



City Council Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road Monday, November 27, 2023 7:00 p.m.

Pg. # ITEM

CNCL-39

MINUTES

- 1. Motion to:
- CNCL-12 (1) adopt the minutes of the Regular Council meeting held on November 14, 2023;
- CNCL-30 (2) adopt the minutes of the Special Council meeting held on November 14, 2023;
- CNCL-37 (3) adopt the minutes of the Special Council meeting held on November 20, 2023; and
 - (4) adopt the <mark>minutes</mark> of the Regular Council meeting for Public Hearings held on November 20, 2023.

AGENDA ADDITIONS & DELETIONS

PRESENTATION

Sports Wall of Fame Presentation.

CNCL – 1

Pg. # ITEM

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. 17.

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
- Community Safety Motion: Letter Re: Red Light Cameras
- R7 Rapidbus Update
- Phoenix Net Loft Program
- City Events Program 2024
- Land use applications for first reading (to be further considered at the Public Hearing on December 18, 2023):
 - 10511 Lassam Road Rezone From Single Detached RS1/E" Zone To The "Single Detached (RS2/B)" Zone (Gurjit Pooni – applicant)
- Application By 1174602 BC Ltd. For An Agricultural Land Reserve Non-Farm Use At 5440 No. 6 Road

		(Council Agenda – Monday, November 27, 2023
Pg. #	ITEM		
		•	Application To 2023/24 BC Active Transportation Infrastructure Gram Program
		•	Award Of Contract – Direct Digital Controls Maintenance Services
		•	Award Of Contract 8200Q - On-Call Fire System Services
		•	Update On 2023/2024 Snow And Ice Response Preparations
	5.	Mot	ion to adopt Items No. 6 through No. 16 by general consent.
	6.	CO	MMITTEE MINUTES
		Tha	t the minutes of:
CNCL-43		(1)	the <mark>Community Safety Committee</mark> meeting held on November 15, 2023;
CNCL-49		(2)	the <mark>General Purposes Committee</mark> meeting held on November 20, 2023;
CNCL-56		(3)	the Planning Committee meeting held on November 21, 2023;
		(4)	the Public Works and Transportation Committee meeting held on November 22, 2023; (distributed separately)
		be re	eceived for information.
	7.		FTER RE: RED LIGHT CAMERAS Ref. No.) (REDMS No.)
		CON	MMUNITY SAFETY COMMITTEE RECOMMENDATION
		ligh: area	t a letter be sent to the Province to upgrade the provincially owned rea t cameras in the City to speed read cameras and that staff explore othe as where there should be more cameras and ability for the Province to all the cameras.

² g. #	ITEM	Council Agenda – Monday, November 27, 2023
	8.	R7 RAPIDBUS UPDATE (File Ref. No. 10-6480-03-01) (REDMS No. 7422060)
CNCL-59		See Page CNCL-59 for full report
		GENERAL PURPOSES COMMITTEE RECOMMENDATION
		That staff continue to pursue the R7 RapidBus as presented in the staff report titled "R7 RapidBus Update" dated October 27, 2023, from the Director, Transportation.
	9.	PHOENIX NET LOFT PROGRAM (File Ref. No. 06-2052-25-PNET1) (REDMS No. 7386165)
CNCL-68		See Page CNCL-68 for full report
		GENERAL PURPOSES COMMITTEE RECOMMENDATION
		(1) That Option 1 – Arts, Culture and Heritage Multi-Use Space be endorsed in principle as the future program for the Phoenix Net Loft as detailed in the staff report titled "Phoenix Net Loft Program", dated October 18, 2023, from the Director, Arts, Culture and Heritage Services; and
		(2) That staff report back with a detailed program plan, concept design, and proposed capital and operating budget, including the possibility of grant funding from senior levels of government.
	10.	CITY EVENTS PROGRAM 2024 (File Ref. No. 11-7400-01) (REDMS No. 7412897)
CNCL-84		See Page CNCL-84 for full report
		GENERAL PURPOSES COMMITTEE RECOMMENDATION
		(1) That the City Events Program 2024, as outlined in Table 1 of the staff report titled "City Events Program 2024", dated October 19, 2023, from the Director, Arts, Culture and Heritage Services, be endorsed for the following events and initiatives:
		(a) Children's Arts Festival;
		(b) Richmond Cherry Blossom Festival;
		(c) Doors Open Richmond;

7463583

Pg. # ITE	M
-----------	---

- (d) Community Celebration Grants Program;
- (e) Neighbourhood Block Party Fund;
- (f) Steveston Salmon Festival;
- (g) Richmond Maritime Festival; and
- (h) Supporting food security through community-driven events; and
- (2) That expenditures totalling \$810,000 for the City Events Program 2024 with funding from the Rate Stabilization Account be considered in the 2024 budget process.

Consent Agenda Item 11. APPLICATION BY GURJIT POONI FOR REZONING AT 10511 LASSAM ROAD FROM THE "SINGLE DETACHED RS1/E" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE (File Ref. No. RZ 22-011080) (REDMS No. 7404492)

CNCL-97

See Page CNCL-97 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, for the rezoning of 10511 Lassam Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

Consent Agenda Item 12. APPLICATION BY 1174602 BC LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 5440 NO. 6 ROAD (File Ref. No. AG 23-013899) (REDMS No. 7385682)

CNCL-117

See Page CNCL-117 for full report

PLANNING COMMITTEE RECOMMENDATION

That authorization for 1174602 BC Ltd. to forward an Agricultural Land Reserve Non-Farm Use application to the Agricultural Land Commission for commercial vehicle parking be denied.

			Council Agenda – Monday, November 27, 2023						
	Pg. #	ITEM							
Consent Agenda Item		13.	APPLICATION TO 2023/24 BC ACTIVE TRA INFRASTRUCTURE GRANT PROGRAM (File Ref. No. 10-6500-00) (REDMS No. 7348760)	NSPORTATION					
CNCL-126			See Page CNCL-126 for full report						
			PUBLIC WORKS AND TRANSPORTATION RECOMMENDATION	COMMITTEE					
			(1) That the submission for cost-sharing to the 20 Transportation Infrastructure Grant Program as staff report titled "Application to 2023/24 BC Acti Infrastructure Grant Program" dated October 23 Director, Transportation be endorsed;	described in the ve Transportation					
			(2) That the Chief Administrative Officer and the G	eneral Manager,					

- Planning and Development, be authorized on behalf of the City to execute the funding agreement should the above application be successful; and
- (3) That should the grant application be successful, the grant amount will be included in the Consolidated 5 Year Financial Plan (2024-2028) accordingly.
- 14. AWARD OF CONTRACT DIRECT DIGITAL CONTROLS **MAINTENANCE SERVICES**

(File Ref. No. 06-2000-01) (REDMS No. 7368494)

CNCL-130

Consent

Agenda

Item

See Page CNCL-130 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

(1) That Direct Digital Controls Maintenance Services be awarded to Ainsworth Inc., in the amount of \$2,609,707.00 for a five-year term as described in the report titled "Award of Contract – Direct Digital Controls Maintenance Services," dated October 18, 2023, from the Director, Facilities and Project Development;

Pg. # ITEM

- (2) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to extend the initial five-year term, up to the maximum total term of seven years, for the maximum total amount of \$3,807,027.00 as described in the report titled "Award of Contract – Direct Digital Controls Maintenance Services," dated October 18, 2023, from the Director, Facilities and Project Development; and
- (3) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contract and all related documentation with Ainsworth Inc.
- 15. AWARD OF CONTRACT 8200Q ON-CALL FIRE SYSTEM SERVICES

(File Ref. No. 10-6000-01) (REDMS No. 7377194)

CNCL-135

Consent Agenda

Item

See Page CNCL-135 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

- (1) That Contract 8200Q On-Call Fire System Services as detailed in the staff report titled "Award of Contract 8200Q – On-Call Fire System Services," dated October 18, 2023, from the Director, Facilities and Project Development be awarded for a three-year term to Elite Fire Protection Ltd. for an estimated average amount of \$227,150.00 annually, with an approximate total value of \$681,450.00 over a three-year period;
- (2) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to extend the initial three-year term up to the maximum total term of five years, for the maximum total amount of \$1,157,450.00 as described in the report titled "Award of Contract 8200Q – On-Call Fire System Services," dated October 18, 2023, from the Director, Facilities and Project Development; and
- (3) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contract amendment and all related documentation with Elite Fire Protection Ltd. over the five-year term.

7463583

	Council Agenda – Monday, November 27, 2023										
	Pg. #	ITEM									
Consent Agenda Item		16.	UPDA' PREPA (File Ref.	RAT		_ • _ •	3/2024 MS No. 74	SNOW 20249)	AND	ICE	RESPONSE
	CNCL-139)				See	Page Cl	NCL-139 f	or full rep	ort	
			PUBLI RECO		WORK Ndati		AND	TRANS	PORTAT	ION	COMMITTEE
			(1) That the staff report titled "U Response Preparations", dated I Public Works Operations, be rec				dated Nove	mber 6, 2	023, fro	m the Director,	
			(2) That Policy 7013, updated to reflect servicing of bus stops, wheelch letdowns and services at civic facilities, be adopted.					ops, wheelchair			

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-151 Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10487 Opposed at 1st/2nd/3rd Readings – None.

	Council Agenda – Monday, November 27, 2023
Pg. # ITEM	
CNCL-154	Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10488 10488 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-157	City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10489 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-161	Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10499 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-163	Sanity Sewer Bylaw No. 10427, Amendment Bylaw No. 10500 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-165	Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10501 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-170	Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10502 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-176	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10126 7600 and 7620 Ash Street, RZ 19-853820) Opposed at 1 st Reading - None
	Opposed at 2 nd /3 rd Readings - None

Council Agenda – Monday, November 27, 2023					
ITEM					
1	Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan 9000, Amendment Bylaw No. 10154 (5300 No 3 Road, CP 15-717017) Opposed at 1 st Reading – Cllr. Wolfe Opposed at 2 nd /3 rd Readings – Cllr. Wolfe				
3	Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 10155 (10140, 10160, 10180 No 1 Rd and 4051 & 4068 Cavendish Drive, RZ 18-820669) Opposed at 1 st Reading – Cllrs. Day and Wolfe Opposed at 2 nd /3 rd Readings – Cllrs. Day and Wolfe				
	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10156 (10140, 10160, 10180 No 1 Rd and 4051 & 4068 Cavendish Drive, RZ 18-820669) Opposed at 1 st Reading – Cllrs. Day and Wolfe Opposed at 2 nd /3 rd Readings – Cllrs. Day and Wolfe				
Ì	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10340 (8720/8740 Rosemary Avenue, RZ 21-934283) Opposed at 1 st Reading – None Opposed at 2 nd /3 rd Readings – None				
;	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10383 (3660/3662 Williams Road, RZ 21-936512) Opposed at 1 st Reading – Cllrs. Day, Steves and Wolfe Opposed at 2 nd /3 rd Readings – Cllrs. Au, Day and Wolfe				

CNCL-230 Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10478 (4831 Steveston Highway, RZ 23-018081) Opposed at 1st Reading - None Opposed at 2nd/3rd Readings - None

DEVELOPMENT PERMIT PANEL

17. RECOMMENDATION

		See DPP Plan Package (distributed separately) for full hardcopy plans
CNCL-234 CNCL-379 CNCL-381	(1)	That the minutes of the Development Permit Panel meeting held on November 16, 2023, and the Chair's reports for the Development Permit Panel meetings held on July 26, 2023, April 13, 2022 and August 9, 2023, be received for information; and
	(2)	That the recommendations of the Panel to authorize the issuance of: (a) a Development Permit (DP 20-918785) for the property located at 10651 Swinton Crescent;
		(b) a Development Variance Permit (DV 23-013843) for the property at 7600 Ash Street, and
		(c) a Development Permit (DP 21-940028) for the property located at 10140, 10160, 10180 No. 1 and 4051 Cavendish Drive;
		be endorsed, and the Permits so issued.

ADJOURNMENT

Pg. #

ITEM



Regular Council

Tuesday, November 14, 2023

Place: **Council Chambers Richmond City Hall** Present: Mayor Malcolm D. Brodie Councillor Chak Au Councillor Carol Day Councillor Laura Gillanders Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe Corporate Officer – Claudia Jesson Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m. RES NO. ITEM

MINUTES

- R23/19-1 1. It was moved and seconded *That:*
 - (1) the minutes of the Regular Council meeting held on October 23, 2023, be adopted as circulated; and
 - (2) the Metro Vancouver 'Board in Brief' dated October 27, 2023, be received for information.

CARRIED



Regular Council Tuesday, November 14, 2023

- 2. APPOINTMENT OF COUNCIL MEMBERS TO EXTERNAL REGIONAL ORGANIZATIONS
- R23/19-2 It was moved and seconded
 - (a) That Councillor Kash Heed be appointed as the Council alternate to the Translink Mayors' Council until November 12, 2024.
 - (b) That Councillor Alexa Loo be appointed as the Council representative to the Richmond Olympic Oval Corporation until November 12, 2024.

CARRIED

R23/19-3

- It was moved and seconded
 - (c) That Councillor Carol Day be appointed as the Council representative to the Steveston Harbour Authority Board and that Councillor Andy Hobbs be appointed as the alternate Council representative to the Steveston Harbour Authority Board until the Annual General Meeting of the Board in 2024.

CARRIED

^{3.} NAMING OF STANDING COMMITTEES AND THEIR COMPOSITION BY THE MAYOR

Mayor Brodie announced the following Standing Committees and their membership:

COMMUNITY SAFETY COMMITTEE

Cllr. Alexa Loo (*Chair*) Cllr. Andy Hobbs (*Vice Chair*) Cllr. Laura Gillanders Cllr. Kash Heed Cllr. Bill McNulty



Regular Council Tuesday, November 14, 2023

FINANCE COMMITTEE

Mayor Malcolm Brodie (*Chair*) All members of Council

GENERAL PURPOSES COMMITTEE

Mayor Malcolm Brodie (*Chair*) All members of Council

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE

Cllr. Chak Au (*Chair*) Cllr. Michael Wolfe (*Vice-Chair*) Cllr. Laura Gillanders Cllr. Andy Hobbs Cllr. Bill McNulty

PLANNING COMMITTEE

Cllr. Bill McNulty (*Chair*) Cllr Alexa Loo (*Vice-Chair*) Cllr. Chak Au Cllr. Carol Day Cllr. Andy Hobbs

PUBLIC WORKS AND TRANSPORTATION COMMITTEE

Cllr. Carol Day (*Chair*) Cllr. Michael Wolfe (*Vice-Chair*) Cllr. Chak Au Cllr. Kash Heed Cllr. Alexa Loo





Regular Council Tuesday, November 14, 2023

^{4.} APPOINTMENT OF MEMBERS OF COUNCIL (AND THEIR ALTERNATES) AS THE LIAISONS TO CITY ADVISORY COMMITTEES AND ORGANIZATIONS

R23/19-4 It was moved and seconded *That the following Council liaisons (and where applicable, their alternates) be appointed until November 12, 2024:*

- (a) Accessibility Advisory Committee Councillor Bill McNulty
- (b) Advisory Committee on the Environment Councillor Michael Wolfe
- (c) Child Care Development Advisory Committee Councillor Carol Day
- (d) Council/School Board Liaison Committee Councillor Alexa Loo and Councillor Laura Gillanders
- (e) Economic Advisory Committee Councillor Chak Au and Councillor Laura Gillanders
- (f) Food Security and Agricultural Advisory Committee Councillor Laura Gillanders
- (g) Heritage Commission Councillor Kash Heed
- (h) Minoru Centre for Active Living Program Committee Councillor Chak Au
- (i) Richmond Centre for Disability Councillor Andy Hobbs
- (j) Richmond Chamber of Commerce Councillor Alexa Loo
- (k) Richmond Community Services Advisory Committee *Councillor Bill McNulty*
- (l) Richmond Intercultural Advisory Committee Councillor Bill McNulty



Regular Council Tuesday, November 14, 2023

- (m) Richmond Public Art Advisory Committee Councillor Kash Heed
- (n) Richmond Sister City Advisory Committee Councillor Andy Hobbs
- (o) Richmond Sports Council Councillor Bill McNulty
- (p) Richmond Sports Wall of Fame Nominating Committee Councillor Andy Hobbs
- (q) Seniors Advisory Committee *Councillor Carol Day*
- (r) Steveston Historic Sites Building Committee Councillor Bill McNulty and Councillor Alexa Loo
- (s) Vancouver Coastal Health/Richmond Health Services Local Governance Liaison Group *Councillor Chak Au*

CARRIED

5. APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS TO COMMUNITY ASSOCIATIONS

R23/19-5 It was moved and seconded *That the following Council liaisons (and where applicable, their alternates) be appointed until November 12, 2024:*

- (a) City Centre Community Association Councillor Andy Hobbs
- (b) East Richmond Community Association Councillor Kash Heed
- (c) Hamilton Community Association Councillor Michael Wolfe
- (d) Richmond Arenas Community Association Councillor Kash Heed
- (e) Richmond Art Gallery Association Councillor Carol Day
- (f) Richmond Fitness and Wellness Association Councillor Carol Day



Regular Council Tuesday, November 14, 2023

- (g) Sea Island Community Association Councillor Laura Gillanders
- (*h*) South Arm Community Association *Councillor Bill McNulty*
- (*i*) Thompson Community Association *Councillor Chak Au*
- (*j*) West Richmond Community Association *Councillor Carol Day*

^{6.} APPOINTMENT OF MEMBERS OF COUNCIL AS THE LIAISONS TO VARIOUS CITY BOARDS

R23/19-6

It was moved and seconded That the following Council liaisons (and where applicable, their alternates) be appointed until November 12, 2024:

Appointment of Council liaisons (and where applicable, their alternates) to various Boards until November 12, 2024:

- (a) Aquatic Services Board Councillor Alexa Loo
- (b) Museum Society Board Councillor Michael Wolfe
- (c) Richmond Gateway Theatre Society Board Councillor Laura Gillanders
- (d) Richmond Public Library Board Councillor Chak Au and Councillor Michael Wolfe (alternate)

CARRIED

7. APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS TO VARIOUS SOCIETIES/COMPANIES

R23/19-7 It was moved and seconded That the following Council liaisons (and where applicable, their alternates) be appointed until November 12, 2024:

(a) Britannia Heritage Shipyard Society – Councillor Andy Hobbs



Regular Council Tuesday, November 14, 2023

- (b) Gulf of Georgia Cannery Society Councillor Chak Au
- (c) London Heritage Farm Society Councillor Andy Hobbs
- (d) Lulu Island Energy Company Councillor Michael Wolfe
- (e) Minoru Seniors Society Councillor Kash Heed
- (f) Richmond Nature Park Society Councillor Michael Wolfe
- (g) Steveston Community Society Councillor Alexa Loo
- (*h*) Steveston Historical Society *Councillor Alexa Loo*

8. APPOINTMENT OF PARCEL TAX ROLL REVIEW PANEL FOR LOCAL AREA SERVICES

It was moved and seconded

That the members of the Public Works & Transportation Committee be appointed as the Parcel Tax Roll Review Panel for Local Area Services until November 12, 2024.

CARRIED

 APPOINTMENT OF ACTING MAYORS FROM NOVEMBER 15, 2023 TO NOVEMBER 12, 2024

R23/19-8 It was moved and seconded



Regular Council Tuesday, November 14, 2023

That the following Acting Mayors be appointed until November 12, 2024:

November 15 – December 31, 2023	Cllr. Michael Wolfe
January 1 – February 15, 2024	Cllr. Chak Au
February 16 – March 31, 2024	Cllr. Carol Day
April 1– May 15, 2024	Cllr. Alexa Loo
May 16 – June 30, 2024	Cllr. Andy Hobbs
July 1 – August 15, 2024	Cllr. Laura Gillanders
August 16 – September 30, 2024	Cllr. Bill McNulty
October 1 – November 12, 2024	Cllr. Kash Heed

CARRIED

COMMITTEE OF THE WHOLE

R23/19-9 10. It was moved and seconded *That Council resolve into Committee of the Whole to hear delegations on agenda items (7:03 p.m.).*

CARRIED

11. Delegations from the floor on Agenda items –

Item No. 22 – Potential Lease Extension Amendment Agreement For 6999 Alderbridge Way Supportive Housing.

Esfandiar Bakhtiari, Richmond resident, expressed his concerns with respect to the homelessness and illegal activity in his neighborhood.

Sarvenaz Bakhtiary, Richmond resident, expressed concerns with respect to the violence, drug usage and unsafe conditions in the area and asked for support and strategies for the neighborhood to deal with the negative effects of such activities.

Caden Poh, Richmond resident, shared personal thoughts by the neighborhood expressing their concerns about the rise in crime, drug usage lack of safety and on going disturbing behaviour in their neighborhood.



Regular Council Tuesday, November 14, 2023

Sheldon Starrett, Richmond resident, spoke about concerns with the service provider of the supportive housing units, and noted that the housing should be used to support individuals without drug addictions.

Yan Li, Richmond resident spoke to the illegal activity and the unsafe condition in the area and expressed the need for investing in additional security measures for the neighborhood residents if the lease is extended.

R23/19-10 12. It was moved and seconded *That Committee rise and report (7:25 p.m.).*

CARRIED

CONSENT AGENDA

R23/19-11 13. It was moved and seconded *That Items No. 14 through No. 19 and No. 21 be adopted by general consent.*

CARRIED

14. COMMITTEE MINUTES

That the minutes of:

- (1) the Parks, Recreation and Cultural Services Committee meeting held on October 24, 2023;
- (2) the Finance Committee meeting held on November 6, 2023;
- (3) the General Purposes Committee meeting held on November 6, 2023; and
- (4) the Planning Committee meeting held on November 7, 2023;

be received for information.

ADOPTED ON CONSENT



Regular Council Tuesday, November 14, 2023

15. RICHMOND ARTS FACILITIES NEEDS ASSESSMENT (File Ref. No. 11-7000-11-01) (REDMS No. 7367861)

- (1) That the proposed scope of work for the Richmond Arts Facilities Needs Assessment as presented in the report titled, "Richmond Arts Facilities Needs Assessment," dated September 6, 2023, from the Director, Arts, Culture and Heritage Services, be endorsed; and
- (2) That a one-time funding of \$75,000 be taken from Council Contingency Fund to initiate the Richmond Arts Facilities Needs Assessment.

ADOPTED ON CONSENT

16. STEVESTON COMMUNITY CENTRE AND LIBRARY SIGNATURE OUTDOOR ARTWORK CONCEPT PROPOSAL (File Ref. No. 11-7000-09-20-334) (REDMS No. 7367419)

That the Concept Proposal for the Steveston Community Centre and Library Signature Outdoor Artwork as presented in the report titled, "Steveston Community Centre and Library Signature Outdoor Artwork Concept Proposal," dated September 6, 2023, from the Director, Arts, Culture and Heritage Services, be approved.

ADOPTED ON CONSENT

17. STEVESTON HERITAGE INTERPRETIVE FRAMEWORK (File Ref. No. 08-4200-09) (REDMS No. 7359279, 7382968)

That the Steveston Heritage Interpretive Framework as detailed in the staff report titled "Steveston Heritage Interpretive Framework," dated September 15, 2023, from the Director, Arts, Culture and Heritage Services be endorsed for the purpose of guiding the future development of interpretive programs, exhibits and initiatives in Steveston.

ADOPTED ON CONSENT



Regular Council Tuesday, November 14, 2023

18. 2024 DISTRICT ENERGY UTILITY RATES

(File Ref. No. 01-0060-20-LIEC1; 12-8060-20-010487; 12-8060-20-010488; 12-8060-20-0104891) (REDMS No. 7325221, 7325387, 7325405, 7325416)

- (1) That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10487 be introduced and given first, second and third readings;
- (2) That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10488 be introduced and given first, second and third readings; and
- (3) That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10489 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

19. 2024 UTILITY BUDGETS AND RATES

(File Ref. No. 03-1070-03-02; 03-0970-01) (REDMS No. 7368994)

That the 2024 utility budgets, as presented in Option 3 for Water (page 7), Option 3 for Sewer (page 14), Option 3 for Flood Protection (page 25), and Option 2 for Solid Waste and Recycling (page 27), as outlined in the staff report titled, "2024 Utility Budgets and Rates", dated October 4, 2023, from the General Manager, Engineering and Public Works and the General Manager, Finance and Corporate Services, be approved as the basis for establishing the 2024 utility rates and included in the Consolidated 5 Year Financial Plan (2024-2028).

ADOPTED ON CONSENT

20. APPLICATION BY TERRA 8120 NUMBER 1 ROAD LIMITED PARTNERSHIP FOR REZONING AT 8120 AND 8140 NO. 1 ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "LOW DENSITY TOWNHOUSES (RTL4)" ZONE

(File Ref. No. 12-8060-20-010498 RZ 21-945869) (REDMS No. 7401059, 7415915)

See page 12 for action on this item.



Regular Council Tuesday, November 14, 2023

21. APPLICATION BY NAVREET GILL FOR REZONING AT 11831/11833 SEABROOK CRESCENT FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE

(File Ref. No. 12-8060-20-10510, RZ 22-010976) (REDMS No. 7409688, 7413963)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, for the rezoning of 11831/ 11833 Seabrook Crescent from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

ADOPTED ON CONSENT

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA ****************************

PLANNING COMMITTEE – Councillor Bill McNulty, Chair

APPLICATION BY TERRA 8120 NUMBER 1 ROAD LIMITED 22. PARTNERSHIP FOR REZONING AT 8120 AND 8140 NO. 1 ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "LOW **DENSITY TOWNHOUSES (RTL4)" ZONE**

(File Ref. No. 12-8060-20-010498 RZ 21-945869) (REDMS No. 7401059, 7415915)

R23/19-12 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, for the rezoning of 8120 and 8140 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

> The question on the motion was not called as discussion ensued with respect to tree retention and replacement and increase in density.

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



Regular Council Tuesday, November 14, 2023

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE Mayor Malcolm D. Brodie, Chair

23. **POTENTIAL LEASE EXTENSION AMENDMENT AGREEMENT FOR 6999 ALDERBRIDGE WAY SUPPORTIVE HOUSING** (File Ref. No. No. 06-2280-20-356; 08-4057-20-020) (REDMS No. 7414706, 7438495, 7438486, 7438481, 7438466, 7438428, 7429655, 7447694, 7447692, 7453664, 7453860, 7453853, 7457985, 7458019, 7461562)

R23/19-13

It was moved and seconded

- (1) That the current ground lease with the Provincial Rental Housing Corporation ("PRHC") for the Alderbridge Supportive Housing, located on City property at 6999 Alderbridge Way, be extended for a period of approximately three and a half years from the expiry of the current ground lease until December 31, 2027, as per the terms outlined in the staff report titled "Potential Lease Extension Amendment Agreement for 6999 Alderbridge Way Supportive Housing" dated October 12, 2023 from the Director, Community Social Development and Director, Real Estate Services; and
- (2) That staff be authorized to take all necessary steps to negotiate an extension to the lease extension amendment agreement for the Alderbridge Supportive Housing and that the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute such amending agreement and all related documentation.



Regular Council Tuesday, November 14, 2023

The question on the motion was not called as discussion ensued with respect to (i) the frustrations and concerns of the residents in the Alderbridge neighborhood, (ii) increases in public drug use, homelessness, addiction and mental illness, (iii) the lack of other housing options for those 40 individuals currently residing at Alderbridge supportive housing, (iv) securing small business rebates from the Provincial government and the possibility of extending the rebate to stratas that are being affected by theft and vandalism, (v) mitigating the issues and views raised and being creative in the solutions to deal with public drug usage, (vii) the operator (RainCity) reviewing their existing drug use policy on their premises and surrounding grounds, (viii) identifying issues surrounding the neighborhood and finding services and programs to address the issues, (ix) more accountability from BC Housing, (x) safety and perceived safety, (xi) should the lease not be extended, this would create further challenges within the community and the well being of the 40 individuals, and (xii) facilitated discussions need to take place regarding concerns of the neighborhood and potential solutions.

In response to queries from Committee, staff noted that (i) the Community Advisory Committee was formed in 2019 and continued until March of 2022, (ii) the attendees included city staff, RainCity, BC Housing, Fire Rescue, RCMP and Vancouver Coastal Heath, (iii) the Committee was created to work together, information share and offer opportunities for the neighborhood to bring any concerns forward, and was disbanded due to low attendance and lack of concerns, (iv) it was found that information sharing and concerns were going straight to the operator or to city staff, and (v) staff will look at forming another Committee for the neighborhood to bring forth their concerns.

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

R23/19-14 It was moved and seconded

That Council write a letter to the Provincial government asking to extend the "Securing Small Business Rebate" to affected stratas and individuals to help defray the cost of added security in response to theft and vandalism.

The question on the motion was not called as discussion ensued with respect to expanding the rebate to not just small businesses but to stratas and individuals that are affected by crime such as vandalism and theft.



Regular Council Tuesday, November 14, 2023

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

In response to queries from Council staff advised that (i) the drug use policy is set by the Provincial government and BC Housing, (ii) there is an operating agreement between BC Housing and RainCity, a lease agreement between BC Housing and the City, and a Memorandum of Understanding (MOU) between the City, BC Housing and the operator, RainCity Housing, (iii) the MOU sets out standards in terms of the operations of the building, and (iv) staff will provide a memorandum to Council with the standards that are required under the various agreements.

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

R23/19-15 It was moved and seconded *That staff identify and report back on the services that are available to the Residents, RainCity Housing and the City of Richmond in relation to the Alderbridge Site.*

CARRIED

FINANCE AND CORPORATE SERVICES AND ENGINEERING AND PUBLIC WORKS DIVISIONS

24. **2024 UTILITY RATE AMENDMENT BYLAWS** (File Ref. No. 12-8060-20-010499; 12-8060-20-010500; 12-8060-20-010501; 12-8060-20-010502; 03-1070-03-02) (REDMS No. 7439811, 7439835, 7439859, 7439863, 7419710)

R23/19-16 It was moved and seconded

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

- (a) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10502;
- (b) Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10499;
- (c) Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10500; and
- (d) Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10501.



Regular Council Tuesday, November 14, 2023

CARRIED

Minutes

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced that:

The following were appointed to the Richmond Child Care Development Advisory Committee for a two-year term to expire on December 31, 2025:

- Karen Jensen ;
- Aaron Jay Antonio; and
- Maryam Bawa.

The following were appointed to the Richmond Advisory Committee on the Environment for a two-year term to expire on December 31, 2025:

- Anthony Leung;
- Carolyn Jimenez Schneider;
- Samuel McCulligh;
- Cynthia Zhou; and
- Kaylen Mullin.

The following were appointed to the Richmond Public Library Board for a two-year term to expire on December 31, 2025:

- Jennifer Gerves-Keen;
- Ritchie Po;
- Ashley Sandhu;
- Angeline Singh; and
- Caty Lei Liu.



Regular Council Tuesday, November 14, 2023

BYLAWS FOR ADOPTION

R23/19-17 It was moved and seconded *That the following bylaws be adopted:*

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10486; and

Housing Agreement (10140, 10160 and 10180 No 1 Road and 4051 and 4068 Cavendish Drive) Bylaw No. 10490.

CARRIED

DEVELOPMENT PERMIT PANEL

R23/19-18 25. It was moved and seconded

- (1) That the minutes of the Development Permit Panel meeting held on October 25, 2023, and the Chair's report for the Development Permit Panel meeting held on January 27, 2021, be received for information; and
- (2) That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 19-870332) for the property at 7391 Moffatt Road, be endorsed and the Permit so issued.

CARRIED

ADJOURNMENT

R23/19-19 It was moved and seconded *That the meeting adjourn (8:49 p.m.).*

CARRIED



Regular Council Tuesday, November 14, 2023

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Tuesday, November 14, 2023.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



Special Council Tuesday, November 14, 2023

Place:	Council Chambers
	Richmond City Hall

Present: Mayor Malcolm D. Brodie Councillor Chak Au Councillor Carol Day Councillor Laura Gillanders Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe

Corporate Officer - Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 4:01 p.m.

RES NO. ITEM

1. **BUSINESS LICENCE SUSPENSION - TOKYO BEAUTY** (File Ref. No.: 12-8275-01/) (REDMS No. 7402771)

Staff provided an overview, highlighting that there were nine products found to be in violation of Health Canada's rules and regulations in the most recent investigation and this is the third violation since 2019, demonstrating a pattern of non-compliance by Tokyo Beauty. Staff noted that the recommendation is to suspend the business licence for a period of 30 days, effective immediately.

Charlene Zhu, Coordination Manager, Tokyo Beauty, shared a letter written by Frank Zhu, CEO, Tokyo Beauty, regarding their business and recent inspections (attached to and forming part of these Minutes as Schedule 1).

In reply to a query from Council, Ms. Zhu advised that Tokyo Beauty has approximately 15 employees.



Special Council Tuesday, November 14, 2023

RES NO. ITEM

In response to queries from Council, staff advised that (i) the report lists specific products seized by Health Canada on multiple occasions as a result of previous investigations, (ii) the noted repeat violations occurred at one specific Tokyo Beauty location, (iii) enforcement action under the Business Licence Act could be taken, the suspension length could be increased or decreased, or the business licence could be cancelled at the discretion of Council, and this particular offense is not finable under the Notice of Bylaw Violation adjudication or Municipal Ticket Information system, (iv) there have been business licence suspensions and cancelations as a result of not adhering to COVID-19 health regulations, (v) a 30-day suspension is past practice and a limited approach, noting that each case is assessed differently and staff weighed the risk to the public, (vi) they were notified of this case through media coverage, (vii) Health Canada's public advisory noted unauthorized products that were labelled with ingredients that may pose serious health risks, (viii) there are multiple techniques to find business in violation, including open and closed source information, and (ix) a memorandum summarizing Health Canada's standard operating procedures for repeat violations can be provided.

SP23/4-1 It was moved and seconded That the business licence for Nagoya Trading Ltd., doing business as Tokyo Beauty, operating from 8191 Westminster Highway Unit 120, Richmond BC, be suspended for a period of 30 days.

The question on the motion was not called as in reply to queries from Council, staff indicated that an indefinite suspension would be beyond the scope of permitted condition.

Discussion ensued regarding the need for significant suspensions for repeat offences.

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

SP23/4-2 It was moved and seconded That the business licence for Nagoya Trading Ltd., doing business as Tokyo Beauty, operating from 8191 Westminster Highway Unit 120, Richmond BC, be suspended for a period of 90 days.



Special Council Tuesday, November 14, 2023

RES NO. ITEM

The question on the amendment motion was not called as further discussion ensued.

The question on the amendment motion was then called and it was **CARRIED** with Mayor Brodie and Councillors Au and Loo opposed.

The question on the main motion as amended, which reads as follows:

That the business licence for Nagoya Trading Ltd., doing business as Tokyo Beauty, operating from 8191 Westminster Highway Unit 120, Richmond BC, be suspended for a period of 90 days.

was then called, and it was **CARRIED** with Councillor Au opposed.

Discussion ensued regarding the need for municipalities to be notified when infractions occur.

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

SP23/4-3 It was moved and seconded That a letter be written to Health Canada requesting that the City be notified when a business in Richmond has an infraction and products were pulled off the shelves.

CARRIED

ADJOURNMENT

SP23/4-4 It was moved and seconded *That the meeting adjourn (4:33 p.m.).*

CARRIED



Special Council Tuesday, November 14, 2023

RES NO. ITEM

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Tuesday, November 14, 2023.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Jesson, Claudia

From: Sent:	Charlene Zhu <charlene.jpca@hotmail.com> November 14, 2023 1:35 AM</charlene.jpca@hotmail.com>
То:	Jesson,Claudia
Subject:	Address some important points regarding Richmond City Council meeting on Nov.14 2023
Attachments:	Reprot to Richmond City Officials , Re Tokyo の Beauty.pdf

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Sir,

We received letter from City of Richmond officials regarding Richmond City Council Meeting about our business licence suspension on November 14,2023. We would like to address some important points about our business and recent inspections. Please find attached report from Mr. Zhou Zhu, CEO of Tokyo Beauty. Thank you.

Best Regards,

Charlene

Tokyo Beauty

Dear Richmond City Officials,

We would like to express our gratitude to the city government for providing us with the opportunity to improve our services for the citizens of Richmond. We would like to address some important points regarding our business and recent inspections:

1. Our company was registered in Richmond on June 15, 2016, with shareholders from Japan (51%) and Canada (49%).

2. Approximately 98% of our products are made in Japan, and we currently offer 7,155 different products to the citizens of Richmond. Our products are all shipped directly to Canada from the Japanese parent company and are imported through formal customs declaration.

3. In July of this year, Health Canada inspected our store in Richmond. Out of the 7,155 products we sell, only 5 were found to be non-compliant. These products were promptly removed from our shelves per Health Canada's instructions. In the past seven years, we have only had three failures, all with different products, and we have corrected them in time.

4. It is worth noting that between May and July 2023, Health Canada conducted inspections on wellknown supermarkets like T&T. The results revealed numerous non-compliant products in these establishments. A search on the Health Canada website for "T&T" yields 269,486 related results.

https://www.canada.ca/en/sr/srb.html?q=unauthorized+health+products+from+T%26T&wb-srch-sub=#wb-land

5. We have rectified the errors in the five non-compliant products, which account for a tiny proportion of our overall inventory. Our error rate is significantly lower compared to our peers.

6. We kindly request that our business license not be suspended, as we have already corrected our mistakes and obtained the support and consent of Health Canada. Suspending our license would severely impact our employees and their families.

