 31, 2014. The Pesticide Use Control Bylaw was discussed with approximately 25% of home owners. Approximately 1000 Pesticide pamphlets, 400 in English and 600 in Chinese, and 770 Environmental Sustainability Workshops pamphlets were distributed.

Provincial Action on Cosmetic Pesticides

The Minister of Environment is currently reviewing draft revisions to the Integrated Pest Management Act which do not result in action towards a provincial ban on the use of pesticides for cosmetic purposes. This emphasizes the value for the continuance of the EPMP in the absence of provincial action towards a cosmetic pesticide regulation.

EPMP Options for 2015

Option 1 - Continue EPMP on Temporary Basis (Recommended)

This option would maintain the annually dedicated staff resource (i.e. Temporary Full Time (TFT) Environmental Coordinator) and continue to position the City with an EPMP that takes a long term risk and cost reduction approach towards pesticide and vegetation management.

Option 1:

- Maintains the current level of service (i.e. workshops, technical support to staff & community members, best practices development & implementation, monitoring & research, liaison with industry & provincial agencies, retailer outreach, etc.).
- Continues the delivery of resources dedicated to supporting Richmond’s community such as the popular and well attended natural lawn care and organic gardening workshops.
- Deals with ongoing and burgeoning pest issues as they arise (e.g. Brazilian elodea, Japanese Knotweed, Common reed, Parrot feather, European chafer beetle and European fire ants).
- Provides flexibility to support other sustainability objectives related to outreach, public engagement and education. This includes the City’s Sustainability Framework and other Council priorities (e.g. Terra Nova, Railway Corridor, Garden City Lands, Bath Slough, etc.).

Budget impacts for Option 1 are identified below:

TFT Environmental Coordinator	\$ 94,470
Education	\$ 15,000
TFT Bylaw Enforcement Officer	\$ 43,052
TOTAL Option 1 Budget	\$ 152,522

Option 1 provides the community with a robust tool kit for responding to this new era of lawn and garden care in the absence of provincial legislation. The EPMP enables training, research, outreach and education for new approaches to landscape management and new generation pesticide practices for landscape industry practitioners and City Operations staff. Continuation of the EPMP enables a sustainable approach to pesticide management and positions the City to respond to the ecological shifts related to climate change and the associated proliferation of invasive species. Option 1 is recommended for its risk and cost reduction approach to cosmetic pesticide use and vegetation management.

Option 2 - Continue EPMP on Permanent Basis

Option 2 would require the conversion of the TFT Environmental Coordinator into a Regular Full Time position, requiring the creation of a new Position Control Compliment number. This option requires no additional costs to the current EPMP funding, as reported in Option 1 Budget Impacts. Since 2010, the EPMP has been included annually in the Sanitation and Recycling utility budget.

Option 2 allows the same provisions as cited in Option 1 on a permanent basis. In addition, this option allows greater flexibility to support other sustainability objectives that are related to outreach, public engagement and education, included within the City's Sustainability Framework and Council priorities on a permanent basis.

Option 2 is not recommended as it prolongs the temporary scope of the program that was intended for the EPMP. The EPMP was originally adopted as a temporary measure pending provincial action towards a ban on the use of pesticides for cosmetic purposes.

Option 3 - Discontinue EPMP, retain funding for Pesticide Use Control Bylaw

Option 3 will result in an overall reduction in the level of service for the EPMP while retaining the Bylaw. Option 3 includes:

- The loss of the enhanced components of the EPMP, detailed in Attachment 2, that include:
 - i) community outreach and education workshops;
 - ii) invasive species management support;
 - iii) best practices development & implementation, monitoring & research, liaison with industry & provincial agencies and retailer outreach; and
 - iv) technical support for staff and community for training and inquiries regarding weeds, pests, invasive species and pesticides.
- The retention of the Pesticide Use Control Bylaw No. 8514 as well as the technical funding of \$65,802 required to support the Bylaw as outlined in the Option 3 Budget Impacts table below.

- The reduction of budgeting in the Sanitation and Recycling utility budget from the current 2015 budget of \$152,522 to \$65,802, also identified in the table below. Option 3 Budget Impact

Option 3 Budget Impacts

Discontinued TFT Environmental Coordinator	\$ -
Discontinued Education and Community Partnerships	\$ -
TFT Bylaw Enforcement Officer	\$ 43,052
Technical Support Consultancy Services	\$ 22,750
TOTAL Option 3 Budget	\$ 65,802
TOTAL EPMP Budget Reduction	\$-86,720

In order to support ongoing compliance of the Pesticide Use Control Bylaw No. 8514, retention of the Bylaw components of the EPMP is recommended.

Option 3 does not maintain an ongoing approach towards pesticide risk reduction or vegetation management in the City. In the absence of provincial action towards a ban on the use of pesticides for cosmetic purposes, this option is not recommended. Cost and risk reductions associated with ongoing community education, research, monitoring, pesticide trials, implementation of best practices and the early detection and rapid response related to the identification of aggressive invasive species (e.g. common reed, Brazilian elodea, European chafer beetle, fire ants and giant hogweed) would not be possible through Option 3.

Option 4 - Discontinue EPMP

Option 4 would result in the discontinuance of the EPMP in its entirety. All five original delivery elements of the EPMP would be revoked (i.e. Education and Community Partnership, Corporate Reduction, Senior Government Regulation, Pesticide Use Control Bylaw, and Cost/Resource Implications).

This option would include the loss of the provisions identified in Option 3 as well as all technical and budget support for the enforcement of the Pesticide Use Control Bylaw No. 8514.

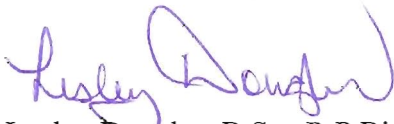
Option 4 would result in a reduction of \$152,522 from the Sanitation and Recycling utility budget. In the absence of provincial action towards a ban on the use of pesticides for cosmetic purposes, this option is not recommended. Option 4 would not enable Bylaw compliance nor address burgeoning issues related to this new era of non-traditional use of cosmetic pesticides. Discontinuance of the EPMP would result in an abrupt change of direction to the previous five successful years of running a comprehensive, risk and cost avoidant program, well received by the community.

Financial Impact

The EPMP is currently funded annually in the Sanitation and Recycling utility budget which will be brought forward for Council's consideration with the 2015 Utility Budget. The EPMP budget includes the TFT staff salary, bylaw enforcement and community outreach.

Conclusion

The City's EPMP continues to garner recognition in the region and the province due to the comprehensive and responsive nature of the program adopted by Council. The EPMP was modelled upon successful cosmetic pesticide programs and strategies that combine education and outreach programming to support the Pesticide Use Control Bylaw compliance. Ongoing program success, in the absence of provincial legislation, is contingent upon continuation of the level of service for the EPMP components which include: *Corporate Reduction; Education and Community Partnership; Senior Government Regulation; and Municipal Regulation*. Staff will continue to build upon the innovation, best practices, outreach and regulatory opportunities to maintain the ongoing effectiveness and leadership of the Program. Updates on provincial announcements for amendments to the Integrated Pest Management Act will be provided to Council accordingly.



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LD:jep

Att. 1: Overview of Richmond's EPMP Highlights - REDMS 4368768

Att. 2: EPMP Program Service Delivery Allocation - REDMS 4368840

Overview of Richmond's Enhanced Pesticide Management Program (EPMP) Highlights

	Policy, Enhanced Management Program and Restrictive Bylaw
Aim	<i>Targets all types of pesticide use (commercial, agricultural, residential) based on level of risk and benefit</i>
Corporate Reduction	
<i>Cease use of non-exempted pesticides immediately</i>	<ul style="list-style-type: none"> • Developed in-house monitoring program to determine the efficiency of trials for compost tea applications on City sports fields • Increased mechanical, manual and cultural weed control methods • Acquisition and retrofit of equipment allowing non-traditional approach to weed management (e.g. <i>Greensteam</i>[™], <i>Aquacide</i>[™] machine , corn gluten meal and compost tea applicators) • Continuous research and evaluation of new science, products, practices and technologies related to cosmetic pest management • Parks Department ceased and substituted cosmetic use of non-exempted pesticides by exempted (i.e. permitted and low-toxicity) pesticides
Education and Community Partnership	
<i>Expanded education program that includes initiatives to inform on the Pesticide Use Control Bylaw</i>	<ul style="list-style-type: none"> • 116 Natural Gardening, Tree Care & Lawn Care workshops, including Chinese languages were held (38 scheduled for 2013, including four on local and sustainable food choices) with over 1545 residents in overall attendance since 2010. • Advertisements and promotion for the PUC Bylaw (e.g. local newspapers, Leisure Guide, City website, community events, etc.) • PUC Bylaw Information (including in Chinese language) Environmental Sustainability Workshop brochures distributed distributed to City facilities, retailers, and through information booths on <i>Natural Gardening</i> public during events • City website updated with comprehensive resources on the Bylaw, and workshops and technical information on pesticide alternatives • Established EPMP Natural garden phone line • PUC Bylaw Information inserts sent with utility and property tax bills (2010)
<i>Work with Industry on Accreditation</i>	<ul style="list-style-type: none"> • Provide pesticide free weed management-training workshops to licensed landscaping practitioners, in partnership with the British Columbia Landscape and Nursery Association (BCLNA). City staff continues to network with other municipalities and organizations for strategies to reduce city costs and risk exposure for landscape and vegetation management. • Bylaw information brochures, surveys and training opportunity letters were sent to all licensed landscapers operating in Richmond

<p><i>Explore problem prevention measures</i></p>	<ul style="list-style-type: none"> • The Ministry of Forests, Lands and Natural Resource Operations is proposing to add the aquatic invasive plant Parrot Feather to the Provincial Noxious Weed List due to the City's request for to management and control assistance • Collaborate with the Province and other partners in the development of a regional and local response plan for European fire ant infestations. • Developed and published <i>Giant Hogweed Identification and Response</i> webpage on City website and reporting phone line • Assisted residents and responded to Giant Hogweed reports, concerns and removal information on their property. Monitoring known properties and providing advanced notices and information to owners were resulted in a dramatic decrease of GH distribution. The City has a 24 hour response program for reporting of Giant hogweed from the general public. • Continue to collaborate with the provincial invasive plant EDRR program to monitor the treated infestation site of <i>Phragmites</i>, the Common reed, in Richmond • With the advent of many new non-traditional pesticides on the market for residential use, considerable staff time has utilized for research, product efficacy and product awareness. This information is shared with residents, the landscaping community and City staff • Working with invasive plant specialists, integrated pest management practitioners and horticultural specialists, to ensure the City is optimizing problem prevention practices • Established new City standard for the removal of Japanese knotweed roots and stems for all dike upgrade projects • Respond to City staff and community information calls on invasive species (e.g. purple loosestrife, Japanese knotweed, Giant hogweed, English ivy, parrot feather, European fire ants, etc) • Lead community stewardship projects involving noxious weeds and other invasive plant removal in natural areas (e.g. parks, riparian management areas, environmentally sensitive areas)
<p><i>Encourage Metro Vancouver to take strong regional role in community education</i></p>	<ul style="list-style-type: none"> • Metro Vancouver is considering the launch of a coordinated community education program including natural lawn gardening, organic gardening and pest management.
<p><i>Significant consultation for draft Bylaw recommended</i></p>	<ul style="list-style-type: none"> • Completed and reported in staff report dated September 11, 2009, entitled "<i>Pesticide Use Control Bylaw</i>"
<p><i>Ongoing liaison/consulting with community</i></p>	<ul style="list-style-type: none"> • Feedback from the community solicited through a number of items including: voluntary survey indicating 79% awareness of PUC Bylaw; a telephone survey for licensed landscapers (indicating 50% interest in natural lawn care training; booths at public events; e-mails; phone calls, and letters to staff • City staff routinely visited local pesticide retailers. All retailers were receptive and agreed to post information on the Bylaw and Workshops at point of sale • Through staff visits, three retailers have voluntarily removed non-exempted pesticides from their shelves • The Environmental Coordinator fielded and Responded to numerous information and complaints calls, e-mails and front of house requests from public and local landscapers, to support compliance with the Bylaw

Senior Government Regulation	
<i>Actively lobby provincial government to better regulate sales.</i>	<ul style="list-style-type: none"> • Ongoing City Staff communication with Provincial Staff to obtain updates on any action pertaining to a cosmetic pesticide regulation or action on the <i>Special Committee</i> recommendations • Provided the City's Response to the <i>Special Committee on Cosmetic Pesticides Consultation</i> • Letter to Richmond MLA John Yap, appointee to the Special Committee on Cosmetic Pesticides, re-iterating the City's commitment to reducing the use and exposure to pesticides for cosmetic purposes • Letter to the Province sent by Mayor and Council, to advocate and support the introduction of province wide legislation prohibiting the cosmetic use of pesticides. • City Staff provided a response to the Province's <i>Cosmetic Use of Pesticides in British Columbia Consultation</i> paper in support of a provincial cosmetic pesticide regulation
<i>Consideration given to lobbying federal government to better regulate product approvals</i>	<ul style="list-style-type: none"> • The City's response to Health Canada Pest Management Registration Agency's Re-Evaluation program (REV2010-18) Consultation
<i>Explore partnership opportunities</i>	<ul style="list-style-type: none"> • All local pesticides retailers continue to provide City information on the Bylaw and the education program in their stores. • Presented the EPMP at the 50th Western Turf Grass Association Conference and Trade Show in Penticton, BC in March 2013 • The Honourable Gordon Mackintosh, Minister of Conservation and Water Stewardship for the Province of Manitoba, contacted and met with Staff to learn about the EPMP successes and challenges to inform the introduction of legislation restricting the use of cosmetic pesticides in his province; • Parks hosted the <i>Integrated Pest Management Best Practices Field Day</i> in 2012, to learn and share Best Practices with neighboring municipal parks managers and staff • Partnered with the BC Landscape and Nursery Association (BCLNA) to provide training opportunities for practitioners in the City • Collaborated with the Richmond School District (RSD) to apply restrictions on RSD lands • The City's PUC Bylaw continues to be cited as a model bylaw to regulate the cosmetic use of pesticides in the province
Municipal Regulation	
<i>Enforce a Bylaw that restricts the cosmetic use of pesticides on residential and City owned property</i>	<ul style="list-style-type: none"> • The Environmental Coordinator fielded and Responded to numerous information and complaints calls, e-mails and front of house requests from public and local landscapers, to support compliance with the Bylaw • Community Bylaws promoted public awareness and compliance of the PUC Bylaw by conducting community canvassing and inspections during summer months • Assisted Community Bylaws with technical expertise, education and regulatory context regarding pesticide use • Community Bylaw officers visited retailers of cosmetic pesticides to promote awareness of the Bylaw • While no violations were issued, the staff assisted Community Bylaws with complaints and conducted on-site visits with Bylaw staff to educate residents on alternatives to traditional pesticides • Adoption of Pesticide Use Control (PUC) Bylaw No. 8514 (October 2009)

Enhanced Pesticide Management Program Service Delivery Allocations

Service	%	Actions/Items
Corporate Reduction Delivery Level		30
1. Research and evaluate new cosmetic pest management products, practices and technologies	10	<ul style="list-style-type: none"> • Training opportunities for City Staff • Evaluate newly registered products and practices compliant with Bylaw • Networking with local, regional and provincial stakeholders
2. Develop and implement pilot program monitoring	5	<ul style="list-style-type: none"> • Research and develop specific methodologies to collect data for each new program designed to pilot new generation, low toxicity pesticides • Collect and analyze program data and make recommendations
3. Optimize problem prevention practices including invasive species management	15	<ul style="list-style-type: none"> • Provide technical assistance and Training for City Staff • Collaborate with regional and provincial invasive species NGOs and agencies to collaborate on invasive species management priorities, new invaders, control methods and best practices for invasive plant species management in Richmond (e.g. Giant hogweed, Japanese knotweed, Wild chervil, Common reed, Parrot feather, European Fire Ants) • Respond to City's Giant Hogweed Control Program phone line and reports • Leading community invasive plant stewardship projects
Education & Community Partnerships Delivery Level		40
4. Expanded education program including information on Pesticide Use Control Bylaw	20	<ul style="list-style-type: none"> • Work with Industry to adopt compliant practices • Promotion and Advertisements • Natural Gardening, Tree Care & Lawn Care workshops, including Chinese languages • City website updated with comprehensive resources on the Bylaw, and workshops and technical information on pesticide alternatives
5. Community liaison/consulting	20	<ul style="list-style-type: none"> • Natural Gardening and Pest Solutions information at City and Community events • Natural gardening and pesticides phone line • Exploring partnership opportunities with Local retailers, associations and organizations • Community invasive plant removal events (e.g, Earth Day, Bath Slough & Middle Arm, Green Ambassadors events etc.)
Senior Government Regulation Delivery Level		10
6. Actively lobby senior governments to better regulate sales and product approvals	5	<ul style="list-style-type: none"> • Mayor and Council Letters supporting the prohibition of cosmetic pesticides • City response to the Province's Cosmetic Use of Pesticides Consultations • City response to Health Canada Pest Management Registration Agency Consultations
7. Coordinate municipal response with provincial agency regulations and initiatives	5	<ul style="list-style-type: none"> • Elevate provincial support for key invasive species (i.e. Common reed, Parrot feather, European Fire Ant) • Lobby for EDRR programs (e.g. Common reed, Parrot feather) • Collaborate with agencies for technical information and research to support timely and effective responses to pesticide and invasive management scenarios.
Municipal Regulation Delivery Level		10
8. Enforce a Pesticide Use Control Bylaw	10	<ul style="list-style-type: none"> • Assist Community Bylaws with technical expertise, education and regulatory context (e.g. Pesticide use reports, Giant hogweed EDRR) • Annual visit to retailers of cosmetic pesticides to promote awareness of the Bylaw and City education workshops. • Information queries regarding PUC Bylaw
9. Other projects	10	<ul style="list-style-type: none"> • Richmond Earth Day Youth (REaDY) Summit coordination • Climate Change Showdown program coordination • Genetically Engineered Free BC consumer choices support
TOTAL	100	

CNCL - 200



To: Public Works and Transportation Committee

Date: October 6, 2014

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

File: 10-6060-01/2014-Vol
01

Re: Municipal Access Agreement with JET Engineered Telecommunication Technologies Corp. (Carrying on Business as "JETT Networks")

Staff Recommendation

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to execute, on behalf of the City, a Municipal Access Agreement between the City and JET Engineered Telecommunication Technologies Corp containing the material terms and conditions set out in the staff report titled, "Municipal Access Agreement with JET Engineered Telecommunication Technologies Corp. (Carrying on Business as "JETT Networks")", dated October 6, 2014, from the Director, Engineering.

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

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

Staff Report

Origin

JET Engineered Telecommunication Technologies Corp. (“JET”) have requested to install telecommunication infrastructure and equipment within dedicated highways, streets, roads, road allowances, lanes and bridges under the City’s jurisdiction (collectively, the “Service Corridors”). To accommodate this request, a draft Municipal Access Agreement (“MAA”) between JET and the City has been prepared.

Analysis

JET is a company which specializes in the installation of telecommunications infrastructure and equipment in Canada using shallow-inlay processes. JET is proposing to install telecommunications infrastructure and equipment within the City of Richmond’s Service Corridors. JET must obtain the City’s consent to use the Service Corridors and this is typically accomplished through a MAA.

The proposed JET MAA will protect the City’s interests and establishes the roles and responsibilities of both parties. The proposed MAA with JET will:

- Specify locations where the agreement will be applicable (i.e. the Service Corridors);
- Specify required consent for constructing, maintaining, operating, repairing and removing JET’s equipment, and define the scope of the City’s consent;
- Require JET to pay causal¹ costs to the City;
- Define the conditions under which JET may carry out work;
- Enable the City to have access to information about JET equipment;
- Specify cost allocations for JET equipment to be relocated as a result of any municipal and third party projects;
- Minimize the City’s liability due to JET’s work or equipment;
- Permit shallow inlay fibre;
- Identify the initial term of the MAA to be one year, automatically renewable for successive one year periods thereafter unless terminated for breach or by notice of non-renewal;
- Define and impose fees and charges (eg. lost productivity costs, permitting and inspection costs, and pavement degradation) and their annual CPI increase;
- Require JET to assume environmental liability for any hazardous substances that they bring to or cause to be brought to the Service Corridors;
- Identify the insurance requirements JET must maintain; and
- Include mutual indemnity clauses.

¹ Causal costs are costs incurred as a result of additional effort and materials spent working around a private utility installation while maintaining or constructing public infrastructure

Financial Impact

None. Companies that utilize City property as utility corridors pay an annual 1% tax to the City as per Section 192 of the *Community Charter* and Section 353 of the *Local Government Act*.

Conclusion

A Municipal Access Agreement between the City and JET will allow the City to better manage and regulate the installation and presence of JET equipment within the City's Service Corridors. The terms and conditions of the proposed agreement provide cost recovery for the City and protect the City's interests.



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LB:cjr



To: Public Works and Transportation Committee **Date:** September 24, 2014
From: John Irving, P.Eng. MPA **File:** 10-6600-10-01/2014-
Director, Engineering Vol 01
Re: **City Centre North District Energy - Request for Expression of Interest**

Staff Recommendation

That the issuance of a Request for Expressions of Interest by Lulu Island Energy Company for a utility partner to develop a feasibility plan to design, build, finance and operate a District Energy Utility (DEU) in the City Centre North area on the basis of the following guiding principles be endorsed:

1. The DEU will provide end users with energy costs that are competitive with conventional energy costs based on the same level of service; and
2. Council will retain the authority of setting customer rates, fees and charges for DEU services.

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

Att. 2

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

Staff Report

Origin

In October 2009, Council directed staff to issue requests for expressions of interest to provide implementation and operational support of District Energy Utilities in partnership with the City, Developers and other agencies.

Building on the success of the Alexandra District Energy Utility (ADEU), since 2009 the City has been securing commitments for district energy ready buildings in the City Centre area through rezoning, development and building permit processes.

Following direction from Council, in 2013 the Lulu Island Energy Company (LIEC) was established as a wholly-owned corporation of the City for the purposes of managing district energy utilities on the City's behalf. In April 2014, Council authorized City staff to execute a District Energy Utilities Agreement between the City and LIEC, assigning LIEC the function of providing district energy services on behalf of the City, including partnering with third parties to deliver such services.

The City has identified the potential for district energy systems in the North City Center area.

This report supports Council's Term Goal #8 Sustainability:

To demonstrate leadership in sustainability through continued implementation of the City's Sustainability Framework.

8.1. Continued implementation and significant progress towards achieving the City's Sustainability Framework, and associated targets.

8.4. Review opportunities for increasing sustainable development requirements for all new developments, including consideration of increasing requirements for sustainable roof treatments (e.g. rooftop gardens, solar panels, etc.) and energy security (e.g. use of local renewable energy sources, use of district energy systems, etc.).

Background

District Energy Utilities as Part of a Sustainable Community

Richmond's 2041 OCP establishes a target to reduce community greenhouse gas (GHG) emissions 33 per cent below 2007 levels by 2020 and 80 per cent by 2050. Additionally, the OCP includes a target to reduce energy use 10 per cent below 2007 levels by 2020. Richmond's CEEP identifies that buildings account for about 64 per cent of energy consumption in Richmond, and 43 per cent of GHG emissions; residential units especially are prime energy consumers in the community. Richmond is growing, with today's population expected to increase by 35 per cent by 2041, and employment by 22 per cent. This growth will be accompanied by new building development, the majority of which will occur in Richmond's City Centre.

In the context of this growing community, shifting to more sustainable energy systems for buildings is required to meet Richmond's climate and energy targets. Sustainable energy systems have the following characteristics:

- Use energy wisely – e.g. they are efficient, minimize consumption, minimize waste energy, and use renewable sources of energy.
- Increase energy security by being reliant and resilient – e.g. they minimize price volatility, incorporate localized systems to avoid being completely dependent on external systems, and are adaptable to future technologies and energy sources.
- Have low-carbon intensity – e.g. they emit zero to low GHG emissions.
- Are cost-effective and do not result in unacceptable impacts (social, environmental or economic).

Based on these criteria, the City has identified district energy utilities (DEUs) as a key component of sustainable energy systems that can be implemented in neighbourhoods going through significant development activities. Some of the key benefits of a DEU are as follows:

- Reduced building capital and operations costs – DEUs replace the need for individual buildings to have their own boilers or furnaces, chillers or air conditioners, resulting in capital cost and maintenance cost savings.
- Efficiency – DEUs can operate more efficiently than typical stand-alone building mechanical systems, thereby reducing emissions and costs.
- Reduced emissions through using renewable energy and waste energy sources – DEUs can use renewable sources such as sewer heat recovery, geothermal, biomass, combined heat and power generation, and other technologies with the potential for very low emissions. Moreover, DEUs can capture and use waste heat from industrial, commercial and institutional use (i.e. ice surfaces and wastewater treatment plants).
- Reliability – DEUs use proven technology; most DEU's operate with a high reliability rate.
- Resiliency – District energy systems' ability to make use of multiple different fuel sources allow DEUs to incorporate new energy source opportunities in the future, providing financial and environmental resiliency and mitigating the potential for volatility in thermal energy prices.

Many DEUs come to be identified by the energy source they are hooked up to, such as geothermal, biomass, or solar; however, the most critical elements of a DEU are the user base and the distribution network, and when establishing the partnerships and legal framework of a DEU the primary focus should be on these elements. The specific system or technology that is used to generate the heat can be altered or switched out over the life of the DEU depending on the best available technology at the time.

District Energy in Richmond

Given the benefits noted above, the City has been active exploring and implementing DEU opportunities in appropriate neighbourhoods. In 2010, the City issued a Request for Expression of Interest (RFEOI), seeking a partner to develop a plan to design, build, finance and operate a district energy utility for the ASPAC lands, named the River Green DEU (RGDEU). The City subsequently signed an Memorandum of Understanding (MOU) with the successful proponent, Corix Utilities Ltd. The MOU was based on the concept that the City would own the RGDEU, and Corix would provide design, construction, financing and operating functions.

In November 2012, Council directed staff to incorporate the Lulu Island Energy Company (LIEC), with the City of Richmond as its sole shareholder, with the intention that the LIEC would own and operate City DEUs. This includes ultimately transferring ownership and operations of Alexandra District Energy Utility (ADEU) to LIEC, as well as LIEC's operating RGDEU and other potential City DEUs. In June 2014, following Council's direction, staff have executed a District Energy Utilities Agreement between the City and LIEC, assigning LIEC the function of providing district energy services on behalf of the City.

Consequently, LIEC and Corix are in the process of signing the concession agreement whereby LIEC will own the RGDEU and its infrastructure and Corix will design, construct, finance, operate and maintain the RGDEU, subject to City as the shareholder of LIEC setting rates to customers.

In parallel to these activities, the City has developed the ADEU. The first phase of the ADEU was undertaken in partnership with Oris Geo Energy Ltd. In 2011, the Alexandra District Energy Utility Bylaw was established, requiring connection by all new developments in the ADEU service area. ADEU Phases 1 and 2 were commissioned in July 2012; the system currently provides energy to three developments with over 800 residential units, representing 760,000 sq ft of space. Phase 3 expansion is currently underway, which will provide service to additional 1,530,000 sq ft of residential and commercial space. At full build-out of the service area, ADEU will serve approximately 3.2 million sq ft of building space reducing 700 tonnes of GHG emissions annually.

In light of these district energy activities, the City has continued to secure commitments that new developments be "District Energy Ready" through rezoning, development and building permit processes. This means that new developments in appropriate potential service areas have in-building mechanical systems that are compatible with district energy connection for space heating and domestic water heating.

Analysis

District Energy Opportunities in City Centre North

Over 8.5M sq.ft. of residential and commercial floor space is currently in different stages of development in the City Centre North area. This is 1.5 times the size of ADEU and RGDEU together at full build out. Attachment 1 illustrates the current and potential development sites in City Centre North, which could comprise the customer base for a new DEU node. Through the development approvals processes, the City secures commitments that new developments in this area are "District Energy Ready". Some developments are currently in construction, with occupancy forecasted to begin in 2016.

A City Centre North District Energy Pre-Feasibility Study was conducted by FVB Energy Inc. to evaluate district energy concepts that could provide energy services at a competitive price for building owners, while reducing energy consumption and greenhouse gas emissions and providing other district energy benefits. This preliminary analysis evaluated the following heat sources to provide district energy heating services:

- River heat recovery;
- Sewer heat recovery;
- Biomass heating; and
- Biomass-fuelled combined heat and power, producing both heat and electricity.

Further feasibility studies are required to refine district energy concepts and develop a business case for the preferred system.

If a City Centre North DEU is to proceed, it is important that its implementation occur in a timely manner. District energy systems ideally will be operational before occupancy occurs, so that new developments can forgo the costs of installing conventional heating equipment such as onsite boilers. If a buildings' boiler plant is installed, future connection to district energy systems is postponed to the time when the boiler plant needs replacement. Likewise, installing the necessary DEU piping networks in a previously developed road is more costly than installing the system simultaneously with new development. Each development that moves forward using conventional heat and hot water systems is a missed opportunity to realize the economic and environmental benefits of district energy. Not serving these early developments could also constitute a barrier to future DEU growth, as DEUs have significant economies of scale, and become much easier to operate with larger and more consistent demand loads.

LIEC Governance Model

LIEC is a wholly-owned local government corporation, with the City of Richmond as its sole shareholder. Council appoints a board to administer daily operations of DEUs, and Council approves utility rates, policies, and practices.

Operating LIEC in partnership with private-sector partners entails important advantages compared to other governance models, such as a municipal-owned and operated utility, or a privately owned utility. Notably, this model entails:

- Council oversight and control over DEU utilities. As sole owner, the City appoints LIEC's Board, and establishes policies and practices.
- Ability to set rates. Unlike privately-owned utilities, local government utilities are not subject to regulation by the BC Utilities commission; this affords the City responsibility for setting utility rates, and making other decisions about the utilities' operations.
- Limited City investment of capital. DEUs are capital intensive to develop; partnering with a third party with access to capital markets allows the City to reduce or eliminate capital investment associated with DEUs.

- Lower risks. Agreements with DEU utility partners can be structured to allocate construction, financing, technology and operation risks to the partners, who are best positioned to manage these risks.
- Opportunities for City revenue generation. Business models can be designed to provide a revenue stream over and above operating and capital cost recovery for the DEU.
- LIEC can act as a private corporation with greater operational freedom, not limited by local government statutes.
- Design, construction, and operations expertise from private sector partners.

For the above reasons, the City has identified a Public Private Partnership model in which LIEC owns DEU assets and a private utility partner designs, builds, finances and operates the system as a preferred model for implementing district energy systems. This model is reflected in the LIEC's agreement with Corix Utilities Ltd. for Corix to develop, finance and operate the River Green DEU.

Issuing a Request for Expression of Interest for DEU Development, Financing and Operation

The next step in pursuing district energy opportunities in City Centre North is for LIEC to engage a partner to further evaluate the feasibility of implementing a DEU in North City Center, and, if determined as viable and meeting the City's interests, to subsequently engage in DEU design, financing, construction and operation. As in the River Green DEU's development, the appropriate process for engaging the third partner is through a Request for Expressions of Interest (RFEOI). The RFEOI will be guided by the following objectives:

- Provide competitive energy service lifecycle costs to residents and businesses.
- Provide an equivalent or greater level of reliability.
- Increase environmental performance, i.e., lower GHG emissions.
- Provide a flexible platform for adopting alternative energy technologies over time and for expanding service to other areas of the city.

The selected proponent will be responsible for undertaking necessary feasibility studies (due diligence) to develop the business case to establish the DEU. The feasibility studies will include forecasting demand for thermal energy services, evaluation of energy source technologies, system conceptual design, business analysis, risk analysis and estimated energy rate to customers. The RFEOI will specify that the preferred proponent will be responsible for assuming the costs of this due diligence. If the City determines that there is a viable business case and it is the City's best interest, a legal agreement will be negotiated between LIEC and the successful RFEOI proponent, outlining the terms and responsibilities for the DEU's development and operations in City Centre North. Council endorsement of the recommendations from the LIEC Board will be sought through different stages of this process.

Attachment 2 is a resolution of the LIEC Board to issue an RFEOI for these services, subject to Council's endorsement.

Financial Impact


None at this time.

Conclusion

District Energy Utilities are an important part of meeting the City's climate and energy commitments, and can be delivered at comparable or lower energy service costs than conventional building energy technologies. An opportunity exists for Lulu Island Energy Company to implement a DEU node in City Centre North. To take advantage of this opportunity, it is recommended that LIEC issue a Request for Expression of Interest for a utility partner to provide design, construction, finance and operations of a DEU in City Centre North.



Alen Postolka
Acting Senior Manager, Sustainability
& District Energy
(604-247-4676)

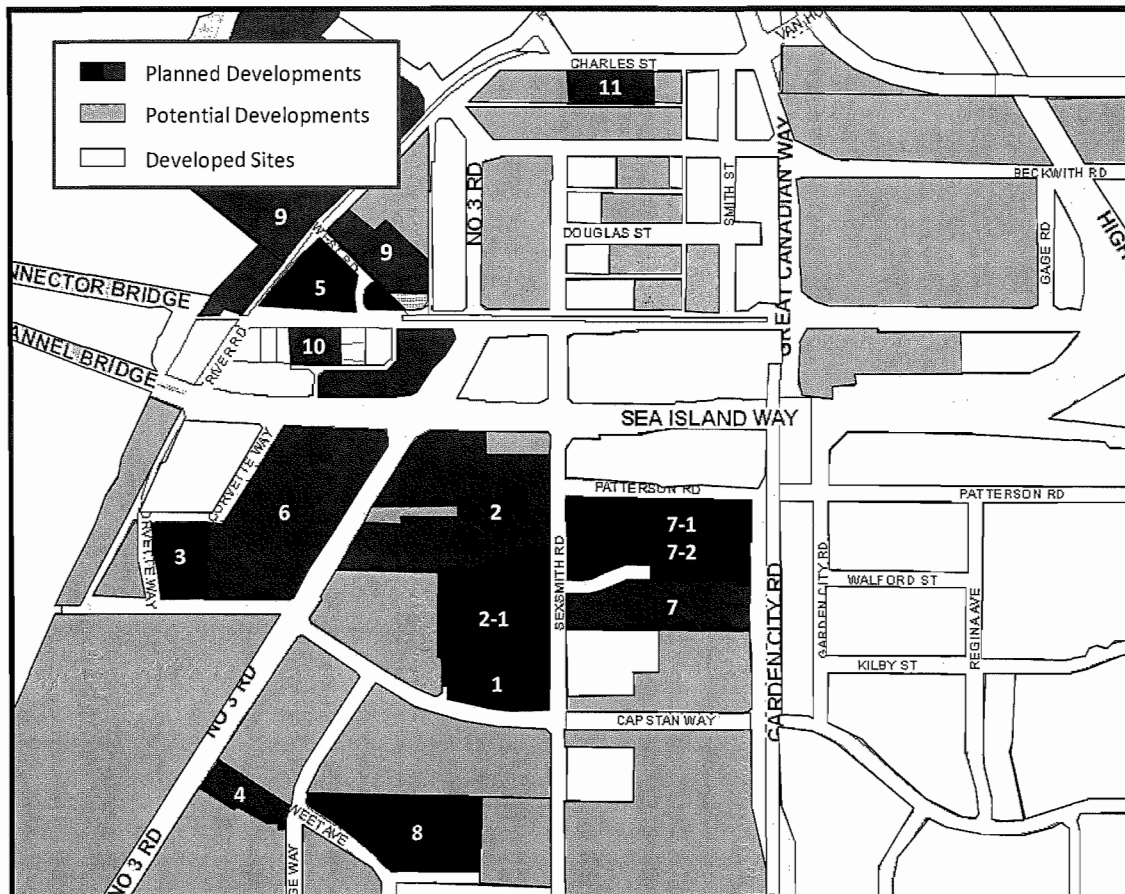


Brendan McEwen
Manager, Sustainability
(604-247-4676)

BM:bm

- Att. 1: City Centre North Development Map
- 2: LIEC Board Resolution to Issue a RFEOI for Design, Construction, Finance and Operations Services for City Centre North

Attachment 1 – City Centre North Development Map



Map	Project	Proposed Floor Area (sq. ft.)	Use	Permit Stage
1	Pinnacle Living "Capstan"	187,200	Residential	Construction
2	Pinnacle International (4 Phases)	1.25M	Residential	RZ
2-1	Phase 1	370,000	Residential	DP
3	0893691 BC LTD	175,300	Mixed Use	DP
4	DHI Holdings "Studio One"	75,900	Residential	RZ
5	GBL "Hotel Versante"	214,000	Commercial	DP
6	Yuanheng Seaside Developments	756,600	Mixed Use	RZ
7	Concord Pacific (5 Phases)	1.05M	Residential	DP
7-1	Phase 1	250,000	Residential	Construction
7-2	Phase 2-3	330,000	Residential	BP
8	Polygon "Avanti"	478,000	Residential	BP
9	Jingon International	4.4M	Commercial	RZ
10	Wensley Architecture	320,000	Commercial	RZ
11	Eric Law Architect	120,000	Commercial	RZ

**CONSENT RESOLUTIONS OF THE DIRECTORS OF
LULU ISLAND ENERGY COMPANY LTD.
(the "Company")**

The undersigned, being all of the directors of the Company, hereby consent to and adopt in writing the following resolutions:

Request for Expression of Interest

WHEREAS:

- A. the Company was incorporated by the City of Richmond ("Richmond"), the Company's sole shareholder, for the purpose of managing one or more district energy utilities (each a "DEU") on Richmond's behalf;
- B. in April of 2014, the Company entered into an agreement with Richmond whereby the Company was assigned the function of providing district energy services on behalf of Richmond, including partnering with third parties to provide such services; and
- C. the Company now wishes to issue a request for expressions of interest ("RFEOI") to identify a utility partner to design, build, finance and operate a DEU in the City Centre North area of Richmond.

NOW THEREFORE IT IS HEREBY RESOLVED THAT:

1. the Company be and is authorized to issue a RFEOI, for the purpose of identifying a suitable utility partner to design, build, finance and operate a DEU in the City Centre North area of Richmond;
2. the RFEOI be guided by the objectives for the proposed DEU as follows:
 - (a) the DEU will provide end users with annual energy costs that are competitive with conventional energy costs based on the same level of service; and
 - (b) Richmond Council will retain the authority of setting DEU customer rates, fees and charges for DEU Services, through the adoption of a service area bylaw;.
3. any two directors or officers of the Company be and is hereby authorized to take all such actions and to execute and deliver on behalf of the Company all such other instruments, agreements and documents as he or she considers necessary, desirable or useful for the purpose of issuing the subject RFEOI and otherwise to carry out the intent of these resolutions.

Execution by Counterparts

These resolutions may be validly executed and delivered by the directors in any number of separate counterparts and all counterparts, when executed and delivered, will together

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constitute one and the same instrument. Executed copies of the signature pages of these resolutions sent by facsimile or transmitted electronically in either Tagged Image Format Files (TIFF) or Portable Document Format (PDF) will be treated as originals, with full legal force and effect, and the directors waive any rights they may have to object to such treatment. Notwithstanding the date of execution, these resolutions will be deemed to be dated as at September 30, 2014.




CECILIA MARIA ACHIAM



JERRY MING CHONG



GEORGE DUNCAN



ROBERT GONZALEZ



JOHN DAVID IRVING



To: Public Works and Transportation Committee **Date:** October 10, 2014
From: Jim V. Young, P. Eng. **File:** 06-2052-55-01/Vol 01
Senior Manager, Project Development

Serena Lusk
Senior Manager, Recreation and Sports Services

Re: **Minoru Complex Floor Plan and Preliminary Form/Character**

Staff Recommendation

That the Minoru Complex floor plan and preliminary form/character design as outlined in the attached report, "Minoru Complex Floor Plan and Preliminary Form/Character", dated October 10, 2014 from the Senior Manager, Project Development and Senior Manager, Recreation and Sports Services, be endorsed.

Jim V. Young, P. Eng.
Senior Manager, Project Development
(604-247-4610)

Serena Lusk
Senior Manager, Recreation and Sports Services
(604-233-3344)

Att. 4

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

Staff Report

Origin

On November 12, 2013, Council made the following resolution:

The following Major Capital Facilities Program Phase 1 projects be endorsed and included in the City's 2014 budget process for Council consideration and described in the staff report titled, "Major Capital Facilities Program Phase 1," dated May 31, 2013 from the Director, Engineering:

- a. *A co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park (as shown in Attachments 2 & 3 and described in the staff report titled, "Minoru Older Adults and Aquatic Centre Site Selection," dated October 30, 2013 from the General Manager, Community Services and the General Manager, Engineering & Public Works.*

Council subsequently approved the following items related to the project:

- a. Capital budget (December 9, 2013);
- b. Award of Architectural and Engineering Services (March 10, 2014);
- c. Public Engagement Plan – including establishment of stakeholder and building advisory committees (March 10, 2014); and
- d. Guiding principles and program and space allocation (July 28, 2014).

Work has been ongoing in terms of all elements of the project since Council's approvals were received.

The purpose of this report is to present the floor plan design and preliminary form/character of the Minoru Complex for Council approval. Council endorsement of the floor plan and form/character design will allow staff to proceed with completion of detailed design, including parking and the urban realm, followed shortly thereafter with construction of the new facility.

Analysis

Background

The total space identified for the Minoru Complex as adopted by Council in November 2013 is 110,000 square feet with a budget of \$79.6 million plus a multi-project contingency. Any addition to the program would require an increase in the project budget.

The key program decisions adopted by Council at the July 28, 2014 meeting are summarized as follows:

1. One commercial kitchen to service the entire facility.
2. Two reception desks with one specifically dedicated to older adults.

3. A single fitness centre and changerooms to service the entire facility with careful attention to design to ensure spaces within the facility can be separated and provide safety and comfort for users of all ages, abilities and cultures.
4. A combination of dedicated and 'primary' use multi-purpose rooms to ensure the needs of all users are met.
5. A 25-metre lap pool aquatic configuration plus additional leisure pool elements.

Floor Plan Design

Since approval of the program and space allocation by Council at the July 28, 2014 meeting, work towards completing the floor plan for the Minoru Complex has been ongoing.

The architectural team first assessed requirements for the building and site including existing soil conditions, landscape, traffic analysis, and water, sewer, gas and electrical services. The team also assessed room requirements, programming goals, and adjacencies in order to develop a floor plan that works for the users.

Then through modeling, design charrettes, and consultation, floors plans were developed and refined to make best use of the space available, meet the program specifications, and allow for LEED certification.

At the same time the floor plans were in development, the building preliminary form/character was shaped to compose the look of the building. Form refers to the general shape, volume, and materials, while character refers to the style of the building.

Public Engagement Process and Results

As outlined in the public engagement plan for the Minoru Complex, there are strategic points in the design process when both stakeholder and public input is warranted. As such, in order to receive input on the floor plans, the engagement process included the following:

- Meetings with nine stakeholder groups
 - Aquatics Services Board
 - Minoru Senior's Society
 - Richmond Centre for Disability
 - Richmond Chinese Community Association
 - Richmond Community Associations
 - Richmond Fitness and Wellness Association
 - Richmond Olympic Oval
 - Richmond Sports Council
 - Vancouver Coastal Health
- Meetings with the Stakeholder and Building/Technical Advisory Committees ("the Committees");
- Four public consultation events, two of which were held at the Minoru Aquatic Centre, and one each at Lansdowne Mall and Minoru Activity Place Centre. These consultations included opportunities for children to participate through drawings and button making;

- On line engagement using Let's Talk Richmond and www.richmond.ca provided an update on the design process, presented the draft floor plans, and asked for input via an online survey;
- Surveys were available at the open houses and on line at Let's Talk Richmond. Over 200 surveys were completed;
- Review of best practises in services and facilities for sports, fitness, aquatics and older adults including visits to local facilities;
- Meetings with specific staff teams to identify needs and wants of current facility users; and
- Meetings with the City's Construction Manager to assess the impacts to schedule and budget based on programming and space allocation choices.

A full report on the engagement process for this stage of the project is included with this report as Attachment 2. Over 2000 people were engaged through the consultation process. The results showed a high level of support for the project.

Additional key findings included the following:

- Strong support for the proposed floor plans as presented;
- Older adults were very pleased to see the space allocation, connection to the outdoors and the separate covered entrance;
- Support for two 6-lane pools vs. one 10-lane pool;
- Suggestions and ideas that will be considered in the detailed design phase (i.e. need for hearing induction loops, flooring preferences); and
- Other suggestions and questions that are not part of this process (i.e. the future of the existing facilities).

As well, there were some topics raised through the engagement process that required further exploration including the following:

- The amount of water space and types of water spaces sufficient to meet the needs of the community now and into the future;
- The degree of separation required between the facility lobby and the dedicated older adults reception desk; and
- The most appropriate proportion of universal to gender-specific change rooms.

Each of these topics was discussed with the Committees and is described in more detail below.

Advisory Committee Input

The Committees discussed key floor plan and preliminary form/character design topics at their October 9, 2014 meeting. A description of these topics and the advice provided by the Committee members follows below:

Water Spaces

Comments and questions about the amount and configuration of water spaces were heard throughout the engagement process. In particular, whether there would be enough lap swimming space available. A comparison of current water spaces at Minoru versus planned water spaces at the new facility (Table 1 below) was provided to the Committees and a discussion occurred regarding the opportunities for transferring current activities which happen in lap swimming areas such as children's swimming lessons to the leisure teach pool area. Staff also identified that the "Teach Lanes" adjacent to the leisure pool had been increased from 20metres to 25metres to ensure they could also serve a lap swimming function. The Committees provided the advice that the current water configuration, with the inclusion of the 25m teach lanes, would service the needs of the community.

Table 1: Comparison of current versus future water spaces

Current Minoru Aquatic Centre	Future Aquatic Centre
Teach Pool: 1,460 ft ²	Leisure and Teach Pool: 7,160 ft ²
Minoru Lap Pool: 3,710 ft ²	Lap Pool 1: 4,040 ft ²
Centennial Lap Pool: 4,150 ft ²	Lap Pool 2: 4,040 ft ²
Hot Pool: 520 ft ²	Hot pools and Cold Plunge: 1,510 ft ²
Total: 9,840 ft ²	Total: 16,750 ft ²
	Increase in Space: 6,910 ft ²

Separation of Lobbies

Through the engagement process, there were concerns raised about the need to ensure safety of older adults and avoid conflicts among users by keeping spaces separate. However, the connection between the dedicated older adults' space and the facility lobby on the main floor is important to individuals likely to use both facilities. A number of options for this connection area were discussed with the Committees and included solid doors, moving doors and swipe card access. The Committees provided the advice that the separation of the lobbies should be designed to provide for flexibility in the future.

Changerooms

There was a high level of interest in changerooms through the consultation process. Most feedback was very positive as this is an area in which the current Minoru Facility is underserved. The Committees discussed the need to work through this area more thoroughly to ensure the proportion of gender specific and universal changerooms meets the needs of the entire community with particular attention to be paid to cultural needs and gender needs.

The Committee members also provided some suggestions regarding operations related to the food services, parking and proximity of certain activities to others. These suggestions will be considered through the detail design and business planning stages.

Finally, the Committees were shown some initial renderings of the preliminary form/character as well as a model. No specific advice was sought from the members on this topic. However, general comments were very positive.

Floor Plans

Floor plans have been developed based on the program spaces approved by Council in July 2014 and were assembled and arranged to create the drawings included as Attachment 3.

The intent of the floor plans is to suit the building function and also satisfy items such as the building code and City bylaw requirements for items such as exiting, site setbacks and maximum building height.

The proposed floor plans were supported through the feedback received in the public engagement process and meet the guiding principles of the project in the following manner:

	Guiding Principle	Floor Plan Alignment
✓	Be Exceptional	Community needs for now and in the future are being met in innovative ways such as two lap swimming pools of different depths and temperatures and the double-height, prominently featured older adults lounge area.
✓	Be Sustainable	The floor plans are achievable within the budget, they have been modified in response to a transparent community engagement process and they respond to opportunities to assist with LEED certification such as the significant use of natural light.
✓	Be Accessible	Both cultural and physical accessibility are addressed through a variety of ways including private spaces for individual groups and large corridors for easy mobility access.
✓	Be “A Centre for Excellence” for Active Living and Wellness	The floor plans create opportunities for all users to engage in passive, active and social recreation.
✓	Be Synergistic	There is a balance between dedicated spaces and flexible, multi-purpose spaces to meet the needs of all users. There are also opportunities for promoting intergenerational programming and activities.
✓	Be Connected	Clear connections to the outdoors have been considered and activities which most benefit from adjacent outdoor space have been located appropriately.

Highlights of the proposed floor plan design are as follows:

Older Adults Component – The Older Adults Space has been designed on two floors with a dedicated entrance and lobby. It is distinctly separate from the Aquatics and Outdoor Field Sports portions of the facility. Level 1 comprises most of the functions that are currently in place at the existing Minoru Activity Centre with access/views to the adjacent plazas and highlighted by an open, two storey fireside lounge area. Level 2 is comprised mostly of small to large multi-purpose rooms with the older adults fitness area integrated with the other fitness space. Through equipment selection and programming, an older adults program will be provided within the fitness area.

Aquatic Component – The aquatic space is contained entirely on Level 1 while fitness and tenant space is located on Level 2. Lap swimming has been located in 2 separate, 6-lane 25-metre pools on the north side of the facility, adjacent to the sauna, steam room, small hot pool and cold plunge pool. The leisure pool and large hot pool area are all located on the south side of the facility. Two viewing areas have been provided on deck.

Field Support Component – Field support space is located on two levels and is intended to replace the recently demolished Minoru Pavilion. Level 1 comprises eight team rooms complete with showers/washrooms, storage, referee rooms, public washroom, first aid room, office and concession. Level 2 provides for outdoor viewing space and a large multipurpose room.

Preliminary Form/Character Description

Key features of the proposed building shape include an orientation to maximize natural light, views to the fields, oval track and mountains as well as connections to three plaza areas around the building perimeter.

The building character is defined by multiple curved roofs that facilitate the use of natural light.

The proposed preliminary form/character design has been included as Attachment 4. Should council approve these floor plans and preliminary form/character design, staff will proceed with preparation of detailed design drawings. Staff will also ensure that the preliminary form/character design is presented to the City's Advisory Design Panel (ADP) for review and comment. The ADP review will include the building preliminary form/character in addition to the urban realm design, parking and landscaping for the site. Recommendations from the ADP will be considered as the project proceeds to the detailed design phase. It is anticipated that refinements to the drawings presented in Attachment 2 will be required as the detailed design phase proceeds.

Next Steps

Should Council approve the floor plans and preliminary form/character design, staff will proceed with preparation of detailed design drawings. This is a process by which all building components, materials, colours and systems are coordinated and described through detailed drawings and specifications.

This detailed design process will also include meetings with stakeholders for each functional area of the new facility to establish requirements to a high level of detail.

Staff has also made allowances for specialty consultants to assist and facilitate the detailed design process. For example, the kitchen design will be developed through meetings with representatives from the Minoru Senior's Society including their chef, the City's architect and their specialist kitchen design sub-consultant, the City's Construction Manager and staff. This process will be similar for the entire facility design.

It is anticipated that advice from the Committees will be sought at milestones through the detailed design process. It is likely the advice received through these meetings in combination with the stakeholder groups will require small changes to the floor plans and preliminary form/character design.

Public input will sought at strategic points through the detailed design and construction phases.

Completion of detailed design drawings and commencement of construction tendering is scheduled for early 2015. A project schedule has been included as Attachment 4.

The final outcome will be a fully coordinated set of documents for final pricing through the City's construction manager and a set of drawings to provide the contractor with all the information necessary to construct the building.

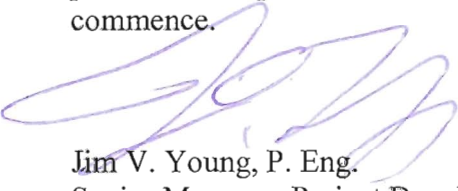
Urban realm design is also in progress which includes Minoru Precinct pedestrian connections, landscape and parking design. It is anticipated a report in this regard will be presented to Council near the end of 2014.

Financial Impact

None.

Conclusion

Staff proceeded with development of floor plan and preliminary form/character design of the Minoru Complex following Council adoption of programming and space allocation. Should Council endorse the floor plan and preliminary form/character design, staff will proceed with presenting the project to ADP and developing the detailed design to allow the construction to commence.



Jim V. Young, P. Eng.
Senior Manager, Project Development
(604-247-4610)



for Serena Lusk
Senior Manager, Recreation and Sports Services
(604-233-3344)

Att. 1: Public Engagement Report
2: Floor Plans

3: Preliminary Form/Character Description
4: Project Schedule

Minoru Complex | Stakeholder and Public Engagement Report – October, 2014**Introduction.**

HCMA and the City of Richmond project management team met and presented the current Minoru Complex plans with nine stakeholder and community groups. For these groups, this was the second meeting related to the Minoru Complex. An initial meeting was held in the spring of 2014. The nine stakeholder groups are:

- Community Association/Society Presidents
- Richmond Chinese Community Society
- Richmond Centre for Disability
- Richmond Fitness and Wellness Association
- Vancouver Coastal Health
- Minoru Seniors Society
- Aquatic services Board
- Richmond Sports Council
- Richmond Oval

In addition to the stakeholder groups, a series of four public open houses were held at 3 separate locations.

- Lansdowne Mall, Friday 19 September, 12:00-5:00 pm
- Minoru Aquatic Centre, Saturday 20 September, 10:00-4:00pm
- Minoru Centre (Seniors Centre), Tuesday 23rd September, 9:00-12:00pm
- Minoru Aquatic Centre, Wednesday 24th September, 4:30-7:30pm

The Open House material is appended to this report in Appendix A, and included a series of information boards giving background information about the Minoru Complex project, and a series of schematic plans and images showing the planning to date. Members of the public were encouraged to review the project information and engage the available city staff or HCMA staff with questions and feedback. In addition, a survey was available to be filled out and submitted either at the open house, or on line. The survey was made available in both English, and Mandarin / Cantonese and is appended to this report. (Appendix B)

Each Open House included a children's engagement station where there were two activities available. Children were invited to "Imagine your very own design for Minoru pool" and asked to draw their design. They were also able to make a button with a drawing related to Minoru Park. (See Appendix C for examples of Children's engagement)

Summary of Stakeholder Engagement Meetings

Overall the response to the proposed floor plans by the eight Stakeholder groups was positive. There was support for the layouts with a preference for the two 6-lane tanks over the one 10-lane tank. Each group had many valuable comments regarding detailed design elements, these comments will be useful as the project team enters the detailed design phase for the project.

The detailed comments from these groups are in Appendix D. Following are the significant comments from each of these groups:

Minoru Complex | Stakeholder and Public Engagement Report – October, 2014

Community Association/Society Presidents

- Ensure the project considers enhanced accessibility – suggestion of doorless washrooms, automatic doors into program spaces.

Richmond Chinese Community Society

- Liked the concept of adult wellness in the aquatic centre (hot pools/cold pool)
- Suggest lots of shallow water for children.

Richmond Centre for Disability

- Like the concept of two lap pools with different water temperature. Supported the idea of raised pool edge in association with an additional lift into each pool.

Richmond Fitness and Wellness Association

- Fitness areas should be programmed as a “unique” centre with a different focus from other fitness providers.

Vancouver Coastal Health

- Offered to share VCH guidelines and “how its working” feedback
- Consider possible collaborations on programming – e.g.: adult daycare
- Consider the importance of signage

Minoru Seniors Society

- The project team was reminded to always consider the desire for safety and separation in shared spaces, such as the cafeteria, fitness centre, as well as the aquatic areas.
- Controlled connection between the aquatic centre should receive further review.
- Consider visual impairment throughout.

Aquatic services Board

- Preference for 2-6 lane (25m) rather than 1 10 lane lap pool (25m)
- Ensure design does not have water current (from lazy river) interfering with the teaching in leisure pool
- Universal change – Provide accessible large cubicles sufficient for patron and attendant.

Richmond Sports Council

- General support for the size and height of building and not casting large shadows on the turf fields.
- Asked if field changerooms could be interconnected (internal connection between pairs) to allow for larger teams.
- Asked to review and maintain circulation along the side of complex to the fields and custodian area for equipment delivery and emergency vehicles.

Minoru Complex | Stakeholder and Public Engagement Report – October, 2014

Summary of Open Houses

A series of four Open Houses were held at Lansdowne Mall, Minoru Aquatic Centre, and Minoru Place Activity Centre (Seniors Centre). HCMA and City staff were on hand to provide project background, explain the schematic planning, and answer questions. Both Cantonese and Mandarin speaking staff and volunteers were on hand to assist.

All of the Open Houses were well attended, an estimated 500 – 800 people attended over the four days and provided a range of feedback, both verbally and in writing.

A total of 215 surveys were received. Paper copies of the survey were available and collected at each open house location. In addition, the survey was available online through the Lets Talk Richmond website until September 30th.

- 125 English submitted at open houses
- 23 Mandarin/Cantonese submitted at open houses
- 67 online submittals (English)

The compiled results from all the submitted surveys are attached in Appendix E.

Children were also engaged in providing feedback, they were asked to imagine and draw their version of Minoru Pool. In addition, children were invited to create buttons by drawing their favourite places in Minoru Park or their vision for the Minoru Complex. Select drawings are appended to this report.

The project team is very pleased with the community support and input provided through the engagement opportunities. There was high level of support for the floor plans for the facility and the complex in general. Common comments included:

- General support for project
- Concern about controlling use and visitors in the senior's cafeteria space. Specifically ensuring that the cafeteria remains a safe and comfortable place for seniors.
 - Resolving conflicts between users in high demand areas of the aquatic facility
 - Concern from neighboring residents about increase in traffic, noise, and lighting.
 - Interest in the types of water and the features that may be included.
 - Enhanced drop off and pick up, and providing covered waiting and entrance areas.

The survey provides additional insight into people's projected use of the spaces and will provide valuable information as the project team moves into detailed design of the spaces. Common comments included:

- The need for black out blinds in some of the senior's multi-purpose rooms. In particular the photography club needs this. It should be in a few different size rooms

Minoru Complex | Stakeholder and Public Engagement Report – October, 2014

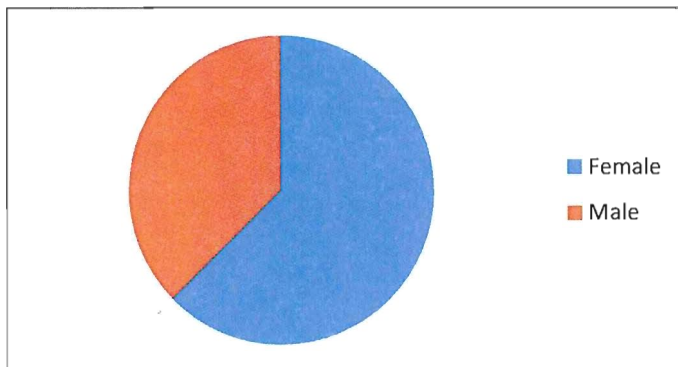
- Special attention should be placed on HVAC acoustics in senior’s rooms. A point was raised that many seniors’ facilities have multi-purpose rooms where HVAC noise makes it impossible for many seniors to hear.
- Given the large multipurpose spaces on the second floor, we need to look at capacity and speed for the elevators. The senior’s elevator should be oversized so that we can accommodate more than one scooter at a time. A high proportion of users will rely on the elevators.
- We should oversize the circulation and stall size in the senior’s washrooms, and these should provide enhanced accessibility. Avoid the use of doors in public washrooms throughout. Use privacy mazes instead. This is particularly true in the senior’s areas.

Summary of finding’s from Survey

- Strong support for the proposed floor plans as presented
- Older Adults were very pleased to see the space allocation, connection to the outdoors and the separate covered entrance
- Support for two 6-lane pools vs. one 10-lane pool
- Many suggestions and ideas that will be included or addressed in the detailed design phase, i.e. need for hearing induction loops, flooring preferences
- Other suggestions and questions that are not part of this process, i.e. the future of the existing facilities

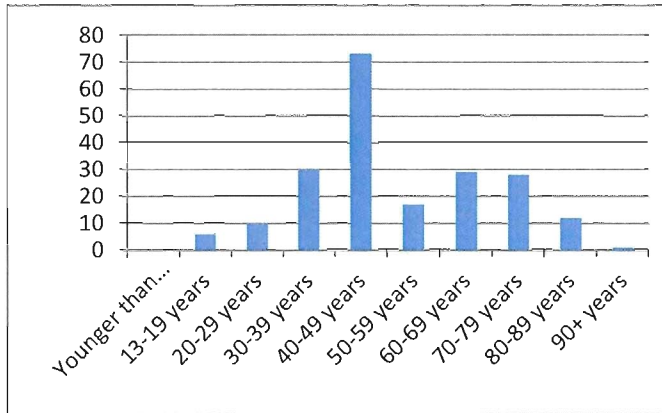
Graphical summary of the survey results to follow here.

1. The majority of respondents were female (63%)

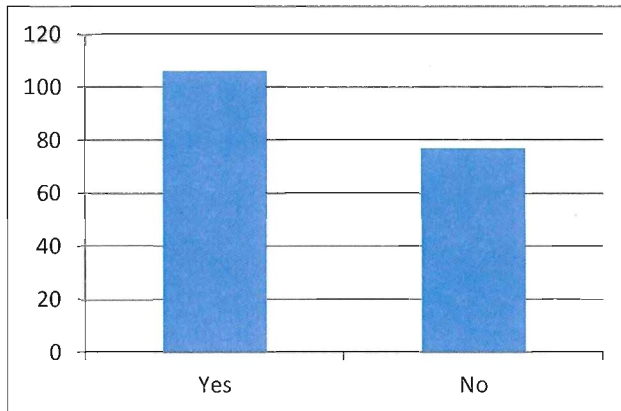


Minoru Complex | Stakeholder and Public Engagement Report – October, 2014

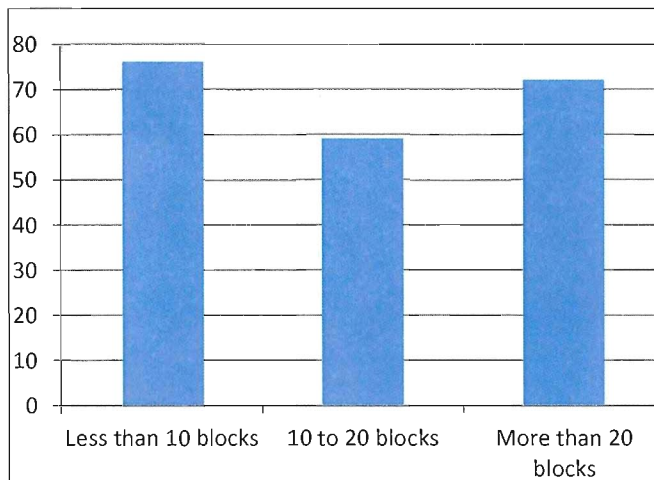
2. A cross section of ages completed the survey, with the majority falling into the 40 – 49 years old range.