7. This year, we have been actively giving back to society by lowering retail prices to the lowest in Canada providing affordable daily necessities to our customers. We have attracted customers not only from Richmond but also from neighbouring cities such as West Vancouver, North Vancouver, and Burnaby.

CNCL - 35

8. We have a solid commitment to the community, demonstrated through various initiatives such as (a) providing free Japanese rice and green tea to single mothers, (b) making donations to communities and associations, and (c) offering free Japanese green tea to enrolled students. We also contribute over 200 hours of volunteer service to the community annually.

9. In light of the above, we humbly request that the city government allow us to continue serving the community, as we have already rectified the mistakes made a few months ago.

Thank you for your consideration.

Sincerely,

Frank Zhu

Tokyo の Beauty

(Nagoya Trading Ltd.)

Nov.10,2023



Special Council Monday, November 20, 2023

Place:	Council Chambers Richmond City Hall
Present:	Mayor Malcolm D. Brodie Councillor Chak Au Councillor Carol Day Councillor Laura Gillanders Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe
	Corporate Officer – Claudia Jesson
Call to Order:	Mayor Brodie called the meeting to order at 5:48 p.m.
RES NO. ITEM	

PLANNING AND DEVELOPMENT DIVISION

1. RICHMOND RESPONSE: PROVINCIAL HOUSING LEGISLATION (BILL 44, 46 & 47)

(File Ref. No. 01-0035-20-HSDF1, 01-0035-20-HSRD1, 01-0035-20-HSTO1) (REDMS No. 754433)

- SP23/5-1 It was moved and seconded
 - (1) That a meeting with the Minister of Housing, along with all local MLAs, be requested as soon as possible to discuss the implications of the proposed legislation; and
 - (2) That staff be directed to explore what UBCM is undertaking in regards to the Provincial housing legislation.

CARRIED

1.



Special Council Monday, November 20, 2023

RES NO. ITEM

ADJOURNMENT

SP23/5-2 It was moved and seconded *That the meeting adjourn (5:49 p.m.).*

CARRIED

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Monday, November 20, 2023.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



Regular Council meeting for Public Hearings Monday, November 20, 2023

Place:	Council Chambers		
	Richmond City Hall		

Present:

Mayor Malcolm D. Brodie, Chair Councillor Chak Au Councillor Carol Day Councillor Laura Gillanders Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe

Evangel Biason, Acting Corporate Officer

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

1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10494 (RZ 21-0943417)

(Location: 7300 St. Albans Road; Applicant: Matthew Cheng)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor: None.

PH23/10-1 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 10494 be given second and third readings.

> CARRIED Opposed: Cllrs. Day Gillanders Wolfe

CNCL - 39

1.



Regular Council meeting for Public Hearings Monday, November 20, 2023

2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10495 (RZ 22-026766)

(Location: 3300 Granville Avenue; Applicant: Hari Singh Gill)

Applicant's Comments: The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor: None.

PH23/10-2 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 10495 be given second and third readings.

CARRIED

Opposed: Cllr. Wolfe

3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10496 (RZ 21-939470)

(Location: 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway; Applicant: Interface Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries, and provided elevation images and landscaping plans (copy on file).

Written Submissions: Julia Nickerson (Schedule 1)

Frank Pronk (Schedule 2)

Submissions from the floor: None.



Regular Council meeting for Public Hearings Monday, November 20, 2023

PH23/10-3 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 10496 be given second and third readings.

The question on the motion was not called as discussion ensued with regard to (i) the existing health and condition of a tree on-site (tag #986), identified as being in poor condition and not viable for retention, and (ii) steps required to identify, monitor and avert potential construction related damage to neighbouring properties (e.g., geotechnical report).

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

4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10497 (RZ 22-011063)

(Location: 10840 / 10860 Bonavista Gate; Applicant: Pati Yik, Kennon Construction)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor: None.

PH23/10-4 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 10497 be given second and third readings.

CARRIED

Opposed: Cllrs. Gillanders Wolfe



Regular Council meeting for Public Hearings Monday, November 20, 2023

ADJOURNMENT

PH23/10-5

It was moved and seconded *That the meeting adjourn (7:14 p.m.).*

CARRIED

4.

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, November 20, 2023.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Evangel Biason)



Community Safety Committee

Date:	Wednesday, November 15, 2023
Place:	Council Chambers Richmond City Hall
Present:	Councillor Alexa Loo, Chair Councillor Andy Hobbs Councillor Laura Gillanders Councillor Kash Heed Councillor Bill McNulty
Also Present:	Councillor Chak Au Councillor Carol Day Councillor Michael Wolfe (by teleconference)
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 October 11, 2023, be adopted.

CARRIED

AGENDA ADDITIONS

It was moved and seconded *That:*

Brighouse Encampment be added to the agenda as Item No. 7A; Alderbridge Housing be added to the agenda as Item No. 7B; and Red Light Cameras be added to the agenda as Item No. 7C.

CARRIED

CNCL - 43

1. ANIMAL PROTECTION SERVICES MONTHLY ACTIVITY REPORT – SEPTEMBER 2023

(File Ref. No. 12-8375-01) (REDMS No. 7406941)

In response to queries from Committee, staff advised that (i) the 145 dog licence accounts outstanding is an annual figure, (ii) at this time there is no noted significant increase in calls for service regarding off-leash dogs, (iii) complaints related off-leash dogs can be reported to to AnimalServicesRequest@richmond.ca or by phoning the BC SPCA Richmond with the noted time and date of offence, and (iv) the Animal Control Regulation Bylaw No. 7932 prohibits dogs from running at large in unauthorized areas.

It was moved and seconded

That the staff report titled "Animal Protection Services Monthly Activity Report – September 2023", dated October 20, 2023 from the General Manager, Community Safety, be received for information.

CARRIED

2. PROPERTY USE AND PARKING ENFORCEMENT MONTHLY ACTIVITY REPORT – SEPTEMBER 2023 (File Ref. No. 12-8375-01) (REDMS No. 7406943)

In response to queries from Committee, staff advised that they employ a hybrid model of service delivery related to short-term rental calls for service and violations.

It was moved and seconded

That the staff report titled "Property Use and Parking Enforcement Monthly Activity Report – September 2023", dated October 20, 2023, from the Director, Community Bylaws & Licencing, be received for information.

CARRIED

3. **BUSINESS LICENCE ACTIVITY REPORT – THIRD QUARTER 2023** (File Ref. No. 12-8375-01) (REDMS No. 7407020)

In response to queries from Committee, staff advised that (i) Richmond is widely seen as one of the most restrictive regulatory regimes in the province in regards to body rub massage parlours and escorts and there are no current licenced escort services in the City, (ii) a memorandum outlining possible steps to regulate and shut down body rub parlours and underground sex trade industry activities can be provided, (iii) they have methods to conduct investigations and work closely with the RCMP, and (iv) Bylaw Liaison Officers respond mainly on a complaint basis and can begin patrolling these establishments at the direction of Council.

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

It was moved and seconded

CNCL - 44

That staff come back with a plan using City Bylaws regarding property use and business licences to deal with escort services, and above and below ground body rubs.

The question on the referral motion was not called as discussion ensued regarding the timeline and necessary steps to fully explore the referral. Staff noted they can provide a preliminary report that outlines current practices.

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

It was moved and seconded

That the staff report titled "Business Licence Activity Report – Third Quarter 2023", dated October 20, 2023, from the Director, Community Bylaws & Licencing, be received for information.

CARRIED

4. RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – SEPTEMBER 2023

(File Ref. No. 09-5140-01) (REDMS No. 7407149)

In response to queries from Committee, staff advised that (i) in regards to the upgraded protocols for medical responder licences, instructors are being retrained and will begin delivering training to staff in the next few weeks, (ii) the table of overdose/poisoning incidents shows calls for service that Richmond Fire-Rescue responded to involving opioids, miscellaneous drugs, or poisoning of any kind, (iii) they can look into the possibility of plotting overdose/poisoning incidents on a location density heat map, and (iv) they can report back on whether the September 30 structure fire on River Road was on public or private land.

It was moved and seconded

That the staff report titled "Richmond Fire-Rescue Monthly Activity Report – September 2023", dated October 13, 2023, from the Fire Chief, be received for information.

CARRIED

5. FIRE CHIEF BRIEFING

(Verbal Report)

(i) Recruit Firefighters

Staff highlighted that 13 new recruit firefighters are nearing the completion of their training and will be deployed in the next two weeks. Over 75 people attended a family day at the No. 1 Hall to provide the recruits' family members with an overview of what their training and deployment entails.

(ii) Community Outreach and Public Education Team

Staff shared that the Richmond Fire-Rescue community outreach team have introduced a mobile medical information program, which helps community members understand how to input their own medical identification on their mobile devices to help Richmond Fire-Rescue staff deliver superior patient care.

In response to a query from committee, staff noted that the information will be made available in other languages and there will be future outreach events to engage the public.

6. RCMP MONTHLY ACTIVITY REPORT – SEPTEMBER 2023

(File Ref. No. 09-5000-01) (REDMS No. 7384439)

In response to queries from Committee, staff advised that (i) approximately 63% of the drug files in August 2023 occurred at YVR, noting the increase in drug incidents has been attributed to processing a backlog of drug exhibits originating as Canada Customs seizures at YVR, (ii) many of the mental health-related incidents are related to the same recurring individuals, (iii) targeted enforcement through the property crime unit and front-line officers in the analyst division may be a contributing factor to the reduction in commercial break and enters, and (iv) it would be advantageous to have more support in the vulnerable persons unit and outreach program.

It was moved and seconded

That the report titled "RCMP Monthly Activity Report – September 2023", dated October 12, 2023, from the Officer in Charge, Richmond RCMP Detachment, be received for information.

CARRIED

7. **RCMP/OIC BRIEFING**

(Verbal Report)

(i) Richmond RCMP Youth Academy

Staff shared that the third annual Richmond RCMP Youth Academy will be held in the summer of 2024, highlighting that 32 applicants in grades 10 to 12 will be given a unique opportunity to receive first-hand experiences in policing through real-world scenarios modeling police training in a safe and controlled environment.

(ii) Update on \$10 Million Cryptocurrency Theft Investigation

Staff provided a brief update, noting that the economic crime unit and digital forensics section, supported by technology, assisted in the investigation of a targeted incident involving \$10 million cryptocurrency theft last year, and multiple charges are forthcoming.

7A. BRIGHOUSE ENCAMPMENT

(File Ref. No.)

In response to queries from Committee, staff advised that (i) Bylaws staff have been working collaboratively with the Ministry, RCMP, and law department to determine possible solutions, (ii) some of the encampment shelters remain overnight and Bylaws staff work with the members of the encampment to remove unattended items or when shelters are found to be vacant, (iii) the individuals claim they are making a political statement to the Province regarding the need for permanent housing or shelter, (iv) they are working daily with the encampment occupants and are trying to connect them with other social services, (v) social workers from the Ministry of Social Development and Poverty Reduction have been assigned to this case file and City staff also regularly work with Vancouver Coastal Health and BC Housing, (vi) occupants of the Brighouse Park encampment do not currently have permanent housing and there is no desire from the occupants to voluntarily decamp due to the political aspect, (vii) they have considered the possibility of having specific parks designated as overnight camp options, (viii) the draft form of the pending legislation outlines four conditions as to what constitutes a shelter, (ix) there are certain rights that take precedence above park use guidelines and bylaws and staff are seeking advice from the law department, and (x) the existing shelters are at capacity and the temporary cold weather shelters are implemented on a temporary basis.

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

It was moved and seconded

That the discussion regarding the encampment at Brighouse Park, including the legality and authority of removing the encampment, be added to next week's Closed General Purposes Committee meeting.

CARRIED

7B. ALDERBRIDGE HOUSING

(File Ref. No.)

Discussion ensued regarding the need for increased enforcement surrounding the Alderbridge temporary modular housing (TMH), how to mitigate the potential problems associated with the TMH, and concerns from the community.

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

It was moved and seconded

That staff come back with an assertive plan for Council to deal with the ongoing problems in the neighborhood around the Alderbridge temporary housing, which can include consumption sites, private security provided by the City of Richmond and an array of other initiatives that Council can consider to mitigate the issues facing that neighborhood.

CARRIED

7C. **RED LIGHT CAMERAS** (File Ref. No.)

It was moved and seconded

That a letter be sent to the Province to upgrade the provincially owned red light cameras in the City to speed read cameras and that staff explore other areas where there should be more cameras and ability for the Province to install the cameras.

CARRIED

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:58 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, November 15, 2023.

Councillor Alexa Loo Chair Shannon Unrau Legislative Services Associate



General Purposes Committee

- Date: Monday, November 20, 2023
- Place: Council Chambers Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair Councillor Chak Au Councillor Carol Day Councillor Laura Gillanders Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe
- Call to Order: The Chair called the meeting to order at 4:01 p.m.

MINUTES

It was moved and seconded That the minutes of the meeting of the General Purposes Committee held on November 6, 2023, be adopted as circulated.

CARRIED

Minutes

PRESENTATION

1. Donald Trapp, Executive Project Director, and Dustin Bergstrom, Project Director, Transportation Investment Corporation (TI Corp), provided an update on the Fraser River Tunnel and Steveston Interchange Projects, referencing their submission (Copy on File, City Clerk's Office).

In response to queries from Committee, representatives from TI Corp noted that (i) the temporary signalized intersection currently in place is for traffic heading eastbound on Steveston Highway to go northbound on Highway 99, (ii) there will be cycling and pedestrian lanes on the north and south side of the structure, (iii) the tunnel will have its own separate ventilation system, and (iv) the new Steveston Interchange Project design was based on feedback from stakeholders in the area to minimize impacts on adjacent properties, the visual appearance of the interchange, and traffic performance.

PLANNING AND DEVELOPMENT DIVISION

2. **R7 RAPIDBUS UPDATE**

(File Ref. No. 10-6480-03-01) (REDMS No. 7422060)

Nathan Davidowicz, former Richmond resident, spoke to bus service and ridership in Richmond and the proposed R7 RapidBus route, referencing his submission (copy on file, City Clerk's Office).

Francis Leung, Richmond resident, discussed concerns with the R7 RapidBus update and referenced his submission (copy on file, City Clerk's Office).

Jesse Li, Vancouver resident, expressed his support of the staff recommendation and spoke to his experiences on riding the bus to his place of employment in Richmond, referencing his submission (copy on file, City Clerk's Office).

In response to queries from Committee, staff advised that (i) the details of the potential R7 RapidBus route would be brought forward for Council's consideration, (ii) Richmond Hospital as a terminus is not a strong connection to the Canada Line and major transit routes, and (iii) when infrastructure is required for transit projects, TransLink typically provides funding.

Discussion occurred regarding other municipalities' decisions and support for Bus Rapid Transit, as well as TransLink's announcement outlining three new rapid transit corridors.

It was moved and seconded

That staff continue to pursue the R7 RapidBus as presented in the staff report titled "R7 RapidBus Update" dated October 27, 2023, from the Director, Transportation.

The question on the motion was not called as discussion ensued regarding support of a RapidBus system, seeking improvements for the community, and the request for staff to take a comprehensive approach and look into what can be implemented, possible routes and impacts, and to continue to have discussions with TransLink. In response to queries from Committee, staff advised that (i) the potential bus travel time improvement statistics were generated by TransLink and take into account the number of jobs in the area and ridership, and (ii) TransLink's goals include getting buses to the bridges faster while not taking away lanes from bridges.

Discussion occurred regarding potential consequences of not endorsing the project and ensuring vehicle lanes will not be lost as a result.

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

COMMUNITY SERVICES DIVISION

3. PHOENIX NET LOFT PROGRAM

(File Ref. No. 06-2052-25-PNET1) (REDMS No. 7386165)

James Donner, Richmond resident, spoke to concerns with the Phoenix Net Loft reconstruction project, including costs, existing functioning heritage buildings, and other uses of the funds.

Harold Steves, Chair, Britannia Heritage Shipyard Society, expressed support for the Phoenix Net Loft program. Mr. Steves shared details of a successful tour with the Minister of Tourism at the Gulf of Georgia Cannery and Britannia Shipyards National Historic Site.

Linda Barnes, Richmond resident, expressed support for the staff recommendation and the need for incorporating the arts into the Steveston area.

Staff provided an overview of the report, highlighting that the proposed future program for the Phoenix Net Loft is designed to compliment without duplicating what is already found at Britannia Shipyards National Historic Site and Steveston, and was developed based on existing Council referrals, best practices research, and input received through engagement done to date, including community stakeholder engagement in 2021.

In response to queries from Committee, staff advised that (i) the history of the Phoenix Net Loft and land acquisition can be provided, (ii) following Council's endorsement, discussions will take place with the Province regarding the intentions of the space and the potential lease extension, (iii) the intention is to build one building with decking, (iv) the Council-approved reconstruction includes basic facility upgrades required for public occupancy on both levels, including raising the building 0.9 meters for flood protection, (v) staff explored the option of a marina facility as per the July 18, 2013 referral, but is not included in the recommended program, (vi) the estimated capital cost for the recommended option 1 is approximately \$52 million in 2026 dollars, (vii) at this time the City does not have commitments from other levels of government for funding, and this type of project could be eligible for the Canada Cultural Spaces Fund, (viii) the Richmond Arts Facilities Needs Assessment is underway concurrently and investigates the needs and opportunities for expanding the number and type of purpose-built arts spaces in Richmond, (ix) construction would commence in approximately 2.5 years, (x) Council's Long Term Financial Management Strategy allows for an additional 1.00% property tax increase annually to fund investment in community facilities infrastructure replacement needs, and (xi) there is a potential opportunity to offset costs with rental revenue.

It was moved and seconded

- (1) That Option 1 Arts, Culture and Heritage Multi-Use Space be endorsed in principle as the future program for the Phoenix Net Loft as detailed in the staff report titled "Phoenix Net Loft Program", dated October 18, 2023, from the Director, Arts, Culture and Heritage Services; and
- (2) That staff report back with a detailed program plan, concept design, and proposed capital and operating budget, including the possibility of grant funding from senior levels of government.

The question on the motion was not called as discussion ensued regarding grant funding and the commitment to and importance of preserving the arts and heritage.

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

4. CITY EVENTS PROGRAM 2024

(File Ref. No. 11-7400-01) (REDMS No. 7412897)

Discussion occurred regarding the 2024 proposed City event program and budget, including Steveston Salmon Festival and Canada Day.

It was moved and seconded

- (1) That the City Events Program 2024, as outlined in Table 1 of the staff report titled "City Events Program 2024", dated October 19, 2023, from the Director, Arts, Culture and Heritage Services, be endorsed for the following events and initiatives:
 - (a) Children's Arts Festival;
 - (b) Richmond Cherry Blossom Festival;
 - (c) Doors Open Richmond;
 - (d) Community Celebration Grants Program;
 - (e) Neighbourhood Block Party Fund;
 - (f) Steveston Salmon Festival;
 - (g) Richmond Maritime Festival; and
 - (h) Supporting food security through community-driven events; and
- (2) That expenditures totalling \$810,000 for the City Events Program 2024 with funding from the Rate Stabilization Account be considered in the 2024 budget process.

The question on the motion was not called as in response to queries from Committee, staff noted that (i) all events are scalable and additional grant funding could be used for program enhancements or to offset City costs, (ii) there are other grants applied for through the City's partner Societies and Associations, and (iii) the potential return of Farm Fest is being explored through the 5 Year Events Plan.

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

PLANNING AND DEVELOPMENT DIVISION

5. RICHMOND RESPONSE: PROVINCIAL HOUSING LEGISLATION (BILL 44, 46 & 47)

(File Ref. No. 08-4040-01) (REDMS No. 7454433)

In response to queries from Committee, staff advised that (i) specific details will be outlined in an upcoming policy manual following royal assent, likely in December 2023 and the City has not yet been consulted on the forthcoming policy manuals, (ii) the change in Provincial regulations could increase the projections in the Metro Vancouver region's Regional Growth Strategy, (iii) the Provincial housing legislation may require additional units per lot and land use is regulated by municipalities, (iv) the Steveston Area Plan would have to be amended to align with the Provincial legislation, (v) effective when the bill is adopted, a local government cannot hold a public hearing on a proposed zoning bylaw if the zoning amendment is consistent with the Official Community Plan and for residential uses comprising of at least half of the overall floor area, and (vi) the legislation has the potential to compromise Richmond's low-end market rental (LEMR) program in the City Centre as LEMR units are achieved through density bonusing, and does not take into account Richmond's achievements in affordable housing (e.g., LEMR).

It was moved and seconded

- (1) That a meeting with the Minister of Housing, along with all local MLAs, be requested as soon as possible to discuss the implications of the proposed legislation; and
- (2) That staff be directed to explore what UBCM is undertaking in regards to the Provincial housing legislation.

CARRIED

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:47 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, November 20, 2023.

Mayor Malcolm D. Brodie Chair Shannon Unrau Legislative Services Associate



Planning Committee

Date:	Tuesday, November 21, 2023
Place:	Council Chambers Richmond City Hall
Present:	Councillor Bill McNulty, Chair Councillor Alexa Loo Councillor Chak Au Councillor Carol Day (by teleconference) Councillor Andy Hobbs
Also Present:	Councillor Laura Gillanders (by teleconference) Councillor Michael Wolfe (by teleconference)
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 November 7, 2023, be adopted as circulated.

CARRIED

Minutes

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY GURJIT POONI FOR REZONING AT 10511 LASSAM ROAD FROM THE "SINGLE DETACHED RS1/E" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE (File Ref. No. RZ 22-011080) (REDMS No. 7404492)

Staff provided a brief overview of the application.

In response to a query from Committee, staff advised that they will continue to work with the applicant through out the development process to potentially increase the size of the secondary suites.

1.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, for the rezoning of 10511 Lassam Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

2. APPLICATION BY 1174602 BC LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 5440 NO. 6 ROAD (File Ref. No. AG 23-013899) (REDMS No. 7385682)

Staff reviewed the application and highlighted that (i) the purpose of the application is for a non farm use application to the Agricultural Land Commission (ALC) to allow commercial vehicle parking, (ii) the property is located in the Agricultural Land Reserve (ALR), is designated agricultural in the Official Community Plan (OCP) and zoned for agriculture, (iii) the property is currently being used as commercial vehicle parking which is contrary to its agricultural zoning, (iv) fill material has been deposited on the property without appropriate approvals from the City and ALC, (v)the subject non farm use application was submitted after bylaw enforcement was initiated, (vi) information supplied by the applicant indicates the proposal for commercial vehicle parking is intended as an interim use as they would ultimately like to develop industrial uses on the property (vii) the property does not currently have farm status, (viii) the City allows commercial vehicle parking in all standard industrial zones and (ix) staff recommend this application be denied.

In response to queries from Committee, staff advised that (i) the property is subject to on-going bylaw enforcement, (ii) there is adequate inventory already zoned to permit commercial vehicle parking, (iii) there is designated industrial land in the 16000 block of River Road that is appropriate for commercial vehicle parking in keeping with Council policy.

Manjit Sandhu, Applicant, expressed his concerns about the shortage of commercial vehicle parking in the lower mainland and asked for City Council support for his application, emphasizing that the non-farm use request is for a 3 year period.

It was moved and seconded

That authorization for 1174602 BC Ltd. to forward an Agricultural Land Reserve Non-Farm Use application to the Agricultural Land Commission for commercial vehicle parking be denied.

The question on the motion was not called as discussion ensued with respect to remediation of the land.

The question on the motion was then called and CARRIED.

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

It was moved and seconded Staff identify and report back on potential areas in the City of Richmond where trucks can be parked legally.

CARRIED

3. MANAGER'S REPORT

(i) New Staff

Staff introduced James Hnatowich, who has joined the Development Applications department as a Planning Technician.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:25 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, November 21, 2023.

Councillor Bill McNulty Chair

Raman Grewal Legislative Services Associate



Report to Committee

То:	General Purposes Committee	Date:	October 27, 2023
From:	Lloyd Bie, P.Eng. Director, Transportation	File:	10-6480-03-01/2023- Vol 01
Re:	R7 RapidBus Update		

Staff Recommendation

That staff continue to pursue the R7 RapidBus as presented in the staff report titled "R7 RapidBus Update" dated October 27, 2023, from the Director, Transportation.

U

Lloyd Bie, P.Eng. Director, Transportation (604-276-4131)

Att. 1

REPORT CONCURRENCE					
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Policy Planning Engineering	র হ	be Erceg			
SENIOR STAFF REPORT REVIEW	Initials:	APPROVED BY CAO			

Staff Report

Origin

A new express bus linking the town centres of Richmond and Burnaby has been identified in regional transit network plans since 2014. The express bus project in Richmond is known as the R7 RapidBus. Six RapidBus projects have been developed and implemented by TransLink. The R7 was envisioned to be the next RapidBus project for implementation in the region.

On this basis, staff have been working with TransLink on developing high level alignment options for the R7 in Richmond.

At the General Purposes meeting of October 16, 2023, the staff report titled "TransLink Bus Rapid Transit Program – Update on Proposed Richmond Corridor" dated October 5, 2023, from the Director, Transportation was considered. The resolutions for Bus Rapid Transit (BRT) commitment by the City and the preferred R7 RapidBus corridor were not endorsed. This report provides additional background information to address Committee's questions and discussion regarding the planned RapidBus program for Richmond.

TransLink is currently prioritizing nine RapidBus/ BRT projects to be rolled out from 2025 to 2035 in three phases. It is unlikely that the R7 project will be included as a Tier 1 project as municipal support is a criteria for prioritizing which RapidBus projects advance first. Staff are seeking Council direction to continue to pursue the R7 RapidBus.

This report supports Council's Strategic Plan 2022-2026 Strategy #2 Strategic and Sustainable Community Growth:

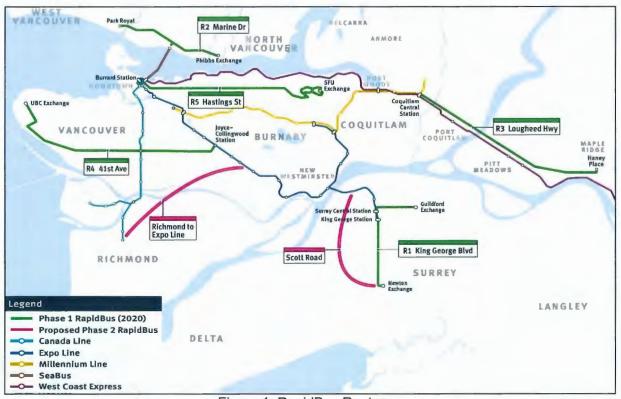
Strategic and sustainable growth that supports long-term community needs and a wellplanned and prosperous City.

2.4 Enhance Richmond's robust transportation network by balancing commercial, public, private and active transportation needs.

Findings of Fact

What is RapidBus?

RapidBus is a rebranding of TransLink's previous B-line bus service that offers transit customers a grid network of fast, frequent and reliable buses connecting regional centres across Metro Vancouver (Figure 1). RapidBus is designed to be at least 20 per cent faster than the local bus service. Time-savings are achieved through increased frequency and fewer stops with bus priority measures such as traffic signal priority, queue jump lanes and turn restrictions.



- 3 -

Figure 1: RapidBus Routes

RapidBus service also delivers an enhanced passenger experience through high capacity articulated buses, all-door boarding and improved passenger amenities. Improved signage includes real-time digital information, new branded bus stop poles, wayfinding information and accommodations for visually impaired customers.

Analysis

R7 Project Background

Richmond - City Centre and Burnaby - Metrotown are both designated Regional City Centres, providing strong regional anchors with Sky Train connections at each end of the R7 corridor. In 2014, the Mayors' Council created a Vision for the next 30 years to meet the transportation needs of the region. A new express bus service between Richmond-Brighouse Station to Metrotown via Knight Street Bridge was identified for implementation in the first decade of the Vision to address growth and congestion in both cities.

The R7 project objective is to provide a faster, more direct service than today to more people; that fills a geographic gap within the rapid transit network, relieves current crowding and provides capacity for future growth.

R7 Ridership Demand

Currently, two bus routes (430 and 410) connect Richmond to the Expo Line in Burnaby. Of the 27 bus routes in Richmond, the 410 via Cambie Road and the 430 via Bridgeport Road experience the highest number of daily passenger boardings. There are other transit options for travel between Richmond and Metrotown (e.g. Canada Line to 41st Ave, Canada Line to Expo Line, etc.). However, 2021 data for the 410 and 430 routes confirm the high demand for a direct bus service between Richmond and Burnaby as these buses experience an average of 13,000 daily weekday boardings in total.

Ridership potential for the R7 is also established with Compass Card data that TransLink collects to analyze the transit travel patterns between Richmond and Burnaby.

Where other RapidBus corridors have been implemented in the region, local bus service is also available. No specific changes to the existing local 410 and 430 bus routes were confirmed as part of the alignment planning stage for the R7.

High Level Route Alignment Options

TransLink's initial screening and technical assessment of the existing and anticipated ridership demand, determined three potential corridors for the R7 in Richmond. Bridgeport Road, Cambie Road and Alderbridge Way were examined as the east-west road segments to connect City Centre via Garden City Road to the Knight Street Bridge (Figure 2).

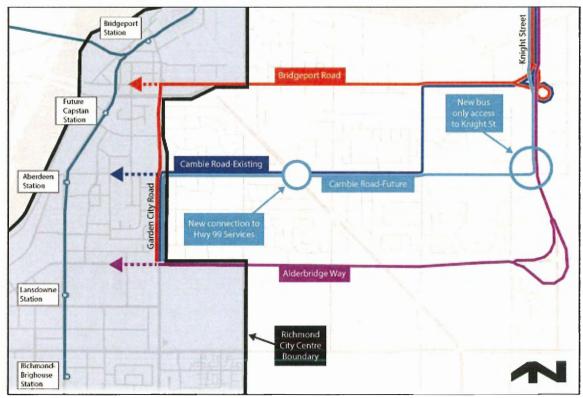


Figure 2: High Level Route Options

An alignment along Westminster Highway was also explored. Due to low trip generation and additional route length, Westminster Highway was not advanced for further study.

A high level network analysis evaluated the three corridors using inputs such as ridership potential, bus travel time and land use considerations including population and job density (Table 1).

Corridor Assessment	Bridgeport	Cambie	Alderbridge
Population / Jobs per km	1,200 / 1,200	1,400 / 1,000	900 / 600
Potential Bus Travel Time Improvement	12%	27%	35%
Corridor Peak Buses per Hour	8	12	5
Corridor Daily Passenger Loads	2,300	3,500	1,400

Table 1: R7 Route Assessment

Preferred Alignment: Cambie Road

The results of the analysis found that the Cambie Road corridor provides the greatest benefits to ridership and bus operations for the Richmond segment of the corridor. The Cambie Road corridor has the highest existing ridership and bus volumes out of all three corridors.

The Cambie Road corridor has the potential to significantly grow transit ridership on the R7 through integration with regional buses on Highway 99, particularly once the dedicated bus lanes as part of the future Fraser River Tunnel project are in service. This will provide faster and convenient transit access to other major destinations across the region (Delta, Surrey and BC Ferries) for Richmond residents.

The preferred alignment supports the City's Official Community Plan land uses, as it will serve City Centre (including the future Richmond Centre and Lansdowne redevelopment sites), West Cambie neighbourhood and the East Cambie Neighborhood Centre.

Richmond Terminus Options

The western terminus of the R7 in Richmond, where buses will take recovery after their trip, requires layover and turnaround functions. The Mayors' Council Vision and previous TransLink investment plans specifically identify Brighouse Station as the preferred western terminus of the R7 corridor.

As the Brighouse Bus Mall is currently over capacity, staff recommend TransLink examine alternate terminus locations at Aberdeen and the future Capstan stations to streamline the route and explore off-street layover options (Figure 3).

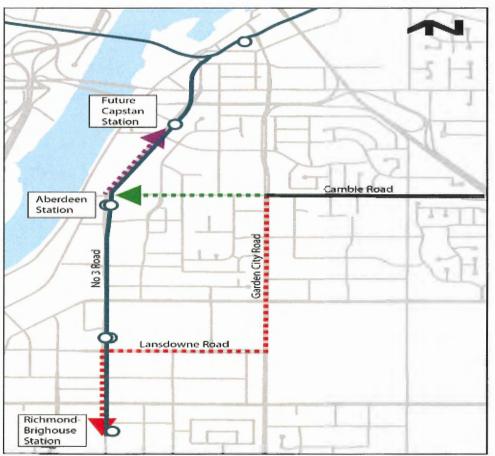


Figure 3: R7 Western Terminus Options

Brighouse Station

Transit data indicates most of the benefits of the R7 service will be realized in Richmond south and west of Richmond Centre. The benefit of a Brighouse Station terminus is it facilitates direct transfers to the R7 and 10 local bus routes connecting to other parts of the City. The proximity to the Richmond Centre and Lansdowne Mall redevelopments is also an advantage to growing ridership. The challenges with a Brighouse Station terminus is the additional travel time and circuitous route to Cambie Road and the limited opportunity for bus layover due to the built environment around Brighouse Station. Consideration of an on-street layover position is possible, however, this could displace operations of another existing on-street bus due to limited curb space.

Aberdeen Station

A terminus near Aberdeen Station provides a more direct route to Cambie Road from City Centre. There are neighboring properties around the station that staff have recommended TransLink investigate for bus layover purposes. Although there are fewer local buses connecting to Aberdeen Station compared to Brighouse Station (two versus 10). An Aberdeen terminus does provide for equidistant connections via the Canada Line -Bridgeport and Brighouse stations that unlock the potential for transfers to/from other local and regional bus lines.

Future Capstan Station

The new station is anticipated to be in operation in Q1 2024. A Capstan Station terminus for the R7 will also provide a more direct route to Cambie Road over the Brighouse Station option and will be supported by ridership from development in the Capstan Village area. Staff are currently undertaking a Capstan Station integration study. There is opportunity for a western terminus at Capstan to be reviewed as part of this process should the R7 project proceed.

Next Steps

TransLink's Transport 2050: 10-Year Priorities has identified up to nine potential corridors for RapidBus or Bus Rapid Transit investment throughout the region to better serve existing transit passengers and grow ridership (Attachment 1). The R7 Rapid Bus in Richmond was identified as the next RapidBus project for implementation in the region.

Endorsement to continue pursuing the R7 project by the City is an important criterion in developing TransLink's prioritization process and phasing of the RapidBus/BRT projects.

Do Not Pursue R7 (not recommended)

Should the City decline pursuing the R7 project, it is likely that the R7 project will be cancelled and another community will be advanced for RapidBus implementation in the next ten years.

R7 Further Study (Recommended)

A RapidBus typically advances through several stages of development prior to implementation, including alignment planning, concept design, detailed design and construction. The preliminary alignment planning of the R7 RapidBus project has yielded Cambie Road to be the best fit for the main east-west segment of the corridor in Richmond.

The following project elements for the R7 RapidBus would be further developed and assessed during the concept and detailed design planning stages should this project continue to be pursued:

- Corridor Alignment Refinement
- Western Terminus location
- Specific RapidBus stop locations
- Bus priority opportunities
- Configuration of transit service connection points, particularly to higher order transit at Hwy 99 and a direct on-off ramp to Knight Street Bridge via Cambie Road

Staff recommend the City continue to pursue the R7 RapidBus, to advance the project as a priority for implementation in the next 10-year Investment Plan.

This will facilitate further technical assessment and public engagement to occur for the proposed RapidBus service in Richmond. Staff would provide updates to Council at key milestones of the project.

Financial Impact

None.

Conclusion

A high frequency, limited stop bus service connecting the regional town centres of Richmond City Centre and Metrotown was first identified in the Mayors' Council Vision in 2014. The proposed service, identified as the R7 RapidBus, will better match service levels with the high transit demand on this corridor. TransLink has initiated a process to evaluate and prioritize nine RapidBus/BRT corridors identified in Transport 2050: 10-Year Priorities for funding and implementation. Although it is unlikely that the R7 will be advanced as part of the first phase of RapidBus projects, staff are seeking Council endorsement to continue pursuing a R7 RapidBus in Richmond.

The Canada Line is an example of the proven effectiveness of growing ridership from an express bus service to rail rapid transit. The establishment of the R7 Project in Richmond will help build ridership and support ongoing land use planning for long-term rapid transit between Richmond and Burnaby.

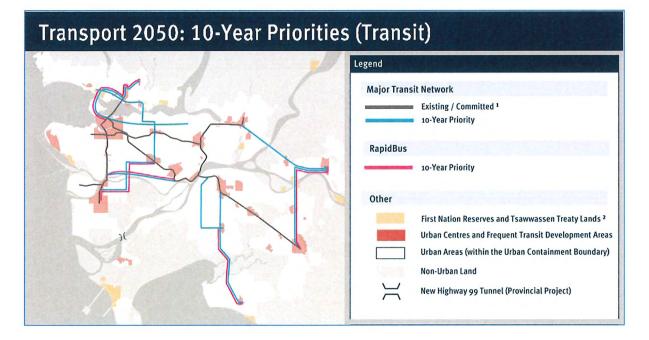
If the R7 RapidBus project is not pursued, the current level of bus service between Richmond and Burnaby will remain until at least 2035 and TransLink will redirect potential funds from the R7 project to other RapidBus or BRT projects elsewhere in the region.