3. Over half of the respondents have children living at home

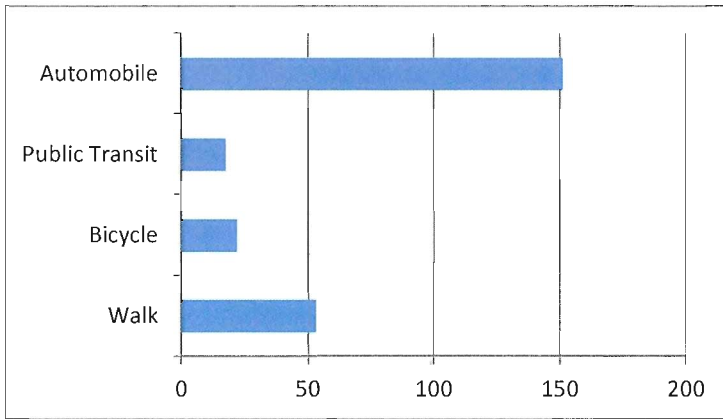


4. The respondents reside across Richmond

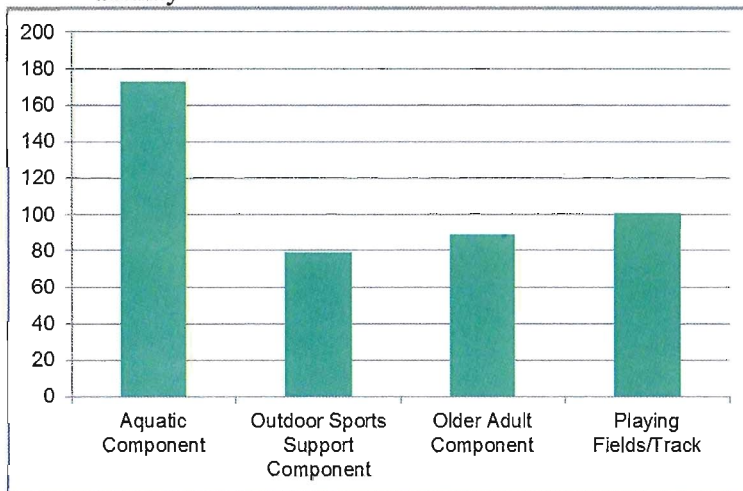


Minoru Complex | Stakeholder and Public Engagement Report – October, 2014

5. The majority of respondents will drive to the new facility

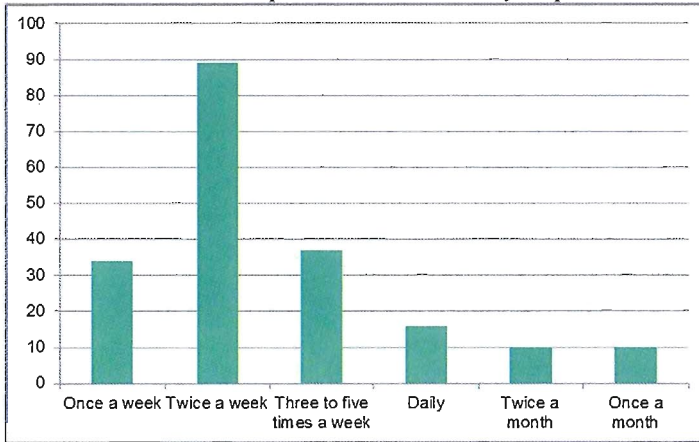


6. Respondents reported a high level of interest/anticipated use in all components of the new facility

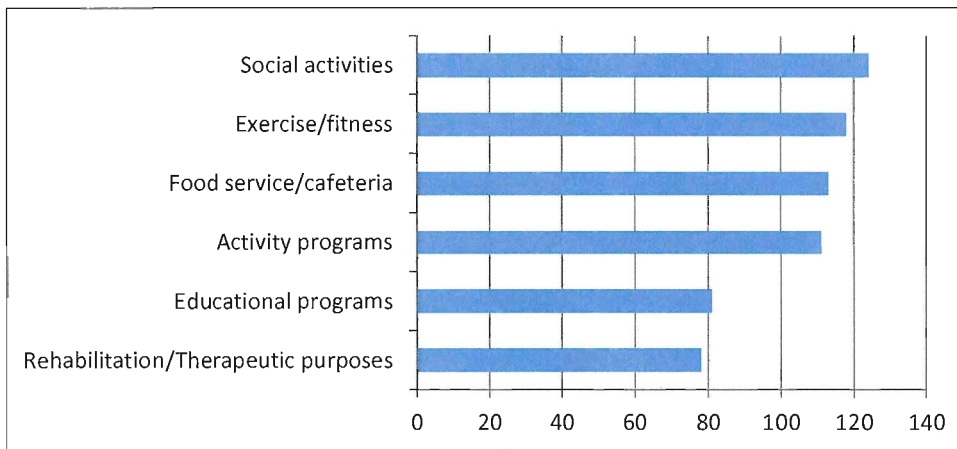


Minoru Complex | Stakeholder and Public Engagement Report – October, 2014

7. Those who responded to the survey expect to use the facility on a regular basis.



8. A high level of interest for all Older Adult program features

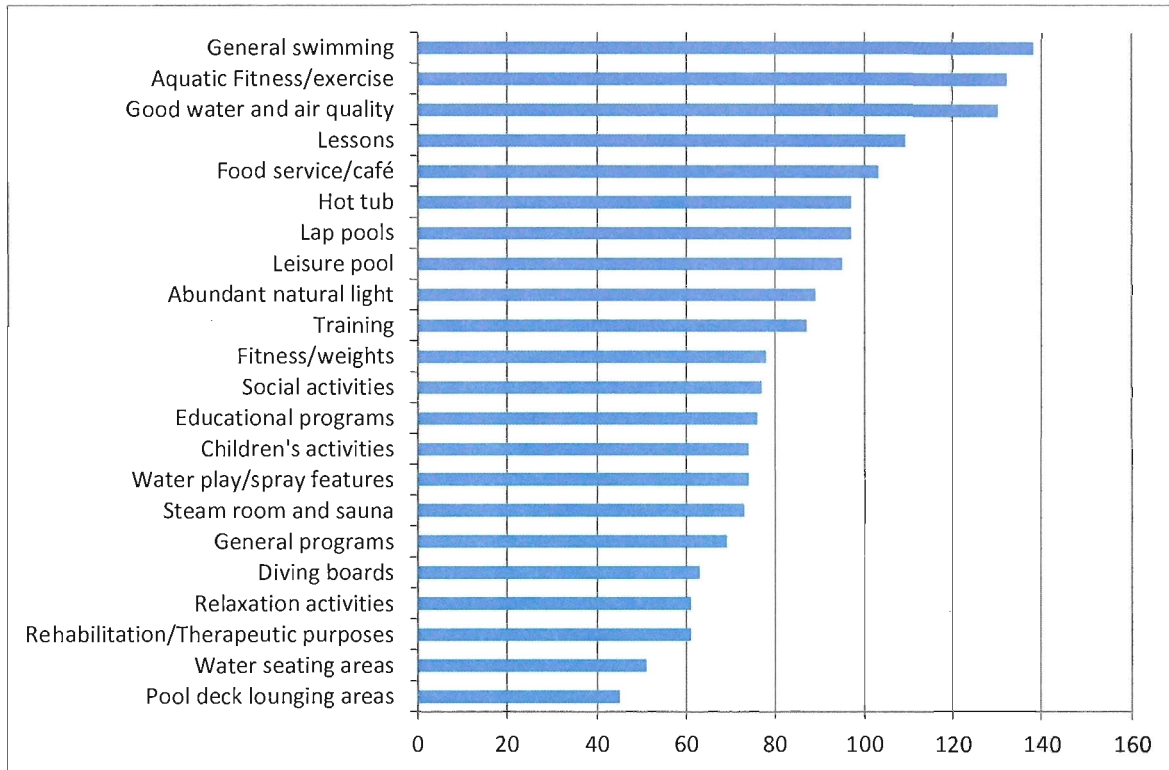


When asked to express their personal programming interests, common themes emerged as:

- Heavy emphasis on social activities
- Wide variety of program interests, most of which can be accommodated in the proposed multipurpose spaces. Examples include:
 - Fitness and exercise
 - Dance
 - Games
 - Cards and hobbies
 - Billiards

Minoru Complex | Stakeholder and Public Engagement Report – October, 2014

9. A wide variety of aquatic features are planned to be used (checked all that applied)

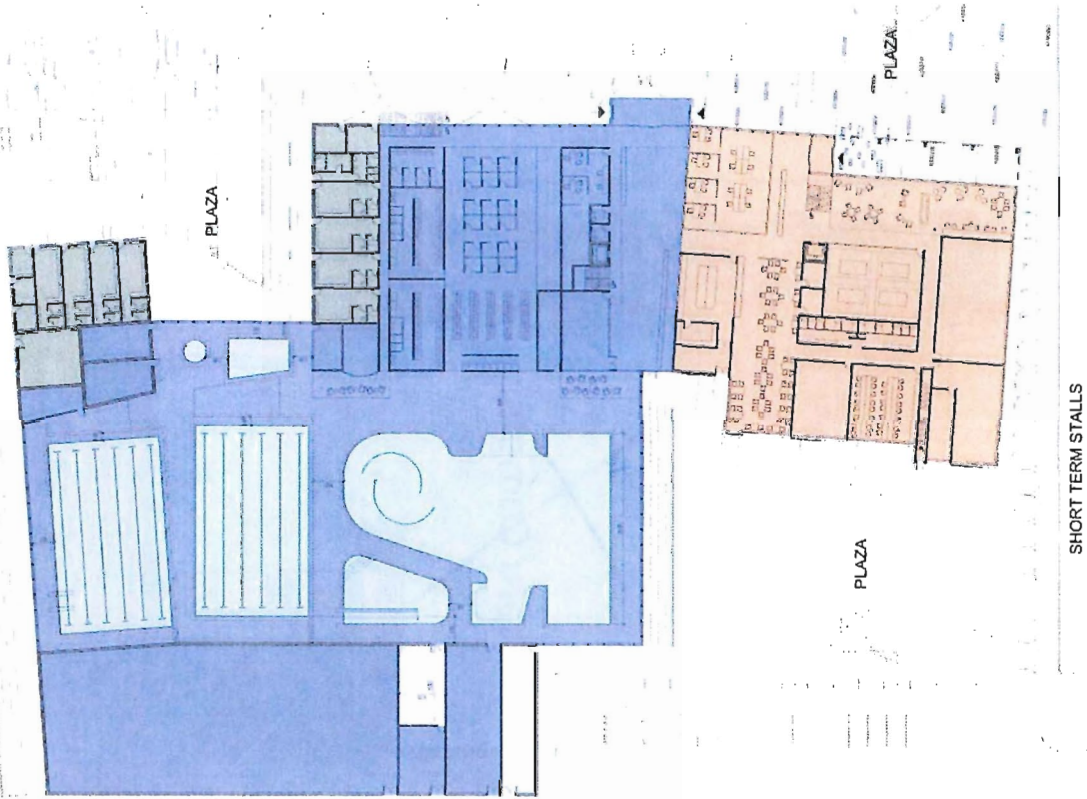


When asked to express the most important aquatic components, common themes emerged as:

- Lap swimming
- Swim lessons
- Leisure area with jets and water features
- Leisure amenities for older adults, children and families
- Viewing areas for lessons

End of Report.

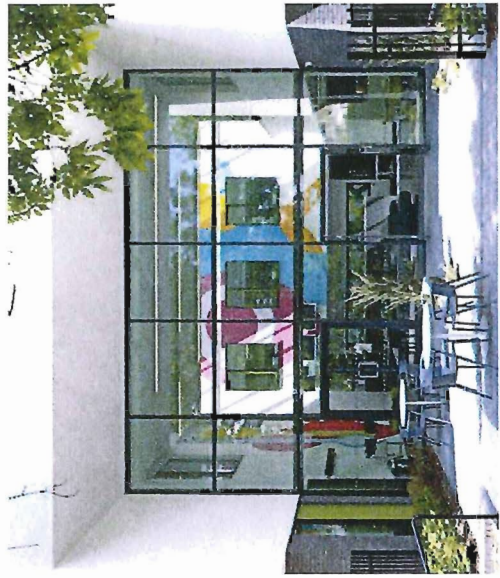
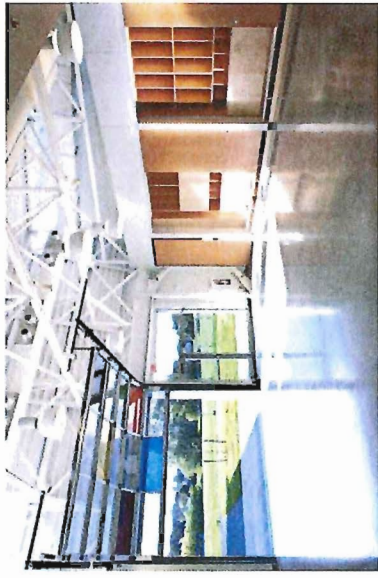
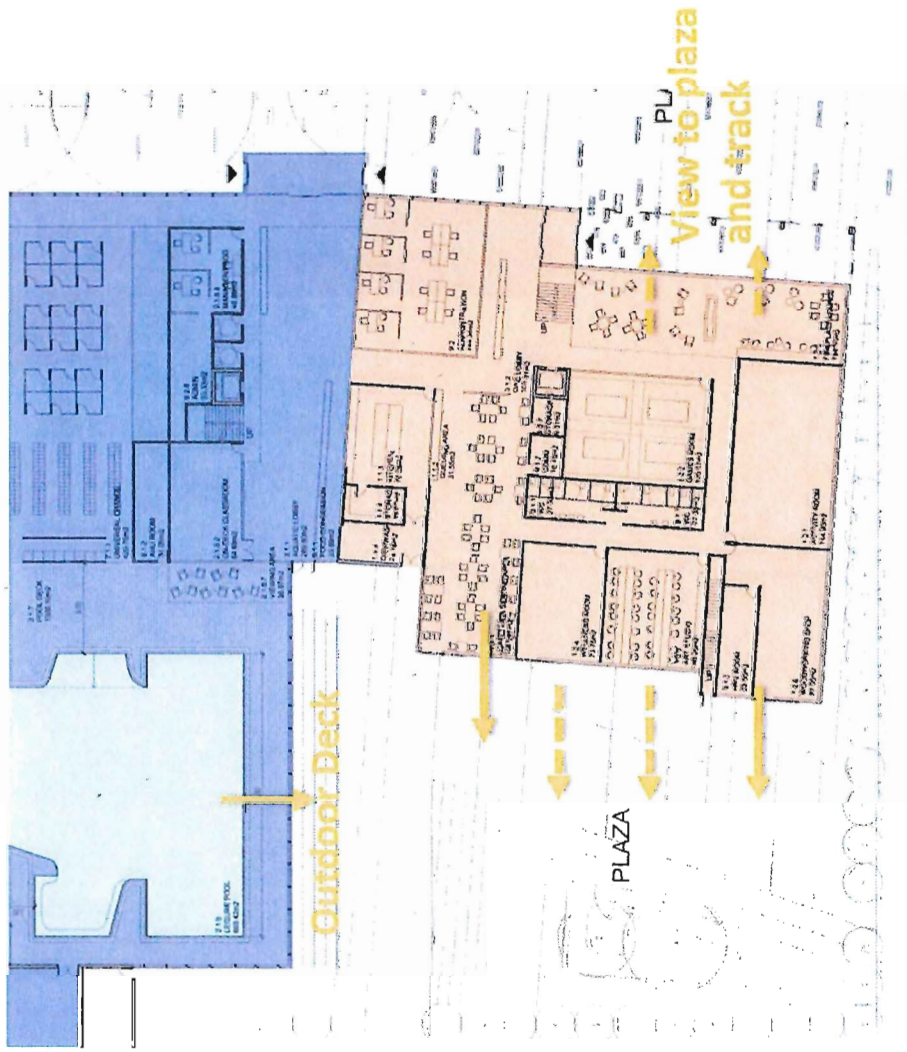
Minoru Complex – Ground Level



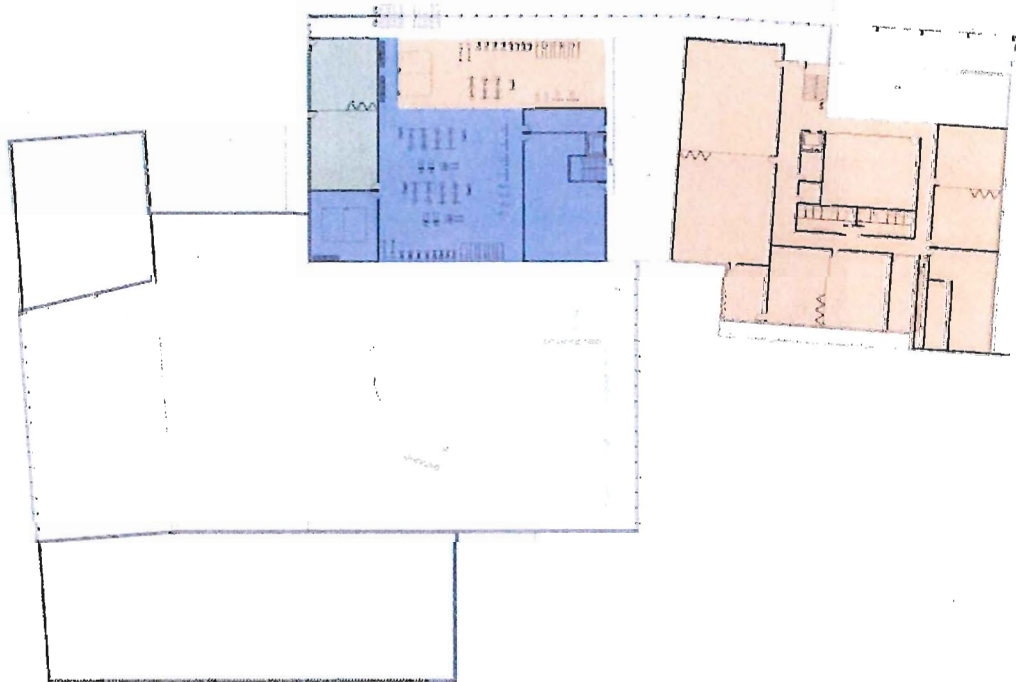
Older Adults' component

- Level 1

CNCL - 231

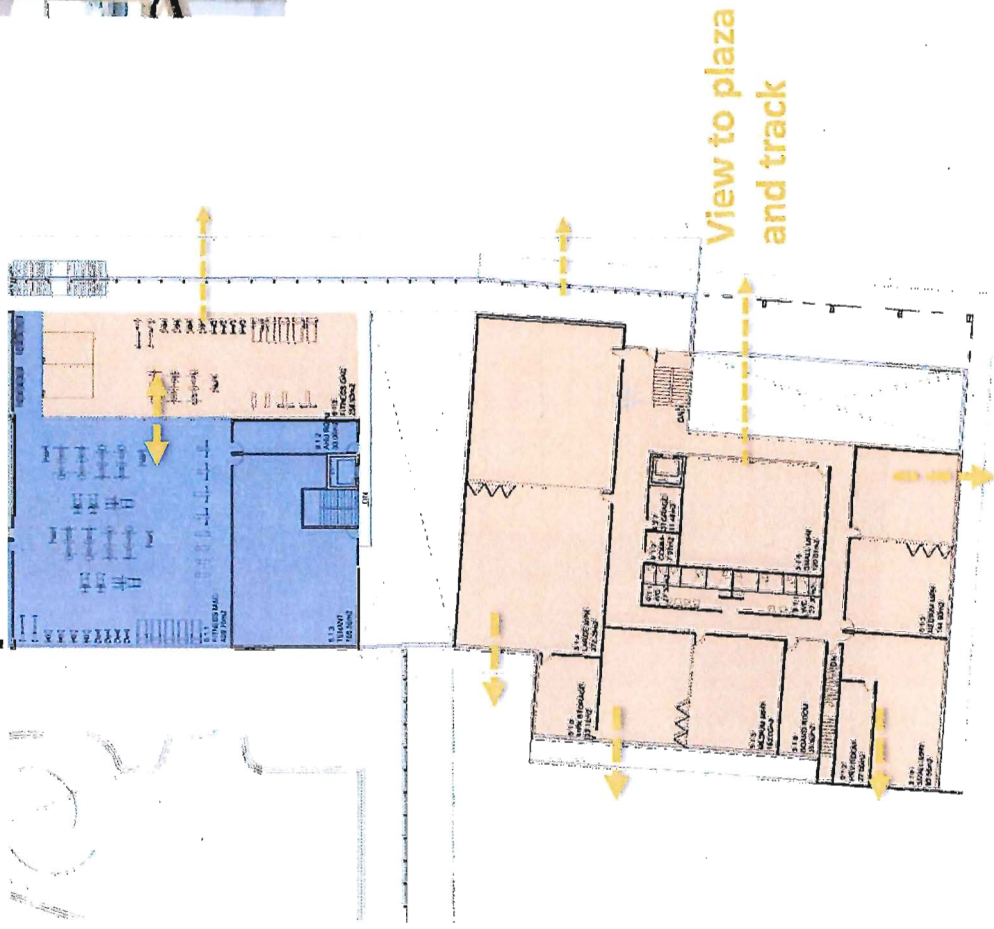


Minoru Complex – Second Floor

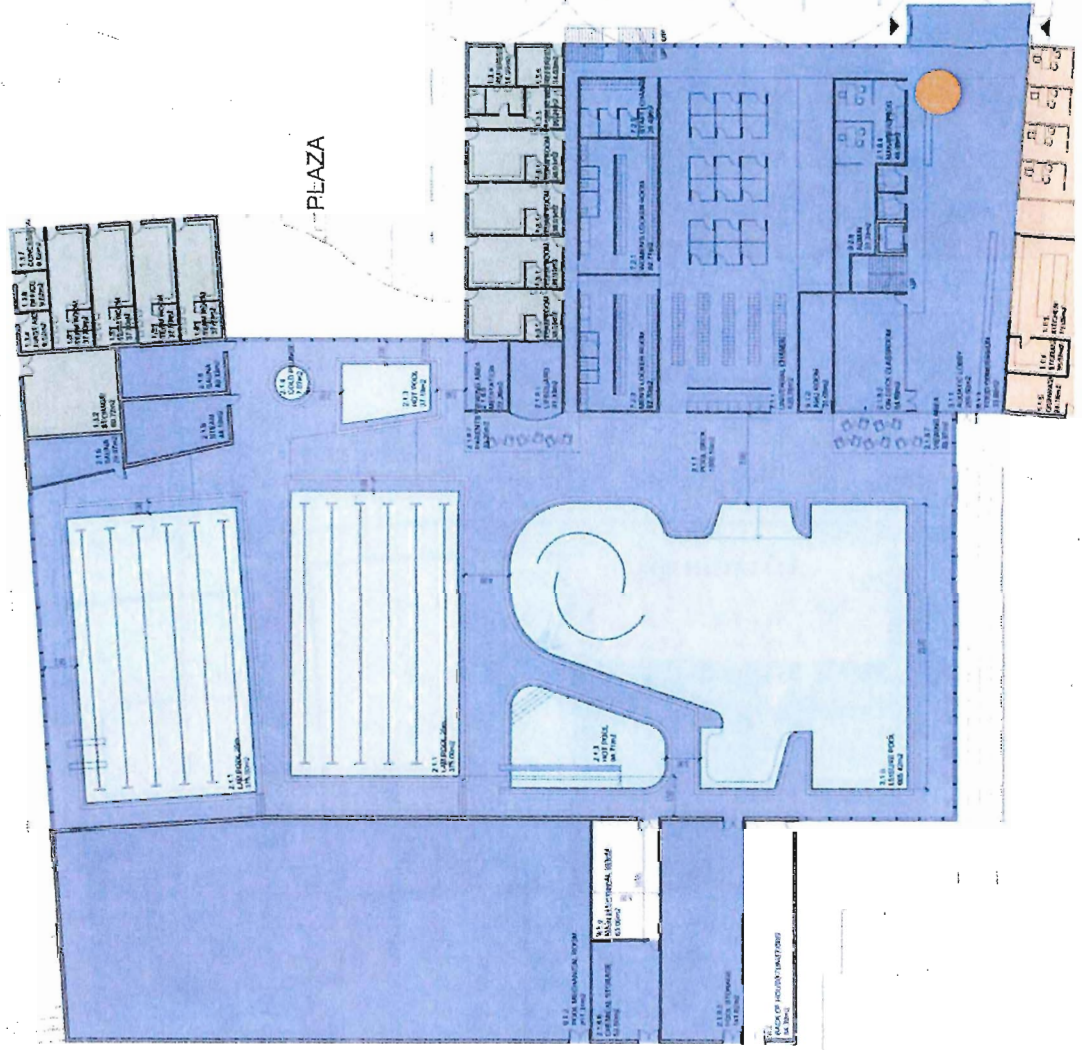


Older Adults' component

- Level 2



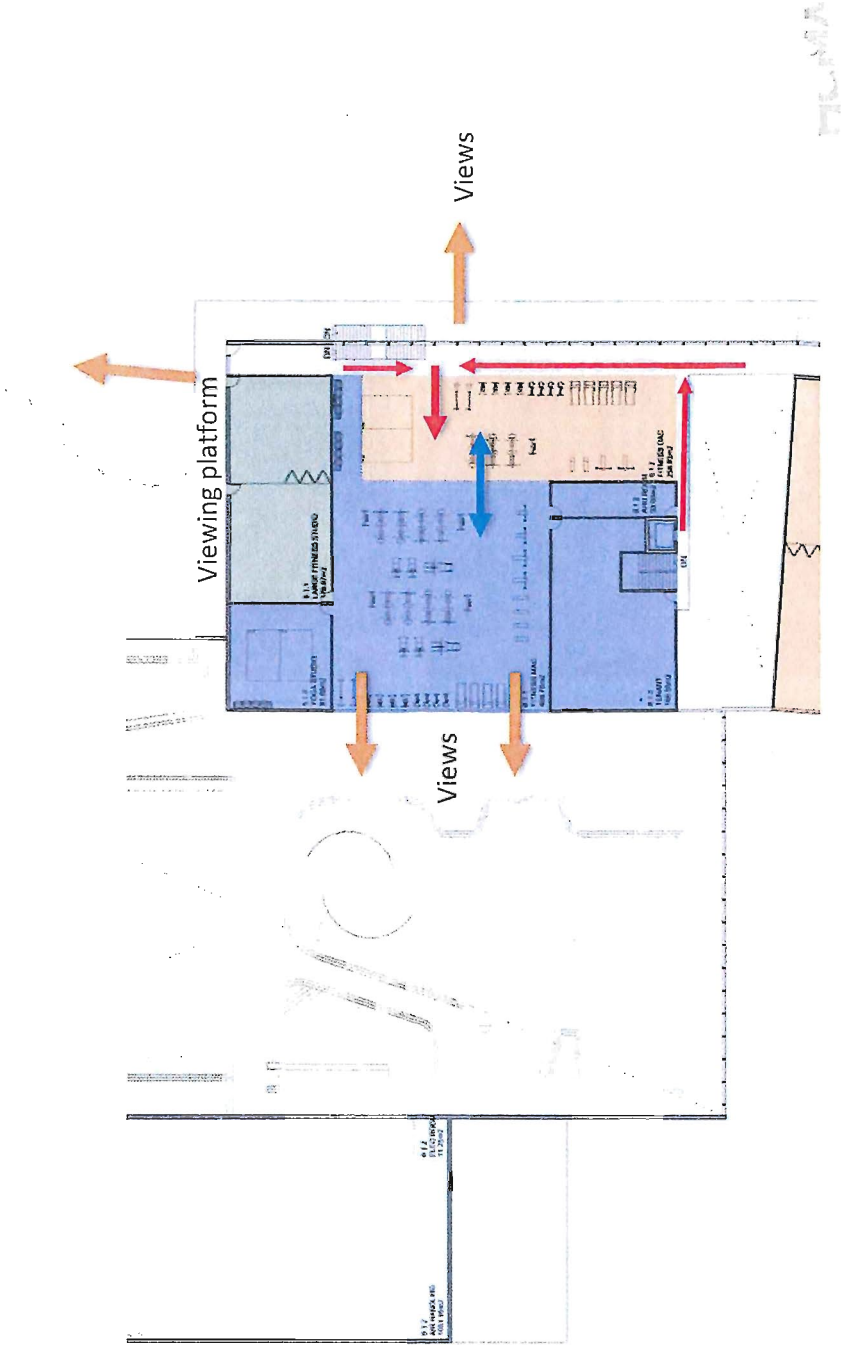
Aquatic & Field Support



HCMA

Aquatic & Field Support – Level 2

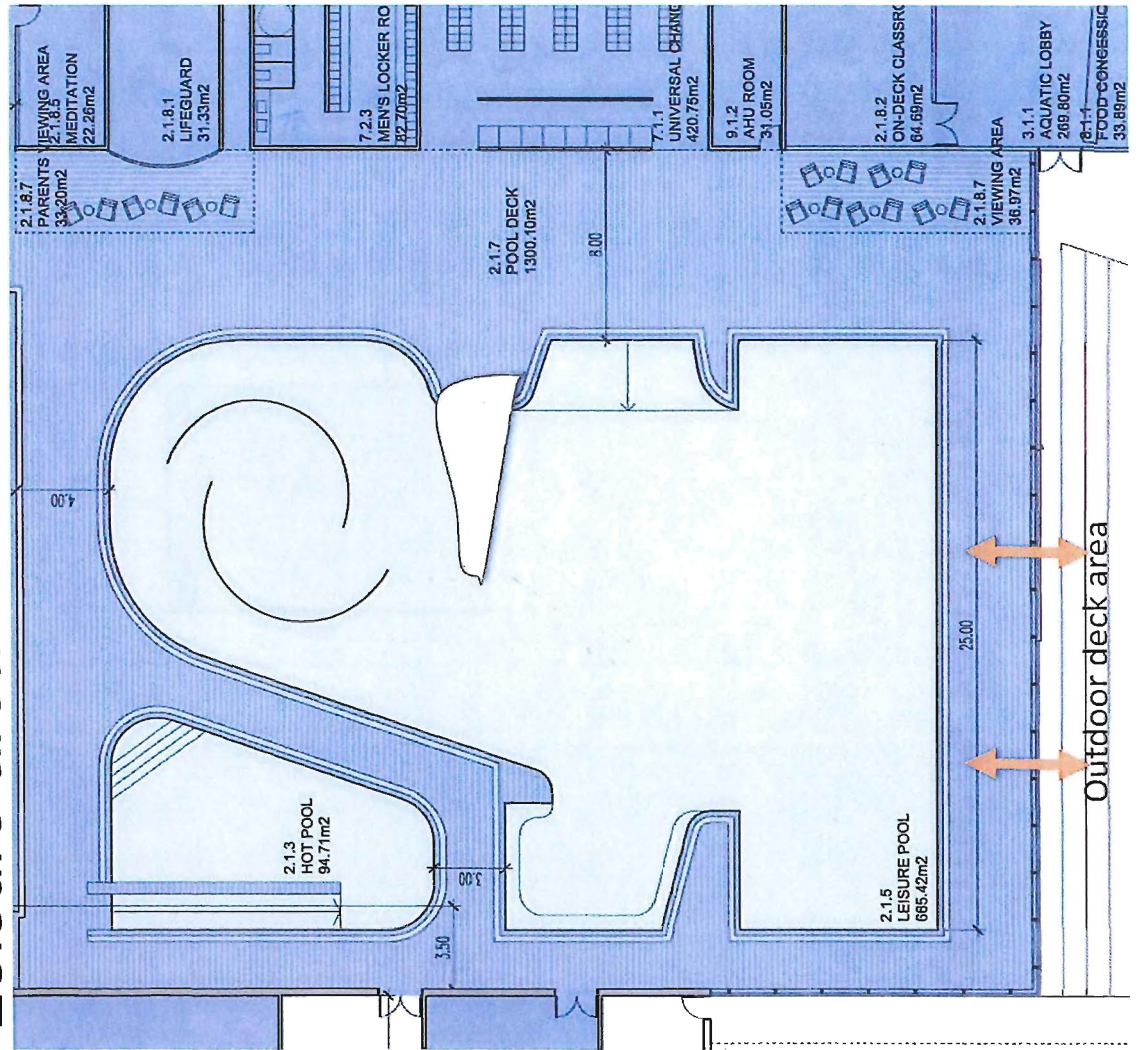
CNCL - 235



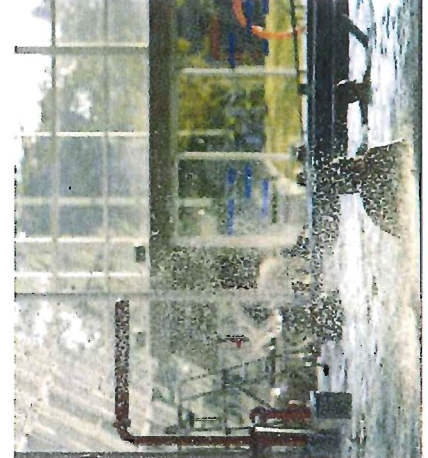
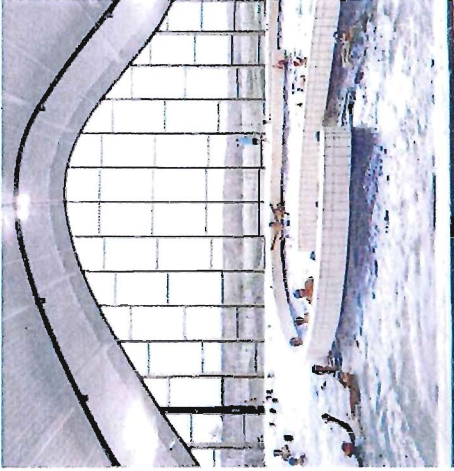
11/20/2018

Aquatic Component

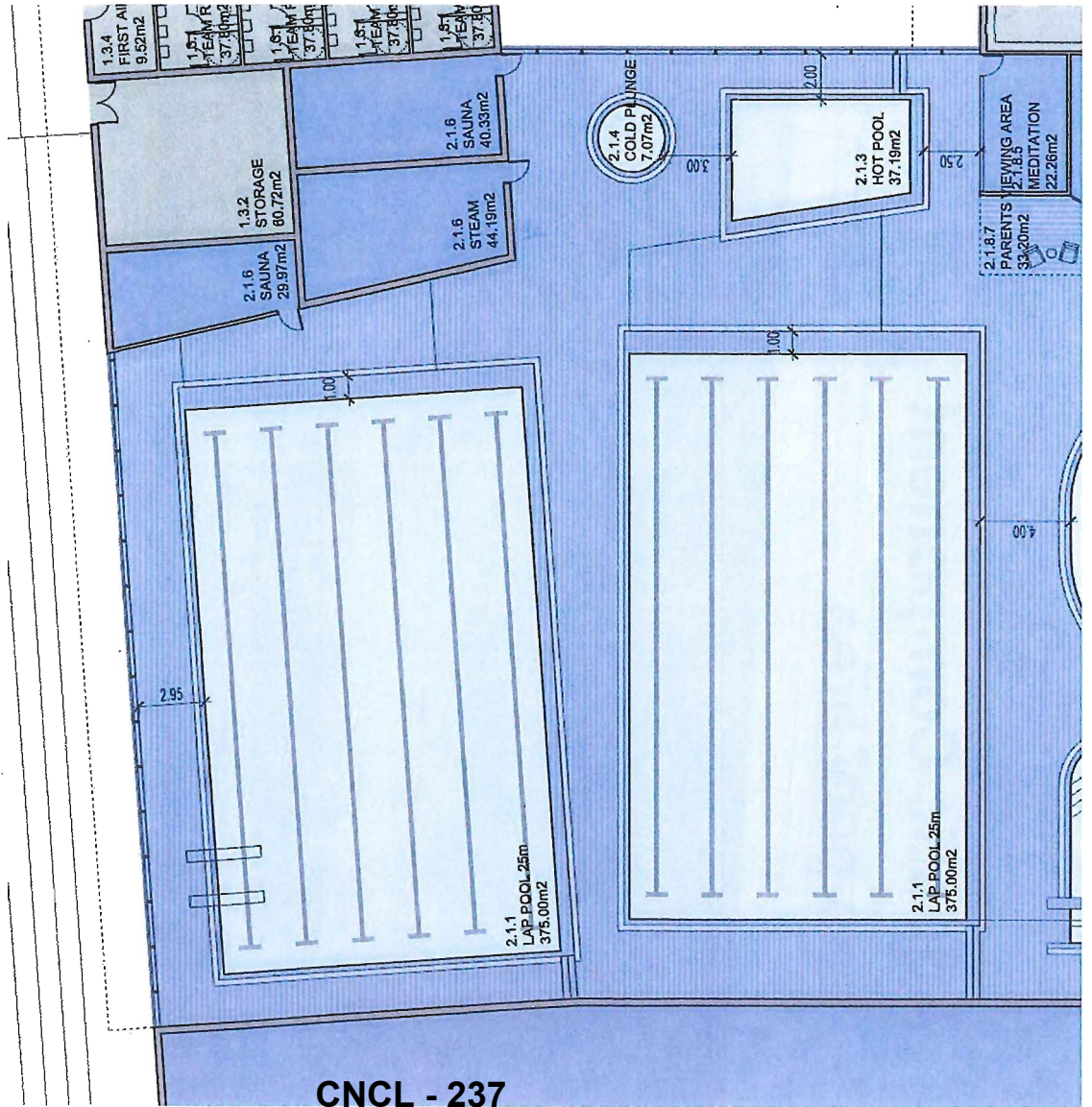
- Leisure area



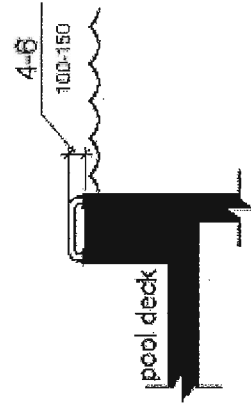
CNCL - 236



Aquatic Component Means of access & transfer

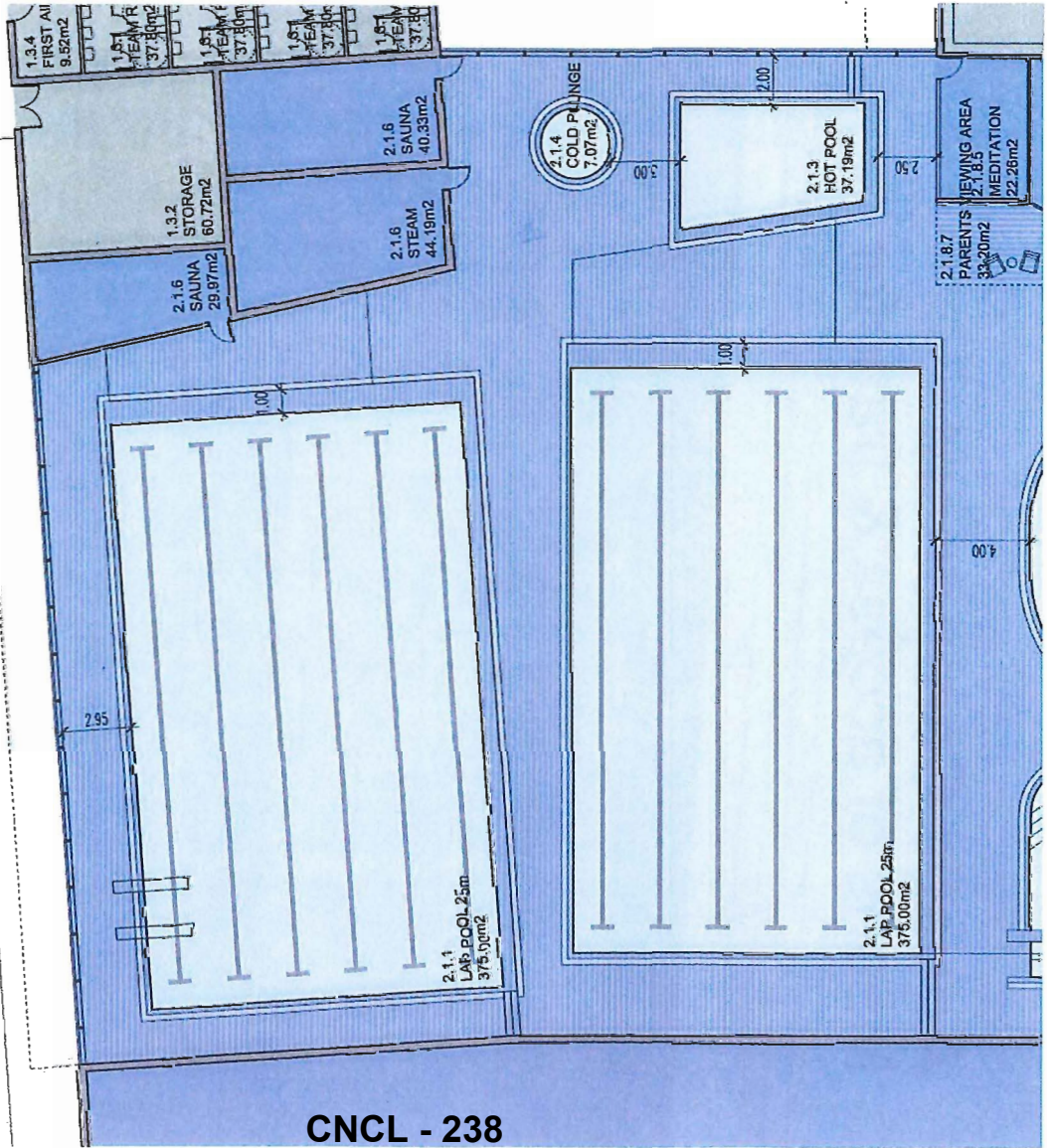


CNCL - 237



Aquatic Component

- Lap pool area

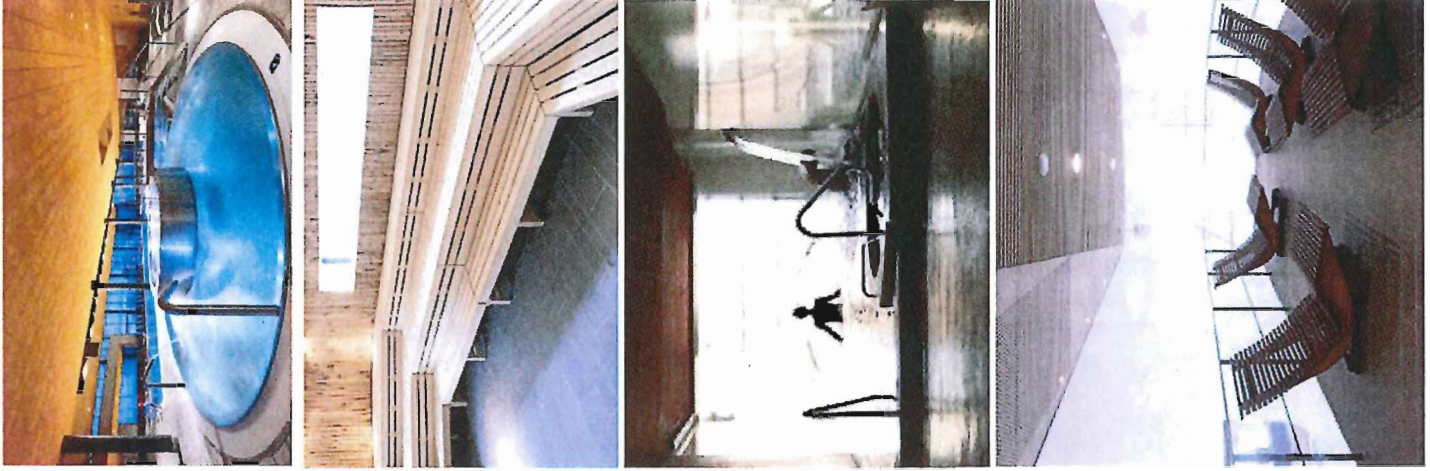
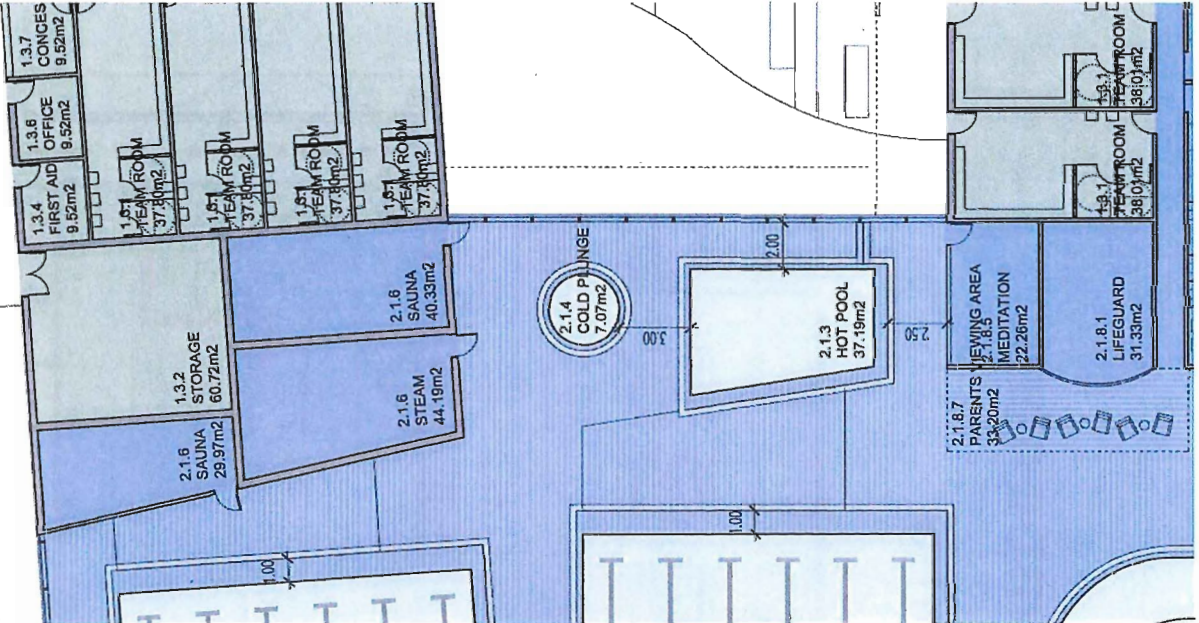


CNCL - 238



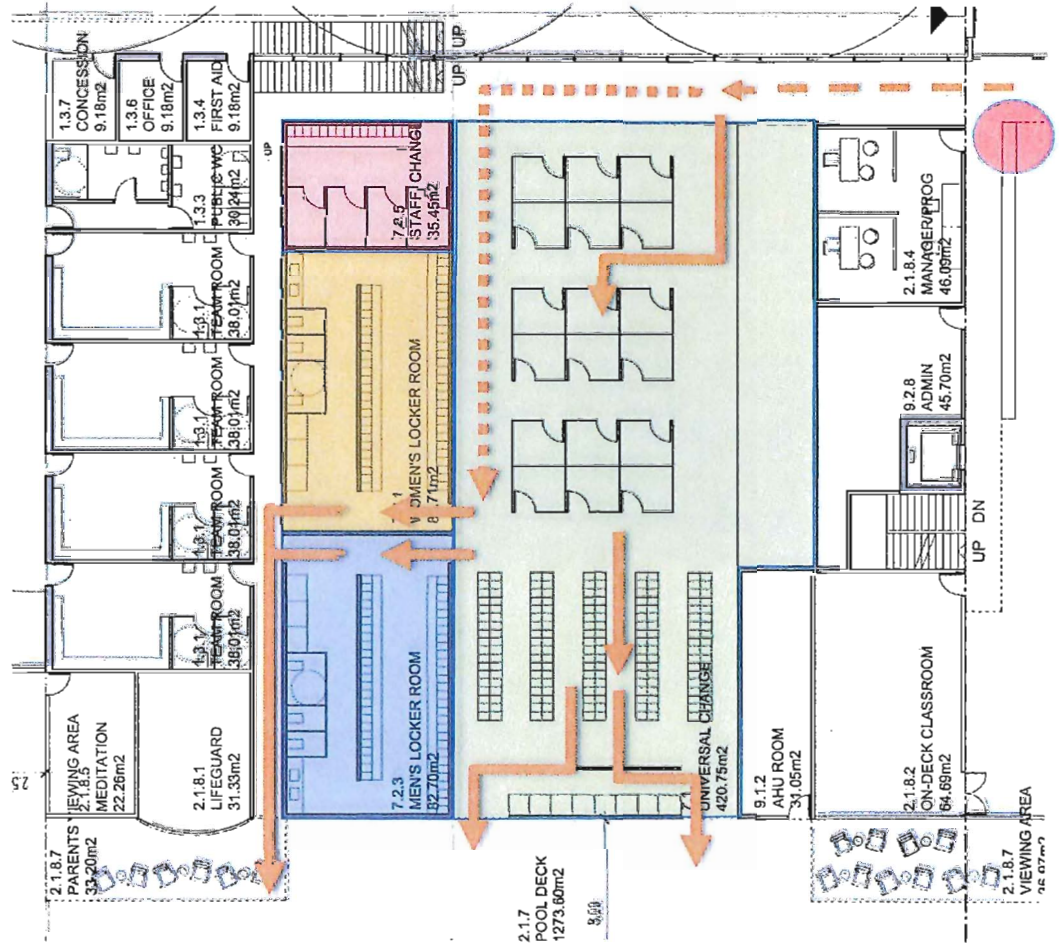
Aquatic Component

- Hot zone



Aquatic Component

- Change rooms



CNCL - 240





CNCL - 242



CNCL - 243

CNCL - 244



Attachment 4

Minoru Aquatic Centre/Older Adults Centre Project Schedule

Minoru Aquatic Centre/Older Adults Centre - Projected Schedule	Start	Complete
Programming / Space Allocation	Mar, 2014	Jul, 2014
Enabling Works*	May, 2014	Sep, 2014
Council (Programming / Space Allocation)	Jul, 2014	Jul, 2014
Develop Floor Plans / Form & Character	Jul, 2014	Sep, 2014
Council (Floor plans / Form & Character)	Oct, 2014	Oct, 2014
Working Drawings	Nov, 2014	Feb, 2015
Tender	Feb, 2015	Aug, 2015
Construction	Jun, 2015	Jun, 2017

*Enabling works include temporary relocation of Minoru Pavilion electrical controls, installation of temporary washrooms, changerooms and storage space, watermain relocation and pavilion demolition.



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: October 3, 2014

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

File: 06-2052-25-FHG11/Vol
01

John McGowan
Fire Chief, Richmond Fire-Rescue

Re: **Brighthouse Fire Hall No. 1 – Floor Plan and Preliminary Form/Character**

Staff Recommendation

That the Brighthouse Fire Hall No. 1 floor plan and preliminary form/character as outlined in the attached report, "Brighthouse Fire Hall No. 1 Floor Plan and Preliminary Form/Character", dated October 3, 2014 from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.

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

John McGowan
Fire Chief, Richmond Fire-Rescue
(604-303-2734)

Att. 2

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

Staff Report

Origin

On June 24, 2013 Council approved the Major Facilities Phase I projects which included the Minoru Aquatic Centre/Older Adults Centre, Fire Hall No. 1 and the City Centre Community Centre. Council approved \$22.3 million plus a multi-project contingency to construct a new Fire Hall No. 1 as part of the 2014 Capital Program. Subsequently, Council approved the Program Space Allocation on July 28, 2014.

The purpose of this report is to present the floor plan and preliminary form/character of Brighthouse Fire Hall No. 1 for Council approval. Approval of the floor plan and preliminary form/character will allow staff to proceed with completion of detailed design, followed shortly thereafter with facility construction.

Analysis

Floor Plan and Preliminary Form/Character

The total space identified for Fire Hall No. 1 as adopted by Council in July 2014 is 24,900 square feet with a budget of \$22.3 million plus a multi-project contingency. Any addition to the program will require an increase in the project budget.

To develop floor plans and preliminary form/character, the consultants worked together with the client to ensure that the specific technical and operating requirements of each program space were met and the spaces have the correct adjacencies to each other. This phase also considers existing site conditions including soil, landscape, traffic, and utilities (water, sewer, gas, electrical services, etc). The program spaces were assembled and arranged to create floor plan drawings that not only suit the functionality of the building, but also satisfy related codes and bylaws and the Official Community Plan. At the same time that the floor plans are being developed and refined, the preliminary building form and character were shaped and together become the look of the building.

The development of floor plans and preliminary form/character design followed a similar process to programming and space allocation and included the following steps:

- Four public consultation events, two of which were held at existing Minoru Aquatic Centre, and one each at Lansdowne Mall and Minoru Activity Centre.
- Review of best practises in facility design of other recently constructed fire halls.
- Meetings with specific staff teams to identify needs and wants of current facility users and
- Meetings with the City's Construction Manager to assess the impacts to schedule and budget based on programming and space allocation choices.

The proposed floor plan and preliminary form/character design are included as Attachment 2. Should Council approve these floor plans and preliminary form/character design, staff will proceed with preparation of detailed design drawings. Staff will also ensure that the preliminary

form/character design is presented to the City's Advisory Design Panel (ADP) for review and comment. Recommendations from the ADP will be considered as the project proceeds to the detailed design phase. It is anticipated that refinements to the drawings presented in Attachment 2 will be required as the detailed design phase proceeds.

Next Steps

Should Council approve the floor plans and preliminary form/character design, staff will proceed with preparation of detailed design drawings. This is a process by which all the building components, materials, colours and systems are coordinated and described through detailed drawings and specifications. This detailed design process will also include meetings with stakeholders to establish requirements to a high level of detail. These details may influence the final appearance of the building.

Public consultation will be continuous through the detailed design and construction processes. Completion of detailed design drawings and commencement of construction tendering is scheduled for early 2015. A project schedule is included as Attachment 1.

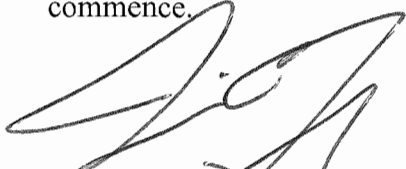
The final outcome of the next phase is a fully coordinated set of documents for final pricing through the City's construction manager that includes all of the information necessary to construct the building. This coordinated set will also be used to obtain building permits. Council will be forwarded an information report with the detailed building design prior to issuance of a building permit.

Financial Impact

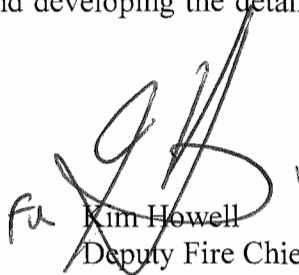
None.

Conclusion

Staff proceeded with development of floor plan and preliminary form/character design of Brighthouse Fire Hall No. 1 following Council adoption of programming and space allocation. Should Council endorse the floor plan and preliminary form/character design, staff will proceed with presenting the project to ADP and developing the detailed design to allow construction to commence.



Jim V. Young, P. Eng
Senior Manager, Project Development
(604-247-4610)



Kim Howell
Deputy Fire Chief, Richmond Fire Rescue
(604-303-2762)

JVY:tv

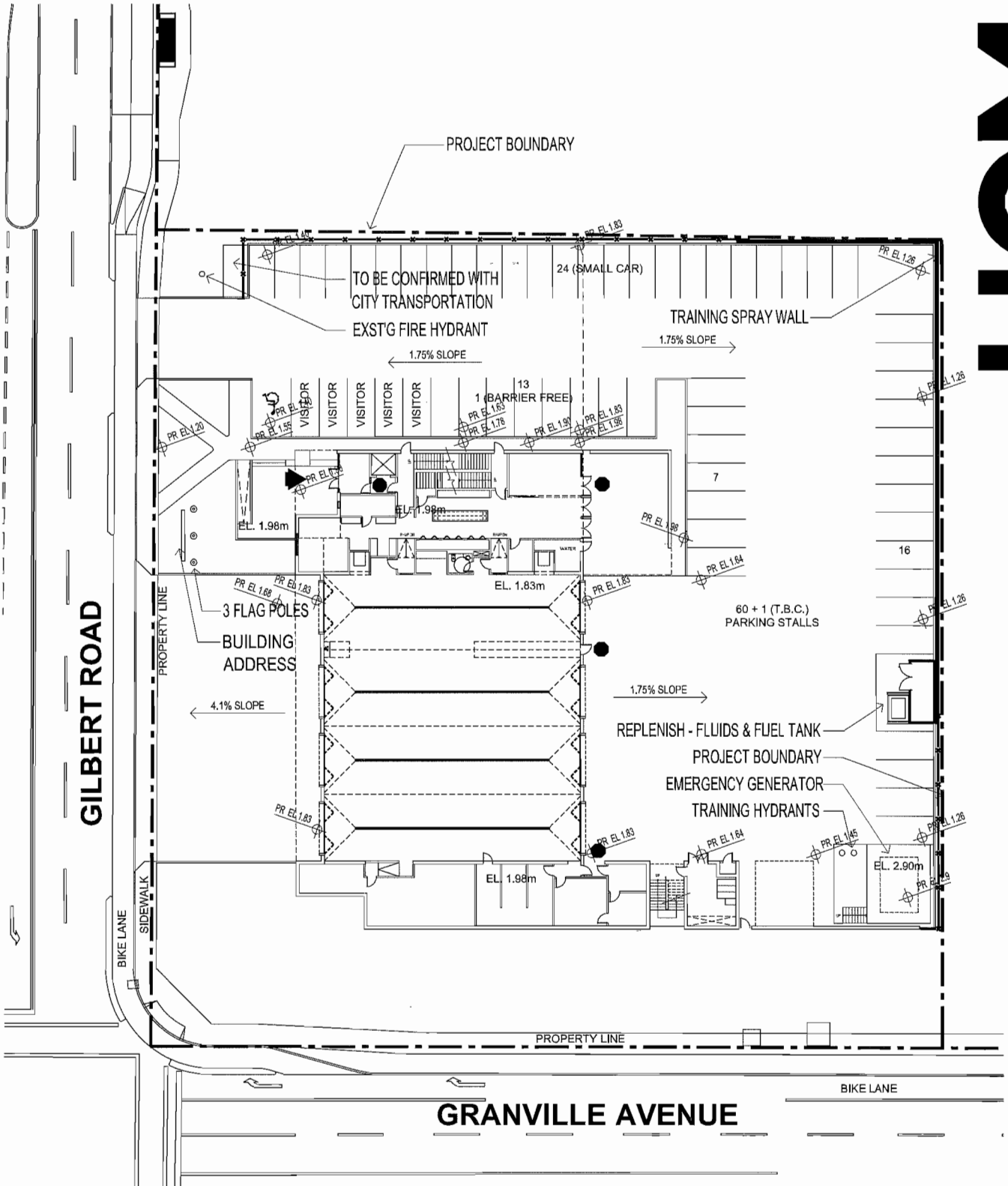
- Att. 1: Brighthouse Fire Hall No. 1 Project Schedule
- 2: Floor Plans and Preliminary Form/Character

BRIGHOUSE FIRE HALL NO. 1 PROJECT SCHEDULE

Description	Start	Finish
Programming / Space Allocation	Mar 2014	Jun 2014
Council Approval Programming / Space Allocation	Jul 2014	Jul 2014
Develop Floor Plans / Form and Character	Jul 2014	Sep 2014
Council Approval Floor Plans / Form and Character	Oct 2014	Oct 2014
Develop Construction Documents	Nov 2014	Mar 2015
Tender	Apr 2015	May 2015
Construction	Jun 2015	Jan 2017