Sonali Hingorani

Sonali Hingorani, P. Eng. Manager Transportation Planning and New Mobility (604-276-4049)

SH:ck

Att 1: Transport 2050: 10-Year Priorities - RapidBus/BRT Corridors



Transport 2050: 10-Year Priorities - RapidBus/BRT Corridors



Report to Committee

Re:	Phoenix Net Loft Program		
From:	Marie Fenwick Director, Arts, Culture and Heritage Services	File:	06-2052-25-PNET1/Vol 01
То:	General Purposes Committee	Date:	October 18, 2023

Staff Recommendations

- That Option 1 Arts, Culture and Heritage Multi-Use Space be endorsed as the future program for the Phoenix Net Loft as detailed in the staff report titled "Phoenix Net Loft Program," dated October 18, 2023, from the Director, Arts, Culture and Heritage Services; and
- 2) That staff report back with a detailed program plan, concept design, and proposed capital and operating budget.

MFenvice

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

Att. 4

REPORT CONCURRENCE					
ROUTED TO: CO	NCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Facilities Services and Project Development Policy Planning Finance	t V V V	E.Y-S			
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO			
	iB	Gerle.			

Staff Report

Origin

The purpose of this report is to present options and seek direction on next steps for the primary program for the Phoenix Net Loft in response to the following referrals:

On October 16, 2023 staff received the following referral in response to a delegation by the Britannia Shipyards National Historic Site Society and Linda Barnes:

That staff review the Phoenix Gillnet Loft Project in the context of the existing referral regarding options for the Britannia Shipyards National Historic Site.

On November 15, 2021, the following referral was made at the General Purposes Committee:

That the report titled "Phoenix Net Loft - Phase One Public Consultation Results, Guiding Principles, and Next Steps," dated October 12, 2021, from the Director, Arts, Culture and Heritage Services, be referred back to staff to propose recommendations for further directions and options for general and multi-use flexible programming such as for community needs, arts and artists, First Nation interpretation, farmers and artisans' markets, performance space, and other possibilities.

On February 18, 2020, the following referral was made at the General Purposes Committee:

That the consultation process be referred to staff for additional information on the various program options and the final proposal for the public consultation process, including information on the Forests, Lands, Natural Resource Operations and Rural Development permit application.

On July 18, 2013, the following referrals were made at the Parks, Recreation and Cultural Services Committee:

- (1) Potential use of the Phoenix Gillnet Loft building as an Arts centre and other uses, including a restaurant, with potential funding from the newly established \$4.3 million Statutory Reserve Fund for Arts, Culture and Heritage Capital purposes; and
- (2) Potential moorage from the Phoenix Net Loft to Phoenix Pond and possibly new deck construction on old piles (shown as deck in Attachment 4), in the adjacent area, outside of any red zone habitat, immediately west of the Phoenix Gillnet Loft to where the Phoenix Cannery once stood. [Attachment 4 – Sketches from Barry Roughton circa 2001]

Additionally this report addresses the October 11, 2022, resolution:

(1) That Council approve the naming of the Britannia Shipyard National Historic Site and related historic buildings and waterfront as the "Fisheries Museum of the Pacific at the Britannia Shipyards National Historic Site", and applications be made to Federal and Provincial Governments for major funding to complete the site, as recommended in the

report Steveston National Historic Site: Fisheries Museum of the Pacific, dated September 27, 2022;

(2) That Council approve Part 2 of the report in principal, pending summation of public input and further staff input, so funding applications can be made immediately;

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.

1.3 Increase the reach of communication and engagement efforts to connect with Richmond's diverse community.

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

6.5 Enhance and preserve arts and heritage assets in the community.

Analysis

Background

Located adjacent to the Britannia Shipyards National Historic Site, the Phoenix Net Loft was constructed in 1943 as a facility to dry, mend and store fishing nets. It was part of a collection of historic buildings on the waterfront, constructed to service the fishing and boat building industry in Steveston (Attachments 1 and 2).

The Phoenix Net Loft was an identified heritage building and its character-defining elements included:

- association with the canning and fishing industry in Steveston;
- location on the riverfront adjacent to the Britannia Shipyards buildings;
- scale, massing, and heavy timber construction; and
- details of its construction including board and batten siding, unique gabled roof design and piling foundation.

The Phoenix Net Loft sat over water within a Provincial Waterlot lease which expires in 2047. The City is required to have the consent of the Province of British Columbia before undertaking any activities outside the current lease agreement and Management Plan and this will need to be considered in planning. The current Management Plan associated with this lease permits use for heritage displays, rentals and community events, boat moorage, and recreational use.

The Phoenix Net Loft was located in an area designated for Maritime Mixed Use in the Steveston Area Plan and Park in the Official Community Plan. The intention of the Maritime Mixed Use land use designation is to encourage the development of commercial and industrial uses that support or complement the maritime economy and to accommodate parking to support these uses. Further policies indicate supporting the use of the Phoenix Net Loft for commercial fishing related activities.

The upland portion of the Phoenix Net Loft has two zones: the Steveston Heritage Maritime (ZIS3) zone which provides for the commercial fishing industry and the retention and reuse of an existing structure (the Phoenix Net Loft), and the School and Institutional (SI) zone which provides for a range of educational, recreational, park and community oriented uses.

Following direction on the future use of the Phoenix Net Loft, amendments to the Steveston Area Plan and Zoning Bylaw may be required.

On February 24, 2020, Council approved \$19.44 million for deconstruction, select salvage and reconstruction of a shell building. There remains \$17.7 million in the capital budget for the reconstruction. The Council-approved reconstruction includes basic facility upgrades required for public occupancy on both levels such as lighting, seismic upgrades and fire suppression, raising the building 0.9 meter for flood protection, replacing the piles, and installing a corrugated tin roof. The resulting facility would provide approximately 20,000 square foot of space, 10,000 square foot on each of two floors, suitable for public occupancy but without any amenities or climate control to support year-round use.

The building was deconstructed in 2021 with a portion of the original building materials salvaged and stored for reuse. As detailed in a memo to Mayor and Council dated October 5, 2020, from the Director, Arts, Culture and Heritage Services and the Director, Facilities and Project Development, through consultation with a Heritage Architect, staff identified a selection of key elements of the existing structure suitable for potential re-use within a reconstructed facility. The elements and quantities salvaged based on heritage value, condition of the materials and the ability to safely reintegrate into a reconstructed facility include:

- second level floor boards;
- 20% of roof trusses, interior columns, and second level beams and joists; and
- two windows and four doors.

The intent is for these materials to be reused in the reconstructed building in a manner that supports heritage interpretation.

Building reconstruction remains on hold until Council has endorsed a program and budget necessary to implement the selected program. Like-for-like reconstruction as initially approved is currently estimated to cost approximately \$33 million with potential program options to be in the range of an additional approximately 17 - 26 million for a total project budget of approximately 50 - 59 million in 2026 dollars. The high dollar cost per square foot is due to costly heavy timber construction, complex work over water, building in an environmentally sensitive area, and potential project phasing requirements.

2021 Stakeholder Consultation Results

In 2021, in response to Council direction, engagement and planning related to the use of the Phoenix Net Loft as an interpretive centre was completed. Additional information about the consultation process can be found in Attachment 3.

Table 1 outlines the staff recommendations based on feedback from stakeholders that emerged through the 2021 engagement process.

Торіс	Recommendations
Value	 demonstrate good value for taxpayers and community generate income to sustain operations
Audience	Richmond residents and visitorsall ages, particularly families and youth
Interpretive Approach	 a fun, dynamic environment highly interactive, hands-on experiences curriculum-based school programming and teacher training year-round arts opportunities serve as a hub to explore the local environment and heritage sites
Interpretative Topic	 local and global environmental issues First Nations cultural heritage the fisheries, particularly the experience of being a fisher culturally diverse communities, but do not repeat what has been done at other sites in Steveston
Amenities	 offer food services and/or shopping opportunities provide an outlet for local and regional products provide additional boat moorage and support for recreational boaters
Space and Place	 adaptively reconstruct building for intended use design for year-round use and seasonal flexibility celebrate the waterfront location contribute to Steveston's sense of place be part of, or relate to, the Britannia Shipyards National Historic Site

Table 1 – Recommendations for the Phoenix Net Loft	Program
--	---------

The concepts for interpretive and other uses that emerged through discussions with stakeholders included a Fraser River and estuary interpretive centre, a maritime and fishing interpretive centre, a First Nations interpretive centre, public market for local and regional products, and a space for local artists and artisans. Different interpretive and program options and typologies would have different capital and operating impacts that can be further explored in the next phase of planning.

While no single preferred interpretive theme or program use emerged strongly through the stakeholder consultation, there was consensus this is not a suitable location for the new Richmond Museum. Although the location has some alignment with the criteria established for the Richmond Museum in the *Richmond Museum Models Study* presented at the May 21, 2019, General Purposes Committee (e.g., near other cultural amenities), it is not aligned with the vision of the Richmond Museum being in a central location, well-connected to transportation networks. Additionally, the environmental conditions created by the location over the water will create challenges to the display of environmentally sensitive artefacts, and the ability to meet the climate control standards often required to display borrowed artefacts and host travelling exhibitions.

Analysis of Potential Program Options

Based on the existing Council referrals, best practices research, and engagement done to-date, a number of primary program options were considered. The primary program would determine the future facility's principal use. Ancillary uses will be considered as the program is developed. For example, interpretation of the building's heritage would be integrated in all uses and food or retail services could be considered as an ancillary program to many of the options.

Only options that could support reinstating the character-defining elements of the original building, celebrate the waterfront location, and allow for the building to be constructed to meet the needs of the new program were considered. Through this process, an Arts, Culture and Heritage Multi-Use Space (Recommended), Interpretive Centre, and Arts Centre emerged as the top three potential options.

1) Arts, Culture and Heritage Multi-Use Space (Recommended)

This option would provide a year-round, mixed-use space that could include a variety of cultural amenities such as interpretation on a variety of themes (permanent and/or temporary), arts uses (studio space, community exhibition space, small performances), and other community uses (markets, events, rentals).

This option would be fully climate-controlled with visitor amenities such as washrooms, backof-house and storage spaces to service rentals and event use.

Should Council direct staff to pursue this option, staff recommend that the space currently used for rentals and community events in the Seine Net Loft be repurposed as dedicated interpretive space. Displays in both the Phoenix Net Loft and expanded in the Seine Net Loft could speak to interpretive stories identified as gaps in interpretation in the Steveston Heritage Sites Interpretive Framework endorsed by Council on November 14, 2023, including stories of Indigenous Peoples, the significance of the Fraser River, the evolution of West Coast fishing methods and boats, and the history of Cannery Row. The exhibit and program recommendations outlined in the submission titled *Phoenix Gillnet Loft – Living in Harmony* from the Britannia Shipyards National Historic Site Society and the presentation regarding incorporating the arts from Linda Barnes presented at the October 16, 2023 General Purposes Committee Meeting could be accommodated within this option.

This primary use is in alignment with current zoning for the site and the permitted uses of the waterlot lease Management Plan.

The estimated capital cost for this option is approximately \$52 million in 2026 dollars.

2) Interpretive Space

A primary use of the facility for heritage interpretation could range from exhibits and displays similar to what is found in the buildings at Britannia Shipyards, to a high-end destination museum with full visitor service amenities.

Exhibits could speak to interpretive stories identified as gaps in interpretation in the Steveston Heritage Sites Interpretive Framework endorsed by Council on November 14, 2023, including stories of Indigenous Peoples, the significance of the Fraser River, the evolution of West Coast fishing methods and boats, the history of Cannery Row and others.

This option is not recommended as the stakeholder consultation done in 2021 indicated a desire for space that is different to the current offer at Britannia Shipyards. Additionally, as noted above, the Museum Models Study presented to General Purposes Committee on May 21, 2019, does not support this as a preferred location for a new destination museum in Richmond due to its non-central location, its location over the water, and limitations related to parking and transportation.

The estimated capital cost for this option approximately \$59 million in 2026 dollars.

3) Arts Space

A new arts facility could include a mix of artists' studios, community maker space, exhibition space, and/or an artisan market where local artists and artisans could create, show and sell their work.

This option is not recommended as it would offer fewer opportunities for general public to access and engage with the space. Should Council wish to pursue the development of additional spaces exclusively for artists and arts uses, staff recommend that these be considered in the Richmond Arts District (Capstan, Aberdeen and Bridgeport Villages) which the City Centre Area Plan proposes to be a magnet for arts activity and creative services.

The estimated capital cost for this option is approximately \$50 million in 2026 dollars.

4) Additional Options

In addition to the options presented above, the following program uses were explored and are not recommended for further consideration as they did not fit as well with the criteria outlined above and/or for other feasibility constraints listed below:

 Destination Restaurant/Food Hall – Initial work on the feasibility of food service in the Phoenix Net Loft indicates that the addition of a café or restaurant could address the needs of Britannia Shipyards visitors, enhancing the visitor experience thereby increasing visitation and expanding the average length of visit. However, this program does not fit within the permitted uses of the current zoning or waterlot lease.

• Marina Facility – Should Council wish to pursue the option of moorage from the Phoenix Net Loft to the Phoenix Pond as per the July 18, 2013, referral above, a marina facility use could be explored further. This program would require the construction of additional docks connected to the Phoenix Net Loft.

Next Steps

Should Council endorse the proposed program, staff will:

- contact the Province and inform them of Council's intention for the future use of the Phoenix Net Loft to seek additional information on potential impacts to the lease agreement and for additional information on permitting timelines;
- develop a detailed program plan which would include more extensive public consultation, concept design, and capital and operating budget; and
- report back.

Following endorsement of the detailed program, concept design and capital budget, detailed designs will be required to submit to the Province of British Columbia for permitting. It is anticipated the processing of this permit application could take approximately two years prior to commencing construction.

Financial Impact

None.

Conclusion

Based on feedback received through the 2021 consultation process, as well as initial research on a range of program options, staff recommend proceeding with planning for the use of the Phoenix Net Loft as a fully climate controlled Arts, Culture and Heritage Multi-Use Space. This option would provide a blend of year-round, mixed-use space that could be used for a range of interpretation on a variety of themes, artist uses, and other community uses.

MFenvice

Marie Fenwick Director, Arts, Culture, and Heritage

- Att. 1: Archival Image of Phoenix Net Loft
 - 2: Aerial Image of Current Site
 - 3: 2021 Stakeholder Consultation Summary
 - 4: Reference Images for Proposed Program Arts, Culture and Heritage Multi-Use Space

Archival Image of Phoenix Net Loft



Phoenix Cannery Complex, 1977

Aerial Image of Current Site



2021 Stakeholder Consultation Summary

In 2021, in response to Council direction, engagement and planning related to the use of the Phoenix Net Loft as an interpretive centre was completed. The results of this study were presented to the General Purposes Committee on November 15, 2021, in the report entitled, *Phoenix Net Loft - Phase One Public Consultation Results, Guiding Principles and Next Steps,* dated October 12, 2021, from the Director, Arts, Culture and Heritage Services. As detailed in this report, part of the standard City approach to program planning for a public facility is a public consultation process to ensure the building program meets the current and future needs of the community. The purposes of a public consultation process are:

- to ensure the building design and programming meet the current and future needs of the general public and stakeholder groups;
- to ensure the development process for the facility is transparent and provides opportunity for input into decision making where appropriate; and
- to ensure the public is informed, engaged, and excited about the benefits to the community of the facility.

Phase One, which was completed, included consultation with key stakeholders to:

- determine target audiences for the facility;
- define key interpretive theme(s); and
- identify amenities and interpretive elements that would be required to support the interpretive themes and attract target audiences.

Consultation with key stakeholders was undertaken between December 2020 and March 2021. Consultation included a variety of engagement methods to better understand the needs, wants and opportunities identified by the community. The following groups were consulted:

- 1. Britannia Shipyard National Historic Site Society
- 2. Steveston Historical Society
- 3. Richmond Museum Society
- 4. Gulf of Georgia Cannery Society
- 5. Steveston Merchants Association
- 6. Richmond Intercultural Advisory Committee
- 7. Richmond Heritage Commission
- 8. Richmond Seniors Advisory Committee
- 9. Steveston Community Society
- 10. London Heritage Farm Society
- 11. Tourism Richmond stakeholders
- 12. Musqueam
- 13. School District No. 38 teachers

- 14. Richmond Centre for Disability
- 15. Richmond youth
- 16. Individual heritage site volunteers and staff

Phase One Consultation included:

- 1) Workshops with the following groups:
 - Britannia Shipyards National Historic Site Society Board members;
 - Richmond Museum Society Board members;
 - Heritage Focus Group including representatives from the Gulf of Georgia Cannery Society, Tourism Richmond, and the Steveston Historical Society; and
 - Richmond Museum and Heritage Services youth volunteers and Heritage Fair Alumni.
- 2) Interviews with 11 individual community members representing people in different stages of life with involvement in the fishing industry, business community, education system, and heritage sector. All interviewees are active in the community, share an interest in heritage, and a love of Steveston. Some respondents have deep multigenerational roots in Steveston and most have lived in Richmond for many years. The interviews reflect diverse cultural backgrounds including people of Japanese, Chinese, European, and other descents.
- 3) A survey was circulated to 14 Richmond organizations for distribution to their membership and /or stakeholders. 65 responses were received from individuals who identified as follows:
 - historical or heritage stakeholders;
 - community volunteers;
 - educators;
 - local business persons;
 - tourism sector stakeholders; and
 - others ranging from Steveston residents to business persons to board members of local non-profits.
- 4) Staff had informal discussions with a Musqueam representative who indicated interest in the future use of the Phoenix Net Loft. Of particular interest was the potential connection of this project to the current work they are undertaking with the Fraser River Discovery Centre in New Westminster to create a network of interpretive sites related to the Fraser River.

ATTACHMENT 4

Reference Images for Proposed Program - Arts, Culture and Heritage Multi-Use Space



Special Event at Performance Works – Vancouver's Granville Island



Arts Performance at Performance Works – Vancouver's Granville Island

CNCL - 80



Winter Market at The Pipe Shop - North Vancouver's Shipyards District



Chinese Bunkhouse Exhibit at Britannia Shipyards



Indigenous Peoples Exhibit at Squamish Lil'wat Cultural Centre, Whistler



Artisan Market at Quidi Vidi Artisan Studio, St. John's, Newfoundland



Artist Demonstration Studio at Railspur Alley, Granville Island



Report to Committee

То:	General Purposes Committee	Date:	October 19, 2023
From:	Marie Fenwick Director, Arts, Culture and Heritage Services	File:	11-7400-01/2023-Vol 01
Re:	City Events Program 2024		

Staff Recommendations

- 1. That the City Events Program 2024, as outlined in Table 1 of the staff report titled "City Events Program 2024", dated October 19, 2023, from the Director, Arts, Culture and Heritage Services, be endorsed for the following events and initiatives:
 - a) Children's Arts Festival;
 - b) Richmond Cherry Blossom Festival;
 - c) Doors Open Richmond;
 - d) Community Celebration Grants Program;
 - e) Neighbourhood Block Party Fund;
 - f) Steveston Salmon Festival;
 - g) Richmond Maritime Festival; and
 - h) Supporting food security through community-driven events; and
- 2. That expenditures totalling \$810,000 for the City Events Program 2024 with funding of \$785,000 from the Rate Stabilization Account and \$25,000 estimated grant be considered in the 2024 budget process.

UM Fenvice Marie Fenwick

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

Att. 1

REPORT CONCURRENCE				
ROUTED TO: Economic Development Finance Department Community Social Development Parks Services Recreation & Sport Services	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO		

Staff Report

Origin

The purpose of this report is to provide Council with a proposed program of events for 2024 and an associated budget for planning purposes and for consideration as part of the 2024 budget process.

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.3 Foster intercultural harmony, community belonging, and social connections.

The City Events Program 2024 supports the following Strategic Directions set out in the *Richmond Arts Strategy*:

Strategic Direction #1: Ensure Affordable and Accessible Arts for All

- 1.1.1 Review the City's offerings of free and low-cost arts programming and events, and assess required resources to keep cost barriers low.
- 1.1.2 Develop or expand opportunities to directly support individual artists, cultural organizations and venues that provide low and no cost public program delivery.

Strategic Direction #2: Promote Inclusivity and Diversity in the Arts

- 2.1. *Celebrate Richmond's cultural diversity, history, growth and change as a community.*
- 2.1.5 Connect with the diverse cultural communities of Richmond (including faithbased communities) to encourage sharing of art, food and music.

The City Event Program 2024 supports the following Strategic Directions set out in the *Community Wellness Strategy*:

Focus Area #2: Enhance physical and social connectedness within and among neighborhoods and communities.

The City Event Program 2024 supports the following Strategic Directions set out in the *Cultural Harmony Plan*:

Strategic Direction #1: Intercultural Connections

- 1.1 Continue to recognize and celebrate Richmond's diverse cultures and unique heritage through intercultural celebrations and events.
- 1.2 Develop and implement a neighbourhood approach to facilitating positive intercultural exchange and understanding between Richmond's diverse cultural

7412897

CNCL - 85

communities, such as community-based dialogues, storytelling, and sharing of art, food, and music.

1.5 Incorporate criteria into the City Grant program that supports programs and events that facilitate intercultural interaction and promote intercultural understanding.

Strategic Direction #5: Programs and Services

5.4 Strengthen relationships with various cultural and ethnic communities in order to integrate their arts, cultural and heritage practices into the City's programs and events.

Analysis

Background

Events enrich the lives of residents by providing the opportunity for the community to connect, learn and celebrate together. Events contribute to social and economic wellbeing, provide valuable volunteer opportunities, build a sense of community and enhance our quality of life.

The purpose of this report is to provide Council with a proposed program of events for 2024 and an associated budget. This proposed program for 2024 will enable staff to work with community partners to effectively support a number of key priorities in Council's Strategic Plan as well as a number of Council-approved strategies and plans.

The program of events and initiatives supports the Council-endorsed Guiding Principles for City events:

- 1. Build local capacity by prioritizing and investing in community-driven events.
- 2. Provide opportunities for Richmond residents and community groups to collaborate, contribute and participate.
- 3. Maximize social benefits to the community by fostering volunteerism and increasing sense of community pride and belonging.
- 4. Celebrate local themes and include programming that is uniquely Richmond;
- 5. Advance the City's environmental sustainability goals.
- 6. Ensure events are safe, well-organized and sustainably funded.
- 7. Encourage and support the development of unique events with a regional draw that bring economic and community benefit, and raise the profile of Richmond.

Overview of 2023 City Events Program

The 2023 City Events Program saw a return to a pre-pandemic level of events which was well received by the community. An overview of the 2023 City Events Program can be found in Attachment 1.

Proposed 2024 City Event Program

The proposed 2024 City Events Program supports the delivery of a mix of events, including neighbourhood, community, and city-wide events that align with the Council-approved Guiding 7412897

CNCL - 86

Principles, celebrating unique, local themes and appealing to a range of age groups and interests, with a number of events offering the potential for a regional draw. Accessibility will continue to be a priority in the planning of City events in 2024, to ensure community members of all abilities are able to participate in and enjoy the program of offerings.

Children's Arts Festival 2024

Proposed Program – February 19-23, 2024

The Children's Arts Festival supports many of the Council-endorsed City Events Strategy Guiding Principles: providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; increasing sense of community pride and belonging; celebrating local themes and including programming that is uniquely Richmond; and supporting the development of a unique event with a regional draw that raises Richmond's profile. Similar to the 2023 program, the proposed 2024 program will include arts education experiences at partnering community centres. All programs will be led by professional artist instructors in a wide variety of arts disciplines, including visual, literary, performance, media arts and more.

The proposed 2024 Children's Arts Festival's public day will feature the addition of programming in the new Richmond Cultural Centre Annex, allowing more community members to enjoy a wider range of opportunities on the February 19, 2024 Family Day holiday.

The School Days program, with the support of Richmond School District No. 38, will run from February 20 to 23, 2024. School days programming will be offered at Cambie, City Centre, Hamilton, South Arm, Thompson and West Richmond Community Centres. The objective of the event is to engage Richmond's children and expand their horizons through a large assortment of culturally and artistically diverse activities such as:

- participatory art activations;
- drop-in art imagination stations;
- arts and culture workshops; and
- performances led by local artists and art educators.

The Children's Arts Festival represents a unique opportunity for residents, youth and artists to come together to build community. By introducing youth as early as possible to the arts. The Festival strives to instill awareness and engagement in the arts and culture sector long term to fulfill the goals outlined in the Richmond's Arts Strategy.

Proposed 2024 City Events Budget: \$70,000

Richmond Cherry Blossom Festival

Proposed Program – April 7, 2024

The Richmond Cherry Blossom Festival supports many of the Council-endorsed City Events Strategy Guiding Principles: building local capacity by investing in community-driven events; providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; increasing sense of community pride and belonging; celebrating local themes and including programming that is uniquely Richmond; and supporting the development of a unique event with a regional draw that raises Richmond's profile. For 2024, the festival theme

7412897

will be "*dream*." The theme symbolizes the dream of festival organizers to leave a legacy for future generations.

As initially envisioned by the B.C. Wakayama Kenjin Kai, the Richmond Cherry Blossom Festival celebrates the natural and transient beauty of the 255 Akebono cherry trees in bloom at Garry Point Park while providing festival visitors the opportunity to experience unique Japanese customs and traditions. As in past years, this years festival will feature performances, demonstrations and hands-on activities provided by local Japanese craftspeople. Staff are working with the Festival Directors and the Sister City Advisory Committee to consider options for incorporating a display by the City of Richmond's Sister City Committee.

Proposed 2024 City Events Budget: \$50,000

Doors Open Richmond

Proposed Program – June 8 and 9, 2024

Doors Open Richmond is an annual two-day event featuring free opportunities to explore behind the scenes in Richmond's unique places. The event promotes intercultural understanding by prioritizing its partnerships with cultural, faith-based and civic partner sites. Working with these partner sites, Doors Open helps organizations and communities share their cultural practices with the public in their own way and with their voice. It also helps newcomers to Richmond understand the various community support services available.

For its 17th year the Richmond Museum Society will support the delivery of programming at over 40 sites across the City, offering a shuttle bus program for faith-based organizations along No. 5 Road and various cultural centres, and providing online programming for sites unable to invite public inside a facility. To enable the delivery of these activities, the event will be supported again by a robust volunteer ambassador program.

Proposed 2024 City Events Budget: \$30,000

Community Celebration Grants and Neighbourhood Block Party Programs

Proposed Program - Community Celebration Grants June 1 to December 31, 2024 & Neighbourhood Block Party Programs May 1 to October 31, 2024

The Community Celebration and Neighbourhood Block Party Grants Program supports a number of the Guiding Principles of the City Events Strategy: building local capacity by investing in community-driven events; providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; and maximizing social benefits to the community by fostering volunteerism and increasing sense of community pride and belonging.

This program also supports the objectives of the Community Wellness Strategy. It offers opportunities to activate specific actions in the Cultural Harmony Plan at the grassroots level by incorporating criteria prioritizing proposals that facilitate intercultural interaction and promote intercultural understanding.

Based on a review of the outcomes of the existing program, staff propose splitting the former Neighbourhood Celebration Grant Program into two streams for 2024. This change is proposed as a result of a review of the existing program and best practices research indicating that up to 7412897

CNCL - 88

\$2,000 is suitable for a community-level event that is open to a broader public group while \$500 is a more suitable amount for a block party that is generally accessible to a more localized group of people. Should Council endorse the recommended changes to the program, the application process for the Neighbourhood Block Party Grant will also allow staff to process these applications in a more timely manner thereby making the grant process more accessible to the community.

Community Celebration Grants – These grants would be open to non-profit groups to host an event open to the public and/or a broader community. Proposed eligibility and evaluation criteria include:

- Richmond-based non-profit groups, not-for-profit faith-based groups, Parent Advisory Committees, and Student Councils;
- Event must be held in Richmond;
- Event must demonstrate alignment with program objectives including creating events that build community in Richmond;
- Event must be free and open to the public; and
- Applicant must demonstrate capacity to host event and a realistic estimate of resources needed and total budget required.

If approved, the proposed 2024 Community Celebration Grant Program will be launched in quarter one of 2024. Proposed grant recipients will be brought for Council approval in quarter two of 2024 for events to be offered June 1 to December 31, 2024.

Neighbourhood Block Party Program – These grants would be for neighbourhood groups to connect, create a sense of community, and enhance safety and awareness in neighbourhoods. Block parties can take place in a variety of spaces, including parks, on local streets or private property. Proposed eligibility and evaluation criteria include:

- Richmond-based neighbourhood groups (two individuals not living in the same household) and stratas;
- Event must be held in Richmond;
- Event must demonstrate alignment with program objectives including creating events that build community in Richmond;
- Event must be free to participants; and
- Applicant(s) must demonstrate capacity to host event and a realistic estimate of reasources needed and total budget required.

Should Council endorse this initiative, staff would implement a more stream-lined process where by neighbours (two individuals from different households) and stratas could apply for up to \$500 of funding to plan and implement a Neighbourhood Block Party between May 1 and October 31, 2024.

Applications would be accepted on an ongoing basis between the launch of the program in quarter one of 2024 and September 2024 making the process more accessible and flexible for members of the community. If endorsed, a Neighbourhood Block Party Planning Guide will be produced to support applicants in planning their events. Applications would be reviewed and approved by staff and, as in previous years, a summary report would be required after the event

7412897

CNCL - 89

to help ensure the funds were used for the approved purposes. Council will receive a summary of approved block parties at the end of the season.

Proposed 2024 City Events Budget: \$50,000 for Community Celebration Grants and \$25,000 for Neighbourhood Block Party Fund.

Steveston Salmon Festival / Canada Day

Proposed Program – July 1, 2024

The Steveston Salmon Festival supports many of the Guiding Principles of the City Events by building local capacity by investing in community-driven events; providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; maximizing social benefits to the community by fostering volunteerism and increasing sense of community pride and belonging; celebrating local themes and including programming that is uniquely Richmond; and supporting the development of a unique event with a regional draw that raises Richmond's profile.

Working in partnership with the Steveston Community Society and the Steveston Salmon Festival Planning Committee, the 2024 event is anticipated to include many of the same elements as the 2023 festival including the Parade, performance stages and entertainment throughout the village, the Japanese Cultural Show, Horticulture Show, Art Show, children's activities, the traditional Salmon Bake, Chow Mein booth and food trucks.

Proposed 2024 City Events Budget: \$345,000

It is proposed that any additional funds Steveston Community Society/ Richmond Agricultural and Industrial Society brought forward through grants or sponsorship to support the Steveston Salmon Festival be used for program enhancements.

Richmond Maritime Festival

Proposed Program – August 24 and 25, 2024

The Richmond Maritime Festival embodies many of the Guiding Principles of the City Events Strategy - building local capacity by investing in community-driven events; providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; maximizing social benefits to the community by increasing sense of community pride and belonging; celebrating local themes and including programming that is uniquely Richmond; and supporting the development of a unique event with a regional draw that raises Richmond's profile.

For its 21st year, the goal of the Richmond Maritime Festival continues to be to serve as one of Richmond's signature events, showcasing the cultural and maritime heritage of Britannia Shipyards National Historic Site and Steveston. In 2024, this will be accomplished through visiting boats, interactive children's activities and telling the stories of those who lived and worked along the Fraser River through artistic performances and heritage displays.

Proposed 2024 City Events Budget: \$210,000

It is proposed that any additional funds brought forward by Richmond Arts Coalition or Britannia Shipyards National Historic Site Society through grants and sponsorships to support this event be used for program enhancements.

Supporting food security through community-driven events

Proposed Program - 2024

It is proposed that funding continue to be allocated in 2024 to support farmers markets as well as opportunities for other not-for-profit organizations to put forward proposals for community events that support food security and/or promotion of local food and food producers. This proposal supports priorities identified in the Community Wellness Strategy.

The 2024 program would meet the following program objectives:

- promoting local farmers and food producers;
- supporting and promoting options for Richmond residents to access local food in an outdoor setting; and
- highlighting opportunities through community events to promote food security/address food insecurity in innovative ways.

This program was established to support local farmers, enhance farmers market, and support for community events related to food security and/or promotion of local food and food producers.

Proposed 2024 City Events Budget: \$30,000.

City Five-Year Event Plan and Signature Multi-Cultural Festival Update

Work on the development of the City Five-Year Event Plan (the Plan) and the Multi-Cultural Festival was put on hold for two years given so many unknowns about the potential short and long-term impacts of COVID-19. With the removal of restrictions on gatherings, and having completed a number of successful events in a post-COVID environment, staff re-focussed on advancing the Plan in 2023.

The work done to date and currently underway includes consultation and engagement with key stakeholders, best practice reviews around event programming, funding, sponsorship, marketing, metrics and measurement tools.

Funding was allocated in 2022 and remains in the provision to undertake a visioning and consultation process to develop a new, uniquely Richmond multicultural celebration. The initial planning for this work has been rolled into the fulsome stakeholder and community engagement process currently underway to support the development of the Plan.

The proposed Plan will reflect the needs of the community; support Council's Strategic Plan; contribute to priorities identified in a range of corporate strategies and plans; and align with the Guiding Principles endorsed by Council.

The objectives of this Plan are to:

1. Highlight how events contribute to an appealing and livable city.

7412897

- 2. Through consultation with staff and Stakeholders, as well as a review of industry best practices:
 - Seek feedback on how the Guiding Principles can be implemented for events; and
 - Identify strategic priorities and a proposed program of City-hosted/supported events for the next five years that considers existing events as well as addresses gaps in existing portfolio and/or prioritizes themes/features that make Richmond unique.
- 3. Identify an implementation plan that outlines a budget and resource plan to support the planning and delivery of the recommended city events over the next five years.
- 4. Identify evaluation criteria and methodology for ongoing review to ensure that event strategy outcomes are defined, tracked, measured and celebrated through regular reporting to City Council; and that emerging opportunities can be considered in a timely manner.

The Plan will be brought forward for Council consideration in quarter two of 2024. Should Council endorse the proposed Plan at that time, this will allow for sufficient planning time for staff to work with community partners to develop a program of events and initiatives, including addressing a signature multi-cultural festival, in time for the 2025 budget process and event season.

Event	2023 City Events Budget	2024 City Events	2024 City Events Funded by Rate	2024 City Estimated Grant Funding
		Proposed Budget	Stabilization Account	Grant Funding
Children's Arts Festival (CAF)	\$60,000	\$70,000	\$70,000	
Richmond Cherry Blossom Festival	\$45,000	\$50,000	\$50,000	
Doors Open Richmond	\$25,000	\$30,000	\$30,000	
Neighbourhood Celebration Grants Program	\$75,000	\$50,000	\$50,000	
Community Block Party Fund	\$0	\$25,000	\$25,000	
Steveston Salmon Festival / Canada Day	\$300,000	\$345,000	\$320,000	\$25,000
Richmond Maritime Festival	\$200,000	\$210,000	\$210,000	
Supporting food security through community-driven events	\$30,000	\$30,000	\$30,000	
Total	\$735,000	\$810,000	\$785,000	\$25,000

Table 1: 2024 Proposed City Event Program and Budget

The proposed budget represents an increase from the previous year to account for cost increases in event contracts and supplies such as tents, portable toilets and traffic management.

As in previous years, any grants, sponsorships, other funding and in-kind contributions secured by community partners will be used for program enhancement.

Financial Impact

Staff propose a total for the 2024 City Events Program budget of \$810,000 with funding of \$785,000 from the Rate Stabilization Account and \$25,000 estimated grant be considered in the 2024 budget process.

Conclusion

Events enrich the lives of residents by providing the opportunity for the community to connect, contribute, learn and celebrate together. They contribute to social and economic well-being, foster community resiliency, building community capacity and a sense of community identity and contributing to a vibrant city with a strong sense of place and distinct identity. A program of events for 2024 provides opportunities for the City to work collaboratively with a range of community organizations to safely deliver on a number of priorities identified in the Council's Strategic Plan and contribute to the quality of life of Richmond residents. A City Five-Year Event Plan which will be presented for Council's consideration in quarter two of 2024 will provide a framework for planning, delivering and evaluation of City-hosted and supported events across the city.

Dee Bowley-Cowan

Program Manager, Events (604-276-4320)

Att. 1: Overview of the 2023 City Events Program

Overview of the 2023 City Events Program

2023 Children's Arts Festival

The annual Children's Arts Festival is the City's signature event for children aged 3 to 12 years and includes two components: a public day and school days. The City and Richmond School District No. 38, supported by the Richmond Public Library, worked collaboratively to deliver this year's program. The event's objective is to engage Richmond's children and expand their horizons through a large assortment of culturally and artistically diverse arts and culture activities, performances and workshops.

Participation highlights include:

- Over 5,000 people attended the Richmond Library and Cultural Centre for a wide range of programming during the Family Day public event on February 20, 2023; and
- 1,082 children representing 48 classes from 35 Richmond elementary schools participated in the school days program from February 21 to February 24, 2023, at the Richmond Library/Cultural Centre, Local Community Centres (City Centre, Hamilton, South Arm, Steveston, Thompson and West Richmond), and the Richmond Nature Park.

2023 Richmond Cherry Blossom Festival

Celebrating the arrival of spring and the blooming of Garry Point Park's 255 Akebono cherry trees, this annual event is produced in partnership with representatives from the BC Wakayama Kenjin Kai. Returning to its pre-pandemic format for the first time on April 2, 2023, the event featured live music and performances; food from a local restaurant and food trucks, Japanese cultural display, and demonstrations. The Sister City Advisory Committee also hosted a display highlighting the 50th anniversary of Richmond's Sister City relationship with Wakayama. The

2023 Cherry Blossom Festival theme was 感謝 (KANSHA), meaning gratitude or appreciation.

Participation highlights include:

- Over 5,000 visitors attended the Festival; and
- Social media content reached 1,386 individuals, including 1,706 post engagements and 738 likes and shares.