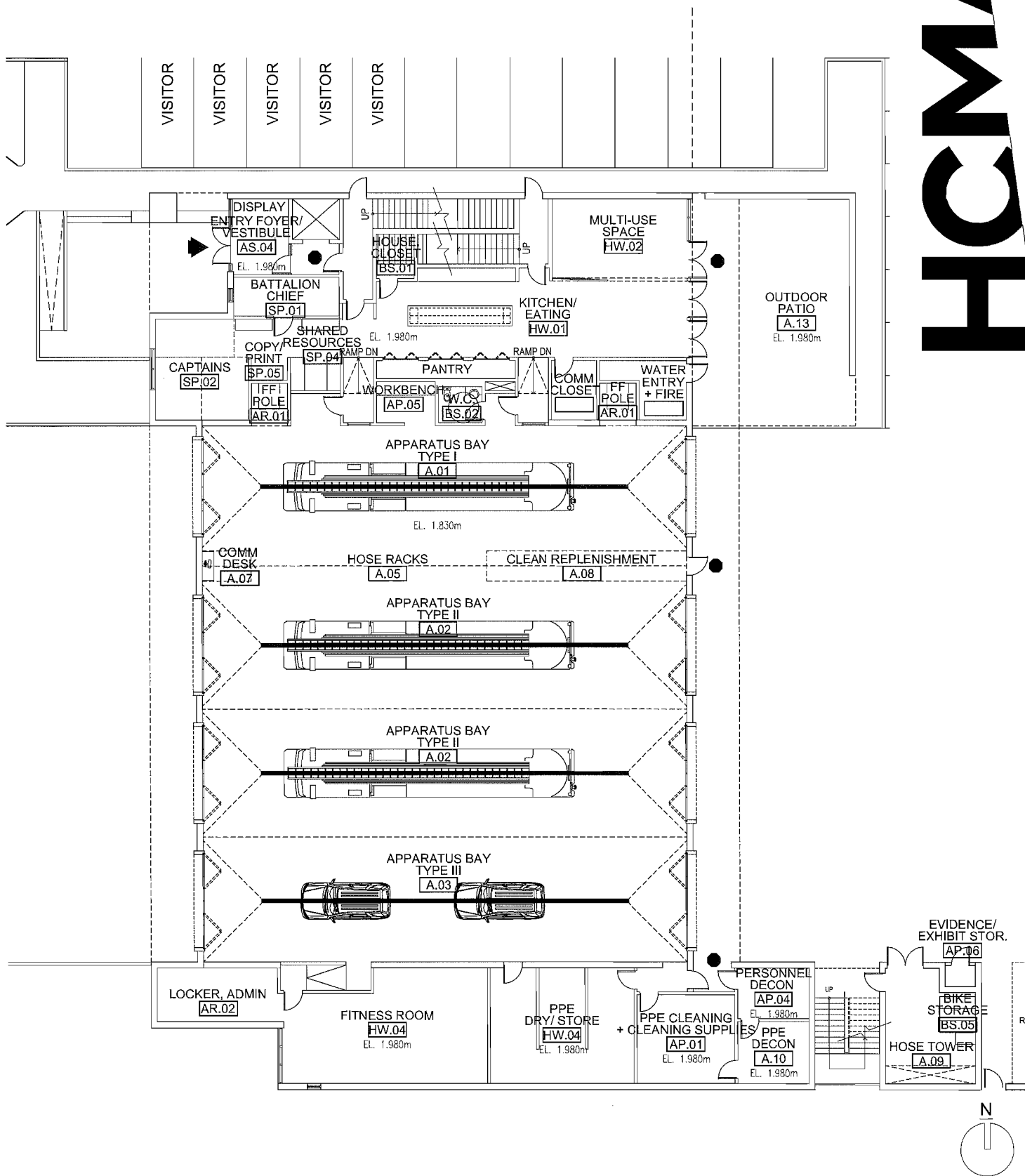
ATTACHMENT 2

HCMMA



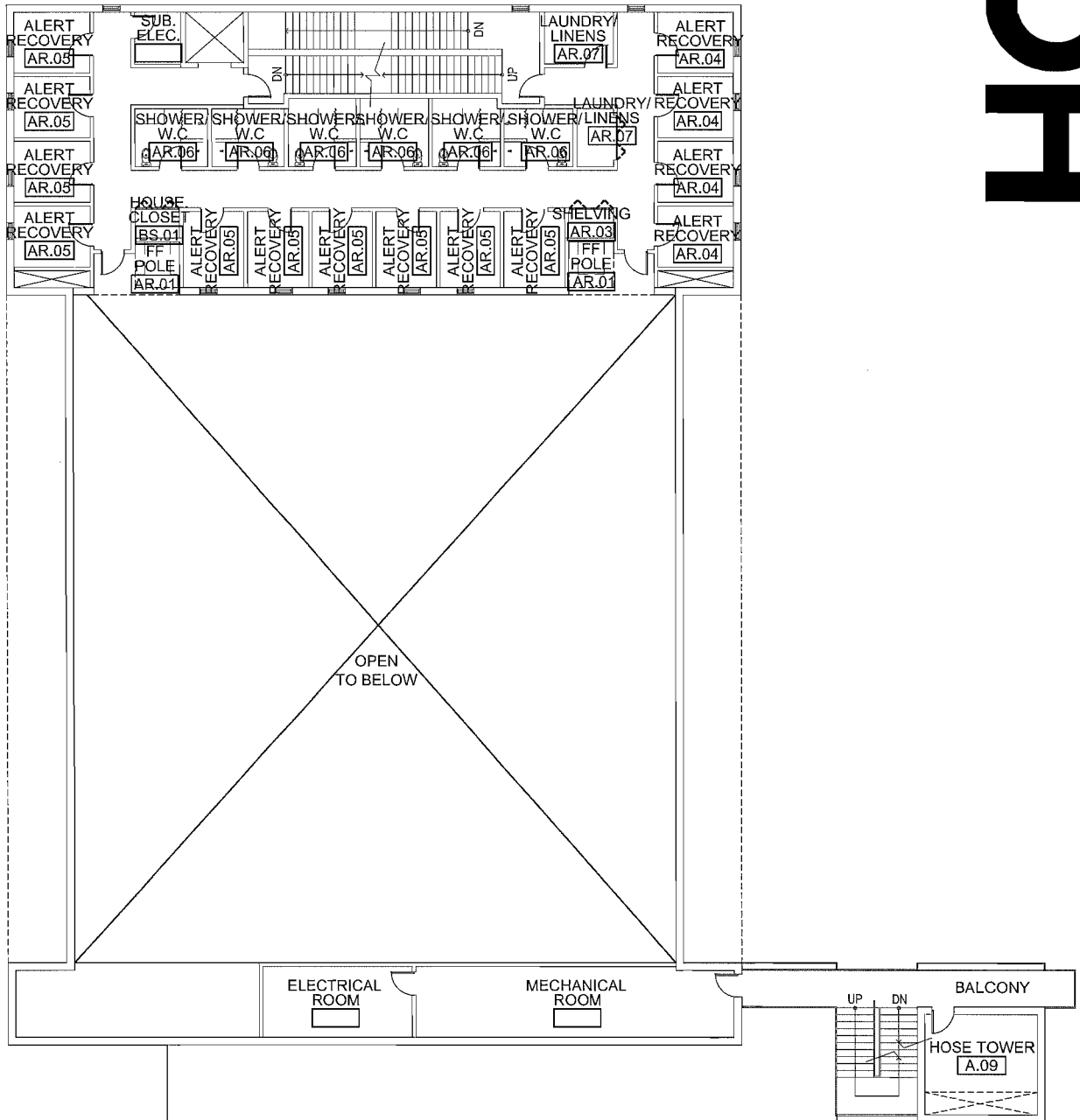
ATTACHMENT 2

HCMA



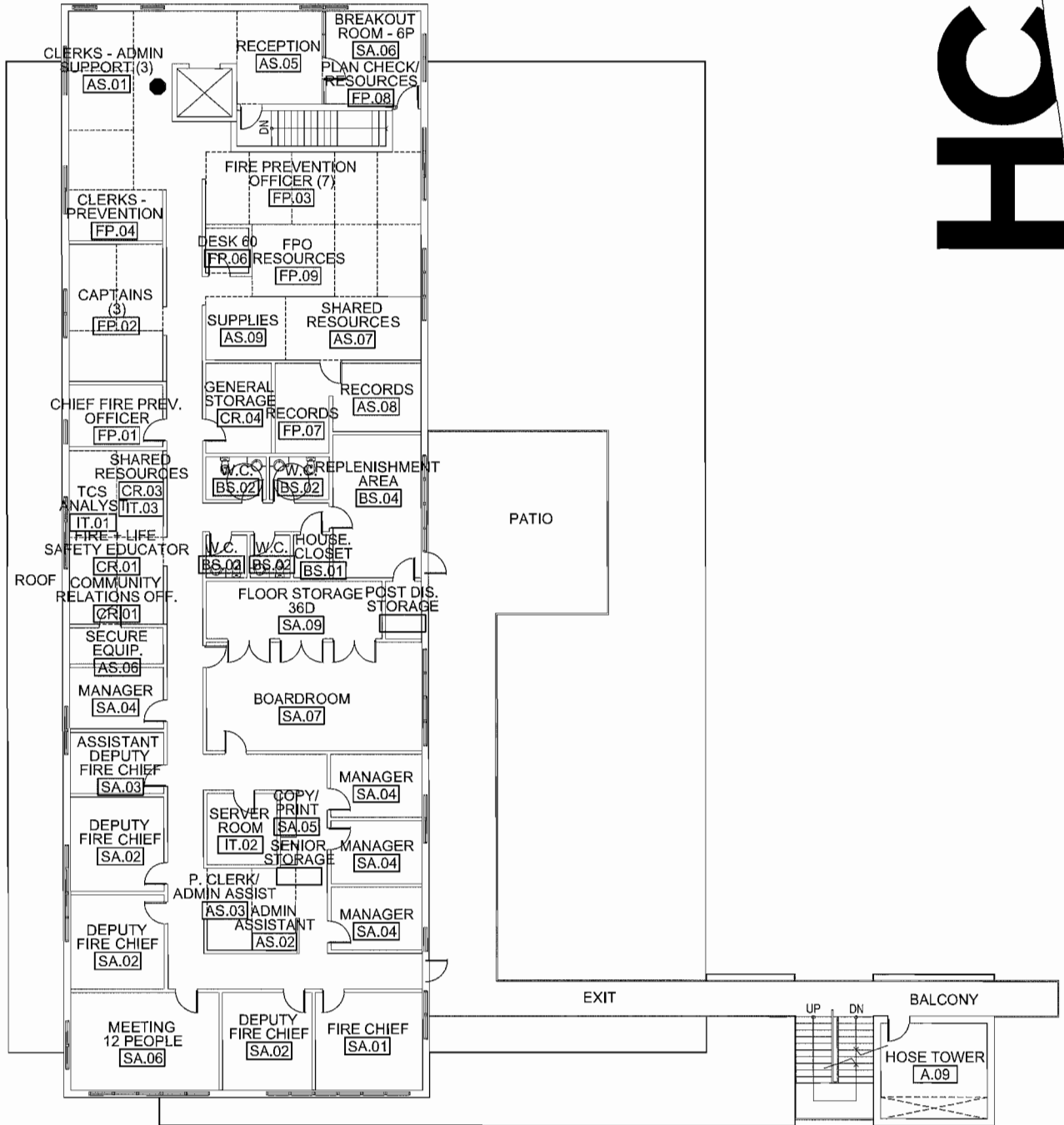
ATTACHMENT 2

HCMA



ATTACHMENT 2

HCMA



ATTACHMENT 2

HCMMA



**PERSPECTIVE RENDERING - LOOKING NORTHEAST
FROM GILBERT ROAD**

Hughes Condon Marler Architects
Suite 300 - 1508 West 2nd Avenue
Vancouver BC V6J 1H2 Canada
T 604.732.6620
F 604.732.6695
W hcma.ca

**RICHMOND_FIRE_HALL_NO_1
BRIGHOUSE**

REPLACEMENT_FIRE_HALL

1421_-_6960_GILBERT_RD_RICHMOND_BC_V7C_3V2

**SCHEMATIC_DESIGN
PERSPECTIVE_RENDERING**

ONCL - 254

DATE: OCT_16_2014

ASK016E

SCALE: N/A

ATTACHMENT 2

HCMMA



**PERSPECTIVE RENDERING - LOOKING SOUTHEAST
FROM GILBERT ROAD**

Hughes Condon Marler Architects
Suite 300 - 1508 West 2nd Avenue
Vancouver BC V6J 1H2 Canada
T 604.732.6620
F 604.732.6695
W hcma.ca

**RICHMOND_FIRE_HALL_NO_1
BRIGHOUSE**

REPLACEMENT_FIRE_HALL
1421_-_6960_GILBERT_RD_RICHMOND_BC_V7C_3V7 REF: **ONCL - 255**

**SCHEMATIC_DESIGN
PERSPECTIVE_RENDERING**

DATE: OCT_16_2014

ASK016F

SCALE: N/A

ATTACHMENT 2



HCMA

**PERSPECTIVE RENDERING - LOOKING NORTHWEST
FROM GRANVILLE AVENUE**

Hughes Condon Marler Architects
Suite 300 - 1508 West 2nd Avenue
Vancouver BC V6J 1H2 Canada
T 604.732.6620
F 604.732.6695
W hcma.ca

**RICHMOND_FIRE_HALL_NO_1
BRIGHOUSE**

REPLACEMENT_FIRE_HALL
1421_-_6960_GILBERT_RD_RICHMOND_BC_V7C_3V2
ONCL - 256

**SCHEMATIC_DESIGN
PERSPECTIVE_RENDERING**

DATE: OCT_16_2014

ASK016G

SCALE: N/A

ATTACHMENT 2

HCMVA



**PERSPECTIVE RENDERING - LOOKING SOUTHWEST
FROM REAR APRON**

Hughes Condon Marler Architects
Suite 300 - 1508 West 2nd Avenue
Vancouver BC V6J 1H2 Canada
T 604.732.6620
F 604.732.6695
W hcma.ca

**RICHMOND_FIRE_HALL_NO_1
BRIGHOUSE**

REPLACEMENT_FIRE_HALL

1421_-_6960_GILBERT_RD_RICHMOND_BC_V7C_3J4

ONCL - 257

**SCHEMATIC_DESIGN
PERSPECTIVE_RENDERING**

DATE: OCT_16_2014

ASK016H

SCALE: N/A



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: October 6, 2014

From: John Irving, P. Eng.
Director, Engineering & Public Works

File: 06-2052-55-01/Vol 01

John McGowan
Fire Chief, Richmond Fire-Rescue

Re: Cambie Fire Hall No. 3 - Floor Plan and Preliminary Form/Character

Staff Recommendation

That the Cambie Fire Hall No. 3 floor plan and preliminary form/character design as outlined in the attached report, "Cambie Fire Hall No. 3 Floor Plan and Preliminary Form/Character", dated October 6, 2014 from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.

John Irving, P. Eng.
Director, Engineering
(604-247-4610)

John McGowan
Fire Chief, Richmond Fire-Rescue
(604-303-2734)

Att. 3

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

Staff Report

Origin

Through the 2005 – 2009 Capital Programs Council approved funding of \$20.7 million to construct a new Fire Hall No. 3. The building will be an integrated facility, to be used joint by Richmond Fire-Rescue (RFR) and British Columbia Emergency Health Services (BCEHS). In 2013 BCEHS signed a lease agreement to operate services from this site. Consequently, a Program and Space plan for both services was designed and approved by Council on July 28, 2014.

The purpose of this report is to present the floor plan design and preliminary form/character of the Cambie Fire Hall No. 3 for Council endorsement. Endorsement of the floor plan design and preliminary form/character will allow staff to proceed with completion of detailed design followed shortly thereafter with facility construction.

Analysis

Floor Plan Design and Preliminary Form/Character

The total space identified for the Cambie Fire Hall No. 3 project is 26,000 square feet with a budget of \$20.7 million plus a multi-project contingency. Any addition to the program would require an increase in the project budget.

The process to deliver the Cambie Fire Hall No. 3 follows several phases of development.

1. Pre-design and Programming (completed)
2. Schematic Design – Floor Plans and Preliminary Form/Character (in progress, topic of this report)
3. Design Development (pending)
4. Construction Documents (pending)
5. Construction Administration (pending)

The next step in the process to deliver Fire Hall 3 is to finalize the floor plan and preliminary form/character design. Preliminary form and character refers to the general shape, volume, materials and general colour scheme of the building, the form relating more to the shape, and the character referring to the style of the building.

The proposed floor plan and preliminary form/character design can only proceed once the facility programming and space allocation has been determined. Council approved the program and space allocation at their July 28, 2014 meeting and floor plan and preliminary form/character design has proceeded accordingly.

To develop floor plans and preliminary form/character, the types of spaces required within the building as well as the specific technical and operating requirements following confirmation of the programs and space allocation are reviewed and integrated into the design. This process also consider existing site conditions including soil, landscape, traffic restrictions, and water, sewer,

gas, electrical services, etc. The program spaces were assembled and arranged to create floor plan drawings that not only suit the operational function of the building but satisfies the related codes, bylaws and the Official Community Plan. At the same time the floor plans were being developed and refined, the building preliminary form and character was shaped in conjunction with the floor plans to compose the look of the building.

Development of floor plans and preliminary form/character design followed a similar process to programming and space allocation and included the following steps.

- Four public consultation events, two of which were held at existing Minoru Aquatic Centre, and one each at Lansdowne Mall and Minoru Activity Place Centre.
- The project was forwarded to the City's Advisory Design Panel (ADP) on October 8, 2014 for review and comment. The ADP was generally supportive of the proposed facility design but did offer comments and suggestions on ways to improve the building architectural appearance and site landscaping. Should Council endorse the proposed design the input from the ADP will be considered as the project proceeds to the detailed design phase.
- Meetings with the owner of 9720 Cambie Road (adjacent property of project site).
- Meetings with the Director of Facility Planning of Richmond School District.
- Meetings with BC Ambulance representative to identify needs and wants of current facility users.
- Meetings with the City's Construction Manager to assess the impacts to schedule and budget based on programming and space allocation choices.
- Review of best practises in facility design of other recently constructed fire halls.

The proposed floor plan is included as Attachment 1 and preliminary form/character design is included as Attachment 2. Should Council approve this plan, staff will proceed with detailed design development including consideration of ADP recommendations regarding the proposed facility form and character. It is anticipated that minor changes to the drawings presented in Attachment 1 will be made as the detailed design proceeds to ensure the project remains on budget and meets operational needs.

Next Steps

Should Council approve the floor plans and preliminary form/character design, staff will proceed with preparation of detailed design drawings. This is a process by which all the building components, materials, colours and systems are coordinated and described through detailed drawings and specifications. This detailed design process will also include meetings with stakeholders to establish requirements to a high level of detail. These details may influence the final appearance of the building.

As the project site requires rezoning application, it is anticipated that a staff report, which contains a further developed plan, will be submitted to Council for information later this year.

Public consultation will be continuous through the detailed design and construction processes.

Completion of detailed design drawings and commencement of construction tendering is scheduled for early 2015. A project schedule has been developed to meet the Lease agreement Conditions Precedent (schedule milestones) with BCEHS and is included as Attachment 3. Any delays achieving this schedule may impact the lease agreement.

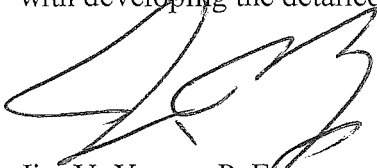
The final outcome is a fully coordinated set of documents for final pricing through the City's construction manager and a set of drawings to provide the contractor with all the information necessary to construct the building.

Financial Impact


None.

Conclusion

Staff proceeded with development of floor plan and preliminary form/character design of the Cambie Fire Hall No. 3 following Council adoption of programming and space allocation. Should Council endorse the floor plan and preliminary form/character design, staff will proceed with developing the detailed design to allow construction to commence.



Jim V. Young, P. Eng.
Senior Manager, Project Development
(604-247-4610)

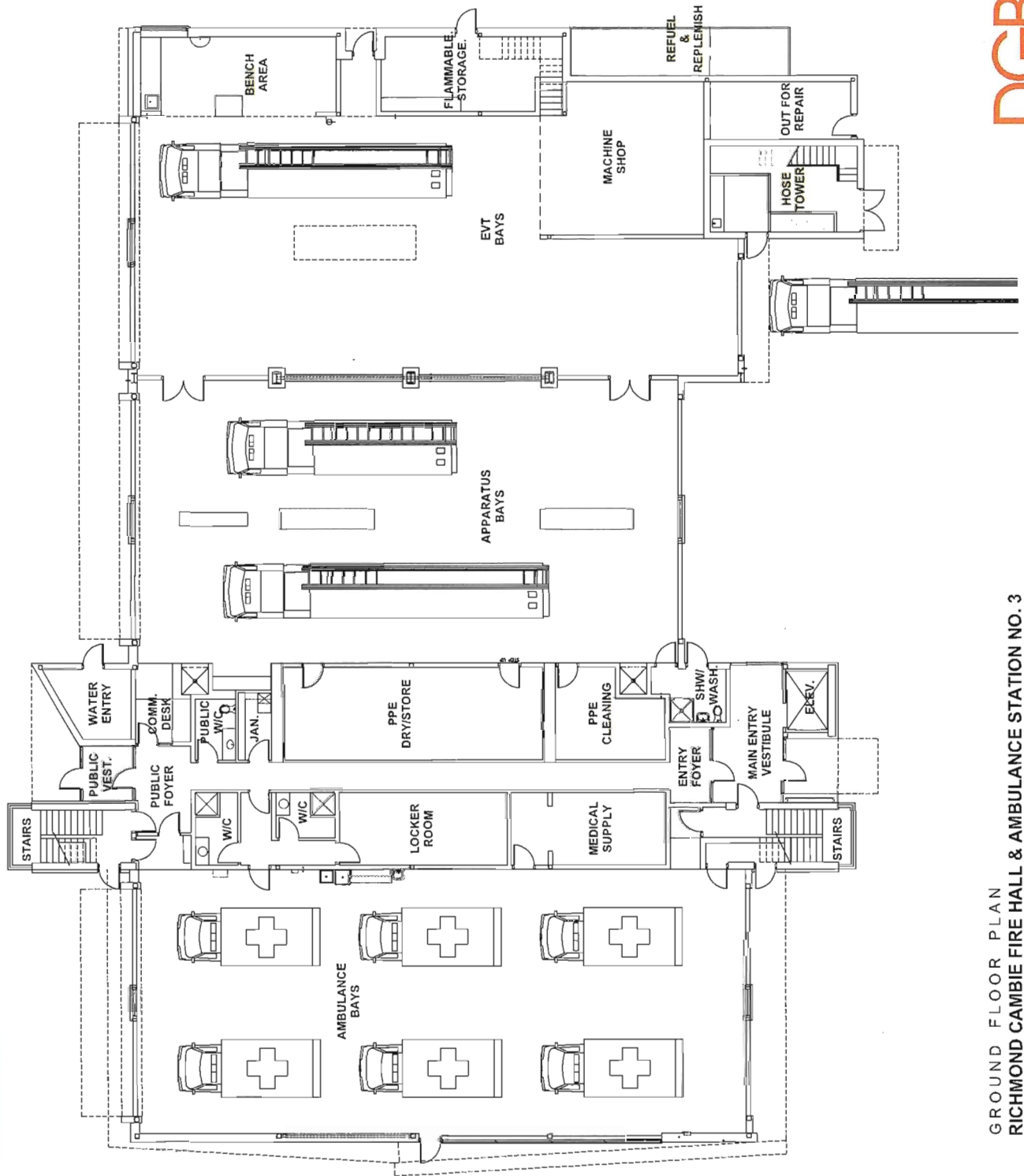


for Kim Howell
Deputy Fire Chief, Richmond Fire-Rescue
(604-303-2762)

JVY:mc

- Att. 1: Floor Plans
- 2: Preliminary form/Character
- 3: Cambie Fire Hall No. 3 Project Schedule

ATTACHMENT 1



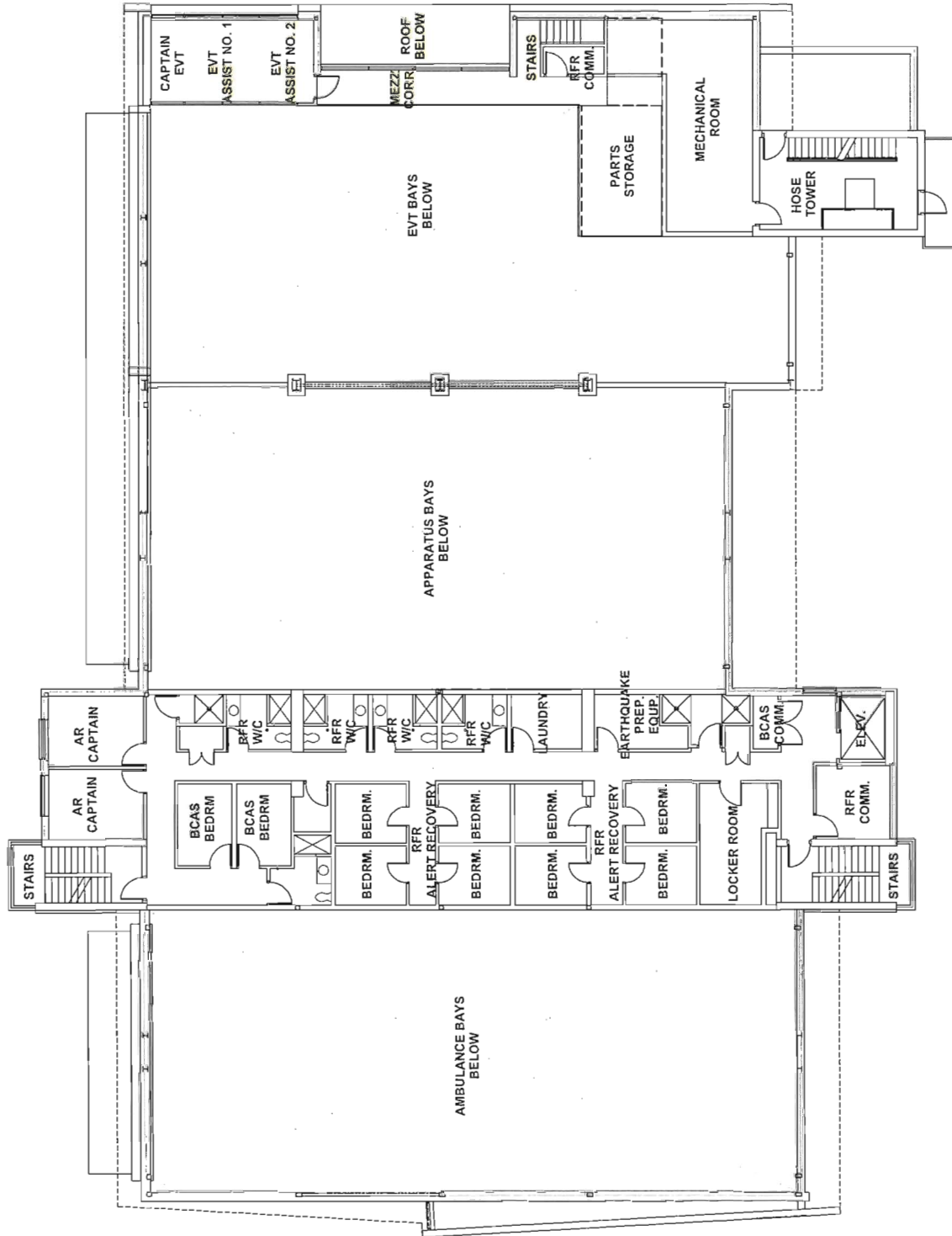
CNCL - 262

GROUND FLOOR PLAN
RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3



DGBK

ATTACHMENT 1

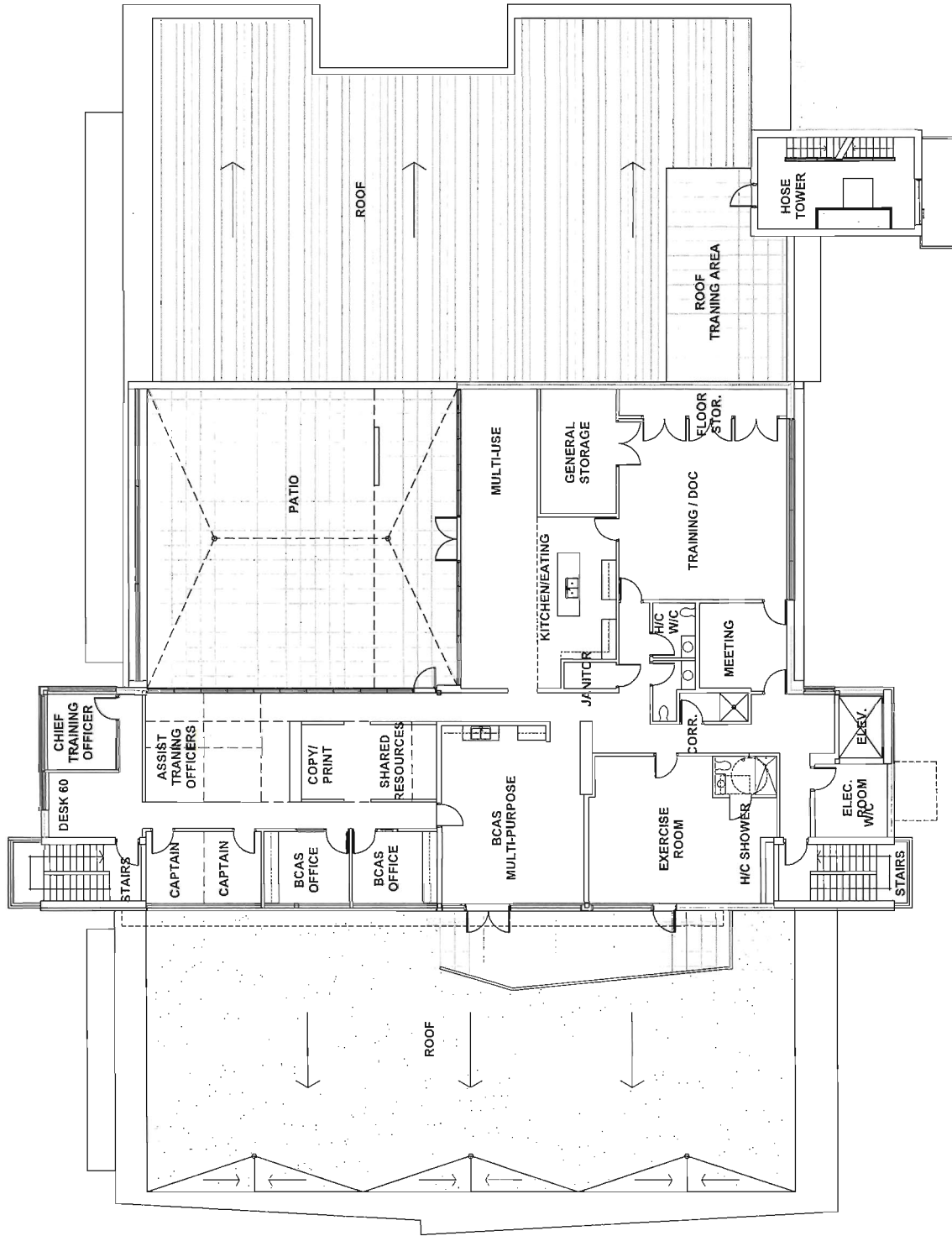


CNCL - 263

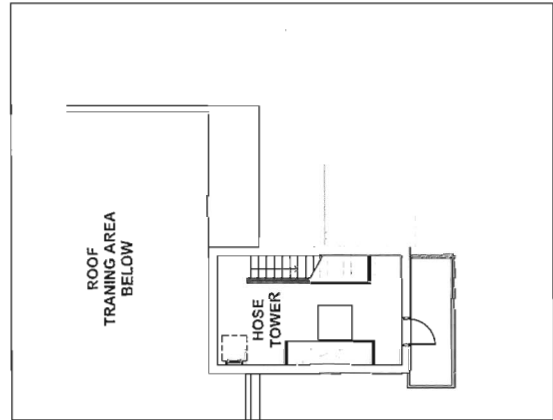
SECOND FLOOR PLAN
RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3