2023 Doors Open Richmond

The 16th edition of Doors Open Richmond was presented from June 3 - 4, 2023 and featured 39 partner sites offering a variety of in-person experiences. New and returning favourites included the 39 Service Battalion and 12 Service Battalion Museum, Richmond Ismaili Jamtkhana, the Turkish Canadian Society and the Ukrainian Community Society of Ivan Franko.

Participation highlights include:

- Over 17,000 visits to sites recorded throughout the weekend;
- 313 participants attended pre-registered tours including guided tours of Richmond City Hall and guided bus tours featuring sites along the Highway to Heaven; and
- Social media content reached 72,426 individuals, including 2,157 post engagements and 132 likes and shares.

2023 Neighbourhood Celebration Grants Program

The launch of the Neighbourhood Celebration Grant Program was announced to the public on January 31, 2023, via the City's website and various social media channels, through targeted communications to previous program applicants and in community facilities throughout Richmond. Groups of residents, artists, community champions and community organizations were invited to submit creative proposals for initiatives that offered opportunities to connect residents of diverse backgrounds through shared experiences that could be delivered by the end of 2023.

In total, 76 applications were received by the February 26, 2023 deadline. Applicants included Parent Advisory Councils, student groups, neighbourhood, block parties, strata groups, and non-profit societies.

67 projects received funding, totalling \$78,983.76, which included \$13,745.55 being allocated to neighbourhood block parties.

Participation highlights include:

- 14 school events;
- 14 Block Parties; and
- 37 Community events and programs.

2023 Steveston Salmon Festival / Canada Day

The 76th annual Steveston Salmon Festival was successfully delivered in alignment with the vision theme "It's about COMMUNITY" for the Festival. Visitors appreciated the expanded footprint and return of some traditional Salmon Festival activities.

The 76th annual Steveston Salmon Festival on July 1, 2023 included:

- The return of the Steveston Salmon Festival Parade, Salmon Bake and Chow Mein Community Food Booth, and market/trade show;
- A welcome ceremony including local, federal and provincial government and First Nations representatives;
- Traditional Steveston Salmon Festival programming, including the Japanese Cultural Show and Art Show;
- Children's activites;
- Japanese Cultural show and demonstrations;
- Fireworks over the water at Imperial Landing; and
- A flyby the Canadian Arm Forces Lockheed CP-140 Aurora, a maritime patrol aircraft.

Participation highlights include:

- Over 75,000 visitors to the site over the day;
- Social media content reached 211,416 individuals, including 1,666 post engagements and 315 likes and shares; and
- 274 community volunteers contributed to over 1,406 hours to deliver the event.

2023 Richmond Maritime Festival

The 20th annual Richmond Maritime Festival animated the Britannia Shipyard National Historic Site on August 26-27, 2023. The event program included 12 wooden and working boats along the dock including local restored heritage boats, maritime-themed décor and installations throughout the site, roving performances, "pop-up" style heritage storytellers, food and beverage vendors, and community booths.

Participation highlights include:

- Over 40,000 visitors to the site over the two day Festival;
- Social media content reached 182,000 individuals, including 666 post engagements and 2,915 likes and shares;
- More than 50 artists, performers, and heritage storytellers contributed to the festival programming; and
- 105 volunteers contributed over 870 hours to deliver the event.

Supporting Food Security Through Community-driven Events

When Farm Fest at Garden City Lands was cancelled in 2020 due to COVID-19, staff were given direction to direct a portion of the funding allocated to that event to support a local farmers market. Due to the relatively high cost for the City to host a single-day farmers market on the Garden City Lands, in 2021, the Council directed \$20,000 be allocated to support and enhance existing markets. \$30,000 in funding was allocated in 2022 and 2023 to support further the expansion of existing markets as well as expanding the funding eligibility to include support for community events related to food security and/or promotion of local food and food producers.

In 2023, this funding was used to support:

- Kwantlen St. Farmer's Market (market dates from May November 2023);
- Sharing Farm Society (Garlic Festival food security educational enhancements on August 20, 2023 at Terra Nova Rural Park);
- Steveston Farmers and Artisans Market (market dates May 7- September 17, 2023); and
- Urban Bounty (market dates from May October 2023) at Hamilton Community Centre.

Participation highlights include:

- Promoted local farmers and food producers at the Kwantlan Farmers Market at the Culutral Centre Plaza;
- Provided access to community members to affordable fresh produce every Saturday for 10 weeks at the Pop-Up Market in East Richmond's Hamilton Community Centre; and
- Supported and promoted options for Richmond residents to access local food in an outdoor setting at the Garlic Festival through community workshops during the festival.



- To: Planning Committee
- From: Wayne Craig Director, Development

Date: November 6, 2023 File: RZ 22-011080

Re: Application by Gurjit Pooni for Rezoning at 10511 Lassam Road from the "Single Detached RS1/E" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, for the rezoning of 10511 Lassam Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

4

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

WC:ac Att.6

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Affordable Housing	V	be Erceg		

Staff Report

Origin

Onyx Premier Homes Ltd. (Directors: Amar Gill and Jasdeep Uppal) have applied to the City of Richmond for permission to rezone 10511 Lassam Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single-family lots with access from Lassam Road. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the subject property which is currently vacant and proposed to be demolished. There are no existing secondary suites in the dwelling.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North:	A school (James McKinney Elementary School) on a lot zoned "School & Institutional Use (SI)", accessed from Lassam Road.
To the South:	A single-family dwelling on a property zoned "Single Detached (RS1/B)", accessed from Lassam Road.
To the East:	Across Lassam Road, single-family dwellings on lots zoned "Single Detached (RS1/E)", accessed from Lassam Road.
To the West:	The parking area for a school (James McKinney Elementary School on a lot

zoned "School & Institutional Use (SI)", accessed from Lassam Road.

Related Policies & Studies

Official Community Plan/Steveston Planning Area

The subject property is located in the Steveston planning area and is designated as "Neighbourhood Residential" in the Official Community Plan (OCP). The property is designated for "Single Family" use in the Steveston Area Plan. The proposed rezoning and subdivision are consistent with these designations.

Single Family Lot Size Policy 5420/Zoning Bylaw 8500

The subject property is located within the area covered by Lot Size Policy 5420, adopted by City Council in 1989, and subsequently amended by Council on August 7, 1992, and on August 21, 1995 (Attachment 4). The Policy permits properties along Lassam Road to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS2/B)" zone (minimum 12 m wide lots). Each proposed lot at the subject site will be approximately 12.6 m (41 ft.) wide and approximately 575 m² (6,189.25 ft²) in area which conforms to the RS2/B zone. The proposed rezoning complies with the Lot Size Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

In accordance with the City's Early Public Notification Policy No. 1316, a notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, a rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the early public notification or placement of the rezoning sign on the property.

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

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for both new lots off Lassam Road. This rezoning and subdivision is consistent with the emerging lot fabric and vehicular access along Lassam Road.

Existing Legal Encumbrances

There is an existing 3 m wide Statutory Right-of-Way (SRW) for City sanitary service that covers a small portion of the property in the southwest corner which will be expanded and widened northward with utility upgrades. The applicant has been advised that no building encroachment into the SRW is permitted.

Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Lassam Road. In accordance with the Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access to proposed Lot 1 and proposed Lot 2 will be from Lassam Road.

Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications Driveway and to ensure retention of a City tree in the frontage (tag # CT-2). This work is to be designed and constructed as part of the required Servicing Agreement to be entered into prior to subdivision.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine bylaw-sized trees on the subject property, no trees on neighbouring properties, and two trees on City property (Attachment 5).

The City's Tree Preservation Coordinator and City Parks Department have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Two trees tag# 373 (Common fig, 21 cm caliper) and tag# 374 (Common fig, 21 cm caliper) located at the rear of the property are both identified as being in good condition and are to be retained and protected.
- Five trees on site along the north and southwest portions of the lot, tag# 369 (Cherry plum, 21 cm caliper), tag# 370 (Japanese cherry, 53 cm caliper), tag# 371 (crabapple, 21 cm caliper), tag#372 (Persian walnut, 42 cm caliper), tag# 375 (crabapple) are all in poor condition exhibiting sparse and predominately dead canopies, splits in the main trunk or extensive basal cavities. Tree tag# 369 was topped and limbed in July of 2022 as a result of safety concerns following a storm event. These trees are not good candidates for retention and should be replaced.
- One tree on-site in the northeast corner, tag# 368 (crabapple, 21 cm caliper) has experienced significant snow-loading damage leading to horizontal stress fractures. This tree is recommended for removal and replacement.
- One tree tag# 376 (common fig, 28 cm caliper) is identified as not being a good candidate for retention due to its poor co-dominant stem structure and presence of included bark, which is an indicator of branch failure. The tree also conflicts with the rear and side portions of the proposed building footprint.
- One City tree tag# CT-1 (crabapple, 21 cm caliper) located on city property is in poor condition with an altered canopy and is not a good candidate for retention. As such, the tree is recommended for removal with compensation provided.
- One City tree tag# CT-2 (Cherry plum, 27 cm caliper) is in good health and fair condition. It is to be retained and protected. A tree survival security of \$5,000.00 will be required for the City tree.

Tree Replacement

The applicant wishes to remove seven bylaw-sized trees on-site trees (Trees #368, 369, 370, 371, 372, 375, 376). The 2:1 replacement ratio would require a total of 14 replacement trees.

The applicant has agreed to plant six trees on-site. The applicant will submit a Landscape Security of \$4,500.00 (\$750.00/tree) to ensure that a total of six trees (three on each lot) are planted and maintained. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,000.00 to the City's Tree Compensation Fund in lieu of the remaining eight trees that cannot be accommodated on the subject property after redevelopment. In addition, the applicant will contribute \$1,500.00 to the City's Tree Compensation Fund to compensate for the removal of one City tree.

Tree Protection

Two trees (tag #373 and #374) on the subject property and one tree (tag #CT-2) on City property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones.
- The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review. Specifically, providing sanitary service to the northern proposed lot will require onsite supervision and special construction measures to trench through the Tree Protection Zone.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$15,000.00 Tree Survival Security for two on-site trees (tag #373 and #374) and one City tree (tag# CT-2) to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

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

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a onebedroom secondary suite of a minimum of 46.5 m² (500 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 46.5 m² (500 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing

At subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements as described in attachment 6, including:

- Design and construction of the required servicing connection works (water, sanitary and drainage).
- Removal of the existing driveway crossing and installation of two new driveway crossings, as outlined in Attachment 6.
- Creation of an expanded 3.0 m wide right-of-way for the sanitary line that will extend 7.5 m north from the existing right-of-way.

At subdivision stage, the applicant is required to complete the following:

• Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees.

Financial Impact or Economic Impact

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

Conclusion

This rezoning application is to rezone the property at 10511 Lassam Road from "Single Detached RS1/E" Zone to "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single-family lots with both lots to be accessed from Lassam Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

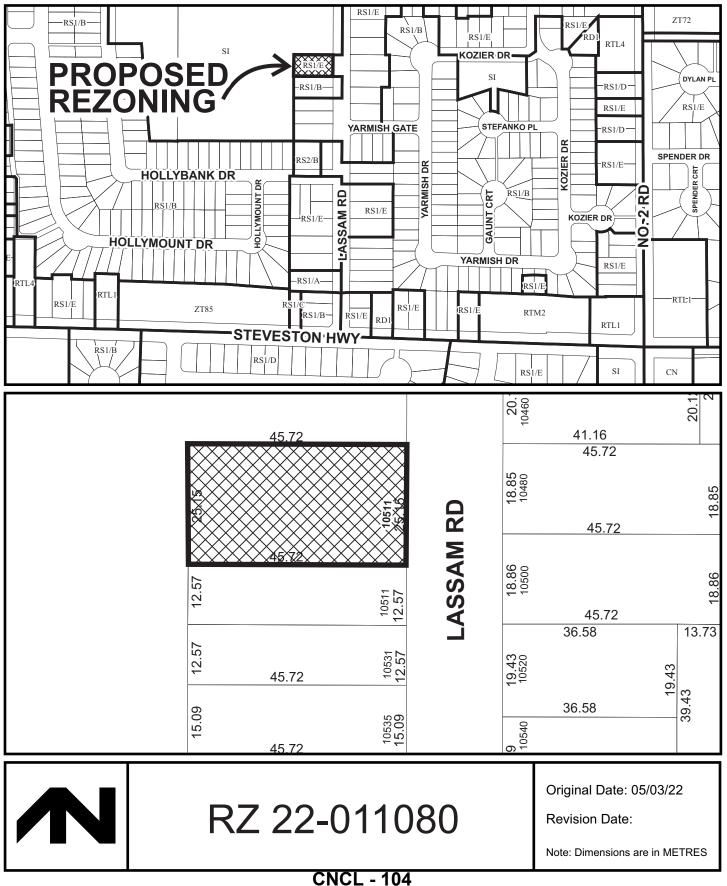
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10513 be introduced and given first reading.

Alexander Costin Planning Technician – Design (604-276-4200)

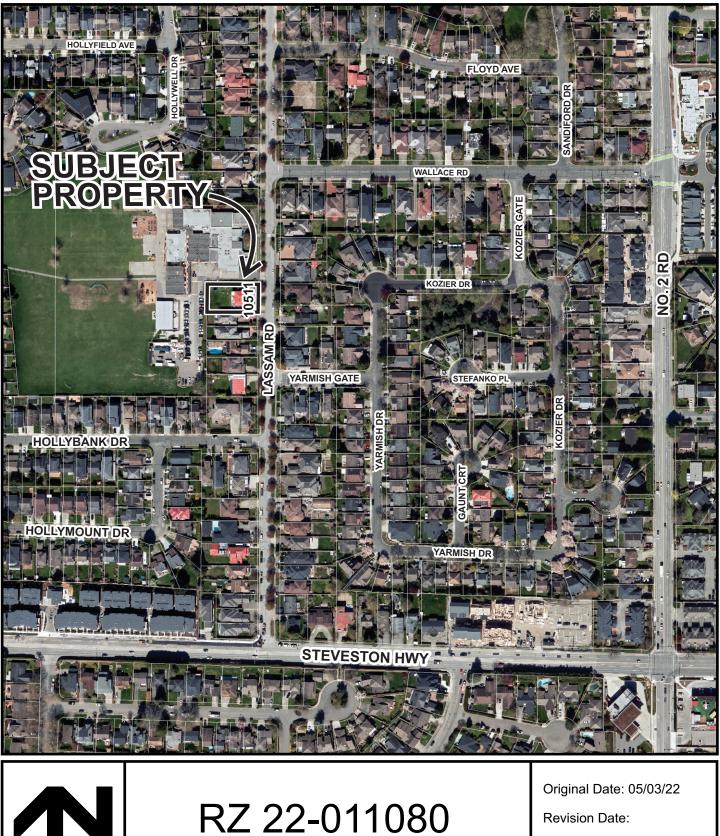
AC:js

- Att. 1: Location Map/Aerial Photo
 - 2: Survey and Proposed Subdivision Plan
 - 3: Development Application Data Sheet
 - 4. Single Family Lot Size Policy 5420
 - 5. Tree Management Plan
 - 6: Rezoning Considerations





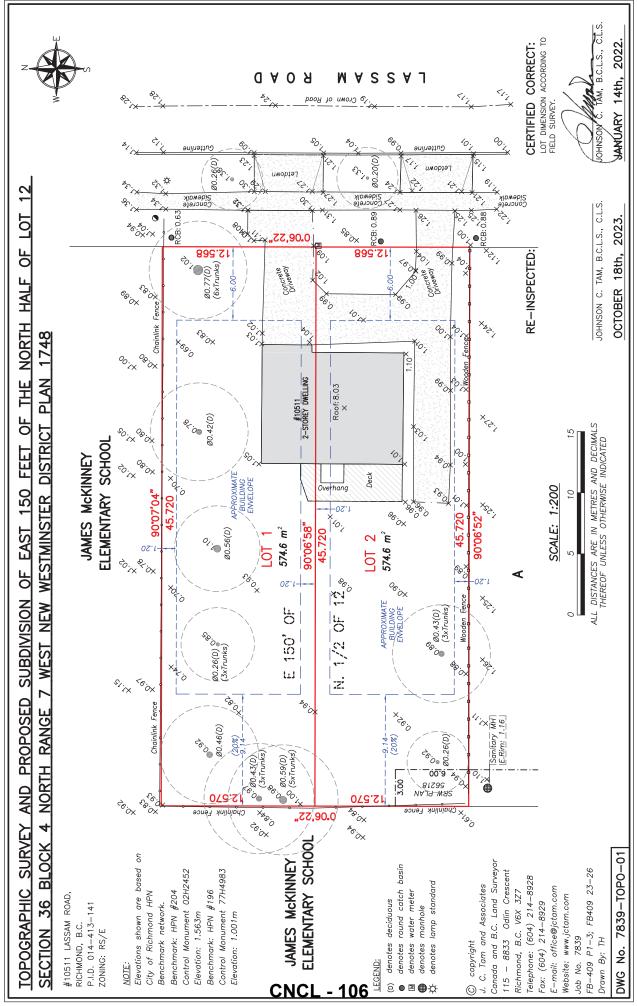




CNCL - 105

Revision Date:

Note: Dimensions are in METRES



Attachment # 2



Development Application Data Sheet

Development Applications Department

RZ 22-011080

Address: 10511 Lassam Road

Applicant: Onyx Premier Homes Ltd

Planning Area(s): Steveston

	Existing	Proposed	
Owner:	Onyx Premier Homes Ltd.	To be determined	
Site Size (m ²):	1149 m²	Lot 1: 574.6 m ² Lot 2: 574.6 m ²	
Land Uses: Single-family home Two		Two single-family homes	
OCP Designation:	Neighbourhood Residential	No Change	
Area Plan Designation:	N/A	No Change	
702 Policy Designation:	N/A	N/A	
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)	
Number of Units:	1	2	

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max 0.55 for area up to 464.5 m ² plus 0.3 for area in excess of 464.5m ²	none permitted
Buildable Floor Area (m²):*	Lot 1: Max. 288.5 m ² (3105.4 ft ²) Lot 2: Max. 288.5 m ² (3105.4 ft ²)	Lot 1: Max. 288.5 m ² (3105.4 ft ²) Lot 2: Max. 288.5 m ² (3105.4 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	none
Lot Size:	Min. Lot Size: 360 m²	Lot 1: 574.6 m² Lot 2: 574.6 m²	none
Lot Dimensions (m):	Min. Width: 10 m Min. Depth: 24 m	Lot 1 Width: 12.6 m Depth: 45.7 m Lot 2 Width: 12.6 m Depth: 45.7 m	none

Attachment 3

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to a maximum required setback of 10.7 m	Front: Min. 6.12 m Rear: Min. 9.1 m for a maximum width of 60% of the rear wall of the first storey; and Min. 11.4 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (1/2) storey above. Side: Min. 1.2 m	none
Height (m):	Max 2½ storeys or 9.0 m	Max 2½ storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

Other:



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: October 16, 1989 Amended by Council: August 17, 1992 Lassam Rd. Adopted by Council: August 21, 1995	POLICY 5420
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7	

POLICY 5420:

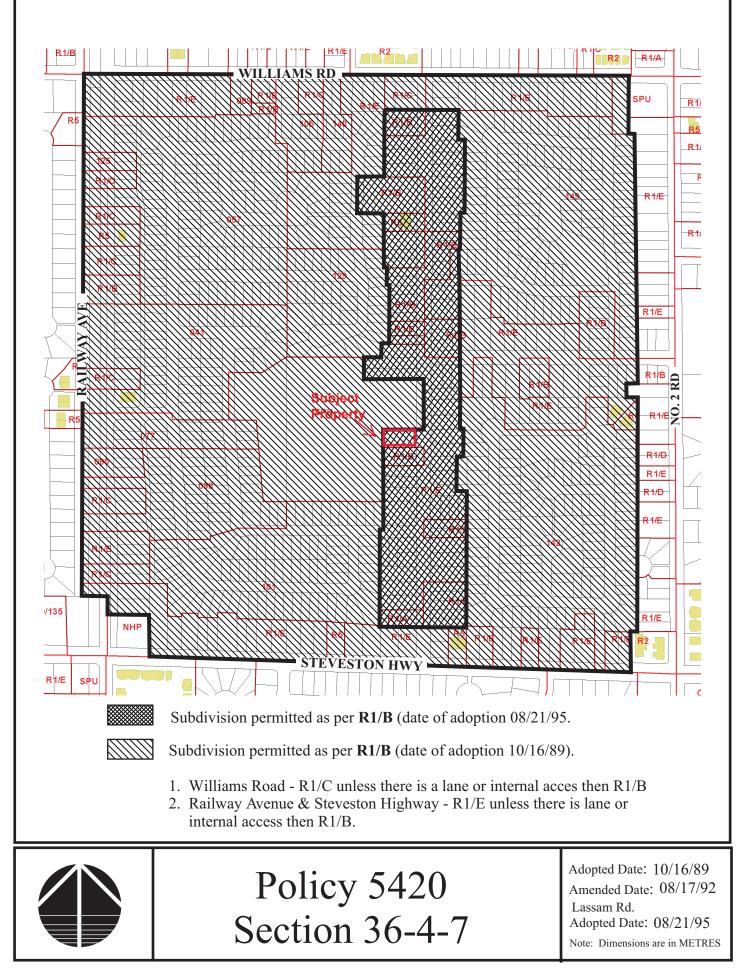
The following policy establishes lot sizes for the area, bounded by **Steveston Highway**, **Railway Avenue**, **Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

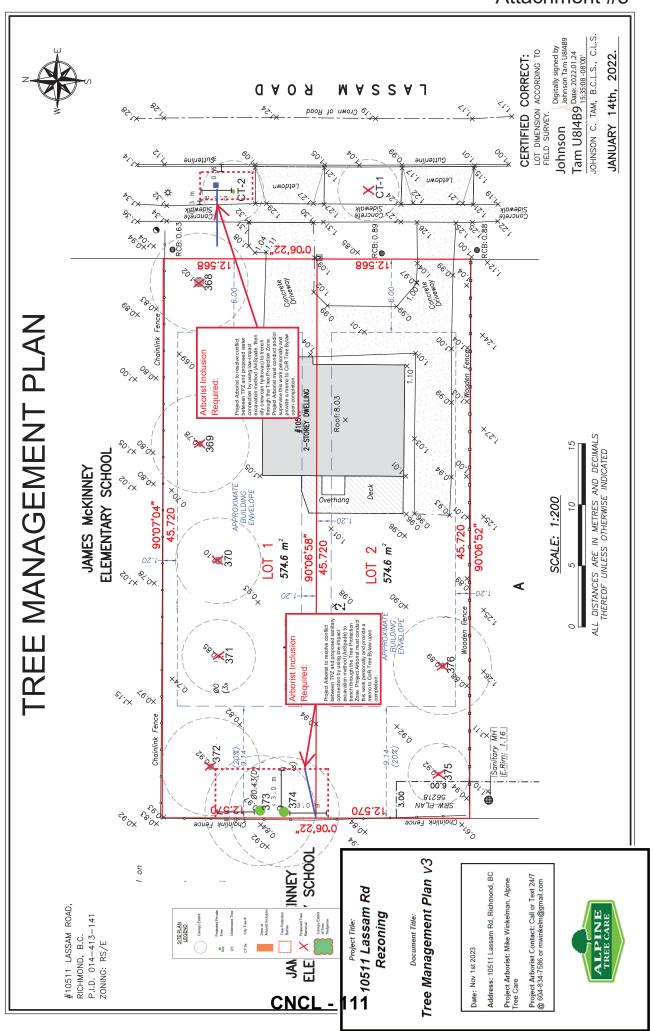
and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

- **Note:** Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is <u>the middle of Railway Avenue</u>.
- Note: There are two adoption dates for two separate portions of Policy 5420.



CNCL - 110

Attachment #5





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

Address: 10511 Lassam Road

File No.: RZ 22-011080

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, the developer is required to complete the following:

- 1. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that three (3) trees on proposed Lot 2 for a total of six (6) trees are planted and maintained on each; minimum 8 cm deciduous caliper or 4 m high conifers).
- 2. City acceptance of the developer's offer to voluntarily contribute \$7,500 (\$6,000.00 for on-site tree replacement and \$1,500 for City tree replacement) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 4. Submission of a Tree Survival Security to the City in the amount of \$15,000.00 (\$10,000.00 for two on-site trees and \$5,000.00 for one city tree) for the trees to be retained.
- 5. Registration of a flood indemnity covenant on title (2.9 m GSC Area A).
- 6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a 1bedroom secondary suite of minimum 46.5 m² (500 ft²) is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw No 8500.
- 7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

- 1. At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing and other improvements.
- 2. Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works

- a) Using the OCP model with the water main upgrades proposed, there will be 257 L/s of water available at a 20 psi residual along Lassam Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- a) At the Developer's cost, the Developer is required to:

Initial:

- i) Install a new 25mm diameter water service connection complete with water meter and meter box to service the north lot as per standard City specifications.
- Cut and cap the existing water service connection located at the south east corner of the lot and install a new 25mm diameter water service connection complete with water meter and meter box for the south lot as per standard City specifications.
- iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the service connection design process.
- c) At Developers cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Confirm the condition and capacity of existing dual chamber storm service connection located along the Lassam frontage to be 100mm. Cut and cap the north branch and retain the south branch if in good condition to service the south lot.
 - ii) Confirm the condition and capacity of existing storm service connection located at the north east corner of the lot to be 100mm. Retain if in good condition to service the north lot.
 - iii) Complete all tie-ins for the proposed works to existing City infrastructure.
- a) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Create a new 3m wide ROW that extends 7.5m north from the existing ROW. In addition, ensure the newly proposed manhole has additional 3m SRW clearance.
 - iii) Install a new 200mm diameter sanitary main approximately 15m long that extends north from the existing manhole located at the North West corner of 10515 Lassam Rd. Install a new manhole at the end of the proposed sanitary main.
 - iv) Install a new 100mm sanitary service lead to service the north lot extending from the newly proposed sanitary manhole
 - v) Confirm the condition and capacity of existing sanitary service connection located at the south west corner of the lot. Retain if in good condition to service the south lot.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements

- a) The following frontage upgrades will be required at the applicant's cost as part of the Servicing Agreement:
 - The existing frontage improvements (1.5 m wide concrete sidewalk between two landscaped boulevards) are to be retained.

Initial:

- To maximize frontage improvements and on-street parking, driveways for adjacent properties are required to be paired with a minimum 1.65 m separation from the common property line.
- Per Bylaw 7222 and Design Specifications (R-7a-SD), the two existing driveways are to be reconstructed per the following design standards:
 - Minimum 1.65 m separation measured from the driveway flare (at the back of the letdown) to the closest common property line with the immediate neighbouring site.
 - The width of each driveway is to be set at 4.0 m between the property line and the site fronting road curb.
 - Maximum 2.0 m letdown depth (8% maximum slope). (Note: The existing driveways have letdown depth far exceeding the 2.0 m limit and are to be reconstructed).

General Items

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) Conduct pre-construction and post-construction elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost.
 - vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

Note:

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

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

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

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

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

(Signed copy on file)

CITY OF RICHMOND

APPROVED by

APPROVED

by Director or Solicitor



Richmond Zoning Bylaw 8500 Amendment Bylaw 10513 (22-011080) 10511 Lassam Road

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

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

P.I.D. 014-413-141 Lot 12 Section 36 Block 4 North Range 7 West New Westminster District Plan 1748

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10513".

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

MAYOR

CORPORATE OFFICER



Re:	Application by 1174602 BC Ltd. for an Agricultu	iral Land	Reserve Non-Farm Use
From:	Wayne Craig Director, Development	File:	AG 23-013899
To:	Planning Committee	Date:	November 6, 2023

Staff Recommendation

at 5440 No. 6 Road

That authorization for 1174602 BC Ltd. to forward an Agricultural Land Reserve Non-Farm Use application to the Agricultural Land Commission for commercial vehicle parking be denied.

Wayne Co

Wayne Craig Director, Development

WC:sds Att. 3

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Community Bylaws Policy Planning	₹ N	be Erceg		

7385682

Staff Report

Origin

1174602 BC Ltd. (Director: Manjit Sandhu) has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow commercial vehicle parking at 5440 No. 6 Road. A location map and aerial photograph are provided in Attachment 1. The property is located in the ALR, designated "Agriculture (AGR)" in the Official Community Plan (OCP) and zoned "Agriculture (AG1)".

The proposed non-farm use application is inconsistent with the applicable land use designations and policies of the City and Metro Vancouver, and the purpose of the ALC, generally including the following:

- **OCP and Farming First Strategy:** the subject property is designated for agriculture in the City's OCP and the Metro Vancouver Regional Growth Strategy (RGS). Policies in the City's OCP and Farming First Strategy also include protecting the ALR, discouraging non-farm uses in the ALR, and encouraging the use of ALR land for farming. The proposal is contrary to the local and regional land use designations and policies.
- ALC Act: the subject property is located in the ALR and subject to the ALC Act. As per the ALC Act, the purpose of the Commission is to preserve the ALR, encourage farming, and accommodate farm use. The proposal is contrary to the stated purpose of the ALC.
- **Industrial Land Intensification Initiative:** the City's Industrial Lands Intensification Initiative (ILII) includes policy to strengthen and intensify existing industrial land, rather than expanding into non-industrial areas. The proposal to allow industrial uses on agricultural land is contrary to this policy.

Staff are recommending that authorization to forward the proposed non-farm use application to the ALC be denied. Should City Council deny the application, the application will not be forwarded to the ALC for their consideration. More information is provided in the "Analysis" section of this report.

Findings of Fact

A Development Application Data sheet providing details about the proposal is attached (Attachment 2).

Surrounding Development

To the North:	Agricultural processing building and associated parking and loading on a property zoned "Agriculture (AG1)" and located in the Agricultural Land Reserve (ALR), fronting No. 6 Road.
To the South:	Agricultural property zoned "Agriculture (AG1)" and located in the ALR, fronting No. 6 Road.
To the East:	Agricultural property zoned "Agriculture (AG1)" and located in the ALR, fronting Westminster Highway.

To the West: Across No. 6 Road, property zoned "Industrial Business Park (IB1)" and designated "Mixed Employment (MEMP)" in the OCP, fronting International Place.

Analysis

<u>Proposal</u>

The property is zoned "Agriculture (AG1)" and designated "Agriculture (AGR)" in the City's OCP, which does not permit commercial vehicle parking. The purpose of the non-farm use application is to allow commercial vehicle at the subject property. The proposal includes 36 parking spaces for commercial vehicles on the 1.0 ha (2.5 acres) property (Attachment 3). The property is currently being used for commercial vehicle parking, contrary to zoning, and unauthorized fill has been deposited on the property without appropriate approvals from the City and the Agricultural Land Commission (ALC).

Bylaw Enforcement

The property is subject to ongoing bylaw enforcement as the property is being used contrary to zoning and unauthorized fill has been deposited on the property without appropriate approvals from the City and the ALC. Should City Council deny the non-farm use application, it will not proceed to the ALC for their consideration.

If City Council and the ALC approve the non-farm use application, a subsequent application to the ALC would be required to address the placement of fill on the property.

Background

The subject property has a long established history of being actively used for agricultural purposes. Based on a review of historical air photos, the site was used as a nursery farm operation for over 20 years until 2021. The property previously had farm status for over 20 years, but does not currently have farm status according to BC Assessment data.

Official Community Plan / Farming First Strategy

The Official Community Plan (OCP) land use designation for the subject property is "Agriculture (AGR)", which comprises of those areas of the City where the principal use is agriculture and food production, but may include other land uses as permitted under the *Agricultural Land Commission Act (ALCA)*.

The proposed non-farm use application is inconsistent with the land use designation and applicable policies in the OCP and Farming First Strategy:

OCP Policy / Farming First Strategy	Subject Application
Maintain the existing ALR boundary and do not support a loss of ALR land.	 The property is located in the ALR and subject to the <i>Agricultural Land Commission Act</i> (ALCA). The proposal is to use the property for commercial vehicle parking, which is an industrial use. Allowing the property to be used for industrial uses undermines the intent of the policy to protect the ALR for farming.
Continue to encourage the use of the ALR land for farming and discourage non-farm uses.	 The purpose of the application is to use the land for non-farm use (commercial vehicle parking). No farming is proposed as part of the application. There are appropriately zoned land in the City that accommodate commercial vehicle parking. Based on a review of historical air photos, the property has a history of being actively farmed (previously a nursery operation until 2021).
Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.	 The subject property is designated "Agriculture" in the Metro Vancouver Regional Growth Strategy. The proposal is not consistent with the regional land use designation and does not support agricultural viability. Using the property for industrial uses as proposed may require further approvals from Metro Vancouver.

Agricultural Land Commission Act (ALCA)

As per the *Agricultural Land Commission Act* (ALCA), the purpose of the Commission includes the following:

- To preserve the Agricultural Land Reserve.
- To encourage farming of land within the ALR in collaboration with other communities of interest.
- To encourage local governments to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

In order to fulfill its purposes, the Commission must give priority to protecting and enhancing all of the following:

- The size, integrity and continuity of the land base of the agricultural land reserve.
- The use of the Agricultural Land Reserve for farm use.

In staff's view, the proposal to use the ALR lands for commercial vehicle parking is contrary to the ALCA's stated purpose of the Commission.

Industrial Lands Intensification Initiative

The City's Industrial Lands Intensification Initiative (ILII) includes policies that preserve existing industrial land for industrial uses and encourage higher densities and productivity on these lands. The proposal to allow industrial uses on agricultural lands undermines the City's efforts to intensify industrial activities on existing designated industrial lands. Staff note that there are identified areas within the City that allow for commercial vehicle parking, which are appropriately zoned and designated for industrial use.

Food Security and Agricultural Advisory Committee

The subject non-farm use application was not referred to the Food Security and Agricultural Advisory Committee (FSAAC) as the application is contrary to existing City policy and staff are recommending the application be denied.

Financial Impact

None.

Conclusion

1174602 BC Ltd. has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow commercial vehicle parking at 5440 No. 6 Road. The application has been reviewed by City staff and found to be inconsistent with the following:

- Official Community Plan and Farming First Strategy;
- Agricultural Land Commission Act; and
- Industrial Lands Intensification Initiative.

On this basis, staff recommend that the ALR Non-Farm Use application be denied.

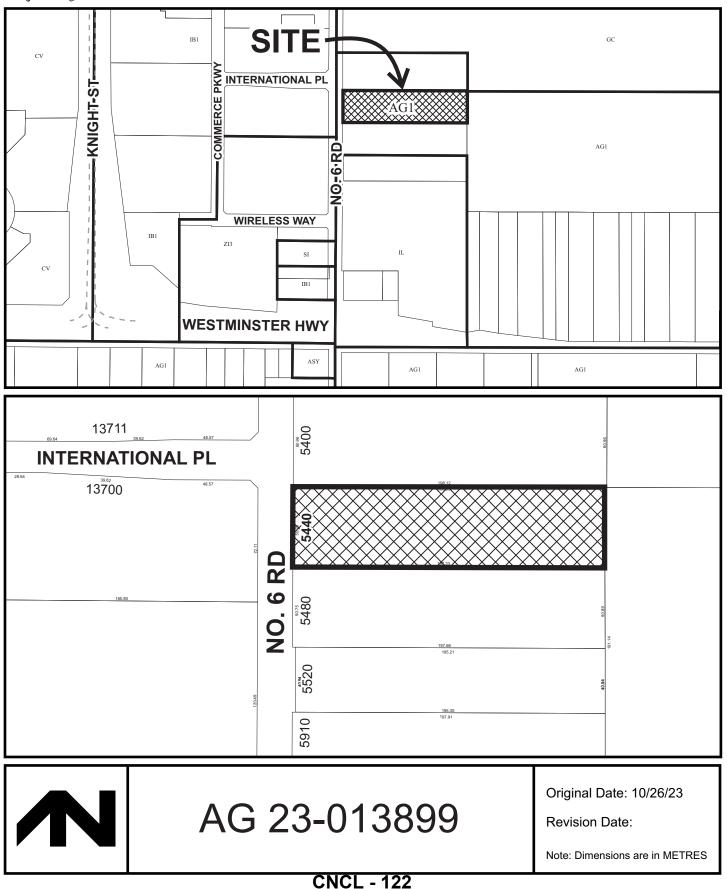
Steven De Sousa Planner 3

SDS:cas

Attachment 1: Location Map & Aerial Photo Attachment 2: Development Application Data Sheet Attachment 3: Site Plan



City of Richmond





City of Richmond





AG 23-013899

Original Date: 10/26/23

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

Attachment 2

AG 23-013899

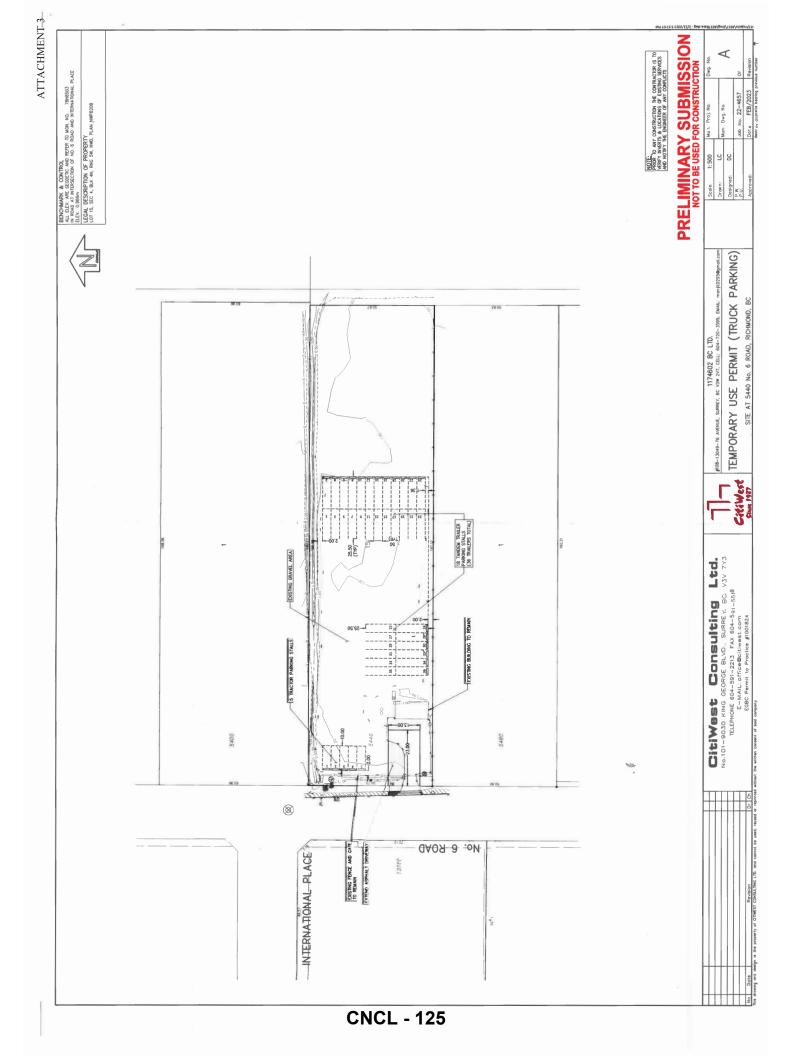
Address: 5440 No. 6 Road

Applicant: 1174602 BC Ltd. (Director: Manjit Sandhu)

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	1174602 BC Ltd.	No change
Site Size:	1.0 ha (2.5 acres)	No change
Land Uses:	Commercial vehicle parking (not permitted)	Commercial vehicle parking
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	Rezoning would be required to allow commercial vehicle parking
Other Designations:	Agricultural Land Reserve (ALR)	Non-farm use for commercial vehicle parking

7428678





Report to Committee

Re:	Application to 2023/24 BC Active Transportation	n Infrastr	ucture Grant Program
From:	Lloyd Bie, P.Eng. Director, Transportation	File:	10-6500-00/Vol 01
То:	Public Works and Transportation Committee	Date:	October 23, 2023

Staff Recommendation

- 1. That the submission for cost-sharing to the 2023/24 BC Active Transportation Infrastructure Grant Program as described in the staff report titled "Application to 2023/24 BC Active Transportation Infrastructure Grant Program" dated October 23, 2023, from the Director, Transportation be endorsed;
- 2. That the Chief Administrative Officer and the General Manager, Planning and Development, be authorized on behalf of the City to execute the funding agreement should the above application be successful; and
- 3. That should the grant application be successful, the grant amount will be included in the Consolidated 5 Year Financial Plan (2024-2028) accordingly.

Lloyd Bie, P.Eng. Director, Transportation (604-276-4131)

REPORT CONCURRENCE					
ROUTED TO:	CONCURREN	NCE CONCURRENCE OF GENERAL MANAGER			
Finance Department Engineering	\square	be Erceg			
SENIOR STAFF REPORT REVIEW		ALS: APPROVED BY CAO			

Staff Report

Origin

The Province of BC's Active Transportation Infrastructure Grant Program (the Program) is a cost-share program between the Province and local governments to support the construction of new facilities to make it easier and safer for people to walk, ride or roll using active transportation modes. This report presents the proposed submission from the City for consideration of cost-share funding under the Program for the 2023/24 funding cycle. Council endorsement is a requirement of the submission.

This report supports Council's Strategic Plan 2022-2026 Strategy #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

4.1 Ensure effective financial planning to support a sustainable future for the City.

This report supports Council's Strategic Plan 2022-2026 Strategy #2 Strategic and Well-Planned Growth:

Strategic and sustainable growth that supports long-term community needs and a wellplanned and prosperous City.

2.4 Enhance Richmond's robust transportation network by balancing commercial, public, private and active transportation needs.

Analysis

BC Active Transportation Infrastructure Grant Program

The call for applications related to the above-noted program commenced on September 1, 2023 with a deadline of October 27, 2023. Staff prepared the application and submitted it to the Province by the deadline.

The City is eligible for 50 per cent cost-share funding up to a maximum of \$500,000. The application that staff are proposing for the Province's annual 2023/24 funding cycle meets the Province's eligibility requirements of:

- City portion of funding secured.
- Design completed or in progress.
- Can be constructed within the required timeline of March 2026.

The proposed project for cost-sharing consideration is described below.

No. 2 Road Multi-Use Pathway, Steveston Highway to Williams Road

This project comprises the construction of a two-way, off-street shared pathway for pedestrians and cyclists on the east side of No. 2 Road between Steveston Highway and Williams Road. Council endorsed this project in the 2021 Capital Plan. The project is currently in the detailed design stage and construction is anticipated to commence in Q1 2024.

The approved total budget for this project is \$2.4 million. The City has secured up to approximately \$1,500,000 in grant funding from TransLink for this project with the remaining \$900,000 to be funded by the City. For cost-share projects with TransLink, a minimum City contribution of 25 per cent is required. Should the City's Program application be successful at achieving the maximum provincial contribution amount of \$500,000, the City's share of funding will be reduced from \$900,000 to \$600,000 for project. TransLink's share of the project will also be reduced to approximately \$1,300,000.

Project Funding

Table 1 summarizes the estimated cost-share breakdown of the No. 2 Road Multi-Use Pathway project should the City's grant application to the Province be successful.

Project	City Portion	Secured TransLink Funding	Potential BC Active Transportation Funding Grant	Est. Total Project Cost
No. 2 Road (Steveston Highway to Williams Road): Multi-Use Pathway	\$600,000	\$1,300,000	\$500,000	\$2,400,000

 Table 1: Funding for Application to

 2023/24 Potential BC Active Transportation Infrastructure Grant Program

Should the Program application be successful, the City's portion of the \$2.4 million approved project budget will be reduced from \$900,000 to \$600,000.

Financial Impact

Should the Program applications be successful, the City's cost for the No. 2 Road Multi-Use Pathway (Steveston Highway to Williams Road) will be reduced from \$900,000 to \$600,000 and be included in the Consolidated 5 Year Financial Plan (2024-2028). Any excess funding would be returned to the original funding sources and be available for use in future capital projects.

Conclusion

The pedestrian and bicycle facility improvement project proposed for submission to the 2023/24 BC Active Transportation Infrastructure Grant Program supports numerous goals of the City to improve community mobility, reduce greenhouse gas emissions and increase physical activity.

October 23, 2023

The potential receipt of external funding will enable the City to reduce its share of the project from \$900,000 to \$600,000.

Sonali Hingorani Sonali Hingorani, P.Eng.

Sonali Hingorani, P.Eng. Manager, Transportation Planning and New Mobility (604-276-4049)

SH:ck



Report to Committee

То:	Public Works and Transportation Committee	Date:	October 18, 2023
From:	Martin Younis, B. Eng., M. Eng. Director, Facilities and Project Development	File:	06-2000-01/2023-Vol 01
Re:	Award of Contract – Direct Digital Controls Maintenance Services		

Staff Recommendations

- 1. That Direct Digital Controls Maintenance Services be awarded to Ainsworth Inc., in the amount of \$2,609,707.00 for a five-year term as described in the report titled "Award of Contract Direct Digital Controls Maintenance Services," dated October 18, 2023, from the Director, Facilities and Project Development;
- That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to extend the initial five-year term, up to the maximum total term of seven years, for the maximum total amount of \$3,807,027.00 as described in the report titled "Award of Contract – Direct Digital Controls Maintenance Services," dated October 18, 2023, from the Director, Facilities and Project Development; and
- 3. That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contract and all related documentation with Ainsworth Inc.

Martin Younis, B. Eng., M. Eng. Director, Facilities and Project Development (604-204-8501)

REPORT CONCURRENCE					
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Finance Department	V	gh hing			
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO			

Staff Report

Origin

The City requires a Direct Digital Controls maintenance services contractor to complete preventative maintenance, demand maintenance and system monitoring to all City buildings that operate using this technology. The City has 46 facilities that operate through the use of Direct Digital Controls systems. These systems are essential to the safe and efficient operation of the City's facilities and to contribute to the City's energy reduction and sustainability goals.

The City currently engages Ainsworth Inc. on a month-to-month basis to complete Direct Digital Controls maintenance services. It is necessary to secure a dedicated contractor for the long term to ensure the continuity of this service.

This report supports Council's Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

Community safety and preparedness through effective planning, strategic partnerships and proactive programs.

3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.

Analysis

Direct Digital Controls

Direct Digital Controls infrastructure has been installed in 46 of the City's buildings as approved through prior capital projects to optimize the buildings heating, ventilation, air conditioning and lighting systems and to minimize disruptions. The controls infrastructure is made up of electrical and mechanical components that are programmed to suit the individual buildings specific needs and to optimize energy usage. The system can be operated remotely, in real time, through staff devices such as phones, laptops, iPads, etc., and staff receive notifications when there are building system components that require attention.

City Hall is an example of one of the City facilities that is operated through the use of Direct Digital Controls. Heating, ventilation, air conditioning and lighting are automated to suit weather and temperature conditions during open and non-open hours and are easily adjustable to accommodate events and other specific needs. These automated processes result in energy-use reductions and support the City's overarching sustainability goals.

It is a long-term goal to implement Direct Digital Control in all City facilities.

Scope of Work

Specifics of the scope of work to complete Direct Digital Controls maintenance services includes the following:

- mechanical equipment and control device condition inspections;
- calibration of mechanical equipment and control devices;
- emergency repair of mechanical equipment and control devices;
- review, interpretation and fine-tuning of system notifications;
- lighting control operations system review, fine-tuning and adjustments;
- network performance diagnosis;
- mechanical, electrical and controls preventative maintenance; and
- system performance reporting.

This scope of work is necessary to maintain the reliability and continuity of the Direct Digital Controls operating systems at each of the City's buildings. This work is also necessary to maintain the City's progress in reaching the energy reduction and overall sustainability goals.

Public Tendering

A Notice of Intent to Contract Ainsworth Inc. as a single-source contract was posted to BC Bid on January 23, 2023. The noted scope of work was posted to provide inspection, monitoring, preventative and demand maintenance, small installations, repairing, parts, consulting and related labour services on all installed Direct Digital Controls throughout City-owned buildings.

The Notice of Intent to Contract Ainsworth Inc. closed on February 6, 2023. The posting specifically asked that anyone requesting more information and/or requesting that this contract be offered by way of a public competitive process is asked to submit a statement of capabilities to the City's Manager of Purchasing. There were no responses received.

Single Source Contract

The proposal was reviewed by staff and a consultant with expertise in Direct Digital Controls to confirm Ainsworth Inc.'s capability and compliance. Ainsworth Inc. was founded in 1933 and has extensive capabilities through their numerous technical experts and administrative processes. Ainsworth Inc. recently acquired the City's previous Direct Digital Controls contractor, ESC Automation Inc., who have been providing excellent service to the City since the introduction of these systems approximately a decade ago.

Ainsworth Inc. (formerly ESC Automation Inc.) is the only agency authorized to represent, sell and install Delta Controls products in Canada, which is the system of controls installed in City buildings. This is consistent with the Direct Digital Controls industry whereby all organizations who provide this type of service also have exclusive arrangements with other manufacturers of Direct Digital Controls products.

Financial Impact

The five-year term estimated cost for the services required by the City is based on the rates proposed by Ainsworth Inc. as summarized in Table 1 below. The annual estimated costs are consistent with the City's historical costs for this service and reflect good value as confirmed by staff and a consultant who specializes in this line of work. A contingency of 25 per cent has been included to account for continued cost escalation, unplanned emergency repairs related to the City's ageing infrastructure and to allow for future additional buildings that may fall under the City's responsibility.

Funding for this award of contract can be accommodated within the existing operating budget.

Table 1: Total Five-Year Term Cost

2024	\$478,200.00
2025	\$502,116.00
2026	\$521,931.00
2027	\$542,964.00
2028	\$564,496.00
Total (5 Years)	\$2,609,707.00

The City has the option to extend the proposed contract for two additional one-year terms. The estimated cost associated with this extension is summarized below in Table 2.

Table 2: Contract Extension for Two Additional Years

2029	\$586,934.00
2030	\$610,386.00
Total (2 Years)	\$1,197,320.00

The cost to contract Ainsworth Inc. for a total of seven years is \$3,807,027.00.

Conclusion

This report presents the rationale and associated costs for continued servicing of the City's Direct Digital Controls systems. An initial five-year term is proposed and subject to continued performance by Ainsworth Inc. with an option to extend the contract for an additional two-year term. Servicing of the City's Direct Digital Controls systems will allow for continued building systems optimization and the associated environmental savings.

Mal

Jeff Lee Manager, Facility Services (604-276-4027)

JL:cc



Report to Committee

То:	Public Works and Transportation Committee	Date:	October 18, 2023
From:	Martin Younis, B. Eng., M. Eng.File:10-6000-01/2023-VolDirector, Facilities and Project Development		10-6000-01/2023-Vol 01
Re:	Award of Contract 8200Q – On-Call Fire System Services		

Staff Recommendations

- 1. That Contract 8200Q On-Call Fire System Services as detailed in the staff report titled "Award of Contract 8200Q – On-Call Fire System Services," dated October 18, 2023, from the Director, Facilities and Project Development be awarded for a three-year term to Elite Fire Protection Ltd. for an estimated average amount of \$227,150.00 annually, with an approximate total value of \$681,450.00 over a three-year period.
- That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to extend the initial three-year term up to the maximum total term of five years, for the maximum total amount of \$1,157,450.00 as described in the report titled "Award of Contract 8200Q – On-Call Fire System Services," dated October 18, 2023, from the Director, Facilities and Project Development.
- 3. That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contract amendment and all related documentation with Elite Fire Protection Ltd. over the five-year term.

Martin Younis, B. Eng., M. Eng. Director, Facilities and Project Development (604-204-8501)

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Finance Department	V	- Jhe hay		
SEINIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO		
	60	- Xien		

Staff Report

Origin

The City requires fire system service providers for various public and worker safety reasons within the City-owned and leased buildings. Work is typically performed during regular business hours, however, it may be necessary to also perform work outside of regular business hours to accommodate programming and emergencies.

The City's previous contract for fire system services has expired and the contract has been extended on a monthly basis under the same rates until the new contract is awarded.

This report presents the results of the submissions received for Contract 8200Q through a publicly tendered process and recommends award of this contract to Elite Fire Protection Ltd. to accommodate the City's overall service requirements.

This report supports Council's Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

3.3 Ensure the community is collectively prepared for emergencies and potential disasters.

3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.

Analysis

The City currently has 168 facilities that are used and occupied by the general public, various user groups, and/or City staff. Fire protection systems and their maintenance are a regulated requirement necessary for public and worker protection. Services in Contract 8200Q include on-call emergency repairs, inspections, scheduled maintenance of fire alarm panels, sprinkler systems, fire suppression systems and fire extinguishers.

Request for Quotation 8200Q was prepared by staff and issued to market on July 6, 2023 and closed on August 3, 2023. Four quotations were received by the closing date and were reviewed by staff. As the solicitation was a Request for Quotation, the review was primarily based on each bidder's proposed hourly rates. Bidders were required to submit hourly rates and their materials mark-up percentage for Years 1 to 3 and separate prices for the optional Years 4 and 5. The rates submitted were used to derive annual costs based on historical usage of this service.

Staff also reviewed responses in terms of each bidder's experience, qualifications, safety and training programs, ability to meet service and technical requirements and references. Each bidder was also required to submit their proposed methodology for a typical work scenario.

The Years 1 to 3 annual rates for the Request for Quotation 8200Q bidders are summarized in Table 1. The estimated annual cost for each bidder is based on their hourly rates, an estimate of annual and regular hours using the City's historical data for this service and an estimate of annual material costs based on historical data and contingency.

Year	Elite Fire Protection Ltd.	Cobing Building Solutions Ltd.	Levitt-Safety	Black Tusk Fire and Security
1	\$227,150.00	\$236,050.00	\$262,225.00	\$276,500.00
2	\$227,150.00	\$236,050.00	\$262,225.00	\$276,500.00
3	\$227,150.00	\$236,050.00	\$262,225.00	\$276,500.00
Total	\$681,450.00	\$708,150.00	\$786,675.00	\$829,500.00

Table 1 – Annual Rates Summary (Years 1 to 3)

Elite Fire Protection Ltd. rates reflect the lowest cost for Years 1 to 3. Table 2 summarizes the annual rates for all bidders if services are extended to Years 4 and 5.

Table 2 – Annual Rates Summary (Years 4 to 5)

Year	Elite Fire Protection Ltd.	Cobing Building Solutions Ltd.	Levitt-Safety	Black Tusk Fire and Security
4	\$238,000.00	\$304,475.00	\$282,575.00	\$325,475.00
5	\$238,000.00	\$304,475.00	\$282,575.00	\$325,475.00
Total	\$476,000.00	\$608,950.00	\$565,150.00	\$650,950.00

Elite Fire Protection Ltd. rates reflect the lowest cost for Years 4 and 5.

Award Recommendation

Staff recommend the contract be awarded to Elite Fire Protection Ltd. as the service provider.

Through the Request for Quotation process, Elite Fire Protection Ltd. demonstrated the ability to provide the required level of service and was found to be the best value to the City. Elite Fire Protection Ltd. has been providing service locally for over 40 years and proposed the best rates. As an incumbent service provider, staff have received an excellent quality of service during the contract period.

The initial term is three years, with two additional one-year optional terms, for a total available term of up to five years. Contractor service performance will be monitored and communicated during regular reviews and measured against relevant key performance indicators.

Corporate policies and procedures have been followed in the solicitation and award of this contract. The award of this contract requires Council approval as the total amount exceeds the authorized amount under Officer and General Manager Bylaw No. 8215.

Financial Impact

Based on historical rates and expenditures and the bid from Elite Fire Protection Ltd. for Years 1 to 3, the contract value for a three-year period is estimated to be \$681,450.00.

The total estimated cost for a five-year period is \$1,157,450.00.

Funding for this award of contract can be accommodated within the existing operating budget.

Conclusion

The current contract for fire protection services has expired and new contracts are required. Staff recommend that 8200Q be awarded to Elite Fire Protection Ltd. The contract is for an initial three-year period with an option to extend an additional two years, subject to contractor's performance.

He 2

Jeff Lee Manager, Facility Services (604-276-4027)



То:	Public Works and Transportation Committee Date: November 6, 2023		November 6, 2023
From:	Suzanne BycraftFile:10-6000-01/2023-VolDirector, Public Works Operations01		10-6000-01/2023-Vol 01
Re:	Update on 2023/2024 Snow and Ice Response Preparations		

Staff Recommendation

- 1. That the staff report titled "Update on 2023/2024 Snow and Ice Response Preparations", dated November 6, 2023, from the Director, Public Works Operations, be received for information; and
- 2. That Policy 7013, updated to reflect servicing of bus stops, wheelchair letdowns and services at civic facilities, be adopted.

Suzanne Býcraft Director, Public Works Operations (604-233-3338)

A	tt.	4

RE	ENCE	
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Communications Parks Services Law	V V V	Jh hing
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
	CJ	Gren.

Staff Report

Origin

The City of Richmond's coastal environment makes the City's roads more susceptible to the formation of frost conditions as the weather can vary greatly and change quickly from Steveston to Hamilton. During the winter season, staff continuously monitor the weather conditions and forecasted precipitations for the entire area to respond effectively to snow and ice events, and provide safe road conditions to the travelling public.

This report outlines the City's standard for winter maintenance operations and response plan to snow and ice events in accordance with the service level requirements outlined in the Council Policy 7013 "Roadways – Ice and Snow Removal". An updated version of Policy 7013 is presented with this report. The updated Policy re-establishes the priorities of ice and snow clearing from the City's public roads, highways, overpasses, lanes and bus stops and to set out when the City will initiate and continue such ice and snow clearing operations. The Policy also incorporates operational response practices relating to bus stops, wheelchair let downs and services at City facilities as approved by Council at the November 28, 2022 meeting.

This report supports Council's Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

Community safety and preparedness through effective planning, strategic partnerships and proactive programs.

3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.

Analysis

Operational Preparations

Operational preparations for the upcoming winter begin generally by mid-September. The snow and ice treatment response plan is reviewed, revised and updated annually with all key stakeholders. Roads and Construction Services will direct key frontline staff from Roads and Construction Services and coordinate additional snow and ice treatment response resources with other City operations and service sections.

Key stakeholders provide snow and ice treatment operations training to designated staff authorized to operate the snow and ice treatment equipment. Training is provided annually to qualified operator staff prior to the start of the winter season.

By October of each year, the City's salt supplies are secured and guaranteed for the upcoming winter season. Under contract, 1,050 metric tonnes are available with an additional 2,200 metric tonnes on reserve. However, should a snow and ice event occur earlier, the City has 450 metric tonnes currently stored in the Works Yard and are expanding the on-site storage for this winter. The City owns 39 pieces of equipment available for major snow response (Attachment 1).

CNCL - 140

Equipment Services performs critical equipment maintenance functions to ensure the snow fleet is also readied prior to the start of the winter season. The City maximizes the use of its internal equipment fleet units throughout regular operations with specialized snow and ice treatment attachments. The snow and ice treatment equipment fleet is deployed to mechanically treat priority locations and response routes.

For preventative treatment intended to limit and/or delay snow or ice from bonding to pavement surfaces, the City's preferred anti-icing treatment is salt brine. The application of salt brine is effective, is operative in temperatures as low as -15°C, is inexpensive in comparison to salt, and has lower environmental impacts. The use of salt brine as pre-treatment effectively stretches usage longer than regular road salt; for the same quantity of salt used on one lane kilometre with traditional salters, brine will cover over 4.3 lane kilometres of roadway. Furthermore, the capacity for mixing and storing salt brine was increased in 2023 from 115,000 litres to 145,700 litres to support the City's efforts to reduce the overall use of salt on roadways.

Currently, four tandem axle vehicles outfitted with brine tanks perform the majority of preventative treatment while a one-tonne dump truck outfitted with a brine insert focuses on the City Centre's preventative treatment. In a snow event, six one-tonnes fitted with plows and brine inserts focus on the City Centre, responding to citizen complaints and entrances to subdivision collector roads which allows nine tandem axle vehicles with brine/salt and plows and three single axle trucks with plows and spreaders to remain focussed on first and second priority routes.

There are 10 road surface temperature sensors located at key locations throughout the City. These sensors are monitored 24-hours a day, 7 days a week by the City's Public Works Dispatcher. These infrared laser sensors are used to ensure accurate, real-time road surface temperature information critical to proper deployment of anti-icing and de-icing materials; the pavement temperature sensors create an alert when road conditions are deteriorating which will allow staff to respond before conditions become hazardous for driver safety. Additional weather details and road information from each sensor location is available to responding staff via the Supervisory Control and Data Acquisition (SCADA) system (Attachment 2). The road temperature sensors data is also available to the public through the City's website at https://www.richmond.ca/services/weather-response/snow/roadtemps.htm

Staff are further supported by an external weather forecasting agency (Weathernet) to provide localized (Richmond-specific) weather forecasts; a meteorologist is available 24 hours a day to provide clarification prior to and during snow events.

During snow events, staff located in a centralized control centre closely monitor the information available from the sensors, monitor and record equipment locations, salt and brine distribution, and route start and completion times. All vehicles are equipped with GPS allowing staff to monitor road treatments, respond accurately to enquiries, and track and report on expenditures which is later used to forecast costs for future events.

Policy Changes

Policy 7013 – *Roadways* – *Ice and Snow Removal*: To support adequate operation of public transit during a snow event, snow removal from priority bus stop locations across the City is

CNCL - 141

undertaken along with wheelchair letdowns on first priority routes to the degree possible based on available resources. Similarly, the City will remove snow from the entrances, wheelchair ramps, stairs, parking lots, walkways and perimeter sidewalks of civic facilities as resources permit. This operational practice was endorsed by Council at their November 28, 2022 meeting and is proposed to be included as an amendment to Policy 7013 to integrate service priorities for completeness. Additional housekeeping amendments are included to add clarity on the purpose of the policy, with no changes proposed to first, second and third priority routes. Attachment 3 presents the revised Policy, which is recommended for adoption as part of this report.

Traffic Bylaw 5870 – *Requirement to Clear Snow from Sidewalks*: Section 6.1 requires that developed commercial, industrial and residential properties are required to remove all snow and ice from adjacent sidewalks. Staff are reviewing these requirements to further clarify the responsibilities of adjacent businesses and residents when it comes to clearing sidewalks and will bring forward any proposed amendments to Traffic Bylaw 5870.

Public Outreach

Public involvement within the community is vital during the winter season. The City works jointly with the public on the following two programs:

- Snow Angels Program: This program was introduced in 2010 and connects community volunteers with residents with mobility, health and economic challenges, including seniors, during a snowfall event. Staff review applications to confirm that the service recipients meet the criteria for assistance. Assistance involves shovelling snow from sidewalks and/or walkways leading to the main residential access points but excludes driveways. Starting on November 1, 2023 the Snow Angel Program enrollment information was made available on the City's website. Enrollment forms (Attachment 4) can also be obtained by calling Parks, Public Works Dispatch, City Hall or emailing parksprograms@richmond.ca. The program is activated in the event of a significant snowfall (defined as an accumulation of 3+ centimetres of snow) and is dependent on the severity of the storm and available volunteer resources. Staff from Parks Services oversee volunteer recruitment and training, program promotion, activation and participation in the program. During the past 2022/2023 winter season, Snow Angel program volunteers were activated four times and provided snow removal services to 81 homes across Richmond.
- Good Neighbour Program: This program encourages everyone to clear the walkways around their property and help others who may face challenges. This neighbour-helping-neighbour campaign simply encourages residents to watch for people in their neighbourhood that could use help removing snow from their sidewalks and driveways and offer them a helping hand.
- Snow Plow Information through MyRichmond: Staff have fitted snow response equipment with equipment sensors and the Council-approved GPS systems that will link the snow response equipment to road asset information. Staff are continuing to create the necessary road asset information linking the data to show active snow equipment location and current route completion on a map through MyRichmond. This should be ready to trial internally at

some point during this winter season with the intention of having the public facing portal open for the 2024/2025 snow season.

Communications Strategy

A comprehensive communication strategy has proven to be valuable in delivering accurate, timely and relevant information to the public before, during and after winter weather events. The City's various departments, with the guidance of Corporate Communications and Marketing, have established communication protocols and key messaging which reinforce the snow response communications program. Participating departments include Public Works, Parks, Corporate Communications and Marketing, Customer Service, Community Bylaws, Emergency Programs and Richmond Fire-Rescue.

This cross-functional approach ensures each division's important messages are delivered in a coordinated and timely fashion over a variety of the City's communication channels. Messaging includes a combination of pre-determined and circumstantial messaging particularly when extreme weather occurs. The communications strategy includes, but is not limited to, using the following channels:

- Social media (the City's Instagram, X and Facebook accounts: posting the City's own messaging as well as sharing/amplifying information from credible sources, i.e., weather warnings and safety tips)
- Media relations (news releases, media interviews)
- City's website (dedicated web pages, news pages)
- City's intranet for employees

2023/2024 Weather Forecast

Weather forecasting is still an inexact science. Meteorologists use computer programs called weather models to make forecasts. These models have to rely on estimates and assumptions to predict future weather. The atmosphere is changing all the time, so those estimates are less reliable the further into the future. Meteorologists can predict with some accuracy short term ranges (3-5 days), however, forecasting much further in the future increases the chances of the weather being affected by unpredictable variables which can significantly change the weather pattern.

During the 2023/2024 period, a strong El Niño's is expected to play a role in influencing the winter temperatures. This usually means warmer-than-average condition for Richmond, resulting in more mild winter temperatures expected. The extra burst of global warmth that has appeared in 2023 will result in an upward offset to temperatures, meaning warm periods will be even warmer than usual and cold periods will be less cold than usual.

Summary - Winter Season 2022/2023

During the 2022/2023 winter season, Richmond experienced 40 frost/ice events and 4 snow events with a total accumulation of 62.5 centimetres of snow at YVR including 41.8 centimetres

of snow falling from December 18-23. The City crews brined, salted and plowed over 96,619 lane kilometres of first, second and third priority roads, which is the equivalent of driving back and forth to Halifax, Nova Scotia over eight times. The most kilometres treated in previous winters was in the 2016-2017 winter with over 55,000 lane kilometres. The winter of 2022/2023 was one of the worst winters since 1999, setting new record cold temperatures on eight separate days and the third highest snow accumulations in the past 25 years.

Financial Impact

None. Should there be a severe winter and additional funds required beyond established budgeted amounts, staff will report back to Council accordingly.

Conclusion

Preparations for the 2023/2024 snow and ice season are currently underway and will be completed in time for the upcoming winter. To clarify services relating to public transit and civic facilities, an updated version of Policy 7013 is presented with this report for recommended adoption.

Larry Ford Manager, Roads and Construction Services (604-244-1209)

LF:lf

- Att. 1: City of Richmond Snow Response Equipment
 - 2: City of Richmond Road Temperature Sensor Locations
 - 3: Roadways Ice & Snow Removal Policy 7013 Updated Version for Adoption
 - 4: Snow Angels Enrollment Form

Number of Units	Description				
5	Tandem axle dump trucks with front plow attachments and salt spreader inserts				
2	Tandem axle dump trucks with front plow attachments and 12,000 L brine tank inserts				
1	Tandem axle dump truck with front and belly plows with option of 12,000 L brine tank or salt insert				
1	Flusher truck (14,000 L brine capacity) with belly plow				
3	Single-axle dump trucks with salt flinks and belly plow				
4	One-tonne dump truck with plow and 1,875 L brine tank insert				
2	One-tonne dump truck with plow and 1,875 L brine tank insert (designated for city facility parking lots)				
1	One-tonne dump truck with plow and salt insert				
1	One-tonne flat deck truck with 1,875 L brine tank insert				
4	Backhoes				
1	Road grader with belly plow and front bucket				
2	Front-end wheel loader				
2	Bobcat skid steers with plow				
4	John Deere Ride-on mowers with plows				
2	Kabota ATVs with plow				
4	Mobile snow blowers				
1,050 MT	Salt + 450 MT currently in the Works Yard				

City of Richmond – Snow Response Equipment



City of Richmond – Road Temperature Sensor Locations

Road Temperature Sensors:

- Queens North (road temperature, road friction, ambient air temperature, humidity, wind speed/direction and rain gauge)
- No. 1 Rd & Steveston Hwy (road temperature, ambient air temperature, humidity, wind speed/direction and rain gauge)
- No. 1 Rd & Westminster Hwy (road temperature, road friction, ambient air temperature, humidity, wind speed/direction and rain gauge)
- No. 6 Rd & Steveston Hwy (road temperature, road friction, ambient air temperature, humidity, wind speed/direction and rain gauge)
- No. 8 Rd & River Rd (road temperature and road friction)
- No. 4 Rd Armoury (road temperature, rain gauge and road friction)
- No. 3 Rd and Granville Ave (road temperature and road friction)
- Oval (road temperature)
- Bridgeport Rd and Olafsen Rd (road temperature)
- Steveston Hwy and No. 4 Rd (road temperature)



Policy Manual

Page 1 of 3	Roadways – Ice and Snow Removal	Policy 7013
	Adopted by Council: December 22, 1980 Amended by Council: February 28, 2005, October 25, 2010, No	vember <mark>,</mark> 2023

POLICY 7013:

- This Policy establishes the priorities of City salting operations and ice and snow removal from City of Richmond (the "City") public roads, highways, overpasses, lanes and bus stops (collectively, "City Streets") and to set out when the City will initiate and continue such salting and ice and snow removal operations;
- 2. The intent of this Policy is to maintain City Streets in such a manner so as to:
 - a) facilitate the operation of public transit vehicles as well as emergency vehicles; and
 - b) provide others with a travel surface which is enhanced from the condition it would otherwise be in during periods of snow and ice accumulation;
- A brine and/or salt mixture (the "Mixture") will be applied on specified roadways (a "Salting Operation") to enhance travelling surfaces for winter driving conditions during adverse weather. Snow removal will only be done when, in the opinion of the City's onduty representative or designated alternate (the "City's Representative"), the Mixture proves ineffective;
- 4. This Policy is not to be interpreted as a bare pavement policy. The City does not guarantee that any City Street will be free from snow or ice, prior to, during, or after adverse weather. All City decisions, practises and actions taken or not taken under this Policy are subject to numerous factors, including without limitation, City budgetary constraints and availability of City personnel, availability of equipment and traffic volume;

Commencement of Salting Operations

- 5. The City will commence Salting Operations at the earliest of:
 - a) verification by the City's Representative of the accumulation of ice and snow on City Streets which results in poor City Street conditions;
 - b) upon request by the RCMP; or
 - c) at a pre-scheduled time in response to weather forecasts;
- 6. It is anticipated that from the commencement of Salting Operations, it will take the City approximately 90 minutes to prepare City personnel and equipment for Salting Operations with a completion time of up to five hours, depending on conditions;



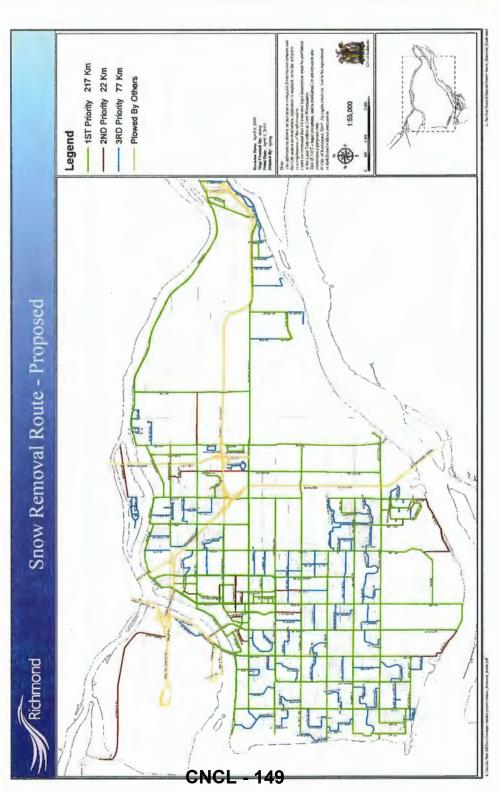
Page 2 of 3	Roadways – Ice and Snow Removal	Policy 7013	
	Adopted by Council: December 22, 1980 Amended by Council: February 28, 2005, October 25, 2010, No	vember <mark>,</mark> 2023	

Priority Salting Operations

- 7. The City will give first priority for Salting Operations and snow removal to:
 - a) those major arterial streets, section line roads and bus routes identified as "1st Priority" and coloured green on the map attached to and forming part of this Policy; and
 - b) bus stops to ensure adequate operation of public transit and wheelchair letdowns, provided that the City is not responsible for snow removal from the sidewalks leading to these areas which is the responsibility of property owners under the applicable City bylaw;
- 8. The City will give second priority for Salting Operations and snow removal to:
 - a) those major collector roads identified as "2nd Priority" and coloured in red on the map attached to and forming part of this Policy
 - b) civic facilities, including entrances, wheelchair ramps, stairs, parking lots, and walkways. This includes community centers, fire halls, and other municipal facilities. The City will also remove snow from the perimeter sidewalks surrounding these facilities as part of the City's comprehensive snow removal response;
- The City will give third priority for Salting Operations and snow removal to those roads identified as 3rd Priority" and coloured blue on the map attached to and forming part of this Policy;
- 10. In extraordinary circumstances in the sole opinion of the General Manager of Engineering and Public Works, the General Manager of Engineering and Public Works is authorized to order Salting Operations and/or snow removal of City roads that are not set out and identified as being "1st", "2nd" or "3rd" Priority roads on the map attached to and forming part of this Policy. Otherwise, no salting or snow removal will be conducted by the City on roads not set out and identified as being "1st", "2nd" or "3rd" Priority roads on the map attached to and forming part of this Policy; and
- 11. The City Representative may investigate and assess localized road conditions. The City's Representative may initiate the Salting Operations by Patroller staff or other qualified available individuals.



Page 3 of 3	Roadways – Ice and Snow Removal	Policy 7013
	Adopted by Council: December 22, 1980 Amended by Council: February 28, 2005, October 25, 2010), November2023





Snow Angel Registration Request Form Community Services Division

Parks Programs

Thank you for interest in the Snow Angel Program. Please enter the following information to apply for Snow Angel services.

Last Name:	First Name:
Home Address:	
Phone:	Email:
Age:	
Do you have family in Richmond who car	n provide snow removal assistance?
Do you have financial capacity to hire sno	ow removal services?
Reason(s) for Snow Angel Assistance:	

Once you have completed this application form, please e-mail a copy to: <u>parksprograms@richmond.ca</u>

Please Note: This application is subject to review by City of Richmond staff. Once your application has been reviewed you will be contacted with information regarding your placement in the program.