DGBK



ATTACHMENT 1

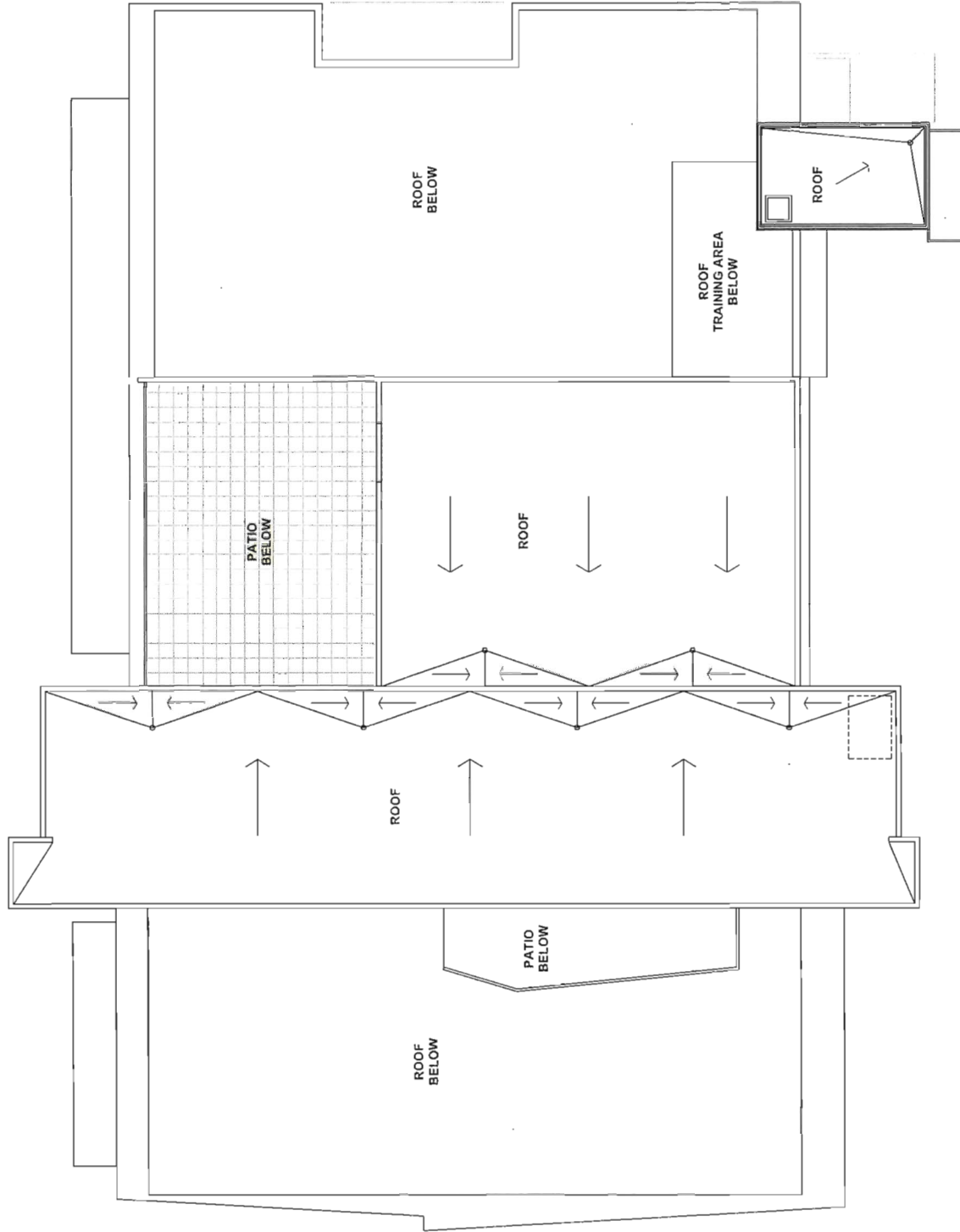


FOURTH FLOOR PLAN
RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3



DGBK

ATTACHMENT 1



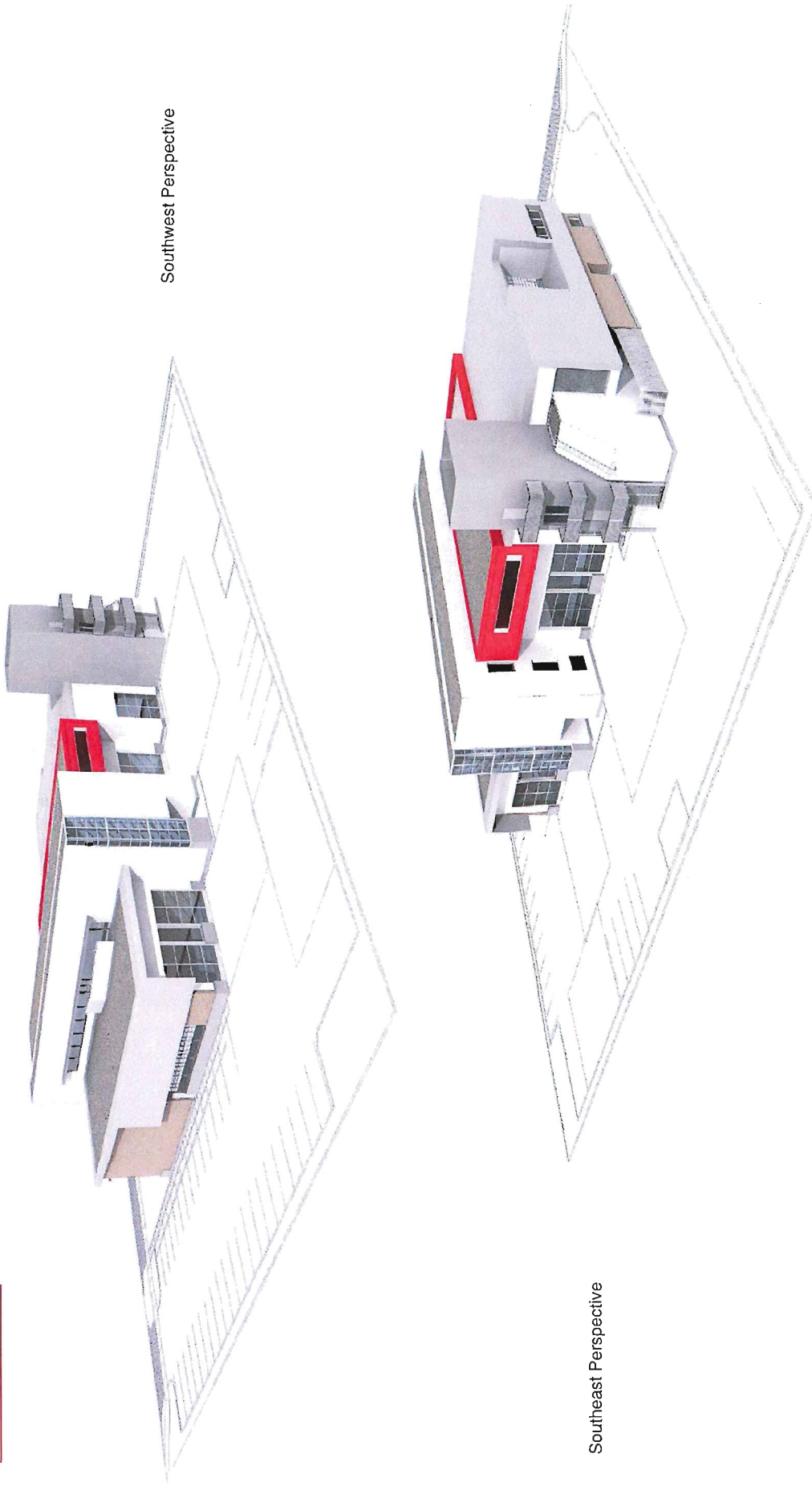
CNCL - 266

ROOF PLAN
RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3



DGBK

ATTACHMENT 2



Southwest Perspective

Southeast Perspective

CNCL - 267

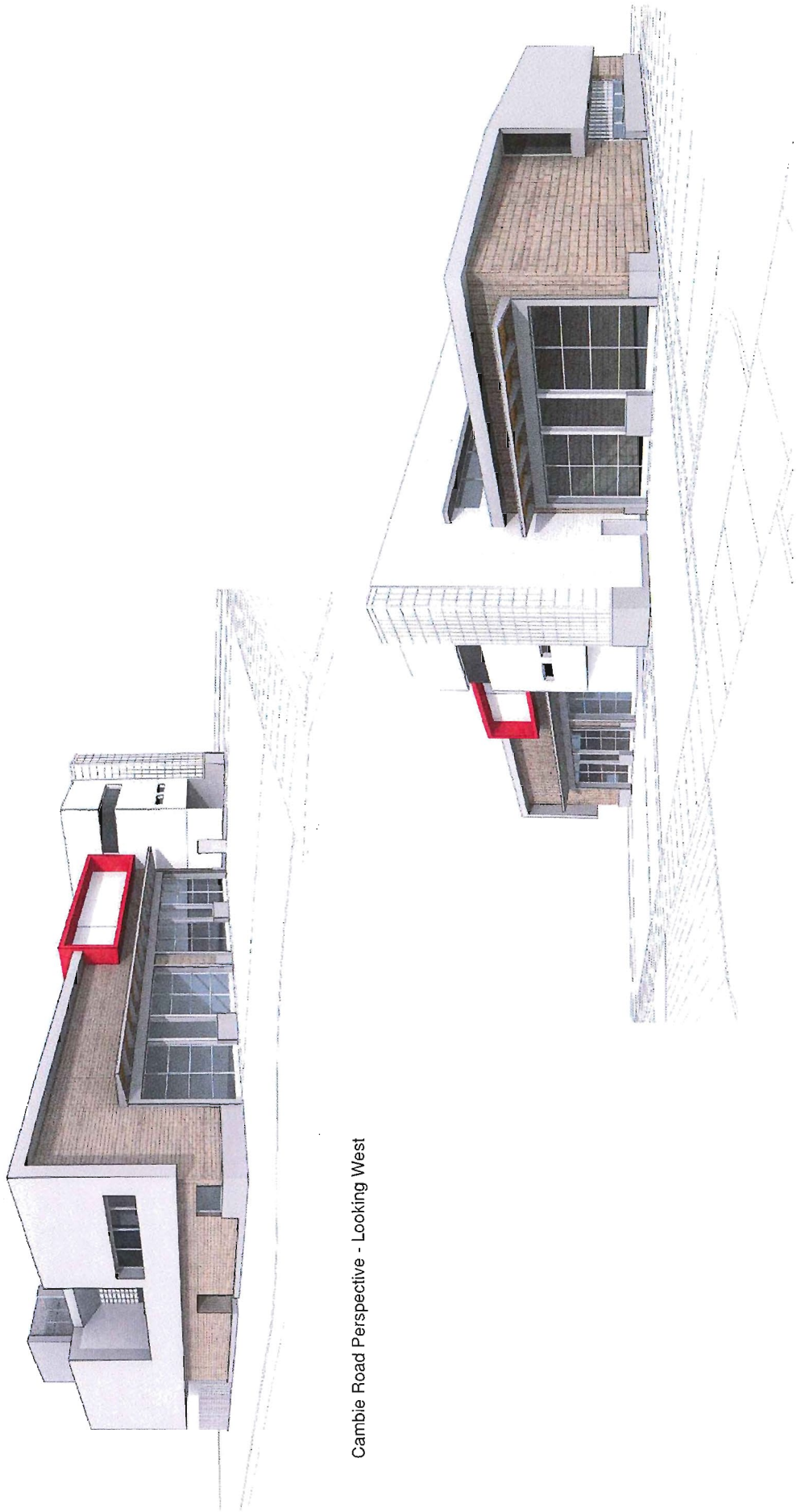
RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

BUILDING MASSING 3D



DGBK

ATTACHMENT 2



Cambie Road Perspective - Looking West

Cambie Road Perspective - Looking East

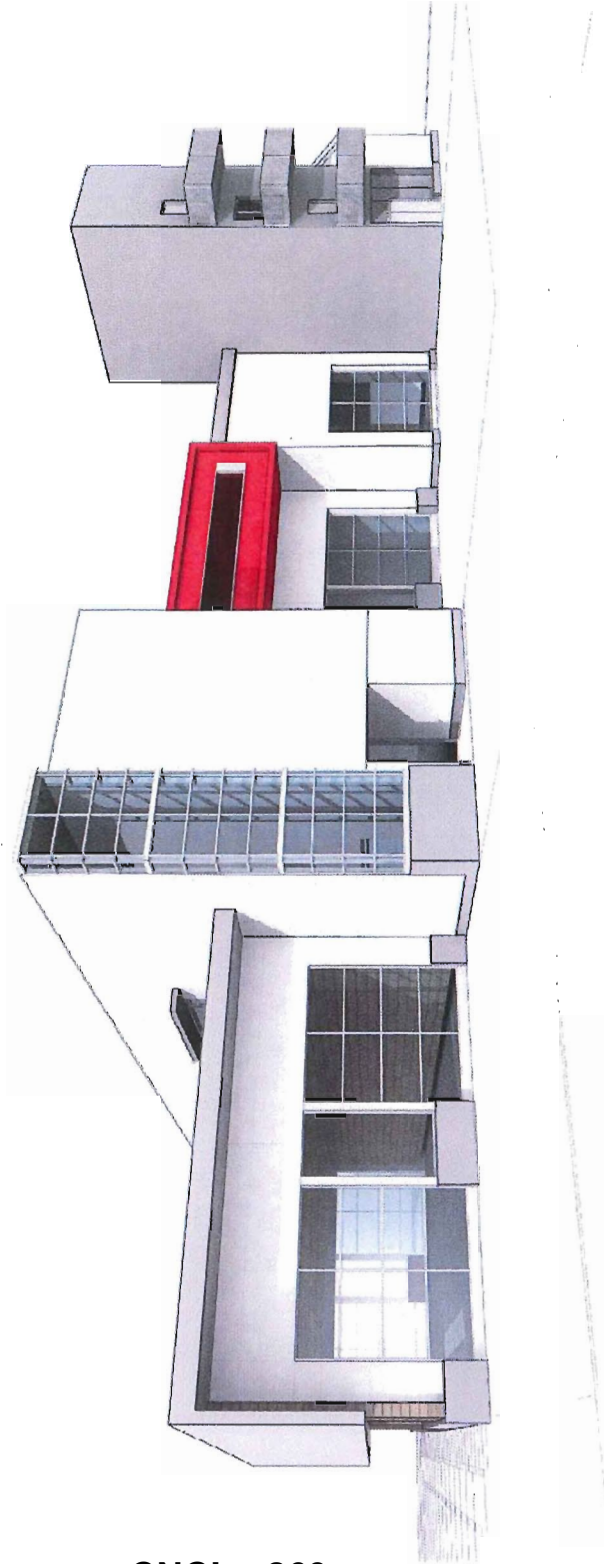
CNCL - 268

RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

BUILDING MASSING 3 D

DGBK



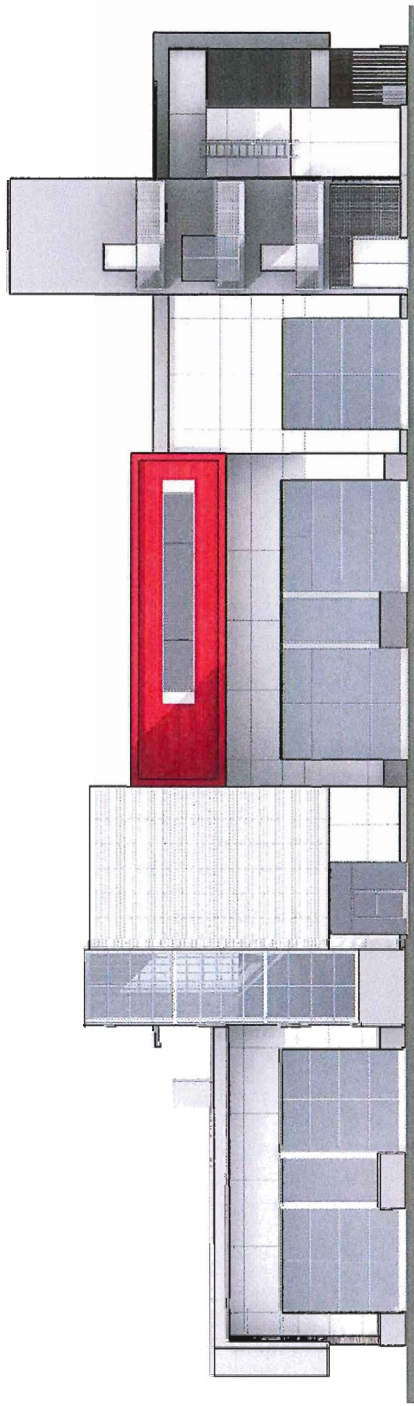


CNCL - 269

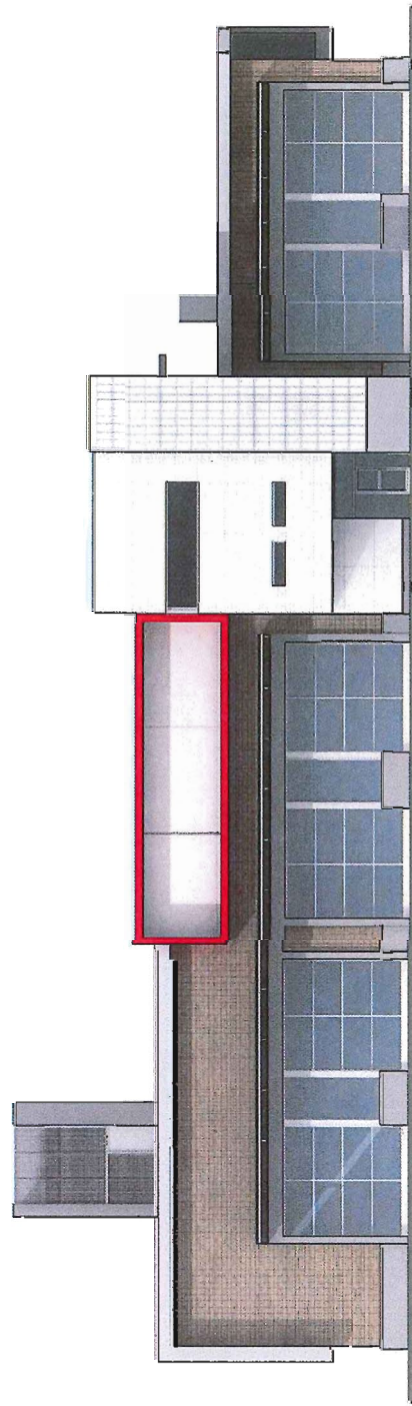
Rear Parking Perspective - Looking North

RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

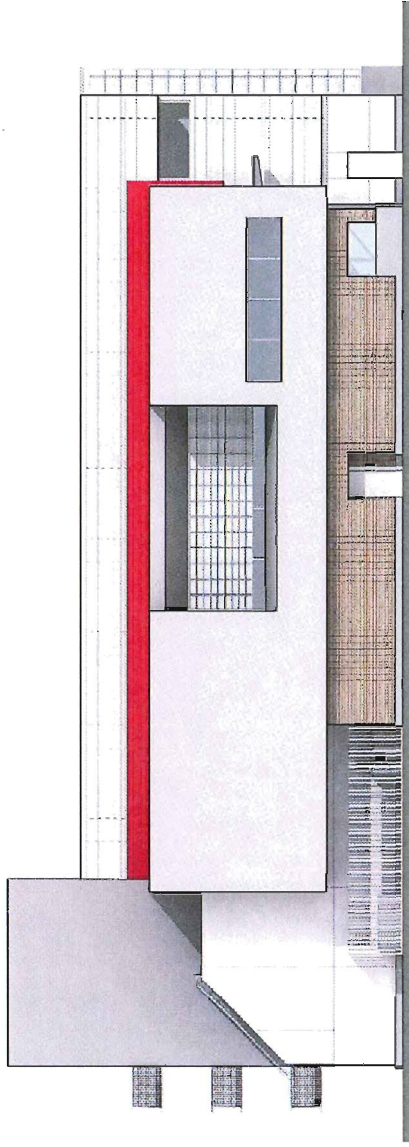
BUILDING MASSING 3D



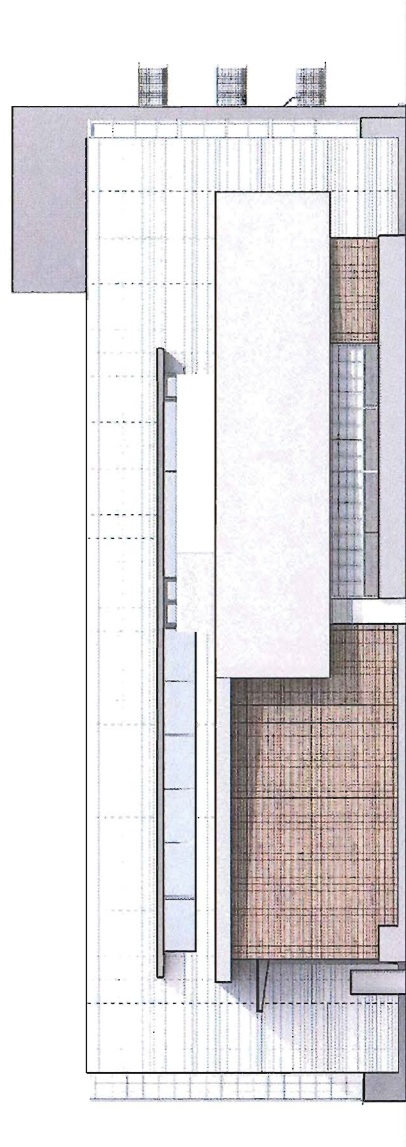
South Elevation



North Elevation



East Elevation



West Elevation

ATTACHMENT 3**Firehall No. 3 Project Schedule**

Firehall No. 3 - Projected Schedule	Start	Complete
Programming / Space Allocation	Mar, 2014	Jun, 2014
Council (Programming / Space Allocation)	Jul, 2014	Jul, 2014
Develop Floor Plans / Preliminary form & Character	Jul, 2014	Sept, 2014
Rezoning Application	Aug, 2014	Feb, 2015
Council (Floor plans / Preliminary form & Character)	Oct, 2014	Oct, 2014
Working Drawings	Nov, 2014	Apr, 2015
Tender	Apr, 2015	May, 2015
Construction	May, 2015	Dec, 2016



Permissive Exemption (2015) Bylaw No. 9158

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 2015 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 2015 year.
- 1.3 Notwithstanding Sections 1.1 and 1.2 of this bylaw, no additional exemption from taxation pursuant to Section 224(2)(f) will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(h) of the Community Charter.

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

- 2.1 Pursuant to Section 224(2)(h) of the Community Charter, the whole or portions of the parcels of land surrounding buildings set apart and in use as an institution of learning, and wholly in use for the purpose of furnishing the instruction accepted as equivalent to that funded in a public school, shown on Schedule C are hereby exempt from taxation for the 2015 year.
- 2.2 Notwithstanding Section 2.1 of this bylaw, no additional exemption from taxation pursuant to Section 224(2)(h) will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(l) of the Community Charter.
- 2.3 Pursuant to Section 224(2)(g) of the Community Charter, the portions of land and improvements shown on Schedule D are hereby exempt from taxation for the 2015 year.

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

- 3.1 Pursuant to Section 224(2)(a) of the Community Charter, the whole of the parcels of land shown on Schedule E are hereby exempt from taxation for the 2015 year.
- 3.2 Notwithstanding Section 3.1 of this bylaw, no additional exemption from taxation pursuant to Section 3.1 of this bylaw will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(i) of the Community Charter.
- 3.3 Pursuant to Section 224(2)(a) and Section 224(2)(j) of the Community Charter, the whole of the parcels of land and improvements shown on Schedule F are hereby exempt from taxation for the 2015 year.
- 3.4 Pursuant to Section 224(2)(a) and Section 224(2)(k) of the Community Charter, the whole of the parcels of land and improvements shown on Schedule G are hereby exempt from taxation for the 2015 year.
- 3.5 Pursuant to Section 224(2)(a) of the Community Charter, the whole or portions of the parcels of land and improvements shown on Schedule H are hereby exempt from taxation for the 2015 year.
- 3.6 Pursuant to Section 224(2)(i) of the Community Charter, the whole or portions of land and improvements shown on Schedule I are hereby exempt from taxation for the 2015 year.
- 3.7 Pursuant to Section 224(2)(d) of the Community Charter, the whole or portions of land and improvements shown on Schedule J are hereby exempt from taxation for the 2015 year.

PART FOUR: MISCELLANEOUS PROVISIONS

- 4.1 Schedules A through J inclusive, which are attached hereto, form a part of this bylaw.
- 4.2 Permissive Exemption Bylaw 9046 is here by repealed in its entirety.
- 4.3 This Bylaw is cited as “**Permissive Exemption (2015) Bylaw No. 9158**”.

FIRST READING

OCT 14 2014

SECOND READING

OCT 14 2014

THIRD READING

OCT 14 2014

ADOPTED

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

MAYOR

CORPORATE OFFICER

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 9158

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 Westminister 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 Westminister District Plan 17824	Beth Tikvah Congregation and Centre Association 9711 Geal Road Richmond, B.C. V7E 1R4
Brookhouse 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 Westminister District Plan 47516	Congregation of the United Church of BC 8151 Bennett Road Richmond, B.C. V6Y 1N4
Canadian Martyrs Parish (074-145-000) 5771 Granville Avenue	PID 003-894-266 Lot 610 Section 12 Block 4 North Range 7 West New Westminister 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 Westminister 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 Westminister District Plan LMP9785	Christian Reformed Church of Richmond 9280 No. 2 Road Richmond, B.C. V7E 2C8

SCHEDULE A to BYLAW 9158

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Church in Richmond (083-953-080) 4460 Brown Road	PID 028-628-110 Lot 7 Section 33 Block 5 North Range 6 West New Westminster District Plan 3318 Part S 1/2, Except Plan 24362, Exp 24381	Church in Richmond 4460 Brown Road Richmond BC V6X 2E8
Conference of The United Mennonite Churches of B.C. (080-792-000) 11571 Daniels Road	PID 004 152 832 Lot 323 of Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	Conference of Mennonites in B.C. c/o Peace Mennonite Church 11571 Daniels Road Richmond, B.C. V6X 1M7
Convention of Baptist Churches of B.C. (071-191-006) 8140 Saunders Road	PID 007-397-216 Lot 123 Section 28 Block 4 North Range 6 West New Westminster District Plan 44397	Convention of Baptist Churches of B.C. 8140 Saunders Road Richmond, B.C. V7A 2A5
Emmanuel Christian Community Society (122-050-053) 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 9158

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) 11514 Westminster Highway	PID 003-578-356 Lot 107 Section 12 Block 4 North Range 6 West New Westminster District Plan 52886	Trustees of the Lansdowne Congregation Jehovah's Witnesses c/o Doug Ginter 43-8120 General Currie Road Richmond, B.C. V6Y 3V8
Lutheran Church Hall (061-166-000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	Our Saviour Lutheran Church of Richmond BC 6340 No. 4 Road Richmond, B.C. V6Y 2S9
Meeting Room (025-166-010) 8020 No. 5 Road Property owner registered as Gabe Csanyi, Jonathan Csanyi, Wayne Coleman, Bruce Anstey	PID 016-718-739 Lot A Section 19 Block 4 North Range 5 West New Westminster District Plan 86178	Meeting Room Attn: Jonathan Csanyi 9034 187 Street Surrey, BC V4N 3N4
North Richmond Alliance Church (063-418-009) 9140 Granville Avenue	PID 017-691-842 Lot 1 (BF53537) Section 15 Block 4 North Range 6 West New Westminster Plan 7631	North Richmond Alliance Church 9140 Granville Avenue Richmond, B.C. V6Y 1P8
Our Saviour Lutheran Church of Richmond (061-166-000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	Our Saviour Lutheran Church of Richmond 6340 No. 4 Road Richmond, B.C. V6Y 2S9

SCHEDULE A to BYLAW 9158

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
The Public School of Vancouver Archdiocese (067-043-063) 8251 St. Albans Road	PID 010 900 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly: Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	Catholic Independent Schools of Vancouver Archdiocese St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2
Richmond (Bethel) Mennonite Church (030-869-001) 10160 No. 5 Road	PID 017 945 054 Lot A (BF302986) Section 31 Block 4 North Range 5 West New Westminster District Plan 35312	B.C. Conference of the Mennonite Brethren Churches 10200 No. 5 Road Richmond, B.C. V7A 4E5
Richmond Chinese Evangelical Free Church (045-162-005) 8040 No 5 Road	PID 004-332-695 South 100 feet West Half Lot 1 Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	Richmond Chinese Evangelical Free Church Inc. 8040 No. 5 Road Richmond, B.C. V6Y 2V4
Richmond Chinese Alliance Church (102-369-073) 10100 No. 1 Road	PID 003-898-474 Lot 68 Section 35 Block 4 North Range 7 West New Westminster District Plan 31799	Christian and Missionary Alliance (Canadian Pacific District) 107 – 7585 132 nd Street Surrey, B.C. V2W 1K5
Richmond Faith Fellowship (085-780-002) 11960 Montego Street	PID 010-267-930 Lot A Except: Parcel E (Bylaw Plan LMP22889), Section 36 Block 5 North Range 6 West New Westminster District Plan 17398	Northwest Canada Conference Evangelical Church 11960 Montego Street Richmond, B.C. V6X 1H4
Richmond Gospel Hall (098-373-006) 5651 Francis Road	PID 008-825-025 Lot 45 Except: Parcel A (Statutory Right of Way Plan LMP11165) Section 24 Block 4 North Range 7 West New Westminster District Plan 25900	Congregation of the Richmond Gospel Hall 5651 Francis Road Richmond, B.C. V7C 1K2

SCHEDULE A to BYLAW 9158

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Richmond Pentecostal Church (060-300-000) 9300 Westminister Highway	PID 024-957-828 Parcel C Section 10 Block 4 North Range 6 West New Westminister District Plan 48990	Pentecostal Assemblies of Canada 9300 Westminister 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 Westminister 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 Westminister District Plan 4037	Congregation of the Richmond United Church of Canada 8711 Cambie Road Richmond, B.C. V6X 1K2
The Salvation Army Richmond (046-497-000) 8280 Gilbert Road	PID 001-234-684 Lot "L" (Y24736) of Section 20 Block 4 North Range 6 West New Westminister 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 Westminister District, Plan 4120 Except: Firstly; Part Subdivided by Plan 29159 AND Secondly: Parcel "D" (Bylaw Plan 79687)	Congregation of the South Arm United Church of Canada 11051 No. 3 Road Richmond, B.C. V6X 1X3
St. Edward Anglican Church (081-318-001) 10111 Bird Road	PID 018-436-994 Parcel 1 Block B Section 26 Block 5 North Range 6 West New Westminister District Reference Plan LMP12276	Parish of St. Edward, Bridgeport 580 – 401 West Georgia Street Vancouver BC V6B 5A1

SCHEDULE A to BYLAW 9158

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Steveston Congregation of Jehovah's Witnesses (102-520-003) 4260 Williams Road	PID 006-274-382 Parcel "A" (Reference Plan 17189) Lot 1 of Section 35 Block 4 North Range 7 West New Westminster District Plan 10994	Steveston Congregation of Jehovah's Witnesses Attn: Richard Barton 3831 Barmond Avenue Richmond, B.C. V7E 1A5
Steveston United Church (087-640-000) 3720 Broadway Street	PID 010-910-336 Parcel A Section 3 Block 3 North Range 7 West New Westminster District Reference Plan 77684	Trustees of Steveston Congregation of United Church of Canada 3720 Broadway Street Richmond, B.C. V7E 4Y8
Subramaniya Swamy Temple (025-161-000) 8840 No. 5 Road	PID 000-594-261 Parcel B (Explanatory Plan 10524) Lot 3 Section 19 Block 4 North Range 5 West New Westminster District Plan 5239	Subramaniya Swamy Temple of B.C. 8840 No. 5 Road Richmond, B.C. V6Y 2V4
Trinity Pacific Church (076-082-008) 10011 No. 5 Road	PID 007-178-204 Lot 297 Except Parcel B (Bylaw Plan 79916) Section 36 Block 4 North Range 6 West New Westminster District Plan 35779	Trinity Pacific Church 10011 No. 5 Road Richmond, B.C. V7A 4E4
United Church Hall (082-454-062) 8711 Cambie Road	PID 011-031-182 Lot 3 of Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	Congregation of the Richmond United Church of Canada 8711 Cambie Road Richmond, B.C. V6X 1K2
Vancouver International Buddhist Progress Society (082-265-053) 6670 – 8181 Cambie Road	PID 018-553-532 Lot 53 Section 28 Block 5 North Range 6 West New Westminster District Plan LMS 1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9

PLACE OF PUBLIC WORSHIP PROPER & HALL

SCHEDULE A to BYLAW 9158

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Walford Road Gospel Church (081-608-000) 9291 Walford Street	PID 012-734-756 Lot 21 of Blocks 25 and 26 Section 27 Block 5 North Range 6 West New Westminster District Plan 2534	Holy Spirit Association For The Unification Of World Christianity 9291 Walford Street Richmond, B.C. V6X 1P3

CNCL - 281

SCHEDULE B to BYLAW 9158

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
Assumption of the Blessed Virgin Mary Ukrainian Catholic Church (098-394-005) 8700 Railway Avenue Manse	PID 011-070-749 Parcel "One" (Explanatory Plan 24522) of Lots "A "and "B" Plan 4347 and Lot 26 of Plan 21100 Section 24 Block 4 North Range 7 West New Westminster District	Ukrainian Catholic Episcopal Corp. of MB 5180 Cantrell Road Richmond, B.C. V7C 3G8	97.65% 2,031.18 m ²	2.35% 48.82 m ²	75.6% of Manse Building 302.59 m ² 100% of Religious Hall	24.4% of Manse Building 97.64 m ²
Bethany Baptist Church (020-821-001) 22680 Westminster Highway (Site Area 5.295 acres)	PID 018-604-897 Lot 1 Except: Part Dedicated Road on Plan LMP18317; Section 2 Block 4 North Range 4 West New Westminster District Plan LMP9648	Bethany Baptist Church 22680 Westminster Highway Richmond, B.C. V6V 1B7	42% 8,999.7 m ² 2.224 acres	58% 12,427.9 m ² 3.071 acres	100%	0%
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%

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

SCHEDULE B to BYLAW 9158

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>Canadian Martyrs Parish (094-145-000) 5771 Granville Avenue</p>	<p>PID 003-894-266 Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494</p>	<p>Roman Catholic Archbishop of Vancouver 5771 Granville Avenue Richmond, B.C. V7C 1E8</p>	<p>93% 9,034.3 m² 2.23 acres</p>	<p>7% 680 m² 0.17 acres</p>	<p>100%</p>	<p>0%</p>
<p>Church of Latter Day Saints (074-575-000) 860 Williams Road (Site Area 2.202 acres)</p>	<p>PID 009 210 890 Lot 2 Section 33 Block 4 North Range 6 West New Westminster District Plan 24922</p>	<p>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</p>	<p>90.8% 8,093.7 m² 2.00 acres</p>	<p>9.2% 817.5 m² 0.202 acres</p>	<p>100%</p>	<p>0%</p>

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

SCHEDULE B to BYLAW 9158

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%
DNCL - 28						
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%

SCHEDULE B to BYLAW 9158

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 (009-195-007) 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 9158

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Nanaksar- Gurdwara- Gursikh Temple (002-822-001) 18691 Westminster Highway (Site Area 14.88 Acres) Manse	PID 023 751 878 Lot 1 Section 6 Block 4 North Range 4 West New Westminster District Plan 33029	Nanaksar-Gurdwara- Gursikh Temple 18691 Westminster Highway Richmond, B.C. V6V 1B1	16% 9,619.5 m ² 2.377 acres	84% 50,597.7 m ² 12.503 acres	86.9% of Manse 2,925.05 m ² 100% of Religious Hall	13.1% of Manse 441.29 m ²
Parish of St. Alban's (Richmond) (064-132-000) 7260 St. Alban's Road Manse	PID 013-077-911 Parcel One Section 16 Block 4 North Range 6 West New Westminster District Reference Plan 80504	Parish of St. Alban's (Richmond) 7260 St. Alban's Road Richmond, B.C. V6Y 2K3	91.6% 4,464.1 m ²	8.4% 406.9 m ²	0% of Manse 100% of Religious Hall	100% of Manse 83.6 m ²
Parish of St. Anne's - Steveston, B.C. (097-615-002) 4071 Francis Road Religious Hall Commercial Use	PID 002-456-320 Lot 2 of Section 23 Block 4 North Range 7 West New Westminster District Plan 70472	Parish of St. Anne's 4071 Francis Road Richmond, B.C. V7C 1J8	99.2% 3,067.86 m ²	0.8% 24.14 m ²	97.8% 1,090.66 m ²	2.2% 24.14 m ²
Peace Evangelical Church (025-231-041) 8280 No. 5 Road Manse	PID004-099-303 Lot 24 Section 19 Block 4 North Range 5 West New Westminster District Plan	Peace Evangelical Church 8280 No. 5 Road Richmond, B.C. V6Y 2V4	34.4% 3,614.3 m ² 0.893 acres	65.6% 6,892.7 m ² 1.703 acres	80.3% 715.7 m ²	19.7% 175.3 m ²