If you have any questions regarding this form, or other questions about the Richmond Snow Angel Program, please contact the Snow Angel Coordinator at <u>parksprograms@richmond.ca</u> or 604-247-4453



6779467



Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 10487

The Council of the City of Richmond enacts as follows:

1. Alexandra District Energy Utility Bylaw No. 8641, as amended, is further amended by deleting section 6.1 and replacing it with the following:

"6.1 Service Connection and Energy Transfer Station

- In order to provide the Services and bill a Customer for Energy delivered, the Service Provider will, subject to Section 6.3 (Supply and Installation of Service Connection and Energy Transfer Station by Customer) and Section 6.6 (Additional Service Connections, Energy Transfer Stations) below, serve each Designated Property with one Service Connection and one Energy Transfer Station.
- (b) If a Designated Property has more than one building, then each building on the Designated Property must have its own Energy Transfer Station, and the Customer must apply for such additional Energy Transfer Station(s) pursuant to Section 6.6 (Additional Service Connections, Energy Transfer Station) below.
- (c) The technical specifications of all Service Connections and Energy Transfer Stations and the components thereof will be determined by the Service Provider."
- 2. Alexandra District Energy Utility Bylaw No. 8641, as amended, is further amended by deleting section 6.6 and replacing it with the following:
 - **"6.6 Additional Service Connections, Energy Transfer Stations**
 - (a) A Customer may apply to the Service Provider for one or more additional Service Connections at a Designated Property, which additional Service Connection(s) together with the related Energy Transfer Station(s) may be provided at the sole discretion of the Service Provider.
 - (b) A Customer may apply to the Service Provider for one or more additional Energy Transfer Stations at a Designated Property, which additional Energy Transfer Station(s) may be provided at the sole discretion of the Service Provider.
 - (c) If the Service Provider agrees to install an additional Service Connection and/or Energy Transfer Station, the Service Provider may charge the Customer

additional ETS and Service Connection Installation Fees for the provision, supply, delivery and installation of the additional Service Connection and/or Energy Transfer Station.

- (d) The Service Provider may bill each additional Service Connection and/or Energy Transfer Station from a separate meter and account."
- 3. The Alexandra District Energy Utility Bylaw No. 8641, as amended, is further amended by deleting Schedule C (Rates and Charges) in its entirety and replacing it with a new Schedule C attached as Schedule A to this Bylaw.
- 4. This Bylaw is cited as "Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10487"

FIRST READING	NOV 1 4 2023	CITY OF RICHMOND
SECOND READING	NOV 1 4 2023	APPROVED for content by originating dept.
THIRD READING	NOV 1 4 2023	CR
ADOPTED		APPROVED for legality by Solicitor
		BRB

MAYOR

Schedule A to Bylaw No. 10487

SCHEDULE C to BYLAW NO. 8641

Rates and Charges

PART 1 - RATES FOR SERVICES

The following charges, as amended from time to time, will constitute the Rates for Services for the Service Area excluding shaded Area A as shown in Schedule A to this Bylaw:

- (a) Capacity charge a monthly charge of \$0.0966 per square foot of Gross Floor Area; and
- (b) Volumetric charge a charge of \$24.432 per megawatt hour of Energy returned from the Energy Transfer Station at the Designated Property.

PART 2 - EXCESS DEMAND FEE

Excess demand fee of 0.1963 for each watt per square foot of each of the estimated peak heat energy demand and estimated cooling demand referred to in section 21.1(e)(i), 21.1(e)(ii), and 21.1(e)(iii) that exceeds 6 watts per square foot.

PART 3 - RATES FOR SERVICES APPLICABLE TO AREA A

The following charges will constitute the Rates for Services applicable only to the Designated Properties identified within the shaded area (Area A) shown in Schedule A to this bylaw:

 (a) Volumetric charge – a charge of \$94.835 per megawatt hour of Energy returned from the Energy Transfer Station at the Designated Property calculated on each of (i) an energy use of 2644 MWh per annum ("Basic Supply Amount"), and (ii) any energy use in excess of the Basic Supply Amount.



Oval Village District Energy Utility Bylaw No. 9134 Amendment Bylaw No. 10488

The Council of the City of Richmond enacts as follows:

1. Oval Village District Energy Utility Bylaw No. 9134, as amended, is further amended by deleting section 4.1 of Schedule B (General Terms and Conditions), and replacing it with the following:

"4.1 Service Connection and Energy Transfer Station

- (a) In order to provide the Services and bill a Customer for Energy delivered, the Service Provider will, subject to Section 4.3 (Supply and Installation of Service Connection and Energy Transfer Station by Customer) and Section 4.6 (Additional Service Connections, Energy Transfer Stations) below, serve each Designated Property with one Service Connection and one Energy Transfer Station.
- (b) If a Designated Property has more than one building, then each building on the Designated Property must have its own Energy Transfer Station, and the Customer must apply for such additional Energy Transfer Station(s) pursuant to Section 4.6 (Additional Service Connections, Energy Transfer Station) below.
- (c) The technical specifications of all Service Connections and Energy Transfer Stations and the components thereof will be determined by the Service Provider."
- 2. Oval Village District Energy Utility Bylaw No. 9134, as amended, is further amended by deleting section 4.6 of Schedule B (General Terms and Conditions), and replacing it with the following:

"4.6 Additional Service Connections, Energy Transfer Stations

- (a) A Customer may apply to the Service Provider for one or more additional Service Connections at a Designated Property, which additional Service Connection(s) together with the related Energy Transfer Station(s) may be provided at the sole discretion of the Service Provider.
- (b) A Customer may apply to the Service Provider for one or more additional Energy Transfer Stations at a Designated Property, which additional Energy Transfer Station(s) may be provided at the sole discretion of the Service Provider.

- (c) If the Service Provider agrees to install an additional Service Connection and/or Energy Transfer Station, the Service Provider may charge the Customer additional ETS and Service Connection Installation Fees for the provision, supply, delivery and installation of the additional Service Connection and/or Energy Transfer Station.
- (d) The Service Provider may bill each additional Service Connection and/or Energy Transfer Station from a separate meter and account."
- 3. The Oval Village District Energy Utility Bylaw No. 9134, as amended, is further amended by deleting Schedule D (Rates and Charges) of the Bylaw in its entirety and replacing it with a new Schedule D as attached as Schedule A to this Bylaw.
- 4. This Bylaw is cited as "Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10488".

FIRST READING	NOV 1 4 2023	CITY OF RICHMOND
SECOND READING	NOV 1 4 2023	APPROVED for content by originating dept.
THIRD READING	NOV 1 4 2023	CR
ADOPTED		APPROVED for legality by Solicitor
		BRB

MAYOR

Schedule A to Bylaw No. 10488

SCHEDULE D

Rates and Charges

PART 1 - RATES FOR SERVICES

The following charges, as amended from time to time, will constitute the Rates for Services:

- (a) capacity charge a monthly charge of \$0.0675 per square foot of gross floor area; and
- (b) volumetric charge a monthly charge of \$41.562 per megawatt hour of Energy returned from the Energy Transfer Station at the Designated Property.

PART 2 - EXCESS DEMAND FEE

Excess demand fee of \$0.1963 for each watt per square foot of the aggregate of the estimated peak heat energy demand referred to in section 19.1(e) (i), (ii), and (iii) that exceeds 6 watts per square foot.



City Centre District Energy Utility Bylaw No. 9895 Amendment Bylaw No. 10489

The Council of the City of Richmond enacts as follows:

1. City Centre District Energy Utility Bylaw No. 9895, as amended, is further amended by deleting Section 5 and replacing it with the following:

" 5. Mandatory Use of DEU.

- (a) Subject to the Service Provider providing Services pursuant to this Bylaw, each Owner of a building within the Service Area that is on a property that has a covenant registered on title requiring buildings constructed on the property to have the mechanical capability to connect to and receive annual space heating, domestic water, and space cooling through the DEU will, when available, connect to and utilise the DEU for internal space heating, domestic hot water, and space cooling in accordance with the terms and conditions of this Bylaw.
- (b) Each Owner of a new building proposed for construction or under construction within the Service Area after the date of enactment of this Bylaw, that is 10,000 ft² or larger in size, for which the City's Building Regulation Bylaw requires submission of a building permit application or issuance of final inspection notice permitting occupancy, to any one of which the Owner, as at the date of enactment of this Bylaw, is not yet entitled, will:
 - a. construct such building to have the mechanical capability to connect to and receive annual space heating, domestic water, and space cooling through the DEU; and
 - b. subject to the Service Provider providing Services pursuant to this Bylaw, when available, connect to and utilise the DEU for internal space heating, domestic hot water, and space cooling, in accordance with the terms and conditions of this Bylaw.
- (c) An Owner of a building may apply to the City Engineer for an exemption from the requirements set out in Subsection 5(b) of this Bylaw. The City Engineer may approve such application, subject to such terms and conditions as they see fit, in addition to any conditions prescribed by this Bylaw."
- 2. City Centre District Energy Utility Bylaw No. 9895, as amended, is further amended by deleting section 1.1(r) of Schedule B (General Terms and Conditions), and replacing it with the following:
 - "1.1(r) "Energy Generation Plant Designated Property" means:

- (i) any property located in an area in the City of Richmond delineated in the boundaries map attached as Schedule E hereto or such portions thereof as may be designated by the Council and such other areas as may be added from time to time by the Council; and
- (ii) any property located in the Service Area that has a covenant registered in the Land Title Office against title to the land, requiring the covenantor to construct an Energy Generation Plant On Site of such property and transfer ownership of such Energy Generation Plant to the City or the Service Provider;"
- 3. City Centre District Energy Utility Bylaw No. 9895, as amended, is further amended by deleting section 4.1 of Schedule B (General Terms and Conditions), and replacing it with the following:

"4.1 Service Connection and Energy Transfer Station

- (a) In order to provide the Services and bill a Customer for Energy delivered, the Service Provider will, subject to Section 4.4 (Supply and Installation of Service Connection and Energy Transfer Station by Customer) and Section 4.9 (Additional Service Connections, Energy Transfer Stations) below, serve each Designated Property with one Service Connection and one Energy Transfer Station.
- (b) If a Designated Property has more than one building, then each building on the Designated Property must have its own Energy Transfer Station, and the Customer must apply for such additional Energy Transfer Station(s) pursuant to Section 4.9 (Additional Service Connections, Energy Transfer Station) below.
- (c) The technical specifications of all Service Connections and Energy Transfer Stations and the components thereof will be determined by the Service Provider."
- 4. **City Centre District Energy Utility Bylaw No. 9895,** as amended, is further amended, by deleting section 4.9 of Schedule B (General Terms and Conditions), and replacing it with the following:

"4.9 Additional Service Connections, Energy Transfer Stations

- (a) A Customer may apply to the Service Provider for one or more additional Service Connections at a Designated Property, which additional Service Connection(s) together with the related Energy Transfer Station(s) may be provided at the sole discretion of the Service Provider.
- (b) A Customer may apply to the Service Provider for one or more additional Energy Transfer Stations at a Designated Property, which additional Energy Transfer Station(s) may be provided at the sole discretion of the Service Provider.

- (c) If the Service Provider agrees to install an additional Service Connection and/or Energy Transfer Station, the Service Provider may charge the Customer additional ETS and Service Connection Installation Fees for the provision, supply, delivery and installation of the additional Service Connection and/or Energy Transfer Station.
- (d) The Service Provider may bill each additional Service Connection and/or Energy Transfer Station from a separate meter and account."
- 5. City Centre District Energy Utility Bylaw No. 9895, as amended, is further amended by deleting Schedule D (Rates and Charges) in its entirety and replacing it with a new Schedule D as attached as Schedule A to this Bylaw.
- 6. This Bylaw is cited as "City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10489".

FIRST READING	NOV 1 4 2023	CITY OF RICHMOND
SECOND READING	NOV 1 4 2023	APPROVED for content by originating dept.
THIRD READING	NOV 1 4 2023	CR
ADOPTED		APPROVED for legality by Solicitor
		BRB

MAYOR

Schedule A to Bylaw No. 10489

SCHEDULE D

Rates and Charges

PART 1 - RATES FOR SERVICES

The following charges, as amended from time to time, will constitute the Rates for Services:

- (a) capacity charge a monthly charge of \$0.0787 per square foot of gross floor area; and
- (b) volumetric charge a monthly charge of \$48.378 per megawatt hour of Energy returned from the Energy Transfer Station at the Designated Property.

PART 2 - EXCESS DEMAND FEE

Excess demand fee of 0.1963 for each watt per square foot of each of the estimated peak heat energy demand and estimated cooling demand referred to in section 19.1(f) (i), 19.1(f) (ii) and 19.1(f) (iii) that exceeds 6 watts per square foot.



Bylaw No. 10499

Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10499

The Council of the City of Richmond enacts as follows:

City of

Richmond

- 1. The Flood Protection Bylaw No. 10426, as amended, is further amended by deleting Schedule B and replacing it with the schedule attached as Schedule A to this bylaw and forming part thereof.
- 2. This Bylaw is cited as **"Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10499"**, and is effective January 1, 2024.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

NOV 1 4 2023

NOV 1 4 2023

NOV 1 4 2023



SCHEDULE A TO BYLAW NO. 10499

SCHEDULE B to BYLAW NO. 10426

FLOOD PROTECTION USER FEES

(a)	Residential Dwellings (per dwelling unit)	
	(i) One-Family Dwelling or Two-Family Dwelling	\$299.90
	(ii) Multiple-Family Dwellings	\$216.23
(b)	Agricultural properties	\$299.90
(c)	Stratified industrial, commercial and institutional properties	\$299.90
	(per strata lot)	
(d)	Non-stratified industrial, commercial and institutional properties	\$299.90
	with lot areas less than 800 m^2	
(e)	Non-stratified industrial, commercial and institutional properties	\$600.76
	with lot areas between 800 m^2 and 2,000 m^2	
(f)	Non-stratified industrial, commercial and institutional properties	\$1,101.72
	with lot areas between 2,000 m^2 and 10,000 m^2	
(g)	Non-stratified industrial, commercial and institutional properties	\$3,148.42
	with lot areas between 10,000 m^2 and 20,000 m^2	
(h)	Non-stratified industrial, commercial and institutional properties	\$6,698.62
	with lot areas between 20,000 m^2 and 50,000 m^2	
(i)	Non-stratified industrial, commercial and institutional properties	\$9,213.78
	with lot areas between 50,000 m^2 and 100,000 m^2	
(j)	Non-stratified industrial, commercial and institutional properties	\$13,489.93
	with lot areas between 100,00 m^2 and 500,000 m^2	
(k)	Non-stratified industrial, commercial and institutional properties	\$20,116.78
	with lot areas greater than 500,000 m^2	

Annual Fee



Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10500

The Council of the City of Richmond enacts as follows:

- 1. The **Sanitary Sewer Bylaw No. 10427**, as amended, is further amended by deleting Schedule B and replacing it with the schedule attached as Schedule A to this bylaw and forming part thereof.
- 2. This Bylaw is cited as "Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10500", and is effective January 1, 2024.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

NOV 1 4 2023

NOV 1 4 2023

NOV 1 4 2023



MAYOR

SCHEDULE A TO BYLAW NO. 10500

SCHEDULE B to BYLAW NO. 10427

SANITARY SEWER USER FEES

1. FLAT RATES FOR NON-METERED PROPERTIES

(a)	Residential Dwellings (per dwelling unit)	
	(i) One-Family Dwelling or Two-Family Dwelling	\$787.92
	(ii) Townhouses	\$720.92
	(iii) Apartments	\$600.42
(b)	Public School (per classroom)	\$541.82
(C)	Shops and Offices (per unit)	\$641.60

2. RATES FOR METERED PROPERTIES User Rate

Calculated as rate per cubic metre (m³) of water delivered to the property: \$1.9218

3. MINIMUM USER FEE FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, AND AGRICULTURAL

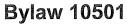
Minimum charge in any quarter of a year:

4. CONSTRUCTION PERIOD USER FEE (per dwelling unit per month)

Month (2024)	One-Family Dwellings & Each Unit in a Two- Family Dwelling (fee per dwelling unit)	Start Bill Year	Multi-Family Dwelling Less than 4 Storeys (fee per dwelling unit)	Start Bill Year	Multi-Family Dwelling 4 Storeys or More (fee per dwelling unit)	Start Bill Year
January	\$788	2025	\$721	2025	\$1,266	2026
February	\$722	2025	\$1,460	2026	\$1,216	2026
March	\$657	2025	\$1,400	2026	\$1,166	2026
April	\$591	2025	\$1,340	2026	\$1,116	2026
May	\$525	2025	\$1,280	2026	\$1,066	2026
June	\$460	2025	\$1,219	2026	\$1,016	2026
July	\$394	2025	\$1,159	2026	\$966	2026
August	\$1,201	2026	\$1,099	2026	\$1,653	2027
September	\$1,136	2026	\$1,039	2026	\$1,603	2027
October	\$1,070	2026	\$979	2026	\$1,553	2027
November	\$1,004	2026	\$919	2026	\$1,503	2027
December	\$939	2026	\$859	2026	\$1,453	2027

Annual User Fee

\$ 86.00





Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10501

The Council of the City of Richmond enacts as follows:

- The Solid Waste and Recycling Regulation Bylaw No. 6803, as amended, is further 1. amended by deleting Schedules A through D and replacing them with the corresponding schedules attached as Schedule A to this bylaw and forming part thereof.
- This Bylaw is cited as "Solid Waste & Recycling Regulation Bylaw No. 6803, 2. Amendment Bylaw No. 10501", and is effective January 1, 2024.

SECOND READING

THIRD READING

ADOPTED

NOV 1 4 2023 CITY OF RICHMOND APPROVED NOV 1 4 2023 originating dept NOV 1 4 2023 APPROVED for legality by Solicitor

for content by

MAYOR

SCHEDULE A TO BYLAW NO. 10501

BYLAW YEAR: 2024

SCHEDULE A to BYLAW NO. 6803

FEES FOR CITY GARBAGE COLLECTION SERVICE		
Annual City garbage collection service fee for each unit in a single-family		
dwelling, each unit in a duplex dwelling, and each unit in a townhouse	¢	05.50
development: 80L container	\$	85.56
Annual City garbage collection service fee for each unit in a townhouse	ф.	100 (7
development with weekly collection service: 80L container	\$	102.67
Annual City garbage collection service fee for each unit in a single-family		
dwelling, each unit in a duplex dwelling, and each unit in a townhouse	6	115.00
development: 120L container	\$	115.83
Annual City garbage collection service fee for each unit in a townhouse	•	100.00
development with weekly collection service: 120L container	\$	139.00
Annual City garbage collection service fee for each unit in a single-family		
dwelling, each unit in a duplex dwelling, and each unit in a townhouse	•	146.67
development: 240L container	\$	146.67
Annual City garbage collection service fee for each unit in a townhouse	+	
development with weekly collection service: 240L container	\$	176.00
Annual City garbage collection service fee for each unit in a single-family		
dwelling, each unit in a duplex dwelling, and each unit in a townhouse		
development: 360L container	\$	275.56
Annual City garbage collection service fee for each unit in a townhouse		
development with weekly collection service: 360L container	\$	330.67
Annual City garbage collection service fee for each unit in a multi-family		
dwelling		
- Weekly service	\$	53.89
- Twice per week service	\$	94.44
Optional Monthly City garbage collection service fee for Commercial customers		
- Weekly service	\$	79.82
- Cost per additional cart	\$	43.74
Optional Monthly City garbage collection service fee for Commercial customers		
- Twice weekly service	\$	135.78
- Cost per additional cart	\$	61.77
Fee for garbage cart replacement	\$	25.00
Fee for each excess garbage container tag	\$	2.00
Large Item Pick Up fee	\$	22.78
Non-compliant large item collection fee	\$	75.00

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)	\$	77.00
(b) For multi-family dwellings or townhouse developments which receive centralized collection service (per unit)	\$	61.56
Annual City 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)	\$	183.56
(b) For yard and garden trimmings and food waste from townhome dwellings that receive City garbage or blue box service (per unit)	\$	74.44
(c) For yard and garden trimmings and food waste from multi-family dwellings	\$	56.67
- Weekly Service	\$	76.94
- Twice per week service Cardboard bin recycling service for multi-family dwellings, collected once every 2 weeks	\$	70.00/bin/month
Cardboard bin recycling service for multi-family dwellings, collected weekly	\$	80.00/bin/month
Fee for yard/food waste cart replacement	\$	25.00
Annual City recycling service fee for non-residential properties	\$	7.84
Optional Monthly City organics collection service fee for Commercial customers		
- Weekly service	\$	75.78
- Cost per additional cart	\$	33.50
Optional Monthly City organics collection service fee for Commercial customers		
- Twice weekly service	\$	104.50
- Cost per additional cart	\$	63.75
City recycling service fee for the Recycling Depot:		
	\$2:	5.00 per cubic yard
		for the second and
	eac	h subsequent cubic
(a) (i) for yard and garden trimmings from residential properties		yard
(ii) for recyclable material from residential properties	\$	0.00
(b) For yard and garden trimmings from non-residential properties	\$2	5.00 per cubic yard
(c) For recycling materials from non-residential properties	\$	0.00
(d) For upholstered furniture from residential properties		
(i) office/dining chair, ottoman, bench	\$	0.00
(ii) arm chair, loveseat, couch, recliner, chaise	\$	0.00
(iii) sectional, sofabed, reclining loveseat/couch, massage chair	\$	0.00
(e) For upholstered furniture from non-residential properties		
(i) office/dining chair, ottoman, bench	\$	20.00
(ii) arm chair, loveseat, couch, recliner, chaise	\$	35.00
(iii) sectional, sofabed, reclining loveseat/couch, massage chair	\$	50.00

SCHEDULE C to BYLAW NO. 6803

FEES FOR CITY LITTER COLLECTION SERVI	CE	
Annual City litter collection service fee for both residential properties and non- residential properties	\$	46.33

Schedule A to Bylaw No. 10501

SCHEDULE D TO BYLAW 6803

Annual Fee GARBAGE, RECYCLING Single-Family Dwellings Single-Family Dwellings Single-Family Dwellings Single-Family Dwellings Month in Current Year Dwelling In which Building Per Unit Permit is Issued Per Unit January 2024 January 2024 March 2024 May 2024 June 2024 June 2024 June 2024 June 2024 June 2025 June 2024 July 2024 September 2024 September 2024 Souther 2026 September 2024 Souther 2026	RECVCLING & LI						
Single-Family Single-Family Single-Family Single-Family Second Unit Dwell Normality Provated Fee Permit is Issued Per Unit Provated Fee Per Unit In Dwell Permit is Issued Per Unit Per Unit Per Unit Per Unit Per Unit Per Unit In Data Data Data Per Unit Per 2024 S Per 2024 Per 2024 Per 2024 Per 2024 Per 2024 </th <th></th> <th>UTER COLI</th> <th>& LITTER CULLECTION FEE</th> <th>RECYCLING & I</th> <th>RECYCLING & LITTER COLLECTION FEE PER STRATA LOT</th> <th>CTION FEE PE</th> <th>R STRATA LOT</th>		UTER COLI	& LITTER CULLECTION FEE	RECYCLING & I	RECYCLING & LITTER COLLECTION FEE PER STRATA LOT	CTION FEE PE	R STRATA LOT
ith in Current Year Prorated Fee a which Building Per Unit Permit is Issued 2024 \$ 214 ury 2024 \$ 179 iary 2024 \$ 179 h 2024 \$ 179 carbot 2024 \$ 179 iary 2024 \$ 179 iary 2024 \$ 107 iary 2024 \$ 36 iary 2024 \$ 36 iary 2024 \$ 36 iary 2024 \$ 36	aily Dwellings uit in a Duplex velling	Townhouse	Townhouse Development	Townhouse Development)evelopment	Multi-Fami	Multi-Family Development
Permit is Issued Per Unit ury 2024 \$ 214 iary 2024 \$ 179 h 2024 \$ 143 h 2024 \$ 143 h 2024 \$ 143 2024 \$ 143 2024 \$ 143 2024 \$ 71 2024 \$ 71 2024 \$ 71 2024 \$ 71 2024 \$ 71 ist 2024 \$ 36 ist 2024 \$ 364 2024 \$ 364 \$ 364	ır in which anual Fee	Prorated Fee	Year in which Annual Fee	Prorated Fee Per	Year in which Annual Fee	Prorated Fee	Year in which Annual Fee
$\begin{array}{c cccccc} & & & & & & & & \\ \mbox{h} & & & & & & & & & \\ \mbox{h} & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & & & & & & & & \\ \mbox{h} & & & & & & & & & & & & & & & & & & &$	Commences	Per Unit	Commences 2025	S Unit	Commences 2025	s 76	Commences 2026
h 2024 \$ 143 2024 \$ 107 2024 \$ 71 2024 \$ 71 2024 \$ 36 2024 \$ 36 2024 \$ 36 2024 \$ 36 ent 2024 \$ 401 ent 2024 \$ 401 enter 2024 \$ 364		283	2026	\$ 166	2026	\$ 63	2026
2024 \$ 107 2024 \$ 71 2024 \$ 71 2024 \$ 36 2024 \$ 36 st 2024 \$ 401 ember 2024 \$ 364	2025 \$	257	2026	\$ 151	2026	\$ 50	2026
2024 \$ 71 2024 \$ 36 2024 \$ 36 2024 \$ - 2024 \$ - 2024 \$ - st 2024	2025 \$		2026	\$ 136	2026	\$ 38	2026
2024 \$ 36 2024 \$ 36 2024 \$ - 2024 \$ - suber 2024 2024 \$ 401 suber 2024 2024 \$ 364	2025 \$		2026	\$ 121	2026	\$ 25	2026
2024 \$ - 2024 \$ - 2024 \$ - 2024 \$ 364 \$ - 378	2025 \$	180	2026	\$ 106	2026	\$ 13	2026
2024 \$ 401 2024 \$ 364 2024 \$ - 378	2025 \$	154	2026	\$ 91	2026	-	2026
2024 \$ 364 2074 \$ - 378	2026 \$	129	2026	\$ 76	2026	\$ 141	2027
2024 \$ - 328	2026 \$	103	2026	\$ 61	2026	\$ 128	2027
	2026 \$	77	2026	\$ 45	2026	\$ 116	2027
er 2024 \$ 292	2026 \$	5 51	2026	\$ 30	2026	\$ 103	2027
2024 \$ 255	2026 \$	3 26	2026	\$ 15	2026	\$ 90	2027

Page 5

7419710





Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10502

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, B, C, E and G and replacing them with the corresponding schedules attached as Schedule A to this bylaw and forming part thereof.
- 2. This Bylaw is cited as "Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10502", and is effective January 1, 2024.

FIRST READING	NOV 1 4 2023	CITY OF RICHMOND
SECOND READING	NOV 1 4 2023	APPROVED for content by originating
THIRD READING	NOV 1 4 2023	dept. <i>MG</i> APPROVED
ADOPTED		for legality by Solicitor

MAYOR

SCHEDULE A TO BYLAW NO. 10502

SCHEDULE "A" to BYLAW NO. 5637

FLAT RATES FOR RESIDENTIAL, AGRICULTURAL, AND INSTITUTIONAL PROPERTIES

		Annual Fee
A.	Residential dwellings per unit	
	One-Family Dwelling or Two-Family Dwelling	\$921.63
	Townhouse	\$754.42
	Apartment	\$486.16
B.	Stable or Barn per unit	\$185.69
C.	Field Supply – each trough, water receptacle, or tap	\$116.09
D.	Public Schools for each pupil based on registration January 1 st	\$11.00
	January I	+ * * * * * *

SCHEDULE "B" TO BYLAW NO. 5637

METERED RATES FOR INDUSTRIAL, COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY, STRATA-TITLED AND FARM PROPERTIES

1. RATES

Consumption per cubic metre:	\$1.7356
Minimum charge in any 3-month period (not applicable to Farms)	\$114.00

2. WATER METER FIXED CHARGE

Fixed charge per water meter for each 3-month period:

Meter Size	Fixed Charge
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

3. FEE FOR AN INACCESSIBLE METER AS SET OUT IN SECTION 7

Per quarter that the meter is inaccessible (not to be pro-rated) \$215

SCHEDULE "C" TO BYLAW NO. 5637

METERED RATES FOR ONE-FAMILY DWELLING AND TWO-FAMILY DWELLING

1. RATES

Consumption per cubic metre:

\$1.7356

2. WATER METER FIXED CHARGE

Fixed charge per water meter for each 3-month period:

Meter Size	Fixed Charge
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

3. FEE FOR AN INACCESSIBLE METER AS SET OUT IN SECTION 7

Per quarter that the meter is inaccessible (not to be pro-rated) \$215

SCHEDULE "E" to BYLAW 5637

CONSTRUCTION PERIOD WATER CONSUMPTION RATES – RESIDENTIAL

MONTH (2024)	ONE-FAMILY DWELLINGS & EACH UNIT IN A TWO-FAMILY 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	\$922	2025	\$754	2025	\$1,017	2026
February	\$845	2025	\$1,515	2026	\$976	2026
March	\$768	2025	\$1,452	2026	\$936	2026
April	\$691	2025	\$1,389	2026	\$895	2026
May	\$614	2025	\$1,326	2026	\$855	2026
June	\$538	2025	\$1,263	2026	\$814	2026
July	\$461	2025	\$1,200	2026	\$773	2026
August	\$1,390	2026	\$1,137	2026	\$1,312	2027
September	\$1,313	2026	\$1,075	2026	\$1,271	2027
October	\$1,236	2026	\$1,012	2026	\$1,231	2027
November	\$1,159	2026	\$949	2026	\$1,190	2027
December	\$1,082	2026	\$886	2026	\$1,150	2027

CONSTRUCTION PERIOD WATER CONSUMPTION RATES – COMMERCIAL AND INDUSTRIAL

Water Connection Size	Consumption Charge
20mm (3/4") diameter	\$170
25mm (1") diameter	\$325
40mm (1 ¹ / ₂ ") diameter	\$805
50mm (2") diameter and larger	\$1,990

SCHEDULE "G" to BYLAW 5637

RATES FOR VANCOUVER INTERNATIONAL AIRPORT AUTHORITY (YVR)

Applicable rate is \$1.3742 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; and
- 76 m³ of water per annum at a rate of \$1.3742 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)



Richmond Zoning Bylaw 8500 Amendment Bylaw 10126 (RZ 19-853820) 7600 and 7620 Ash 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/E)" and "SINGLE DETACHED (ZS14)".

P.I.D. 012-032-123 Parcel "A" (Explanatory Plan 33316) Lot 4 Block "F" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-720-594 The North Half of Lot 5 Block "F" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 10126"

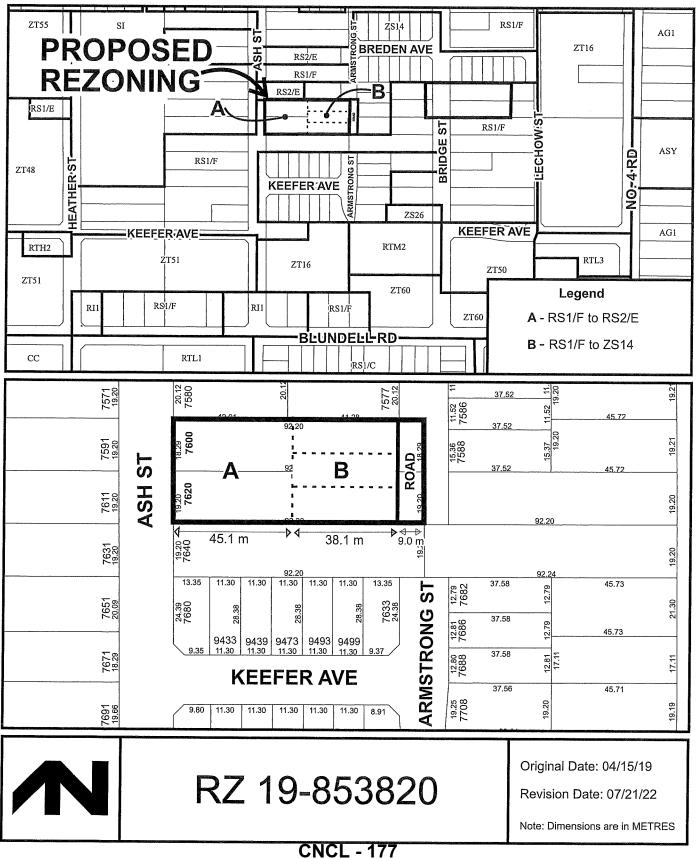
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10126".

FIRST READING	JEF 1 Z LULL	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	OCT 1 7 2022	APPROVED by
SECOND READING	OCT 1 7 2022	APPROVED by Director
THIRD READING	OCT 1 7 2022	or Solicitor
OTHER CONDITIONS SATISFIED	NOV 1 4 2023	
ADOPTED		

MAYOR



SCHEDULE "A"







Richmond Official Community Plan Bylaw Amendment Bylaw 7100 and Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10154 (CP 15-717017) 5300 No. 3 Road

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

- 1. Richmond Official Community Plan Bylaw 9000 is amended at Attachment 1 to Schedule 1 2041 OCP Land Use Map, for the area bound by No. 3 Road, Alderbridge Way, Kwantlen Street and Lansdowne Road to amend the shape of the designated "Park" and to extend the "Downtown Mixed Use" designation to include a 4,392 m² (47,275 ft²) area on the east side of Hazelbridge Way extension as shown in "Schedule A attached to and forming part of Bylaw 10154".
- 2. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10 (City Centre Area Plan), is amended by:
 - 2.1 Replacing page 1-12, including the City Centre Framework Map, with "Schedule B attached to and forming part of Bylaw 10154".
 - 2.2 Replacing page 2-6, including the City Centre Neighbourhoods & Village Areas Map, with "Schedule C attached to and forming part of Bylaw 10154".
 - 2.3 Replacing page 2-13, including the Jobs & Business Concept Map, with "Schedule D attached to and forming part of Bylaw 10154".
 - 2.4 Replacing page 2-17, including the Key Commercial Areas Map, with "Schedule E attached to and forming part of Bylaw 10154".
 - 2.5 Replacing page 2-20, including the Pedestrian-Oriented Retail Precincts Map, with "Schedule F attached to and forming part of Bylaw 10154".
 - 2.6 Replacing page 2-36, including the Pedestrian Environment Map, with "Schedule G attached to and forming part of Bylaw 10154"
 - 2.7 Replacing page 2-38, including the Cycling Network Map (2031), with "Schedule H attached to and forming part of Bylaw 10154".

- 2.8 Replacing page 2-46, including the Arts & Culture Map (2031), with "Schedule I attached to and forming part of Bylaw 10154".
- 2.9 Replacing page 2-50, including the Public Spaces & Places Map (2031), with "Schedule J attached to and forming part of Bylaw 10154".
- 2.10 Replacing page 2-51, including the Public Art Opportunities Map, with "Schedule K attached to and forming part of Bylaw 10154".
- 2.11 Replacing page 2-60, including the A Base for Building a Living Landscape Map, with "Schedule L attached to and forming part of Bylaw 10154".
- 2.12 Replacing page 2-65, including the Base Level Parks & Open Space Map (2031), with "Schedule M attached to and forming part of Bylaw 10154".
- 2.13 Replacing page 2-67, including the Major Parks Map, with "Schedule N attached to and forming part of Bylaw 10154".
- 2.14 Replacing page 2-71, including the Pedestrian Linkages Map, with "Schedule O attached to and forming part of Bylaw 10154".
- 2.15 Replacing page 2-88, including the Public Realm Areas Map, with "Schedule P attached to and forming part of Bylaw 10154".
- 2.16 Replacing page 2-91, including the Riverfront Features & Destinations Map, with "Schedule O attached to and forming part of Bylaw 10154".
- 2.17 On page 2-109, inserting the following as a footnote to the table, "Increased building height may be permitted for developments that comply with the provisions of the Lansdowne Centre (Lansdowne Village) Special Precinct Design Guidelines", and replacing the Maximum Building Height Map, with "Schedule R attached to and forming part of Bylaw 10154".
- 2.18 On page 2-113, inserting the following as a footnote to the table, "24 m separation may be permitted for developments that comply with the provisions of the Lansdowne Centre (Lansdowne Village) Special Precinct Design Guidelines", and replacing the Tower Spacing & Floorplate Size Map, with "Schedule S attached to and forming part of Bylaw 10154".
- 2.19 Replacing page 3-3, including the Development Permit Sub-Areas Key Map, with "Schedule T attached to and forming part of Bylaw 10154".
- 2.20 Amend the new Development Permit Special Precinct Key Map on page 3-4 to identify an area bound by No. 3 Road, Alderbridge Way, Kwantlen Street and Lansdowne Road

as a special precinct area and identified as "2.0 Lansdowne Centre (Lansdowne Village)" as shown in "Schedule U attached to and forming part of Bylaw 10154".