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

SCHEDULE B to BYLAW 9158

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) 6640 Blundell Road Manse and Parking	PID 006-457-118 Lot 43 Section 19 Block 4 North Range 6 West New Westminster District Plan 30356	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	57% 1,151.4 m ²	43% 868.6 m ²	0% of Manse	100% of Manse 106.84 m ²
Richmond Baptist Church (066-062-000) 6560 Blundell Road Manse and Parking	PID 033-732-193 Section 19 Block 4 North Range 6 West New Westminster District Plan 71422 Parcel A	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	Portion of land not under church	Land under manse	0% of Manse 100% of Religious Hall	100% of Manse
Richmond Pentecostal Church (060-287-008) 9260 Westminster Highway Manse and Parking	PID 004-140-125 Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan 13172	Pentecostal Assemblies of Canada 9260 Westminster Highway. Richmond, B.C. V6X 1B1	30% Paved parking area behind building 652.2 m ²	70% Non- parking area 1,521.8 m ²	0%	100%

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

SCHEDULE B to BYLAW 9158

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>Richmond Pentecostal Church (060-300-000) 9300 Westminster Highway</p>	<p>PID 024-957-828 Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615</p>	<p>Pentecostal Assemblies of Canada 9300 Westminster Highway Richmond, B.C. V6X 1B1</p>	<p>58.7% 8,093.7 m² 2 acres</p>	<p>51.3% 5,690.3 m² 1.4 acres</p>	<p>100%</p>	<p>0%</p>

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

SCHEDULE B to BYLAW 9158

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</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>

CNCL - 289

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

SCHEDULE B to BYLAW 9158

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 9158

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 (067-800-004) 12011 Woodhead Road (Site Area 1.60 acres) Manse and Hall	PID 024-840-319 Lot A Section 31 Block 5 North Range 5 West New Westminster District Plan LMP47203	Roman Catholic Archbishop of Vancouver St. Monica's Parish 12011 Woodhead Road Richmond, B.C. V6V 1G2	Note: The land under the manse is exempt; the manse itself is not exempt. 73.35% 4,744.33 m ² 1.17 acres	Note: The land under the manse is exempt; the manse itself is not exempt. 26.65% 1,723.67 m ² 0.43 acres	0% of Manse 100% of Religious Hall	100% of Manse 196.8 m ²
St. Paul's Roman Catholic Parish (067-043-063) 8251 St. Alban's Road (Site Area 4.77 acres)	PID 010 900 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly; Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	Catholic Independent Schools of Vancouver Archdiocese St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2	52.5% 10,112.8 m ² 2.5 acres	47.5% 9,133.2 m ² 2.27 acres	100% 100%	0% 0%

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

SCHEDULE B to BYLAW 9158

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 Richmond, B.C. V6Y 2V4	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 9158

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 9158

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

SCHEDULE C to BYLAW 9158

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE
<p>Choice School For Gifted Children (001-870-000) 20451 Westminster Highway (Site area: 0.35 ha (0.862 acres))</p>	<p>PID 003-934-268 Lot 78 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593</p>	<p>Choice School For Gifted Children 20451 Westminster Highway Richmond, B.C. V6V 1B1</p>	<p>100% 3,552 m² 0.862 acres</p>	<p>0%</p>
<p>Choice School For Gifted Children (001-871-004) 20451 Westminster Highway</p>	<p>PID 003-937-160 Lot 79 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593</p>	<p>Choice School For Gifted Children 20451 Westminster Highway Richmond, B.C. V6V 1B3</p>	<p>100% 3,422 m² 0.846 acres</p>	<p>0%</p>
<p>Cornerstone Christian Academy School (001-279-000) 12011 Blundell Road (Site area: 11,104 square feet)</p>	<p>PID 002-555-310 South Half of the South West Quarter Section 18 Block 4 North Range 5 West New Westminster District Except Firstly: Part Dedicated Road on Plan NWP87640 Secondly: Parcel E (Bylaw LMP4874) Thirdly: Parcel F (Bylaw Plan MP12615) Fourthly: Part on SRW Plan 21735</p>	<p>Cornerstone Evangelical Baptist Church of Vancouver 2642 45th Avenue East Vancouver, B.C. V5R 3C1</p>	<p>100% (School portion: 2% of total property) 1,031.6 m²</p>	<p>0%</p>

SCHEDULE C to BYLAW 9158

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE
<p>Muslim School of B.C. (025-243-080) 12300 Blundell Road (Site area: 1.09 ha (2.69 acres))</p>	<p>PID 011-053-569 Lot 5, Except: Part Subdivided by Plan 33568, Block "A" Section 19 Block 4 North Range 5 West New Westminster District, Plan 4090</p>	<p>B.C. Muslim Association 12300 Blundell Road Richmond, B.C. V6W 1B3</p>	<p>100% (56.4% of total property) 10,903.97 m² 2.694 acres</p>	<p>0%</p>
<p>Richmond Christian School (029-076-081) 5240 Woodwards Road (Site area: 0.971 ha (2.4 acres))</p>	<p>PID 002-145-057 Lot 137 Except: Part Subdivided by Plan 70297 Section 25 Block 4 North Range 7 West New Westminster District Plan 56073</p>	<p>Richmond Christian School Association 5240 Woodwards Road Richmond, B.C. V7E 1H1</p>	<p>100% 9,751 m² 2.4 acres</p>	<p>0%</p>
<p>Richmond Christian School (030-887-000) 10260 No. 5 Road (Site area: 2.23 ha (5.52 acres))</p>	<p>PID 027-072-657 Section 31 Block 4 North Range 5 West New Westminster District Plan BCP 30119</p>	<p>Richmond Christian School Association 10260 No. 5 Road Richmond, B.C. V7A 4E5</p>	<p>47.4% 10,598.5 m² 2.616 acres</p>	<p>52.6% 11,755.5 m² 2.904 acres</p>

SCHEDULE C to BYLAW 9158

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE
<p>Richmond Jewish Day School (025-151-060) 8760 No. 5 Road (Site area: 0.95 ha (2.349 acres))</p>	<p>PID 000-676-811 Lot 3 Except: Firstly, Parcel "A" (Reference Plan 8809) Secondly; Parcel "B" (Explanatory Plan 10524), Section 19 Block 4 North Range 5 West New Westminster District Plan 5239</p>	<p>Richmond Jewish Day School Society of B.C. Inc. 8760 No. 5 Road Richmond, B.C. V6Y 2V4</p>	<p>56.8% 5,396.7 m² 1.334 acres</p>	<p>43.2% 4,104.3 m² 1.015 acres</p>
<p>St. Joseph the Worker School (009-300-034) 4451 Williams Road (Site area: [3.346 ha (8.268 acres)] 1.319 ha (3.26 acres) and 2.0235 ha (5.00 acres))</p>	<p>PID 010-887-725 Parcel "C" (Explanatory Plan 8670) Lots 3 and 4 Except: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139</p>	<p>Roman Catholic Archbishop of Vancouver St. Joseph's Parish 4451 Williams Road Richmond, B.C. V7E 1J7</p>	<p>100% (additional to Schedule B) 9,198.8 m² 2.27 acres</p>	<p>0% (Fully exempt for school portion)</p>

SCHEDULE D to BYLAW 9158

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	TENANTS MAILING ADDRESS
(057-573-004) 7900 Alderbridge Way	PID 000 658 766 Lot 39 Section 5 Block 4 North Range 6 West New Westminster District Plan 34152	That portion of the property occupied by the Ismaili Jamatkhama and Centre	Ismaili Council for British Columbia The Ismaili Jamatkhama and Centre 4010 Canada Way Burnaby, B.C. V5G 1G8
(057-614-000) 200 – 7451 Elmbridge Way	PID 007-501-129 Lot 87 Section 5 Block 4 North Range 6 West New 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 C2154 - 3211 Grant McConachie Way Richmond, B.C. V7B 0A4

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

SCHEDULE E to BYLAW 9158

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

SCHEDULE F to BYLAW 9158

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) 4851 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
(089-622-000) 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 120 – 13575 Commerce Parkway Richmond BC V6V 2L1
(099-561-000) 9580 Pendleton Road	PID 003 751 678 Lot 450 Section 26 Block 4 North Range 7 West NWD Plan 66281	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(064-762-037) 303 – 7560 Moffatt Road	PID 014-890-305 Strata Lot 37 Section 17 Block 4 North Range 6 West New Westminster District Strata Plan NW3081	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

**CHARITABLE, PHILANTHROPIC & OTHER
NOT-FOR-PROFIT – COMMUNITY CARE OR
ASSISTED LIVING**

SCHEDULE F to BYLAW 9158

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(087-058-109) 9 – 11020 No. 1 Road	PID 013-396-901 Strata Lot 9 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW2952	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(103-370-125) 5635 Steveston Highway	PID 004-866-029 Lot 910 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(087-575-028) 4423 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
(065-515-105) 5862 Dover Crescent	PID 023-648-058 Strata Lot 105 Section 1 Block 4 North Range 7 West New Westminster District Strata Plan LMS2643	Riverside Children's Centre Developmental Disability Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(065-571-000) 6260 Blundell Road	PID 005 146.135 Lot "A" (RD135044) Section 19 Block 4 North Range 6 West New Westminster District Plan 48878	Rosewood Manor Richmond Intermediate Care Society 6260 Blundell Road Richmond, B.C. V7C 5C4
(089-830-129) 5500 Andrews Road, Unit 100	PID 023-684-801 Strata Lot 129 Section 12 Block 3 North Range 7 West New Westminster District Strata Plan LMS2701	Treehouse Learning Centre Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

**CHARITABLE, PHILANTHROPIC & OTHER
NOT-FOR-PROFIT - ELDERLY CITIZENS HOUSING**

SCHEDULE G to BYLAW 9158

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

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SCHEDULE H to BYLAW 9158

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(056-610-001) 8911 Westminster Highway	PID 017 240 107 Lot 1 Sections 3 and 4 Block 4 North Range 6 West NWD Plan LMP 00069	100%	Canadian Mental Health Association 7351 Elmbridge Way Richmond, B.C. V6X 1B8
(059-905-125) 8300 Cook Road	PID 023-800-496 Strata Lot 125 Section 9 Block 4 North Range 6 West new Westminster District Strata Plan LMS2845 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	100% that is occupied by Society of Richmond Children's Centres	Cook Road Children's Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
CNCL - 30 (043-892-000) 23591 Westminster Highway	Lot B Section 36 Block 5 North Range 4 West New Westminster District Plan BCP46528	That portion of the property occupied by Richmond Children's Centres	Cranberry Children's Centre Society of Richmond Children's Centres 23591 Westminster Highway Richmond BC
(094-391-000) 7611 Langton Road	PID 004 700 368 Lot 11 Section 13 Block 4 North Range 7 West NWD Plan 19107	100%	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(064-810-001) 7000 Minoru Boulevard	PID 018 489 613 Lot 1 Section 17 Block 4 North Range 6 West NWD Plan LMP 12593	100%	Richmond Caring Place 140 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

SCHEDULE H to BYLAW 9158

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(057-572-000) Unit 100 – 5671 No. 3 Road	PID 003-698-009 Lot 34 Section 5 Block 4 North Range 6 West Plan 32827	That portion of the property occupied by the Richmond Centre for Disabilities	Richmond Centre for Disabilities 100 – 5671 No. 3 Road Richmond, B.C. V6X 2C7
(067-813-000) 8660 Ash Street	PID 017-854-997 Lot C Section 22 Block 4 North Range 6 West Plan 2670	Exempting that portion of the property occupied by the Richmond Family Place	Richmond Family Place 8660 Ash Street Richmond, B.C. V6Y 2S3
(08-050-002) 601 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

601 - 304

SCHEDULE I to BYLAW 9158

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
(083-665-000) 7411 River Road CL - 305	PID 007 206 518 Lot "N" Except: Part Subdivided by Plan 35001, Fractional Section 6 and of Sections 5, 7 and 8 Block 4 North Range 6 West and of Fractional Section 32 Block 5 North Range 6 West New Westminster District Plan 23828 (see R083-466-000, R083-467-000, R083-467-505 for remainder)	That portion of the property occupied by Navy League of Canada National Council	Navy League of Canada National Council c/o Richmond/Delta Branch Box 43130 Richmond, B.C. V6Y 3Y3
(059-477-003) 6133 Bowling Green Road	PID 009 300 261 Lot 26, Except that part in Plan LMP39941 Section 8 Block 4 North Range 6 West New Westminster District Plan 24068	That portion of the property occupied by Richmond Lawn Bowling Club	Richmond Lawn Bowling Club 7321 Westminster Highway Richmond, B.C. V6X 1A3

SCHEDULE I to BYLAW 9158

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(082-479-000) 7760 River Road	PID 009 311 998 Lot 2 Except: Firstly; Part Subdivided by Plan 28458; Secondly; Parcel "C" (Bylaw Plan 62679); Thirdly: Parcel G (Bylaw Plan 80333); Sections 29 and 32 Block 5 North Range 6 West New Westminster District Plan 24230	That portion of the property occupied by Richmond Rod and Gun Club	Richmond Rod and Gun Club P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(059-216-001) 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

SCHEDULE J to BYLAW 9158

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(085-643-001) Unit 140-160 11590 Cambie Road	PID 018-844-456 Lot C Section 36 Block 5 North Range 6 West Plan LMP17749 Except Plan BCP 14207	That portion of the property occupied by Richmond Public Library	Richmond Public Library Cambie Branch Unit 150 - 11590 Cambie Road Richmond, B.C. V6X 3Z5
(044-761-005) 11688 Steveston Highway	PID 023-710-047 Lot 1 Section 1 Block 3 North Range 6 West Plan 32147	That portion of the property occupied by Richmond Public Library	Richmond Public Library Ironwood Branch 11688 Steveston Highway, Unit 8200 Richmond, B.C. V7A 1N6
(031-668-086) 1414 Triangle Road	PID 023-510-692 Lot 2 Section 33 Block 4 North Range 5 West NWD Plan LMP29486	That portion of the property occupied by City of Richmond	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(031-669-003) 14300 Entertainment Boulevard	PID 023-672-269 Lot C Section 33 Block 4 North Range 5 West NWD Plan LMP31752	That portion of the property occupied by City of Richmond	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(057-902-800) 6111 River Road	PID 027-090-434 Lot 8 Section 6 Block 4 North Range 6 West Plan BCP30383	That portion of the property occupied by Richmond Oval Corporation	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(051-557-060) 12071 No. 5 Road	PID 013-082-531 Section 12 Block 3 North Range 6 West NWD Plan 15624 Parcel A-J, Part NE 1/4, Ref 15624, Ref 8114 File No. 1000- 05-021	That portion of the property occupied by Richmond Animal Protection Society	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1

SCHEDULE J to BYLAW 9158

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
057-561-001) 5900 Minoru Boulevard	Lot A Section 5 Block 4 North 6 West New Westminster District Plan BCP45912	That portion of the property occupied by City Centre Community Centre	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1



**Business Regulation Bylaw No. 7538,
Amendment Bylaw No. 9171**

The Council of the City of Richmond enacts as follows:

1. That **Business Regulation Bylaw No. 7538**, as amended, is further amended by adding the following in Schedule A after item 2:

	Civic address	Civic Number	Original Bylaw Reference
2A.	Alderbridge Way	7992	9171

2. This Bylaw is cited as “**Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9171**”.

FIRST READING

SEP 22 2014



SECOND READING

SEP 22 2014

THIRD READING

SEP 22 2014

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 8850 (RZ 11-591646)
10380 WILLIAMS ROAD

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it COMPACT SINGLE DETACHED (RC2).

P.I.D. 004-297-725

Lot 24 Block 11 Section 35 Block 4 North Range 6 West New Westminster District Plan 18549

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8850".

FIRST READING

JAN 23 2012

A PUBLIC HEARING WAS HELD ON

FEB 20 2012

SECOND READING

FEB 20 2012

THIRD READING

FEB 20 2012

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

OCT 21 2014

ADOPTED

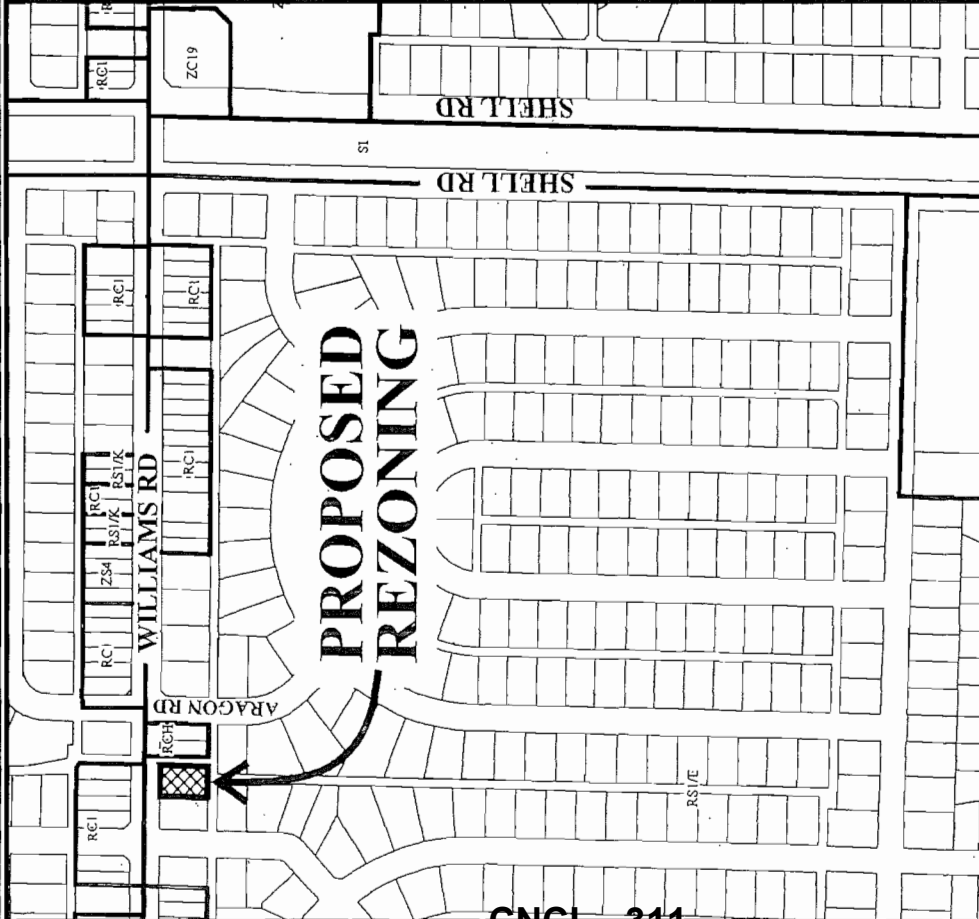


MAYOR

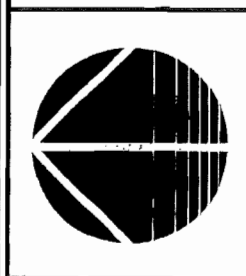
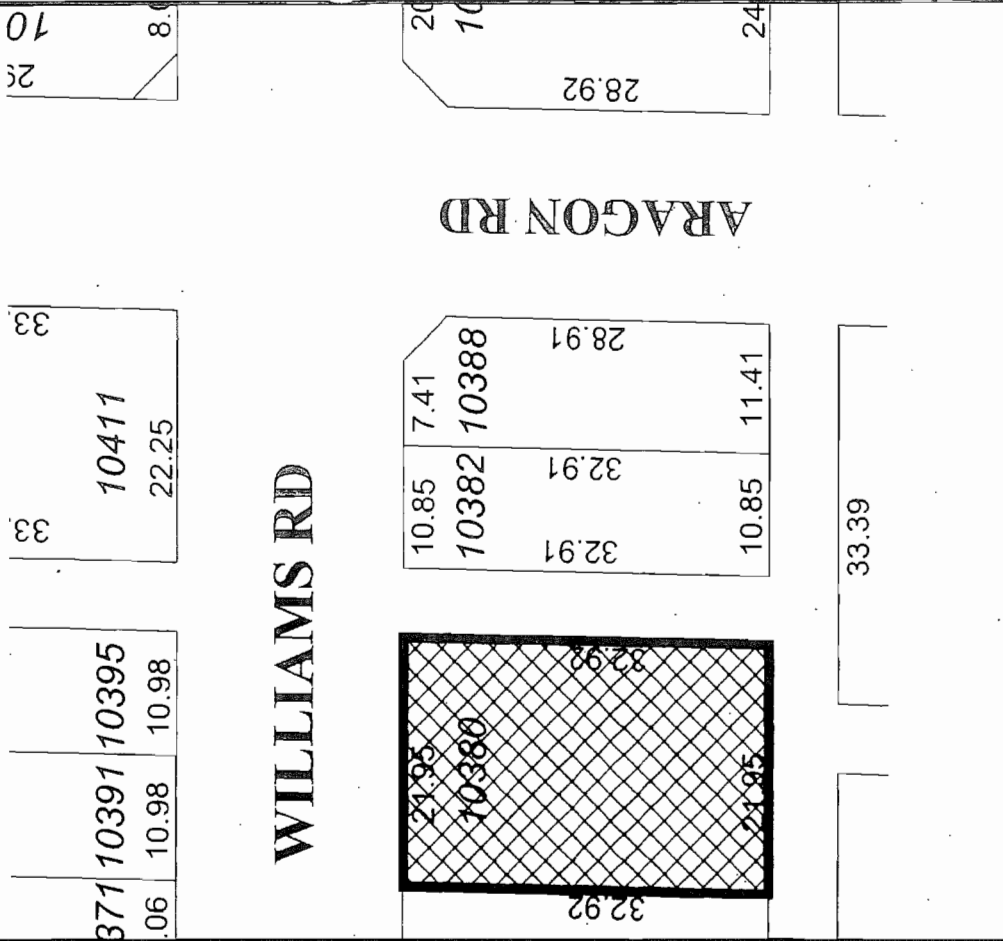
CORPORATE OFFICER



City of Richmond



GNCL - 311



RZ 11-591646

Original Date: 10/31/11

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500
Amendment Bylaw 8906 (RZ 11-588104)
9000 GENERAL CURRIE ROAD

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "MEDIUM DENSITY TOWNHOUSE (RTM3)".

P.I.D. 010-131-876

Lot "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 15782

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8906".

FIRST READING

JUL 23 2012

A PUBLIC HEARING WAS HELD ON

SEP 05 2012

SECOND READING

SEP 05 2012

THIRD READING

SEP 05 2012

OTHER CONDITIONS SATISFIED

OCT 22 2014

ADOPTED



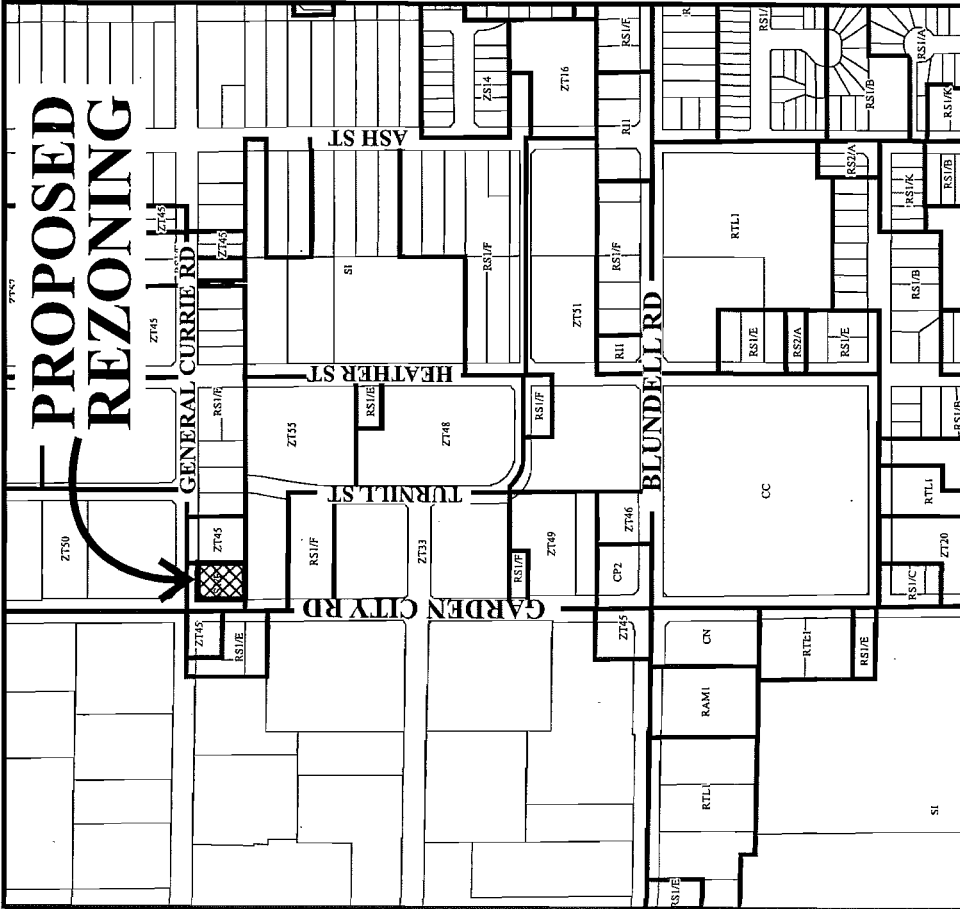
MAYOR

CORPORATE OFFICER

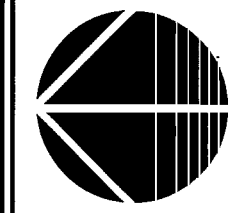
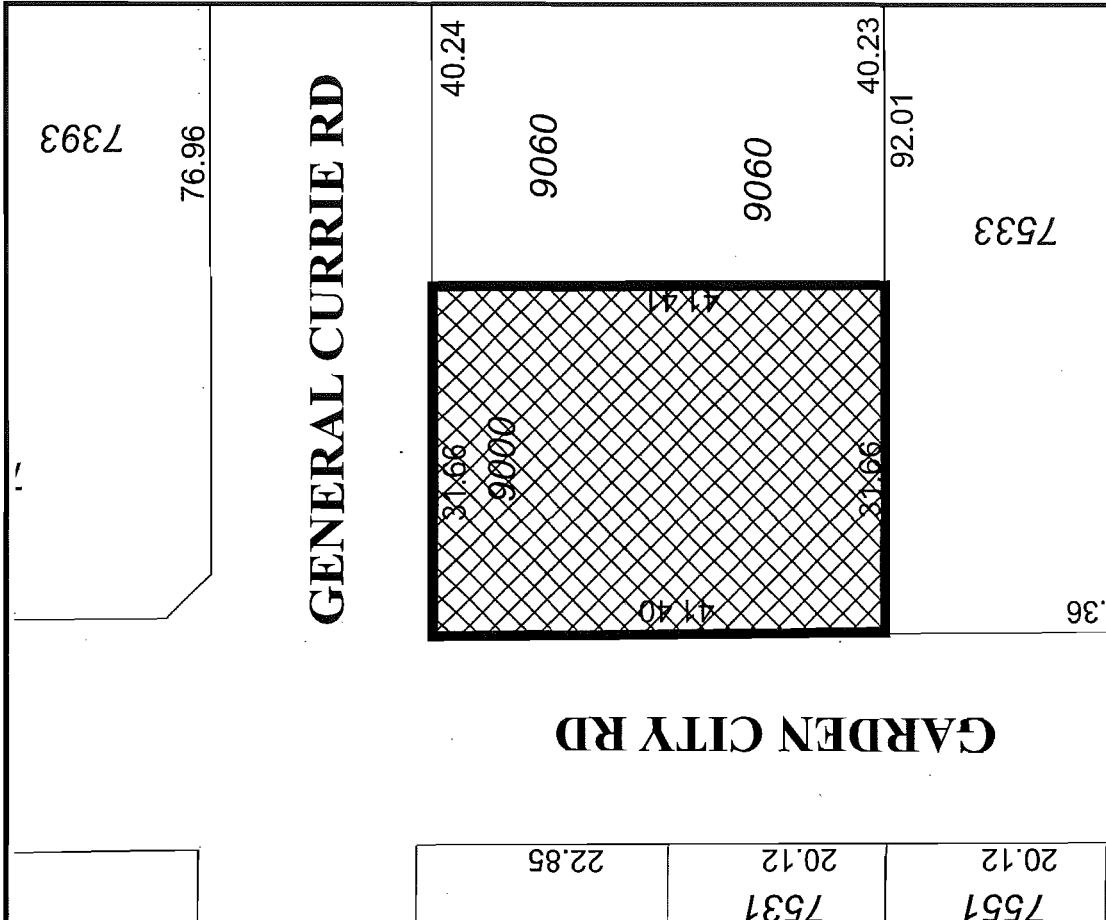


City of Richmond

PROPOSED REZONING



CNCL - 313



RZ 11-588104

Original Date: 09/14/11
 Revision Date:
 Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500
Amendment Bylaw 9005 (RZ 11-586988)
7175 and 7191 Moffatt Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it HIGH DENSITY TOWNHOUSES (RTH1).

P.I.D. 003-303-110

Lot 66 Section 17 Block 4 North Range 6 West New Westminster District Plan 49608

P.I.D. 003-766-756

Lot 135 Section 17 Block 4 North Range 6 West New Westminster District Plan 66497

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9005".