- 2.21 Replacing page 3-13, including the Park Frontage Enhancement Areas Map, with "Schedule V attached to and forming part of Bylaw 10154."
- 2.22 Replacing page 3-16, including the Designated Green Link & Linear Park Location Map, with "Schedule W attached to and forming part of Bylaw 10154."
- Following section 3.2 Sub-Area Guidelines, inserting section 3.3.2 Special Precinct 2.0
 Lansdowne Centre (Lansdowne Village) as shown in "Schedule X attached to and forming part of Bylaw 10154".
- 2.24 Replacing page 4-11, including the Park & Open Spaces Map (2031), with "Schedule Y attached to and forming part of Bylaw 10154."
- 2.25 Replacing page 4-13, including the Density Bonusing Map (2031) 4-13, with "Schedule Z attached to and forming park of Bylaw 10154".
- 2.26 Replacing the Generalized Land Use Map (2031) with "Schedule AA attached to and forming part of Bylaw 10154".
- 2.27 Replacing the Overlay Boundary Village Centre Bonus Map (2031) with "Schedule BB attached to and forming part of Bylaw 10154".
- 2.28 Replacing the Specific Land Use Map: Lansdowne Village (2031) with "Schedule CC attached to and forming part of Bylaw 10154", including inserting the following:
 - a. A new sub-category for the Urban Core (T6) land use map designation that references 35 m building height, "Urban Core T6 (35 m)".
 - b. A new bullet as follows into the Detailed Transect Description for Urban Centre (T5) development, "Village Centre Bonus: 1.0 for the provision of non-residential uses, provided that the additional density is used in whole or in part for the provision of convenience commercial uses (e.g. larger-format grocery store, drugstore), medical-dental services, pedestrian-oriented retail, or other uses important to the viability of the Village, to the satisfaction of the City".
- 2.29 Making various text and graphic amendments to accommodate the identified bylaw amendments and to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use map: Lansdowne Village (2031) as amended.
- 3. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 10154".

÷

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

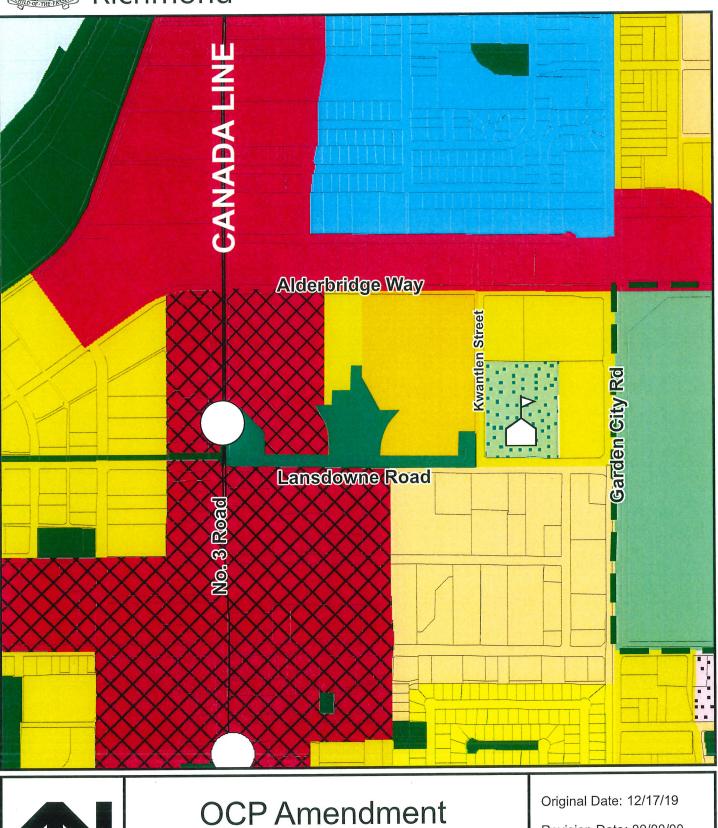
FEB 0 8 2021	CITY OF RICHMOND
MAR 1 5 2021	APPROVED by
MAR 1 5 2021 MAR 1 5 2021	APPROVED by Manager or Solicitor
NOV 2 1 2023	

MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10154





CNCL-

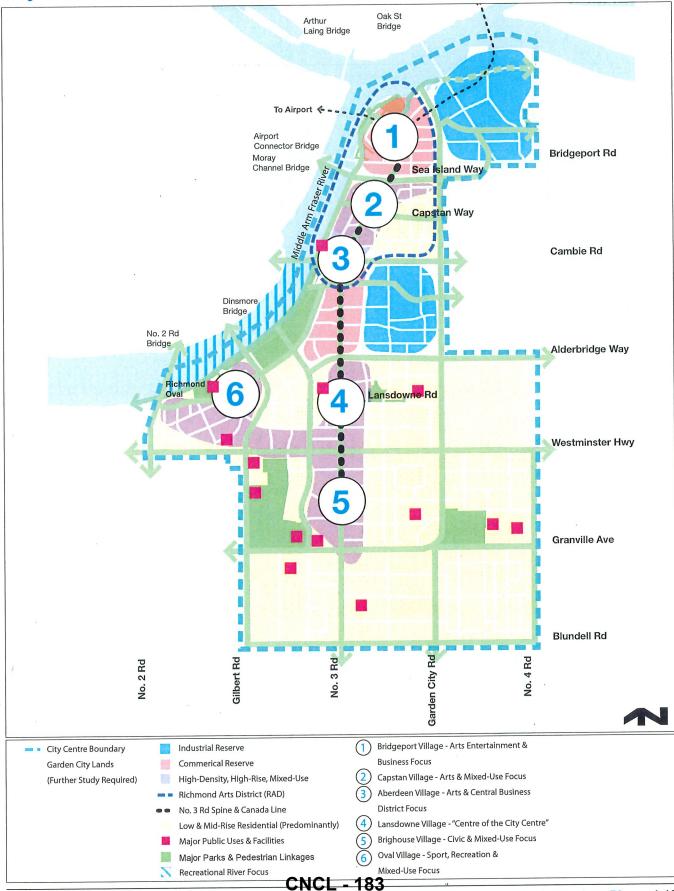
182

Schedule 1

Revision Date: 00/00/00

Note: Dimensions are in METRES

City Centre Framework Map

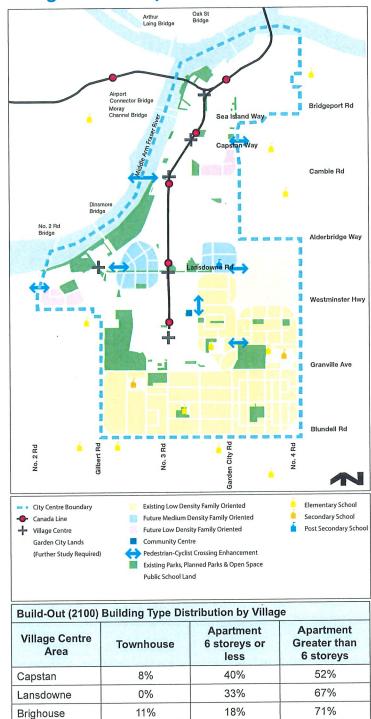


Original Adoption: June 19, 1995 / Plan Adoption: September 14, 2009

2.1.1(a) Accommodating Diversity

To accommodate the housing needs of a diverse future population, the City Centre will provide for a range of housing types (e.g., townhouse, midand high-rise apartments) in the five Village centres that permit residential development. In each of these villages, some housing types will be more predominant than others.

City Centre Neighbourhoods & Village Areas Map



Building type distribution is an anticipated dwelling unit distribution based on densities and land uses described in the plan. Townhouse also includes single detached, duplex and other forms of ground-oriented housing.

10%

42%

16%

Oval

TOTAL

South East

184

15%

42% 30% 75%

16%

54%

OBJECTIVE:

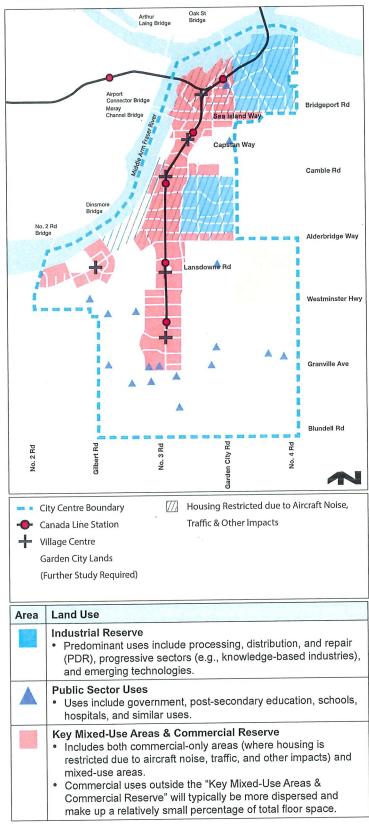
Provide a framework that enhances the City Centre as the focus of a vibrant **"Aerotropolis Community"** – a business centre with a strong identity, international perspective, and a sustainable, "triple bottom line" approach to economic development that builds on Richmond's existing strengths and natural advantages as a:

- "Gateway" regional, national & international;
- Business & corporate hub supporting Richmond's transportation, distribution, agriculture, fishing & tourism industries;
- Focus for creative industries knowledge-based companies, education & research – together with arts and culture;
- Asian business & cultural centre;
- "Complete community" where people can live, work, play & learn.

Balancing Employment Land Demand & Supply

Over the long-term (50+ years), the demand for employment land in Richmond is projected to be 1,685 ha (4,164 ac.). This is consistent with the amount of employment land designated within the City Centre, plus the current amount of zoned employment land outside the City Centre (exclusive of airport operations).

Jobs & Business Concept Map



2.2.3 Commercial

Richmond's City Centre has a strong base of retail, restaurant, hotel, office, entertainment, and related uses. As the City Centre grows, its commercial jobs are projected to more than double and adopt a more urban form.

New City Centre retail and hotel uses are already densifying and contributing to more pedestrian-friendly, transitoriented streetscapes and amenities. However, office (which is key to the City Centre's densification and economic health) still favours the large floorplate, low-rise buildings and lower costs typical of suburban business parks.

Challenge/Opportunity

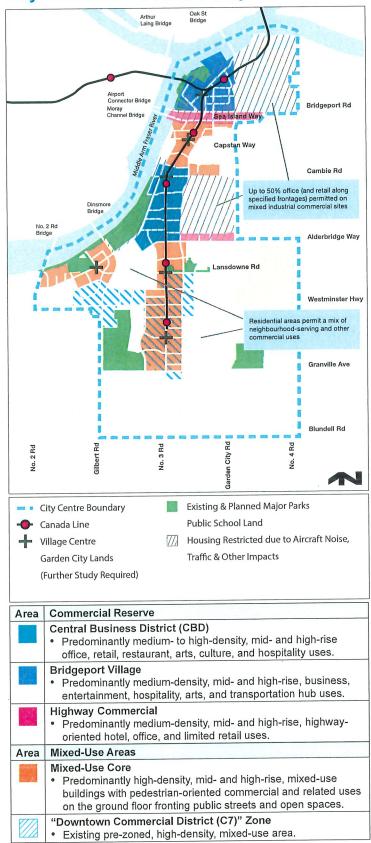
Businesses and their employees are beginning to look for cost-effective, high-amenity alternatives to remote business parks. The City Centre is well positioned to take advantage of this trend by building on its unique "gateway" and riverfront advantages, strong retail sector, housing growth, and the Canada Line and Richmond Oval.

Proposed Strategy

The establishment of a 145 ha (358 ac.) Commercial Reserve will be positioned to build on the City Centre's traditional No. 3 Road spine, and take advantage of the Canada Line, riverfront amenities, airport noise-related restrictions on housing.

This will be complemented by highdensity mixed-use areas situated near transit and the river.

Key Commercial Areas Map



CNCL - 186

2.2.3(d) Pedestrian-Oriented Retail Precincts

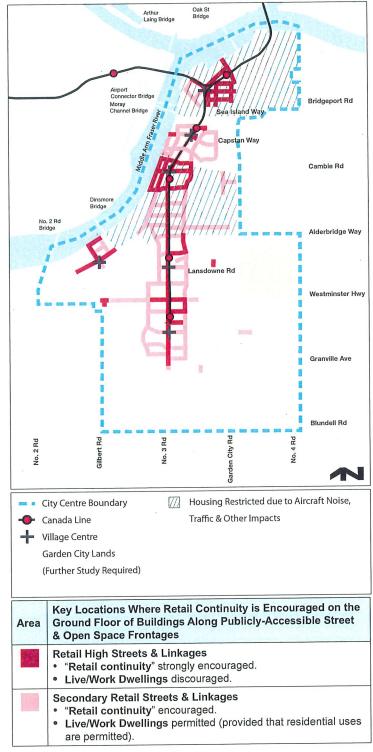
Lively, urban retail areas require "**retail continuity**": the continuity of a substantial amount of ground floor frontages that are attractive, pedestrianoriented, rich in detail, and engaging – in other words, frontages that encourage people to walk and linger, and include:

- a diversity of activities (e.g., shops and restaurants);
- a high degree of transparency enabling interaction between activities inside the building and the fronting sidewalk or open space (e.g., display windows and views into shop interiors);
- small unit frontages, typically no more than 10 m (33 ft.) wide, each with its own entry;
- multi-tenant building entries, hotels, and large commercial units with ground floor frontage widths of no more than 10 m (33 ft.), unless special measures are employed to maintain retail continuity;
- office and similar uses situated above the ground floor;
- pedestrian weather protection;
- pedestrian-oriented and scaled signage and lighting;
- public art, seating, and other public amenities;
- quality, durable materials and construction.

In addition, a successful retail area requires commercial units that can accommodate and adapt to the needs of a variety of businesses over time. To help achieve this, **commercial retail units should have a depth of:**

- **typical** 18 m (59 ft.) or more;
- minimum 9 m (30 ft.).

Pedestrian-Oriented Retail Precincts Map



City of Richmond

Walking Features

Street Network

- Every street is walkable and has a sidewalk, a minimum of 2.0 m (6.5 ft.) wide and preferably 2.5 m (8.2 ft.) wide, with street trees, boulevards and pedestrian lighting.
- Shorter city blocks, narrower street crossings and conveniently timed pedestrian signals.
- Increased curbside parking on minor streets acts as a buffer from adjacent vehicle traffic.
- A wayfinding system to guide pedestrians to key destinations.
- An enhanced pedestrian-cyclist crossings at selected locations, particularly near schools.

Streetscape

- A creative, fun and welcoming environment for pedestrians via landscaping, artwork, attractive street furniture, open spaces, gathering places, and resting areas.
- Orient ground level businesses to pedestrian access from the sidewalk.
- Continuous store awnings provide weather protection.

Transit Villages & Connections

- Transit schedules and route information available at transit stations and bus stops.
- Fully accessible transit stops conveniently located and easily recognizable with sufficient space for waiting passengers.
- Covered walkways provided between transit stops and village centres.

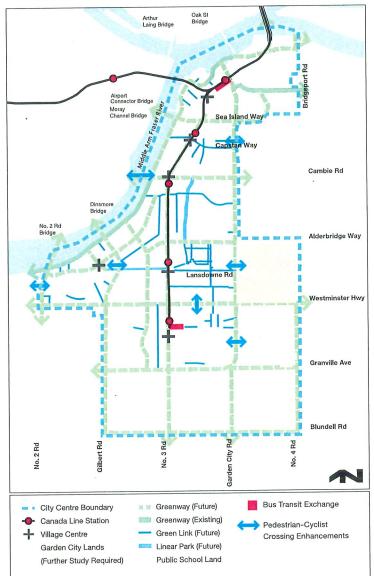
Urban Greenways & Trails

- Enhanced streetscape features along urban greenways and within pedestrian precincts around transit villages.
- Improved trails along the dyke and new links across water boundaries (e.g., Middle and North Arms of the Fraser River).

Accessibility

- Enhanced use of universal accessible design features such as accessible pedestrian signals and tactile wayfinding.
- Lighting along trail networks where feasible.
 Priority given to pedestrian access and safety through parking lots.
- Installation of ramps at all intersections.

Pedestrian Environment Map (2031)



Cycling Network Features

Accommodation on Street Network

- Provide signage and pavement markings to clearly delineate cycling facilities from other street components.
- Minimize potential conflicts and safely accommodate multiple road users such as transit service and cycling.
- Enhanced pedestrian-cyclist crossings at selected locations, particulary near schools.

Designated Cycling Routes

- Designated routes feature signage, pavement markings and bicycle-friendly traffic signals.
- Designated bike lanes on major thoroughfares and some major streets with a typical width of 1.5 m to 1.8 m (5 ft. to 6 ft.).
- Cycling routes are physically separated from vehicle traffic on major thoroughfares and major streets where feasible.
- Shared wide curb lanes on some major streets and on minor streets with typical width of 4.3 m (14.1 ft.).
- Bicycle-friendly routes feature pavement markings, signage and signal loop detectors but road is not widened.

Trails & Bridges

- Integration of on-street cycling network with off-street trails and pathways including the Canada Line Bridge over the North Arm of the Fraser River.
- Off-street pathways have typical width of 3.0 m to 4.0 m (10 ft. to 13.1 ft.).
- Proposed new pedestrian/cycling bridge from the west end of Cambie Road to Sea Island.

End-of-Trip Facilities

- Secure end-of-trip facilities (bike racks, lockers, cages) at civic sites, parks, transit villages, and activity centres.
- Bylaw requirement for all new developments to provide short-term and long-term secure bicycle parking.

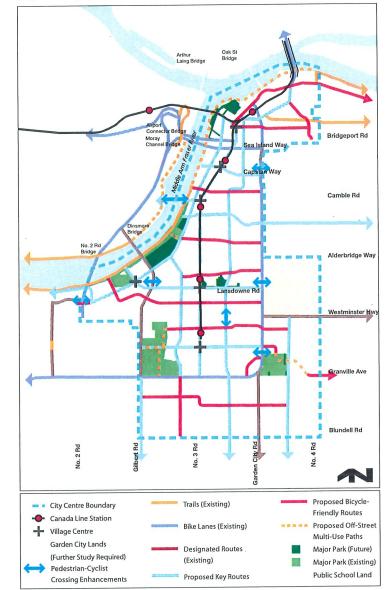
Integration with Transit

- Bicycle accommodation on the Canada Line and all buses during all hours of operation.
- Bike racks and bike lockers at all rapid transit stations and transit exchanges.

Promotion & Education

- Safe cycling courses for adults and children.
- Area-wide event to promote cycling for all
- trips.
 Education and enforcement programs to encourage sharing the road among motorists and cyclists.

Cycling Network Map (2031)



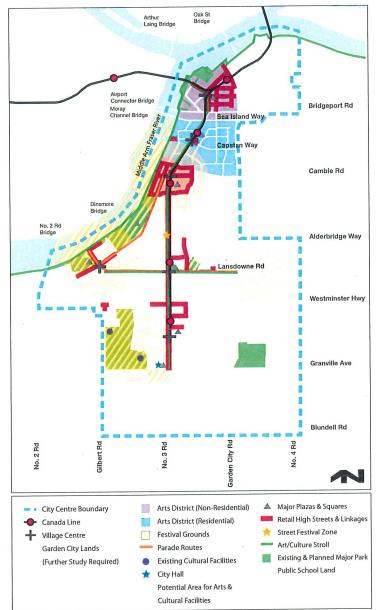
189

OBJECTIVE:

Provide a framework for the City Centre as a "**thriving and creative community**" that is empowered, engaged and diverse, and where arts, culture, and heritage are inextricably linked with and support:

- a strong community voice and engaged community that enhances the relevance and responsiveness of urban and economic development, planning, and governance;
- placemaking, with a mosaic of appealing, lively, and distinctive urban villages, vibrant public spaces, festivals, events, and activities;
- an increased creative capacity which enriches the quality of life and attracts progressive business opportunities which support:
 - the arts, heritage and cultural practitioners;
 - the identification, conservation, and interpretation of heritage resources;
 - spaces for residents and visitors to work and participate in arts, culture and heritage activities;
- an enhanced enjoyment of the urban realm and respect for and connectivity among citizens and cultures.

Arts & Culture Map (2031)



City of Richmond

2.4.1(b) Places to Gather & Celebrate

Public open space and streetscape will play a key role in supporting interaction within the City Centre linking people, buildings & activities. Public spaces are important "mixing places" for community residents, artists & visitors and serve as "stages" for showcasing the work of local artists.

Celebrations form an important part of vibrant urban living & provide opportunities for residents & visitors to come together bringing understanding and a sense of belonging. Many celebrations are intentionally small and community focused. In other cases however, the intent is to invite the City, the region and the world, which requires special accommodation and colocation with City facilities and private developments.

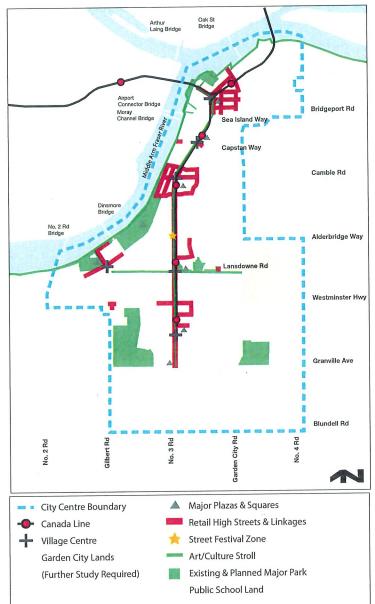
Challenges/Opportunities

With the Canada Line, the Oval Plaza & the Middle Arm Park in the development phase, the infrastructure to provide facilities to host events can be built into the design of the spaces instead of having to adapt spaces and bring in infrastructure for each event.

Proposed Strategy

- Prepare a festival/events plan including appropriately designed spaces and parade routes.
- Design spaces that ensure staging, view corridors, seating areas, power supply & lights that can flexibly accommodate events of different sizes & styles of community gatherings and festivals.
- Ensure the provision of public and private open spaces that are designed as people gathering and mixing spaces including elements such as conversation areas, public art, busker and performance space and informal play areas.

Public Spaces & Places Map (2031)



CNCL - 191

2.4.1(c) Public Art

Art in everyday life brings a sense of meaning and place to local citizens, gives visitors a lasting memory and reflects a city's long-term investment in the future. Public art provides emotional meaning to shared public spaces, increases the sense of place and belonging, builds civic pride and provides a layered cultural legacy. It helps shape the built environment and expresses universal human values.

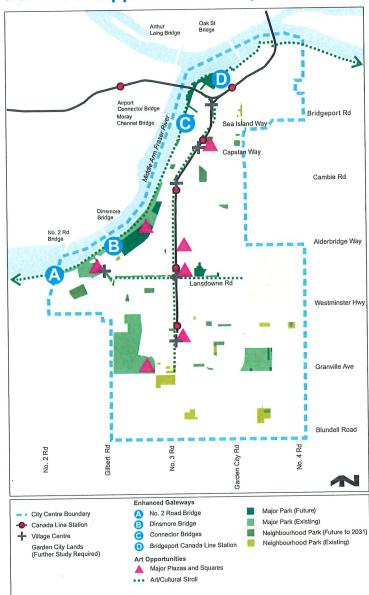
Public art is valued and supported by both the public and private sectors. It serves as a catalyst for high-quality public and private investments, stimulates economic development initiatives, supports cultural tourism and fosters a quality of place that helps attract businesses and a creative work force.

Art inspires us. Inspired citizens are engaged citizens, invested in a future with a shared commitment, mutual respect, understanding and a sense of limitless possibilities. Art plays a significant role in creating places where we feel comfortable and inspired, and where we want to return, again and again.

Challenges/Opportunities

In light of the opportunities with the high levels of development in the City Centre and as it is the high amenity urban area of the community, it will be important to maximize the inclusion of public art and ensure that it is a key element in shaping, animating and enriching the public realm, and strengthening civic pride and community identity.

Public Art Opportunities Map



Living Landscape On-The-Ground

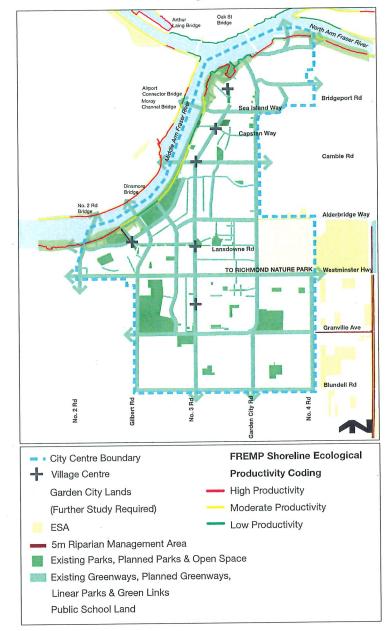
Example features that can be pieced together incrementally to build a living landscape include:

- dykes along the Fraser foreshore built to enhance ecological features;
- greenways that meet multiple objectives (e.g. connect natural areas, provide recreation and alternative transportation options, perform infrastructure services);
- boulevards that feature multilayered habitats;
- parks and school grounds with enhanced ecological areas.



A Base for Building a Living Landscape Map

Purpose: This map demonstrates some of the City's current and possible ecological and open space resources upon which an interconnected ecological network can be based.



193

OBJECTIVE:

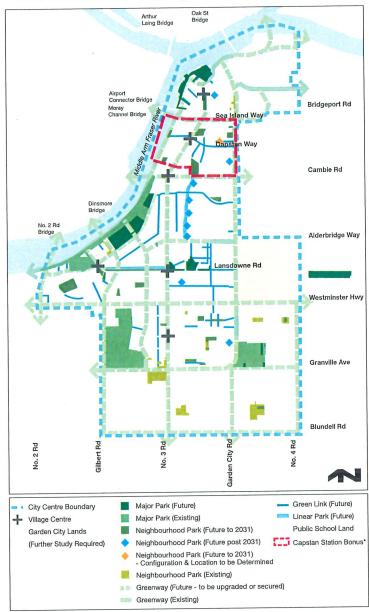
Provide a framework for a **complete parks and open space system** that will:

- provide the quantity of park and open space required to address social, recreational, and cultural needs;
- incorporate a rich diversity of experiences and landscapes that reflect the identity of the community and are rooted in local culture and environment;
- ensure an equitable distribution of parks and open space of each type;
- mitigate the environmental impacts of increasing urbanization and continually support the health of the urban environment;
- respond to the higher densities in the City Centre with a greater diversity of programming in each park and appropriate design and materials.

Strategic Investment for City Acquisition of Open Space

In order to optimize public resources, the strategic approach to the acquisition of City owned parks and open space is to secure investments rapidly. In the period ending in 2031, when the greatest growth and the greatest increase in land values is anticipated, 75% of the total land required to build-out will have been acquired.

Base Level Parks & Open Space Map (2031)



* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.

	Year 2006	Year 2031	Build-out
Population	40,000	90,000	120,000
Quantity of Open Space	76.5 ha (189 ac.)	118.4 ha (292.5 ac.)	157.8 ha (390 ac.)
Ratio of Acreage to Population	4.75/1,000	3.25/1,000	3.25/1,000
Quantity of Additional Open Space	0	41.9 ha (103.5 ac.)	39.5 ha (97.5 ac.)

2.6.1 Major Parks

Major parks comprise 40% of the open space system and serve the broadest population, from the immediate neighbourhood to tourists. Major Parks include:

City-Wide Urban Parks

Location: Near the major crossroads of the Central Business District.

Program: Major civic events, public gatherings, informal recreation, support facilities, local storm water management features.

Site Features: Min. 4 ha (10 ac.), 30% urban forest & eco-amenity, plaza, high quality site furnishings, public art, covered performance venue, gathering & social spaces, multi-purpose lawn, informal recreation amenities.

Community Parks

Location: Within 800 m (2,625 ft.) of major villages, co-located with community facility where possible.

Program: A broad range of formal & informal recreational activities, community gathering & festivals, environmental features, local storm water management features.

Site Features: Min. 4 ha (10 ac.), 40% urban forest & eco-amenity, min. 20% non-permeable surface, sport courts, high quality sports fields, playground, community gathering & festival space, community garden, parking.

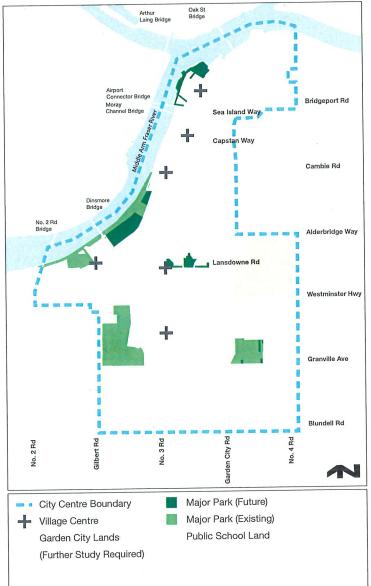
Natural Areas

Location: Where existing natural resources occur or developed in relation to existing & future resources.

Program: Habitat zones, interpretive & education programs.

Site Features: Optimum min. 8 ha (20 ac.) of riparian & upland habitat but includes smaller patches of min. 0.8 ha (2 ac.) where connection to larger system exists. Includes trails, seating, boardwalks, interpretive signage.

Major Parks Map



Additional Study

Urban Forest Strategy Update – to explore new technologies and approaches to trees in urban environments.

Urban Ecology Study – to determine the most effective measures for promoting and sustaining healthy environments within medium to high density urban areas.

CNCL - 195

2.6.3(c) Pedestrian Linkages

The 2010 Richmond Trail Strategy provides the vision to guide continued development of the greenway system in City Centre. The intent is to "provide a variety of exciting opportunities for walking, rolling and cycling that will link people to each other, to their community, and to Richmond's unique natural and cultural heritage".

Greenways

Location: Along major streets and important recreational corridors.

Program: Link multiple destinations (e.g. between major open spaces and other significant destinations) and connect natural areas.

Site Features: Min. 10 m (33 ft.) wide, separate pedestrian and cycling paths, rest areas with street furnishings, public art, signage & wayfinding, integrated with wetlands & storm water features, hedgerows, significant tree planting.

Linear Parks

Location: Along key streets to create significant recreational and environmental corridors linking the waterfront to the heart of the downtown.

Program: Combined neighbourhood park and greenway functions to encourage movement through the neighbourhood (walking, jogging) and incorporating social and physical activity nodes.

Site Features: 30 to 40 m (100 to 131 ft.) wide, high quality landscape, broad pedestrian promenade, playgrounds, sports courts, water features, significant tree planting and multi-layered planting, site furnishings, public art.

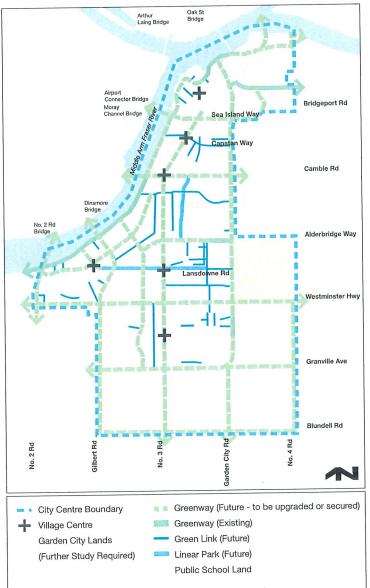
Green Links

Location: Along lanes and mews, through or between developments.

Program: Provide connections within neighbourhoods to support a walkable urban environment, and to support ecological areas.

Site Features: Min. 6 m (20 ft.) to 20 m (65 ft.) wide, broad sidewalks with special paving at nodes and intersections, rest areas with street furniture, street trees and multi-layered planting, pedestrian scale street lighting, wayfinding, community art.

Pedestrian Linkages Map



Additional Study

Storm Water Management Strategy – to develop methods to better address stormwater and permeability in parks, greenways and streets.

OBJECTIVE:

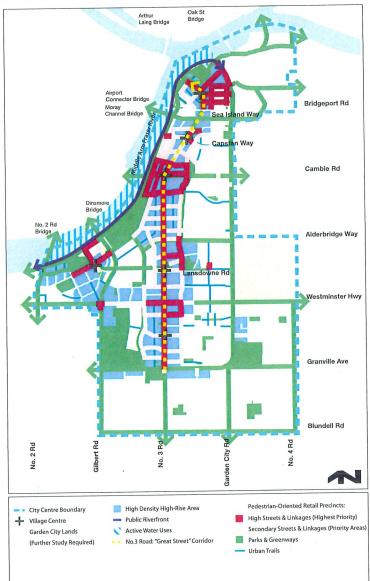
Provide a framework for a "**lively community**" that is rooted in a "culture of walking and cycling" and a collaborative, interdisciplinary approach to city building that is:

- diverse;
- engaging;
- attractive;
- safe;
- healthy;
- human-scaled.

"... A good city can be compared to a good party-people stay for much longer than really necessary because they are enjoying themselves."

Public Spaces and Public Life, City of Adelaide: 2002. City of Adelaide, Gehl Architects ApS, 2002.

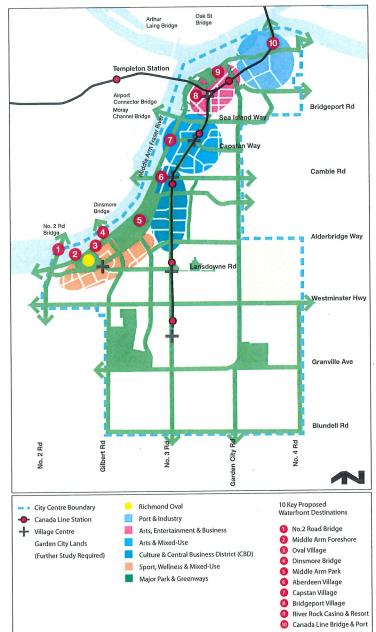
Public Realm Areas Map



CNCL - 197

- d) a potential floating arts and entertainment venue;
- e) a marina, float home, and commercial water use master plan.
- Develop a Fraser River Experiential Walk Plan that celebrates the local geography and tells the Richmond Story of the 'living river' by:
 - a) developing a comprehensive Interpretation Plan using public art and site design features;
 - b) requiring high functioning native ecological landscapes and green building technology on public and private lands adjacent to the water;
 - c) building seating steps, piers, floating boardwalks, and other features to bring people onto and over the water;
 - d) pursuing a potential iconic destination cultural facility to complement the public spaces and interpretation.
- Develop a Gateway Strategy that looks at:
 - a) each bridge as an opportunity to showcase the City to the world with extraordinary dynamic design features;
 - b) the built environment of the adjacent public and private lands as integral to the 'first impressions' of the City.
- Develop a 10 Key Unique Destinations Master Plan that will:
 - a) provide a menu of distinct spaces, activities, and landmarks that add interest to the waterfront;
 - b) provide visual identity for continuity, cohesion, and orientation along the waterfront while allowing for distinct recognizable neighbourhoods and activity zones.

Riverfront Features & Destinations Map



In a team approach, Policy Planning, Parks, Engineering & Public Works, Transportation and others will lead the initiatives identified in the proposed strategies.

2.10.1(e) Encourage Human-Scaled Development

A city's skyline is an expression of its community and a defining image of how that community wants to be seen and sees itself.

Challenge/Opportunity

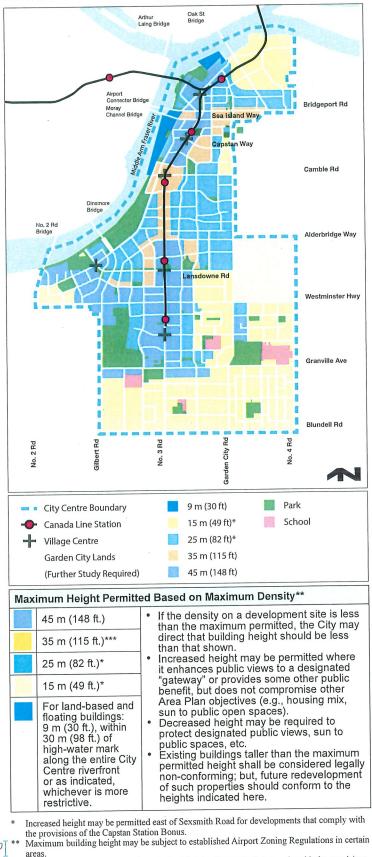
Transport Canada regulations generally restrict the maximum permitted height of buildings in the City Centre to 47 m (154 ft.) geodetic (or lower in areas affected by landing and take-off operations). This height is adequate for the City Centre's higher density buildings, but is considered low in a region that prizes views and equates better views with taller buildings. This push to maximize height, together with Richmond's topography, is "flattening" the City Centre's high-rise skyline and creating an unappealing appearance.

This issue may be addressed in part with possible increases in building height, but it could take several years of study to determine if this is possible – and this will not be a solution if the result is simply a "flat top" at a higher elevation.

In addition, it is important to recognize that tall buildings can also present drawbacks, such as:

- less ability for residents to recognize people on the street, thus, reducing their sense of belonging and personal security;
- more shading of public spaces and blocked views (e.g., reducing building height towards the water and mountains can enhance private views from buildings set far back from the river);
- a more anonymous public realm.

Maximum Building Height Map



Bylaw 10020 2019/05/21

CNC

*** Increased building height may be permitted for developments that comply with the provisions of the Lansdowne Centre (Lansdowne Village) Special Precinct Design Guidelines.

"Taming Tall Buildings": Part 2 Tower Spacing, Floorplate Size & **Development Site Size**

Richmond's OCP encourages a maximum tower floorplate size of 600 m^2 (6,459 ft²) and a minimum distance between towers of 24 m (79 ft.).

While these guidelines have been effective in encouraging a staggered distribution of point tower forms, new challenges are emerging, including a need for:

- larger floorplates that better reflect actual City Centre residential development practices (i.e., typically 650 m^2 (6.997 ft²)) and anticipated non-residential market needs;
- larger gaps between towers in some areas to reduce private view blockage, sunlight blockage, and the impression of a "wall" of buildings.