FIRST READING

MAR 11 2013

A PUBLIC HEARING WAS HELD ON

APR 15 2013

SECOND READING

APR 15 2013

THIRD READING

APR 15 2013

OTHER REQUIREMENTS SATISFIED

OCT 17 2014

ADOPTED

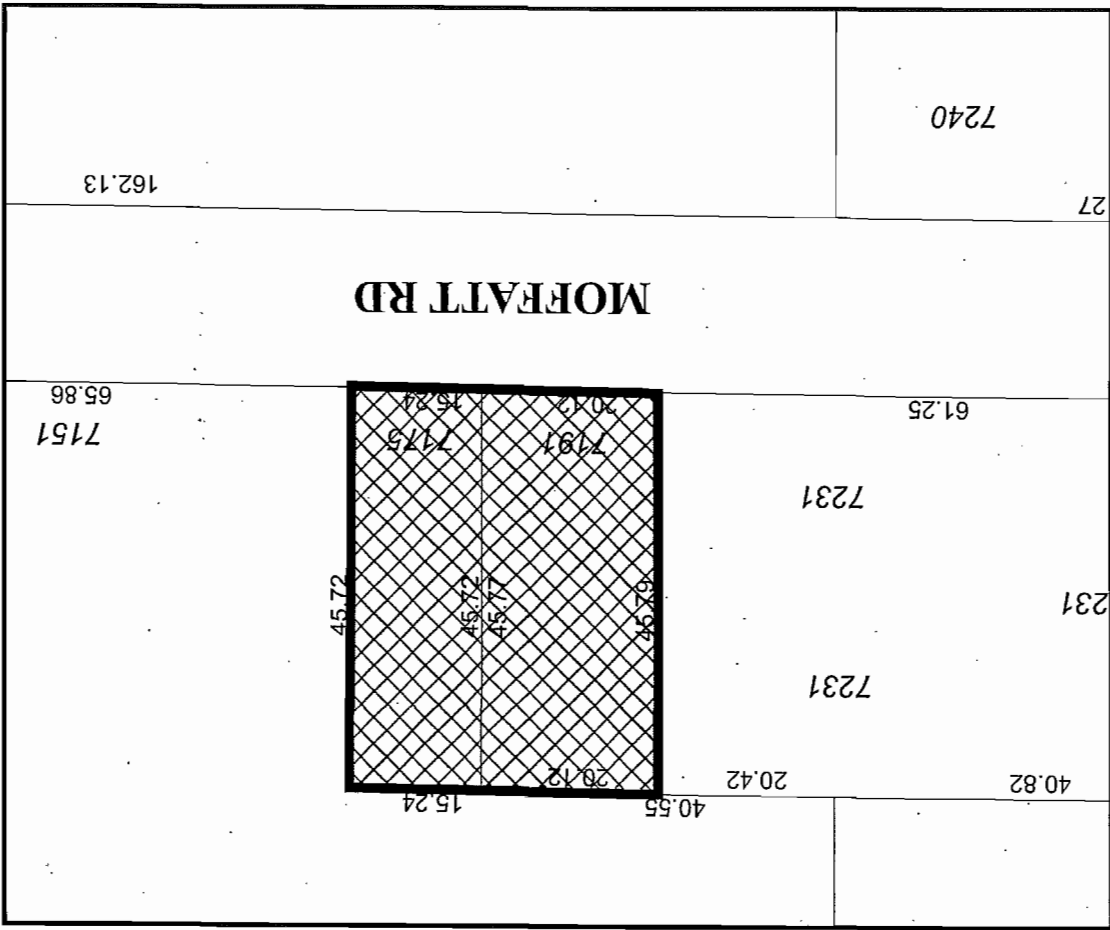
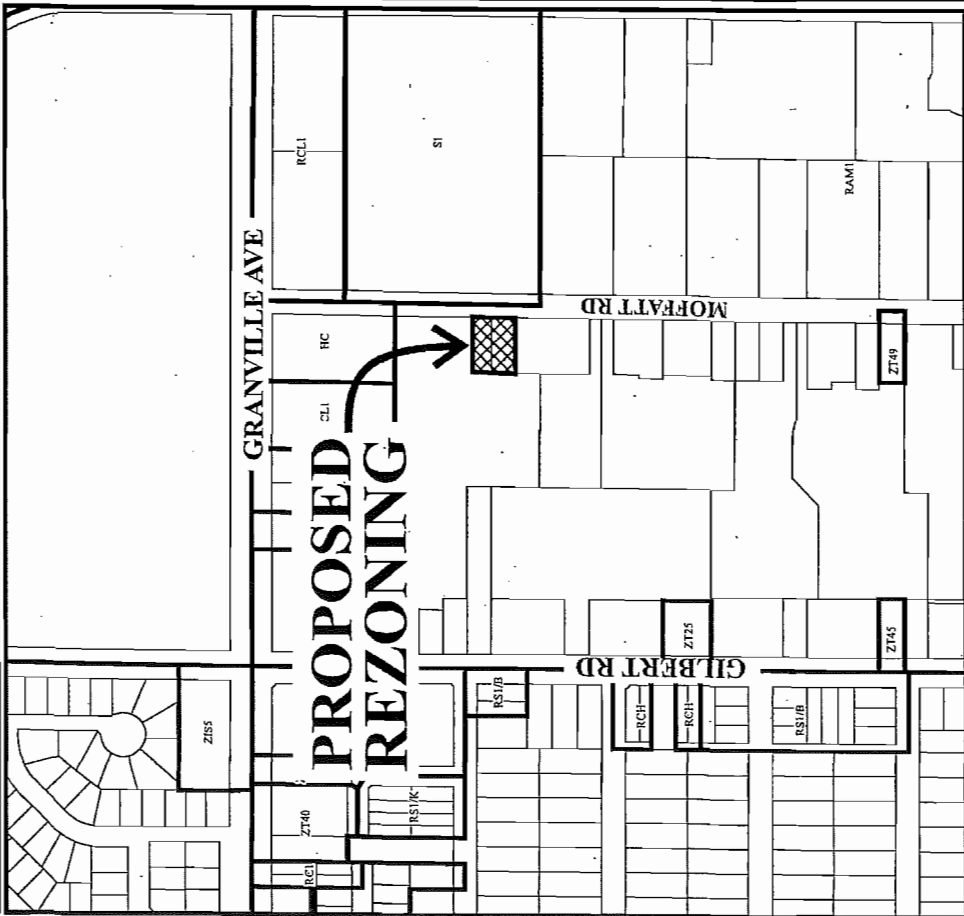


MAYOR

CORPORATE OFFICER

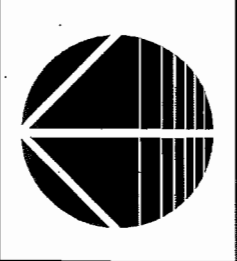


City of Richmond



Original Date: 08/30/11
 Revision Date:
 Note: Dimensions are in METRES

RZ 11-586988





Richmond Zoning Bylaw 8500
Amendment Bylaw 9088 (RZ 13-645746)
8951 Heather Street

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

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

P.I.D. 003-735-770

Lot 154 Section 22 Block 4 North Range 6 West New Westminster District Plan 40408

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9088".

FIRST READING

DEC 17 2013

A PUBLIC HEARING WAS HELD ON

JAN 20 2014

SECOND READING

JAN 20 2014

THIRD READING

JAN 20 2014

OTHER REQUIREMENTS SATISFIED

OCT 21 2014

ADOPTED



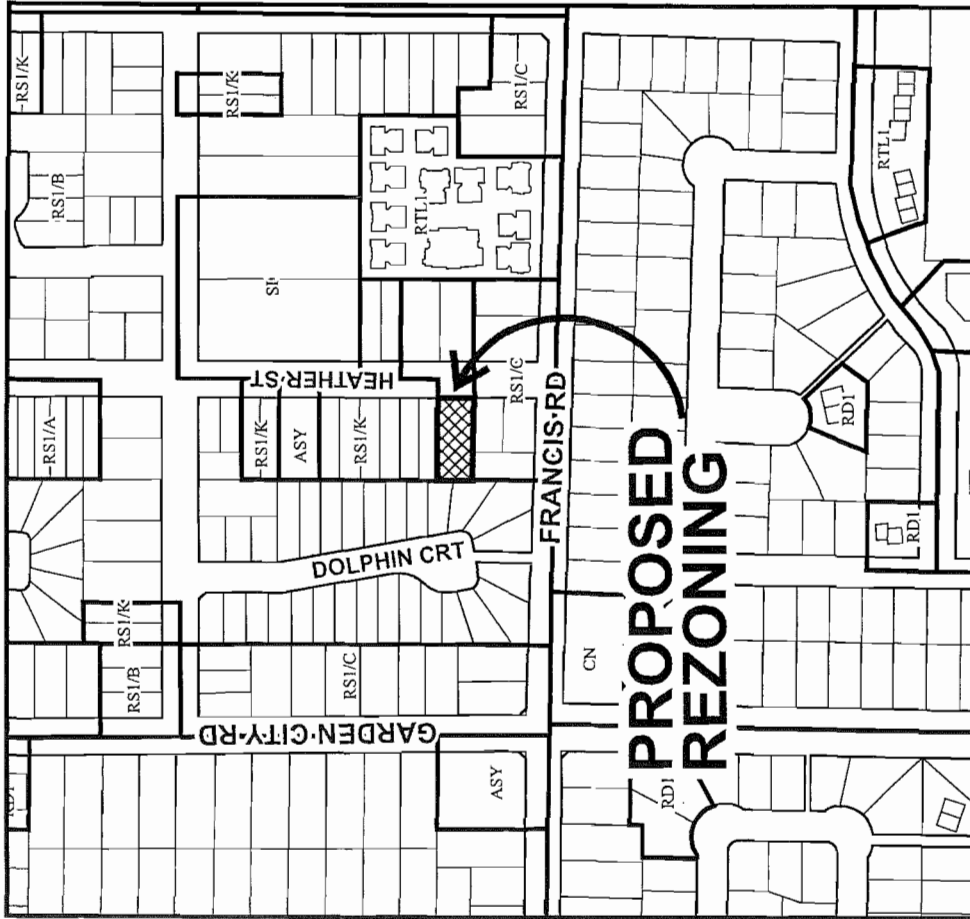
MAYOR

CORPORATE OFFICER

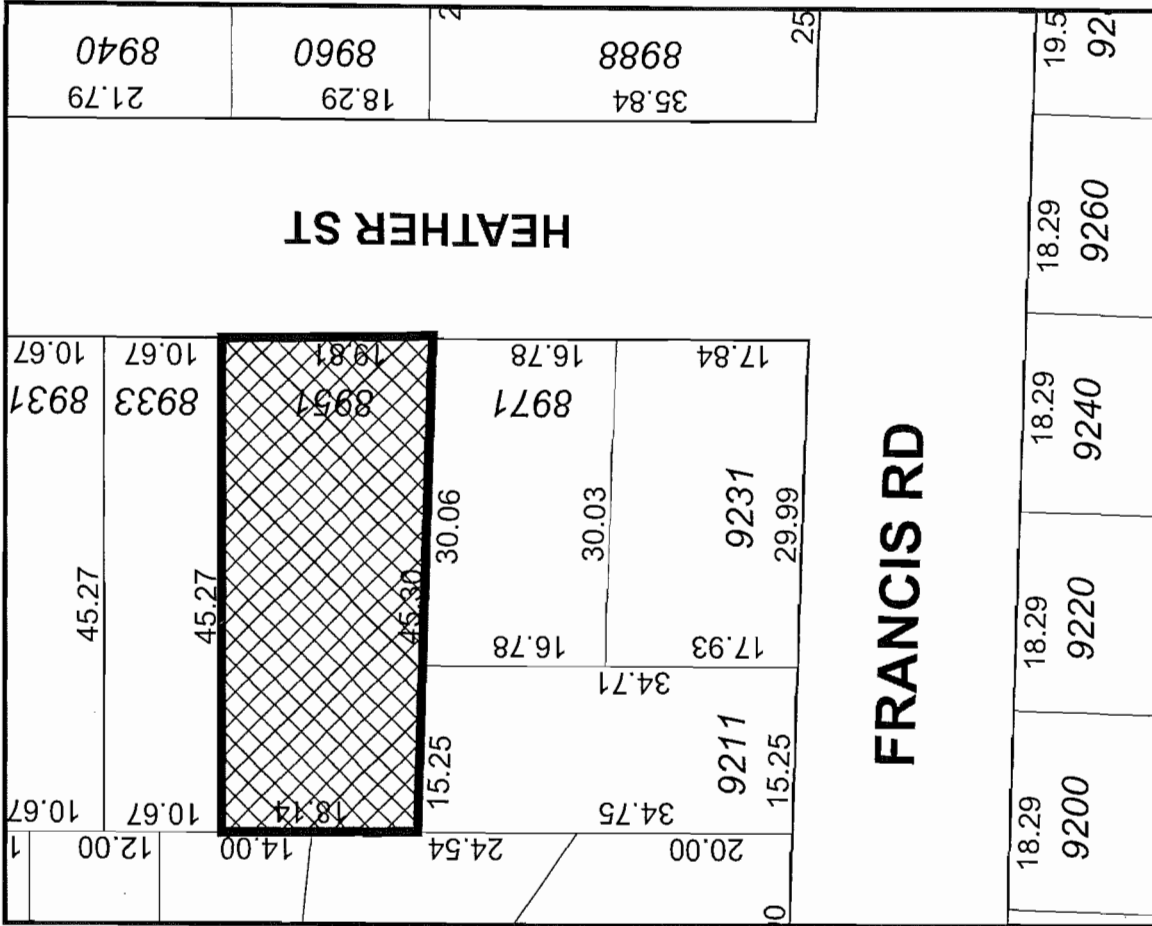


City of
Richmond

CNCL - 317



**PROPOSED
REZONING**



RZ 13-645746

Original Date: 09/18/13

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500
Amendment Bylaw 9096 (RZ 13-647241)
5771/5791 Langtree Ave

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

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

P.I.D. 003-867-846
Lot 276 Section 13 Block 4 North Range 7 West New Westminster District Plan 46525

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9096".

FIRST READING

JAN 27 2014

A PUBLIC HEARING WAS HELD ON

FEB 17 2014

SECOND READING

FEB 17 2014

THIRD READING

FEB 17 2014

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

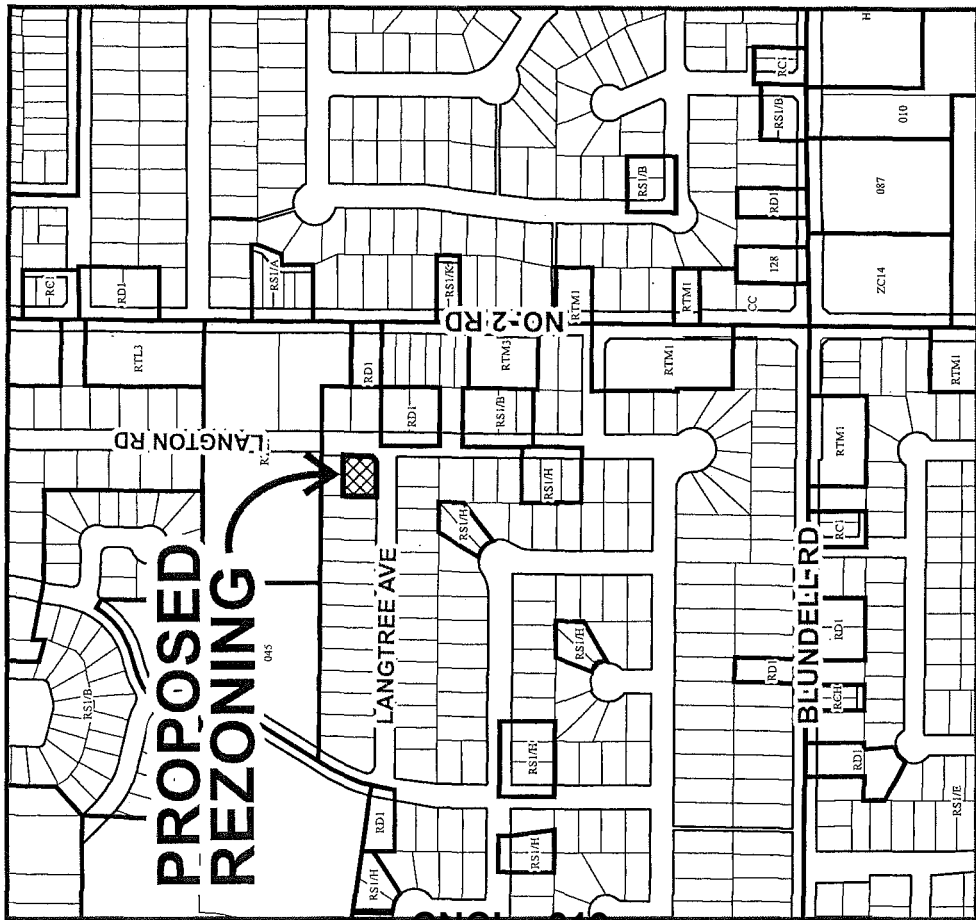
MAYOR

CORPORATE OFFICER

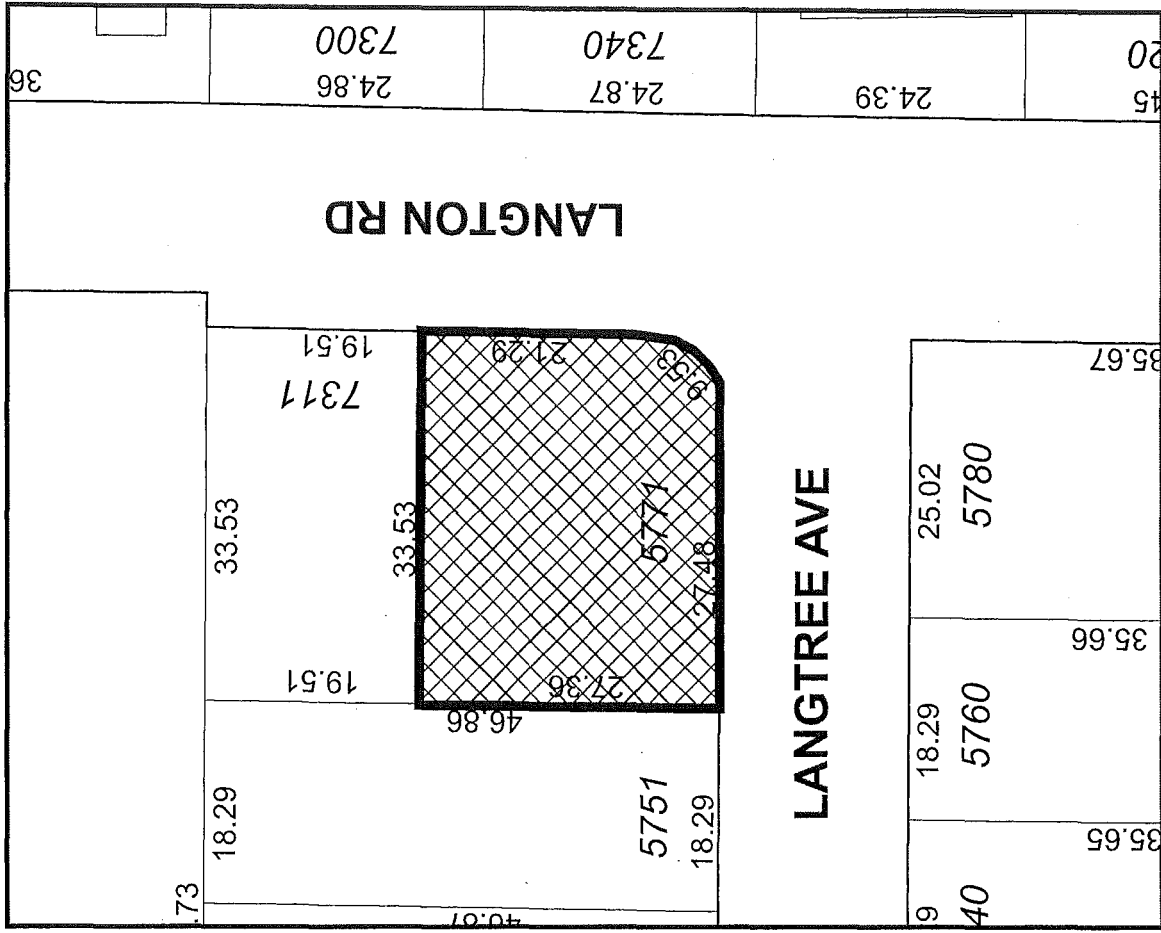


City of Richmond

PROPOSED REZONING



615 - 1311 CNCL



Original Date: 10/04/13

Revision Date:

Note: Dimensions are in METRES

RZ 13-647241





Richmond Zoning Bylaw 8500
Amendment Bylaw 9098 (RZ 13-647357)
5111 Williams Road

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

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

P.I.D. 011-344-652

Lot "E" Section 25 Block 4 North Range 7 West New Westminster District Plan 8920

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9098".

FIRST READING

FEB 11 2014

A PUBLIC HEARING WAS HELD ON

MAR 17 2014

SECOND READING

MAR 17 2014

THIRD READING

MAR 17 2014

OTHER REQUIREMENTS SATISFIED

OCT 21 2014

ADOPTED



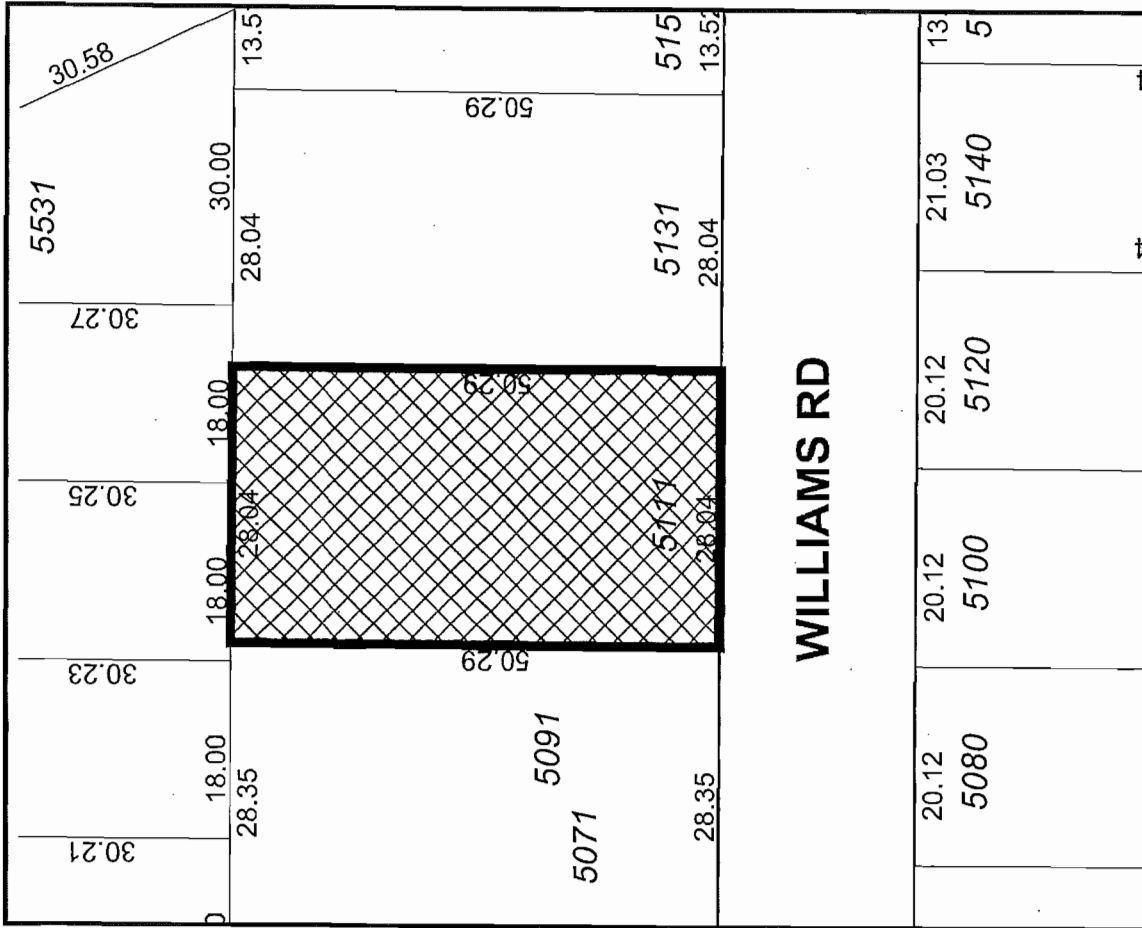
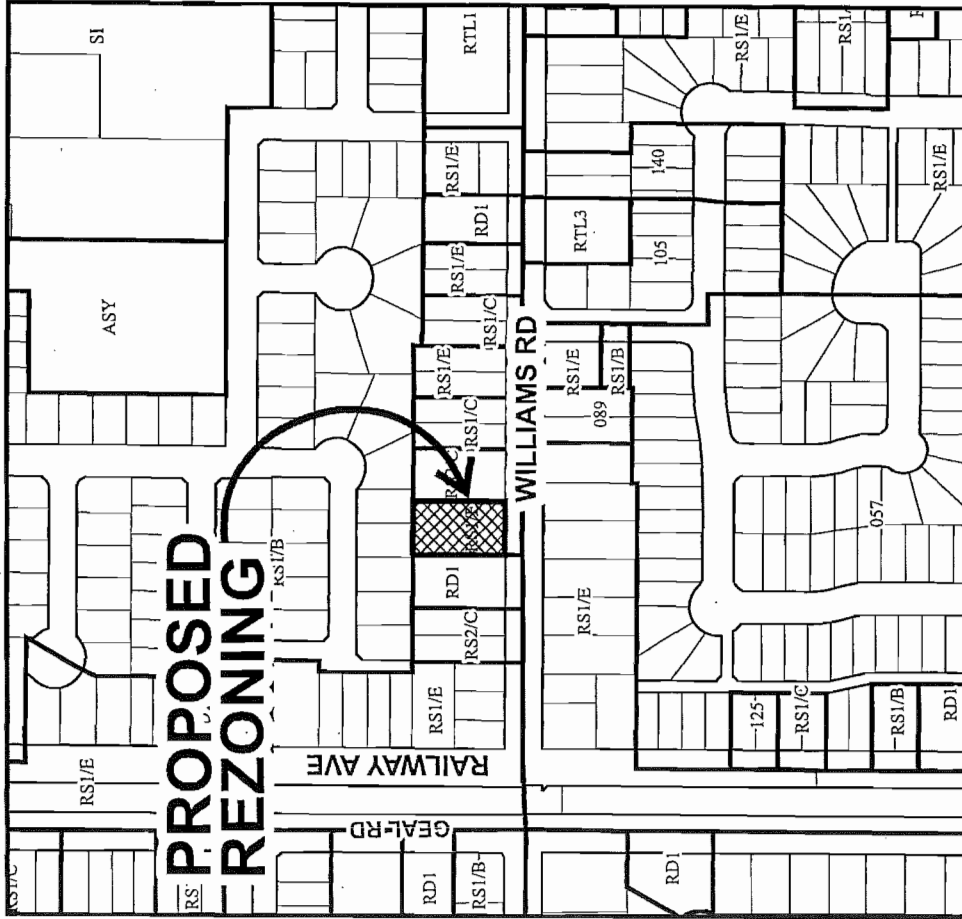
MAYOR

CORPORATE OFFICER



City of Richmond

PROPOSED REZONING



WILLIAMS RD

Original Date: 10/15/13

Revision Date:

Note: Dimensions are in METRES

RZ 13-647357





**Development Permit Panel
Wednesday, October 15, 2014**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
John Irving, Director, Engineering

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

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, September 24, 2014, be adopted.

CARRIED

2. Development Permit 14-667441

(File Ref. No.: DP 14-667441) (REDMS No. 4315296)

APPLICANT: Polygon Jayden Mews Homes Ltd.

PROPERTY LOCATION: 9700 and 9740 Alexandra Road

INTENT OF PERMIT:

1. Permit the construction of 64 townhouses at 9700 and 9740 Alexandra Road on a site zoned "Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum percentage of enclosed vehicle parking spaces provided in a tandem arrangement to 57%.

Development Permit Panel

Wednesday, October 15, 2014

Applicant's Comments

Jim Bussey, Formwerks Architectural Inc. gave a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, (iii) landscape and open space design, and (iv) sustainability features.

Mr. Bussey advised that the proposed development will incorporate energy efficient features such as Energy Star appliances, Low-E glazing on all windows and use low VOC paints. He added that the green space will incorporate owl habitats as part of a public art offering.

Cheryl Bouwmeester, ETA Landscape Architecture, commented on the proposed development's landscaping and open space design under the Environmentally Sensitive Area (ESA) and noted the following:

- a three metre-wide landscape buffer will run along the eastern and western edges of the site;
- a minimum of fifty percent of the plants used for landscaping will be native species;
- the plants used in the landscaping is expected to attract songbirds;
- there will be greenspace that will open up to Alderbridge Way;
- a douglas fir tree near the centre of the development is proposed for retention;
- a tree well installed with retaining walls and a raised wooden seating area will be constructed to maintain the existing grade around the douglas fir tree;
- meandering pathways is proposed to provide pedestrian access through the site; and
- a proposed vegetative wall along the eastern portion of the proposed development will separate the site from neighbouring properties.

Panel Discussion

Chris Ho, Polygon and Ms. Bouwmeester, advised that there will be three habitat boxes for owls on-site. Ms. Bouwmeester added that the habitat boxes will be surrounded by willow trees and will be elevated to approximately nine to sixteen feet to provide clearance for the owl nest. Also, Ms. Bouwmeester noted that the owls will have a temporary habitat while the site is under construction.

Discussion ensued regarding the outdoor play elements and in reply to queries from the Panel, Mr. Ho noted that that play elements will include a spinning dish, climbing logs and boulders, and a flat surface for chalk drawings.

In reply to queries from the Panel, Mr. Ho advised that the pathway on-site will be accessible for pedestrians. Wayne Craig, Director, Development, added that the access to pathway will be for residents but will not be gated.

Development Permit Panel

Wednesday, October 15, 2014

Discussion then ensued with respect to the exposure of proposed development's frontage. Mr. Craig advised that landscaped buffer along Alderbridge Way would be a continuation of the vegetative buffer treatment that will be installed on adjacent developments to the west. He added that the servicing agreement will include additional planting on the centre median along Alderbridge Way.

Staff Comments

Mr. Craig commented on the proposed development noting that:

- a servicing agreement will address frontage improvements along Alexandra Road and Alderbridge Way;
- the proposed development will be designed to achieve an EnerGuide rating of 82 or better;
- the proposed development will be designed to achieve the City's aircraft noise mitigation standards; and
- 14 convertible units will be included in the development.

In reply to queries from the Panel, Mr. Craig noted the planting within the City boulevards will be part of the servicing agreement and staff will determine the appropriate plant species used.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued with regard to the proposed development's architectural form and character and sustainability features.

Development Permit Panel
Wednesday, October 15, 2014

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 64 townhouses at 9700 and 9740 Alexandra Road on a site zoned "Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum percentage of enclosed vehicle parking spaces provided in a tandem arrangement to 57%.*

CARRIED

3. New Business

It was moved and seconded

That the Wednesday, October 29, 2014 meeting of the Development Permit Panel be cancelled due to lack of agenda items.

CARRIED

4. Date Of Next Meeting: Wednesday, November 12, 2014

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:46 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, October 15, 2014.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk



To: Richmond City Council

Date: October 21, 2014

From: Victor Wei
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2014-VOL 01

Re: Development Permit Panel Meeting held on February 12, 2014

Staff Recommendation

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

1. A Development Permit (DP 13-636863) for the property at 7199 Moffatt Road (formerly 7175 and 7191 Moffatt Road);

be endorsed, and the Permit so issued.



Victor Wei
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting February 12, 2014.

DP 13-636863 – MATTHEW CHENG ARCHITECT INC. – 7199 MOFFATT ROAD
(FORMERLY 7175 AND 7191 MOFFATT ROAD)
(February 12, 2014)

The Panel considered a Development Permit application to permit the construction of 10 three-storey townhouse units at 7175 and 7191 Moffatt Road on a site zoned “High Density Townhouses (RTH1)”. No variances are included in the proposal.

Architect, Matthew Cheng, of Matthew Cheng Architecture Inc., and Landscape Architect, Denitsa Dimitrova, of PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design.

Staff supported the Development Permit application and noted that the proposed development addresses the City’s Development Permit guidelines and commended the applicant for retaining all of the trees in the adjacent site and noted that an arborist is monitoring the trees during the construction process.

Neighbour, Weihong Chen, together with realtor, Jenny Xu, of Sutton Group West Coast Realty, addressed the Panel expressing concerns related to privacy and noise due to the proposed setback and a lack of proposed trees on the south perimeter of the site adjacent to her property. Also, Ms. Xu expressed her concerns with regard to the potential impact to the value of the adjacent property if the stated privacy concerns are not addressed.

No correspondence was submitted by the public to the Panel meeting regarding the Development Permit application.

In reply from Panel queries, Mr. Cheng and Ms. Dimitrova provided the following:

- Privacy concerns can be addressed by adding additional trees and shrubs and potentially widening the landscape strip along the south perimeter.
- The outdoor amenity is positioned so that it can receive sunlight.
- The sustainability features list is based on the Built Green Checklist.

In reply to a Panel query, staff noted that the main driveway would only serve the residents of the proposed development with no pedestrian access through to the adjacent site on the west side.

The Panel supported the development with recommendations that the applicant work with staff to increase the privacy screening along the south perimeter of the site.

Subsequent to the Panel meeting, the landscape design was revised to include 17 taller hedge plants in the southwest portion of the site to address the neighbour's concern.

The Panel recommends that the Permit be issued.