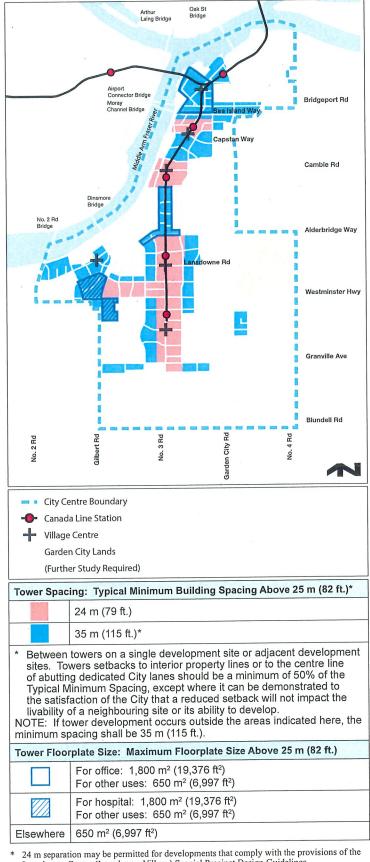
In addition, a minimum development site size for tower development is encouraged. This is intended to make clear that while a development site may be designated for building heights greater than 25 m (82 ft.) (i.e., towers), this form is discouraged where it may impact adjacent sites or affects the livability or attractiveness of the public realm.

Minimum tower development site

size (i.e., for buildings taller than 25 m (82 ft.)):

- Width: 45 m (148 ft.);
- Depth: 40 m (131 ft.);
- Area:
 - a) For less than 3 FAR: $4,000 \text{ m}^2$ (1 ac.);
 - b) For 3 FAR or more: $2,500 \text{ m}^2$ (0.6 ac.).

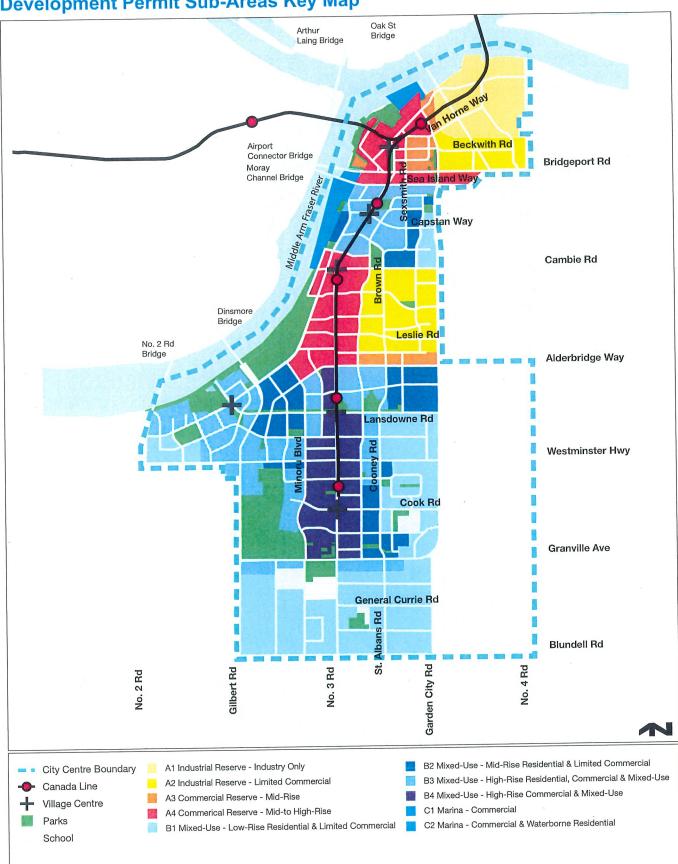
Tower Spacing & Floorplate Size Map



Lansdowne Centre (Lansdowne Village) Special Precinct Design Guidelines.

CNCL - 200

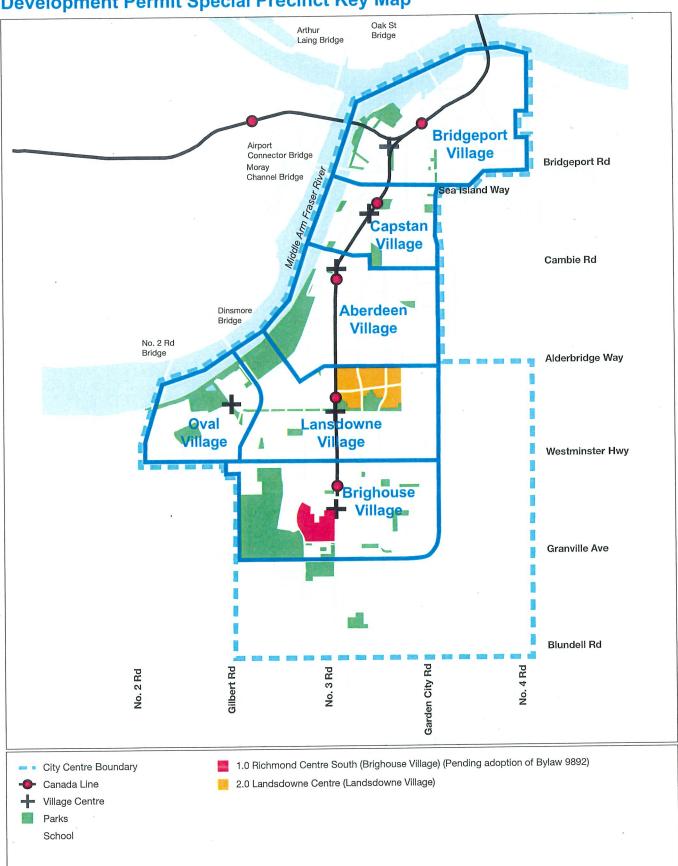
City of Richmond



Development Permit Sub-Areas Key Map

CNCL - 201 Original Adoption: June 19, 1995 / Plan Adoption: September 14, 2009

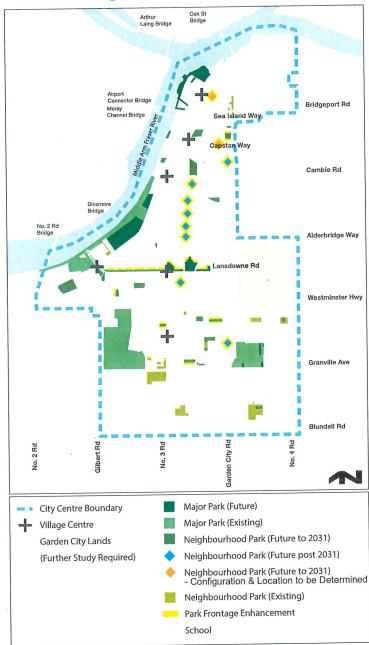
City of Richmond



CNCL - 202

Development Permit Special Precinct Key Map

Original Adoption: June 19, 1995 / Plan Adoption: September 14, 2009



Park Frontage Enhancement Areas Map

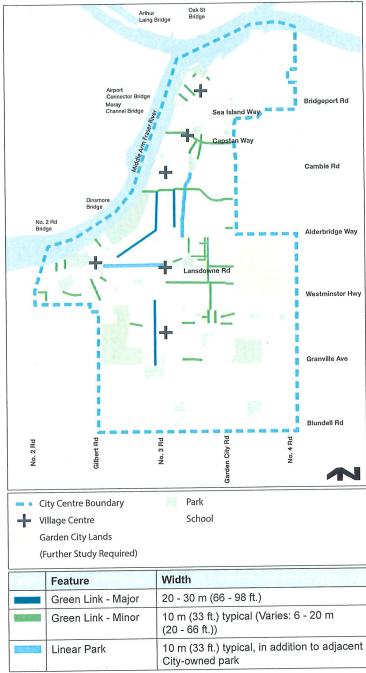
B. Plazas and Squares

The intent is to encourage the development of appealing public open spaces that enhance the quality of the urban environment for the benefit of land owners, tenants, and the general public. **Size:** Varies. Preferably 0.1 ha to 0.8 ha (0.25 - 2.0 ac.), but may be smaller.

Location: Typically at the intersection of important vehicular and/ or pedestrian routes.

Orientation: South facing preferred, and sited to avoid shading by surrounding buildings taller than three-storeys (approximately 9 - 12 m (30 - 39 ft.)) between the hours of 11 am and 3 pm on the equinoxes.



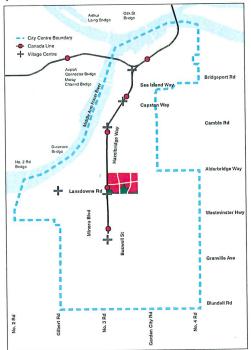


Orientation: Varies

Coverage with Permanent Buildings: Nil, with the exception of roofed structures that are open below and are provided as weather protection, gateways, and landscape features (typically limited to heavy use areas, such as intersections with major streets and thoroughfares).

CNCL - 204

Lansdowne Centre (Lansdowne Village)



This special precinct is intended to provide significant public amenities and to animate a high/medium density, mixed use development at the "Centre of the Centre".

Predominant Land Use:

• Mixed Residential Commercial, with 73% of development concentrated within 400 m of Lansdowne Station

Key Land Use Restrictions:

 Small commercial units along designated Pedestrian-Oriented Retail frontages

Maximum Net Density:

• Varies. 2.77 FAR blended over the subject site

Maximum Typical Height*:

- Station District: 45 m (147 ft.)
- Centre Park Neighbourhood: 35 m (114 ft.), except a limited number of 'buildings may be 45 m (147 ft.)
- *Kwantlen Neighbourhood: 25 m* (82 ft.)

*unless otherwise restricted by Airport Zoning Regulations (AZR)

Special Precinct Character Areas

The special precinct is comprised of three distinct character areas that are linked together along their south edges by a contiguous network of parks and public open spaces.



Station District

A mixed residential-commercial node that is anchored by Lansdowne Station and Civic Plaza, and framed by two pedestrian-oriented retail precinct high streets.

Centre Park Neighbourhood

A primarily residential neighbourhood that is characterized by its relationship with the precinct's major city servicing green space, Centre Park.



Kwantlen Neighbourhood A medium density, quieter neighbourhood near Kwantlen Polytechnic University (KPU).

Special Precinct Character Areas & Major Park and Public Open Space Plan



Original Adoption: June 19, 1995 / Plan Adoption: September 14, 2009

CNCL - 205

City of Richmond

 Typical Distribution of Uses 	 Underground: Parking (1-2 levels). Ground: Pedestrian-oriented retail, restaurant, entertainment, 	 Underground: Parking (1-2 levels). Ground: Townhouses and limited lo 	bbies.
	 community uses and limited lobbies. Excludes large floor plate commercial units. Above: Retail, commercial, office, community uses, residential. 	 Underground: Parking (1-2 levels). Ground: Townhouses and limited lobbies. Above: Residential. Pedestrian-oriented commercial and community uses permitted. 	
3. Maximum City Block Size		Major Park and/or public open space	areas.
C. Minimum Net Development Site Size	• Minimum 6,000 m ² (1.4 ac.).		
D. Net Development Site Coverage	 90% exclusive of public open space 	es and mews secured for public access	with Statutory Right-of-Ways (SRW).
 E. Maximum Building Height Except where Airport Zoning Regulations (AZR) apply. 	• 45 m (147 ft.).	 35 m (114 ft.), except may increase to 45 m (147 ft.) in accordance with the 45 m Tower & Landmark Building Location Plan. 	• 25 m (82 ft.).
F. Tower: • Spacing	• 24 m (78 ft.).	 35 m (114 ft.), except may be 24 m (78 ft.) where towers do not impact public spaces and design contributes toward more animated public spaces and built forms. 	Not applicable.
Distribution	 As defined by 45 m Tower Location 	Plan.	Not applicable.
Floorplate	towers and/or where recommended applied and larger floorplates do no • Stepped building forms encouraged	ot impact public spaces. d for towers to 35 m (114 ft.) height.	Not applicable.
G. Habitable Floor Elevation	 Retail & lobbies: 0.3 m (1 ft.) above crown of fronting street. 	 Lobbies: 0.3 m (1 ft.) above crown Other residential: 2.9 m (9.5 ft.) GS 	or fronting street. SC.
H. Minimum Setbacks:	Nil.	Nil.	Nil.
Underground Roads/Mews	• No. 3 Road: 6 m to 30 m	• Mews: 3 m (10 ft.).	
Major Park	 (19 - 98 ft.). Lansdowne Linear Park & Civic 	West side of Centre Park:	Lansdowne Linear Park &
	Plaza: 8.5 m (27 ft.).	8.5 m (27 ft.). • East side of Centre Park: 11 m (36 ft.).	Neighbourhood Plaza: 8.5 m (27 ft.).
Public Open Space	 Between buildings fronting Plaza to Park Connector: minimum 18 m (60 ft.). 	 Between buildings fronting North/ South Green Link: minimum 20 m (65 ft.). Between buildings fronting Minor C 	Green Link: minimum 16 m (52 ft.).
I. Build-to-Lines	 Setbacks should typically be treate More varied and animated built for spaces. 	ed as build to lines. ms along pedestrian-oriented retail stre	eets, Major Park and public open
J. Preferred Frontage Treatments	 Shopfront and Awning. Options along perimeter roads include Dual Walkway and Stramp (No. 3 Road, Lansdowne Linear Park). 	 Stoops and Porches, Lawn and Garden, an option of Terrace Units alon Alderbridge Way, and limited Shopfront and Awning. Intimate urban spaces that encourage lingering and socializing and 	
 K. Landscape Considerations Character 	 Civic oriented urban spaces that can accommodate large pedestrian volumes, temporary/ seasonal activities, and casual surveillance by fronting uses. 	provide casual surveillance of the	street and public open spaces.
	 waiting and circulation, special pay Maximize functional use of building 	g rooftops (landscaping, green roofs, e	
Public Open Space	 Urban plazas accommodate daily use and large crowds during festivals and events. No. 3 Road Wedge: Include feature trees to frame the space while maintaining sightlines between Alderbridge Way and Civic Plaza. Plaza to Park Connector: Maintain sightlines between Civic Plaza and Centre Park. Common furnishing, paving and tree canopy. 	 North/South Green Link: Park- like character visually and physically extends Centre Park. Accommodates full depth planting a neighbourhood oriented mobility hub, and spaces for small groups to gather (community garden, play spaces, seating). 	
•	 Accommodate a city scale mobility hub (above and below ground elements) 	 Minor Green Link: Cohesive park- groups to gather. agement provisions (slow & filter, capture) 	like character with spaces for small
Major Park	 Park Frontage Enhancement Area benefits (native, pollinator and ada 	is to provide transitions between park a	and private space and ecological
L. Building Form Considerations	 Continuous, smaller scale commercial units at ground level along pedestrian-oriented retail streets. "Feature" buildings with 	 High density residential with dynamic architecture framing park and public open spaces and a distinct park like quality (on-site "breezeway", rainwater 	 Intimate residential character and semi-transparent relationship with area's parks and public open spaces. A range of mid-rise building forms.
	associated forecourt spaces may overhang No. 3 Road setback. "Landmark" building elements may overhang Civic Plaza.	management strategy).	

Original Adoption: June 19, 1995 / Plan Adoption: September 14, 2009

Lansdowne Centre (Lansdowne Village)

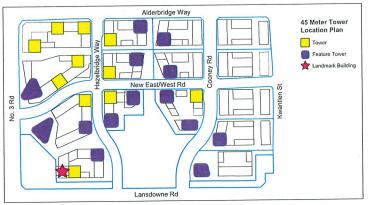
Tower Form and Landmark Building Fundamentals:

- 1. **Massing and Streetwall:** Shall enhance the public realm (solar access, façade modulation, design to promote pedestrian comfort).
- 2. Towers (Height: 25 m to 35 m (82 to 114 ft.)): Stepping and varied building articulation is encouraged to create visual interest, preserve solar access and frame streets and public spaces.
- 3. Towers (Height 35 m to 45 m (114 to 147 ft.)): Shall be located to define park edges and public open spaces, and to create navigation cues.
 - Locations shall be generally as indicated in "45 m Tower & Landmark Building Location Plan" and within a 5 minute walking distance (400 m) of Lansdowne Station.
 - "Feature" towers shall frame park and open space areas (Centre Park, North/South Green Link) and accentuate and draw attention to public gathering spaces along No. 3 Road.
 - "Feature" towers shall be identified by highly unique architecture that goes beyond façade treatments and are encouraged to become signature wayfinding elements and neighbourhood identifiers.
 - Where appropriate, limited portions of towers may extend uninterrupted to grade to engage with the public realm (to announce entry to a public space, mark a visual terminus, highlight an architectural feature).
- 4. Landmark Building: Shall be prominently located at the intersection of No. 3 Road and Lansdowne Road adjacent to Civic Plaza and demonstrate exceptional architectural design (distinctive form and detail, exceptional quality standard, defined skyline, scaled and designed to relate to Civic Plaza).

A. Tower Form and Landmark Building Fundamentals

Lansdowne Centre (Lansdowne Village) is intended to use towers, architectural elements and a landmark building to define and enhance the public realm experienced by park and public open space users.

45 m Tower & Landmark Building Location Plan





Stepped and varied building articulation.



"Feature" towers, exhibit unique architectural design.

CNCL - 207

Lansdowne Centre (Lansdowne Village)

Development Features:

- 1. **Pedestrian Retail Oriented Streetscape:** Shall contribute to a lively public realm and pedestrian experience, and create transparent relationships with active retail interiors.
 - Large building blocks shall be expressed as smaller, pedestrian-scale commercial storefronts with varied frontages and storefront rhythm.
 - Buildings shall be serviced from within the building and blank walls avoided.
 - Storefront widths should be limited (6 m (20 ft.) where possible).
 - "Feature" building elements may overhang the No. 3 Road setback at/after the third storey.
- 2. **Major Park Frontage:** Adjacent development shall encourage visual and physical connectivity.
 - Uses along Lansdowne Linear Park shall be active (dining, eating, commercial, public amenity).
 - Commercial and civic uses shall front Civic Plaza and design should include high, transparent floor to ceiling materials and "indoor/outdoor" zones.
 - "Landmark" building elements, that support city programming objectives, may overhang Civic Plaza.
- 3. **Public Open Spaces:** Shall be flexible, year-round outdoor spaces:
 - A minimum 1,700 m² (0.42 ac.) wedge shaped plaza (No. 3 Road Wedge).
 - A broad pedestrian promenade connecting Civic Plaza and Centre Park (Plaza to Park Connector).
 - An above and below grade mobility hub to support efficient transfer between transportation modes.

B. Station District

Lansdowne Centre (Lansdowne Village) is intended to reflect its key location at the "Centre of the Centre" and to contribute toward No. 3 Road's designation as a "great street". Well-defined pedestrian-oriented retail high streets, the prominent Civic Plaza, and transportation options will encourage commerce, gathering, cultural activities, and use of alternative modes of transportation as part of everyday urban life within Station District Neighbourhood.

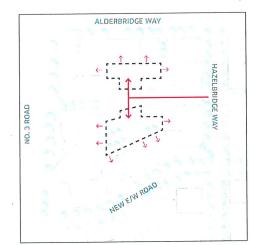


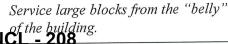


Urban mixed use high density development.



Flexible festival zone uses along No. 3 Road.







"Indoor/outdoor" zones.





City Scale Mobility Hub

Lansdowne Centre (Lansdowne Village)

Development Features:

- 1. **Residential Streetscape:** Shall introduce ground level vibrancy and a close, yet comfortable relationship between developments and abutting street, Major Park and public open space.
- 2. **Major Park Frontage:** Adjacent development shall frame and enhance the character and quality of the park space.
 - Development should be oriented towards and relate to Centre Park.
 - Where possible, development should incorporate 'breezeway' connections to Centre Park and prioritize on-site rainwater management strategies.
- 3. **Public Open Space:** Shall be accessible and designed for all seasons.
 - North/South Green Link shall include large trees, (unencumbered by parking slab below) and spaces for small groups to gather (seating, play space, community garden).
 - North/South Green Link shall accommodate a neighbourhood oriented mobility hub.
 - All green links shall use high quality, cohesive materials, and incorporate wayfinding cues and spaces for small groups to gather.
 - Building façades along green links shall be designed as a street fronting elevation, project a human scale and be visually interesting (architectural variety, sensitive detailing).
- 4. **Mews:** Shall be designed and constructed to prioritize pedestrians and cyclists (flanked by residential patios, miniature plazas, secondary lobbies, unified, high-quality hard surface treatment).

C. Centre Park Neighbourhood

Lansdowne Centre (Lansdowne Village) is intended to contribute toward a healthy, connected system of parks and public open spaces and includes introduction of Centre Park, the precinct's major city-wide serving green space that will accommodate daily users as well as large events.



Central Park



Green Links



Neighbourhood Mobility Hub



Mews

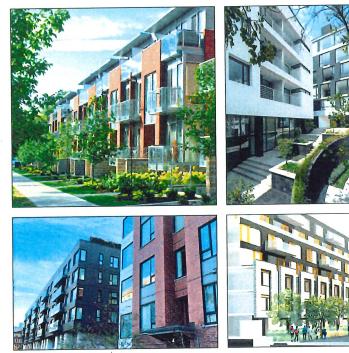
Lansdowne Centre (Lansdowne Village)

Development Features:

- 1. **Residential Streetscape:** Shall introduce partial transparency to interior spaces and building massing variety and detailing to keep pedestrians' interest along streets, Major Park area and green links.
- 2. **Major Park Frontage:** Adjacent development shall enhance the active use and quality of the public realm.
 - Development abutting Neighbourhood Plaza shall incorporate active elements along the park edge (active interior uses, patios, stoops, material/color variation, and neighbourhood servicing commercial uses).
 - Adjacent on-site open space and setbacks shall read as an extension of Lansdowne Linear Park landscaping on-site and include pollinator species and year round interest.
- 3. **Public Open Space:** Minor Green Links (minimum 6 m (19 ft.) width) shall prioritize pedestrians and include high quality, cohesive materials and wayfinding.
 - Minor Green Links shall meet streets and parcel boundaries at grade to prioritize accessibility.
 - Abutting development shall include transitional semi-private outdoor spaces between the public and private realm to provide appropriate separation and privacy.
 - Minor Green Links should include wider pockets to encourage people to linger, sit, and relax.
- 4. **Built Form:** Shall include a variety of well-articulated urban mid-rise residential building types with varying building heights and architectural forms, including variation within each development site.

D. Kwantlen Neighbourhood

Lansdowne Centre (Lansdowne Village) is intended to supply a range of housing options, including mid-rise development that is characterized by lower density and building heights, generous park area, a network of green links and semi-transparent relationships between public and residential uses.



Varied mid-rise building forms.



Green Links, Major Park frontage.



4.1.3 Park & Open Space

The appropriate amount, size and location of park and open space for the City Centre is based in part on the size of the resident population as expressed as a ratio of acres to population (i.e., 7.66 ac. per 1,000 residents Citywide, of which 3.25 ac. per 1,000 residents is required in the City Centre).

Using this base level of park and open space, an additional 42 ha (103.5 ac.) needs to be added to the existing inventory of 76.5 ha (189 ac.) by the year 2031.

Of the 42 ha (103.5 ac.) of new park and open space required to service a population of 90,000 residents in the City Centre, approximately:

- 9 ha (22 ac.) is already owned by the City in 2008;
- 11 ha (27.5 ac.) is proposed to be acquired as privately owned
 publicly accessible areas (POPAs) or right-of-ways;
- 22 ha (54 ac.) is proposed to be added to the DCC Program, which has a time frame to the year 2031.

At this time, the City includes the existing School Board lands in the City Centre (e.g. 43 ac.) in the supply of City Centre park land as they are regarded as needed and complementary assets, and to minimize costs, acquisition and disruption. The City intends to explore options regarding the disposal of any surplus School Board lands.

Developers will be required to fund all of the new park and open space not already owned by the City.

For example, linear greenways to be acquired as POPAs or right-ofways are to be obtained as part of the development approval process and would not be purchased by the City.

Park & Open Spaces Map (2031)



* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.

4.1.4 Density Bonusing

Density bonusing is the primary way under the Local Government Act for municipalities to secure affordable housing and amenities.

The CCAP is striving to create a "complete community", which involves providing affordable housing and a range of other amenities.

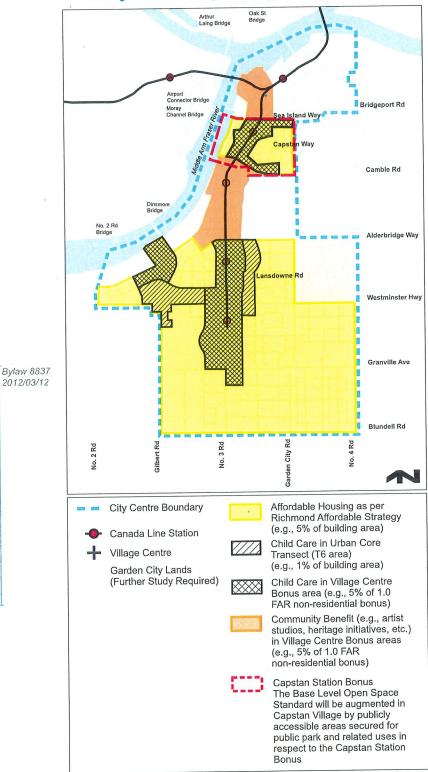
The CCAP Implementation Strategy identified the following priorities based on Council's approved policies and because of their need:

- First Priority affordable housing as per Richmond Affordable Housing Strategy;
- Second Priority child care as per the Richmond Child Care Needs Assessment.

The density bonusing approach is being fully utilized by the City to encourage developers to either provide a cash contribution towards or to build affordable housing, child care and community benefit items (e.g., artist studios; heritage conservation). In the Capstan Station Bonus area, density bonusing is utilized to encourage voluntary developer contributions to the Capstan Station Reserve (as per the Richmond Zoning Bylaw) and publicly accessible areas secured for public park and related uses.

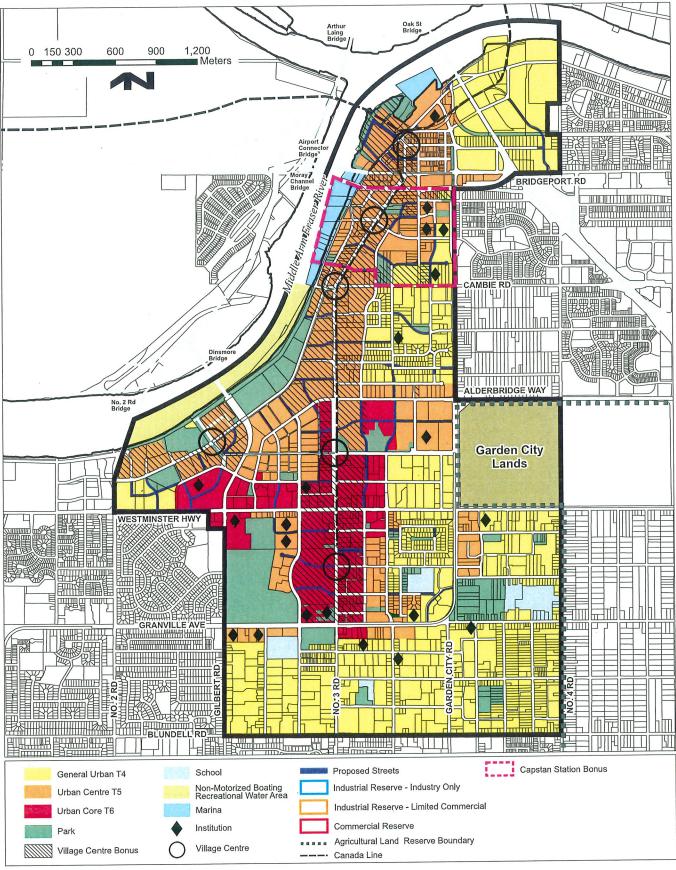
There may be circumstances where it will be desirable to use density bonusing for community amenities rather than child care. The possible alternate community amenities include items such as community centres, libraries, and heritage. PRCS will identify these circumstances and provide funding options for Council at that time.

Density Bonusing Map (2031)



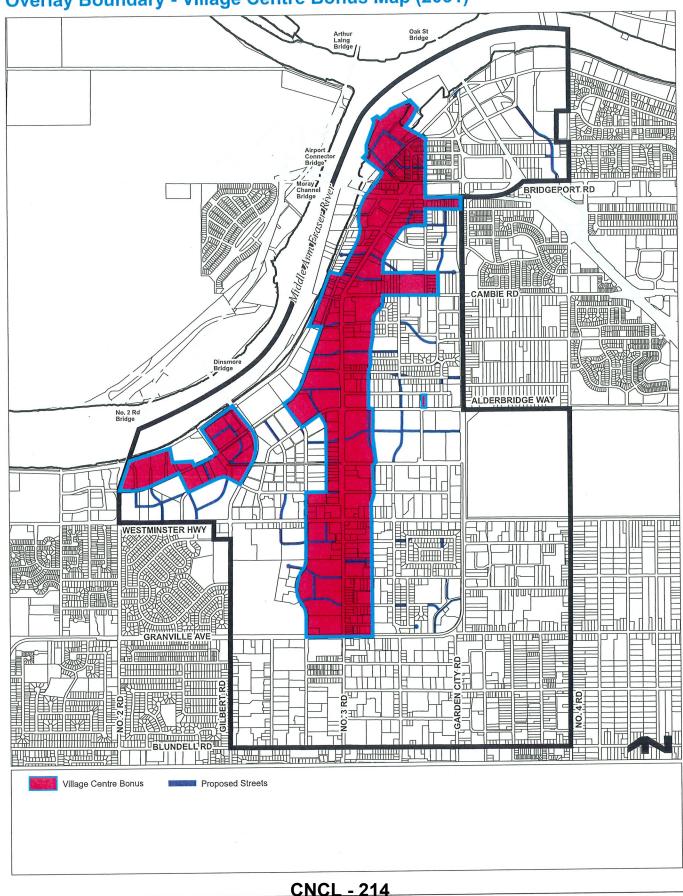
2012/03/12





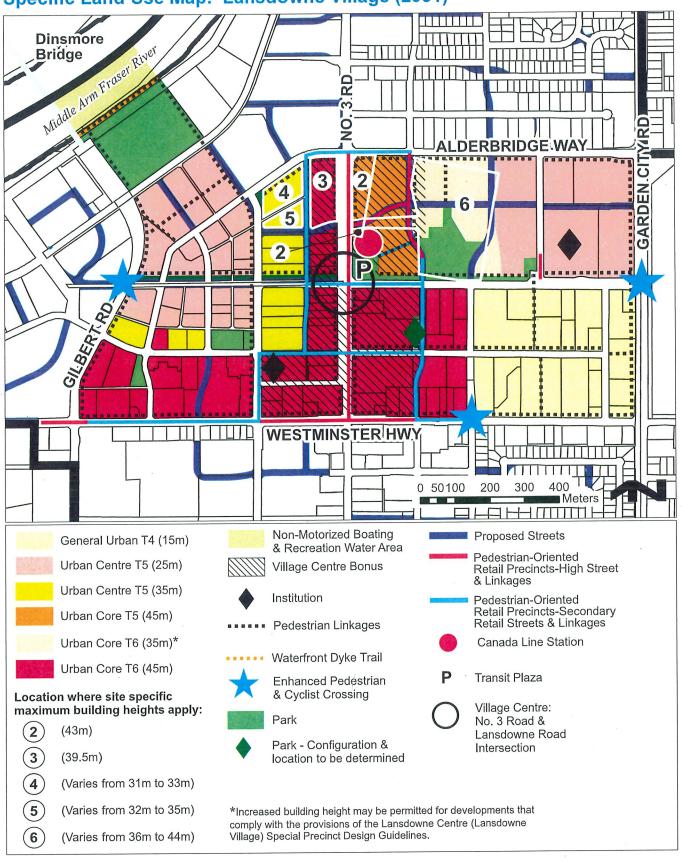
CNCL - 213

Original Adoption: June 19, 1995 / Plan Adoption: September 14, 2009



Overlay Boundary - Village Centre Bonus Map (2031)

Original Adoption: June 19, 1995 / Plan Adoption: September 14, 2009



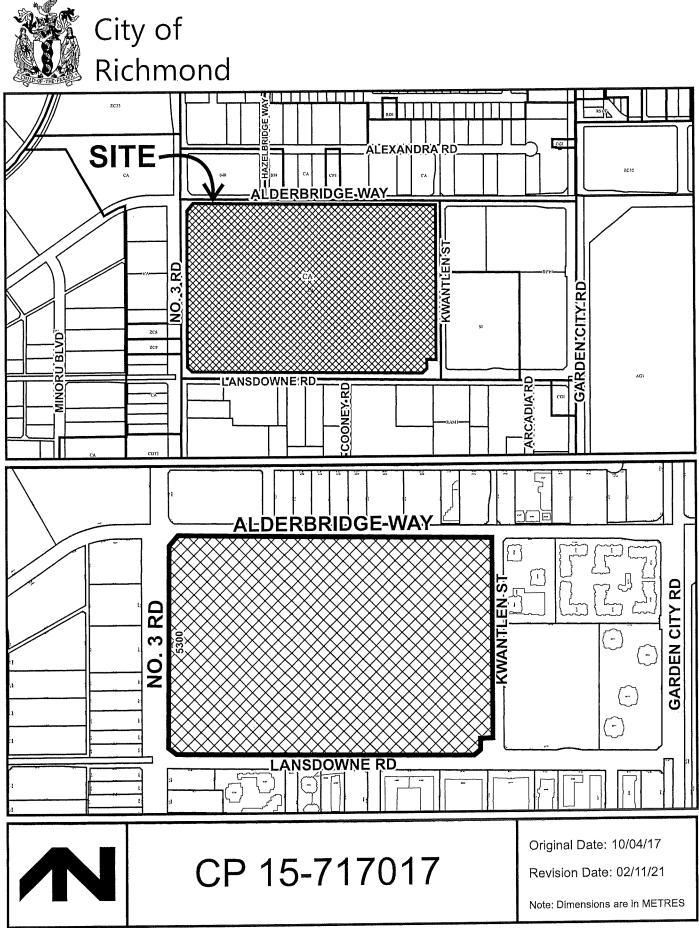
Specific Land Use Map: Lansdowne Village (2031)

Bylaw 10020 Maximum building height may be subject to established Airport Zoning Regulations in certain areas. 2019/05/21



Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
General Urban (T4)		
 Residential permitted. Additional Land Use Considerations: a) Community Centre (West)	 Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that residential uses are limited to High-Density Townhouses, except that other housing types are permitted to accommodate residents with special needs (e.g., seniors) Office Institutional Use Recreation Studio Community Use Accessory Uses 	 For Non-Residential Uses: 1.2. For Residential and Mixed Uses including Residential: a) base: 0.6; b) Affordable Housing Bonus: 0.6.
Urban Centre (T5)		
 Residential permitted. Overlays: a) Institution; b) Pedestrian-Oriented Retail Precincts – "High Streets & Linkages"; c) Pedestrian-Oriented Retail Precincts – "Secondary Retail Streets & Linkages". Additional Land Use Considerations: a) Community Centre (West, East, South, North) – One or more of these facilities may be situated in this area; b) Main Library - This facility should be situated within 400 m (1,312 ft.) of Lansdowne Village's designated Village Centre. 	 Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that ground floor dwelling units are: a) for Pedestrian-Oriented Retail Precincts – "High Streets & Linkages": Not permitted; b) for Pedestrian-Oriented Retail Precincts – "Secondary Retail Streets & Linkages": Live/Work Dwellings. Hotel Office Retail Trade & Services Restaurant Neighbourhood Pub Institutional Use Recreation Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.) Community Use Accessory Uses 	 For Non-Residential Uses: 2.0. For Residential and Mixed Uses including Residential: a) base: 1.2; b) Affordable Housing Bonus: 0.8. Additional density, where applicable: Institution: To be determined on a site specific basis via City development application processes. Village Centre Bonus: 1.0 for the provision of non- residential uses, provided that the additional density is used in whole or in part for the provision of convenience commercial uses (e.g. larger-format grocery store, drugstore), medical-dental services, pedestrian-oriented retail, or other uses important to the viability of the Village, to the satisfaction of the City.
Urban Core (T6)		. E. N. Desidential Hassi 2.0
 Residential permitted. Overlays: Village Centre Bonus; Pedestrian-Oriented Retail Precincts – "High Streets & Linkages"; Pedestrian-Oriented Retail Precincts – "Secondary Retail Streets & Linkages". 	• As per Urban Centre (T5).	 For Non-Residential Uses: 3.0 For Residential and Mixed Uses including Residential: a) base: 2.0; b) Affordable Housing Bonus 1.0. Additional density, where applicable: Village Centre Bonus: 1.0
 Additional Land Use Considerations: a) Community Centre (West, East, South, North) – One or more of these facilities may be situated in this area; b) Main Library - This facility should be situated within 400 m (1,312 ft.) of Lansdowne Village's designated Village Centre. 		for the provision of non- residential uses, provided that the additional density is used in whole or in part for the provision of convenience commercial uses (e.g., larger- format grocery store, drugstore), medical-dental services, pedestrian-oriented retail, or other uses important to the viability of the Village, to the satisfaction of the City.

Note: Richmond's Aircraft Noise Sensitive Development (ANSD) Policy applies (OCP Schedule 1) throughout this Village.



CNCL - 217



Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 10155 (RZ 18-820669) 10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive

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

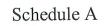
- 1. Richmond Official Community Plan Bylaw 7100, Schedule 2.4 (Steveston Area Plan), is amended by replacing the Steveston Area Land Use Map with "Schedule A attached to and forming part of Bylaw 10155".
- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10155".

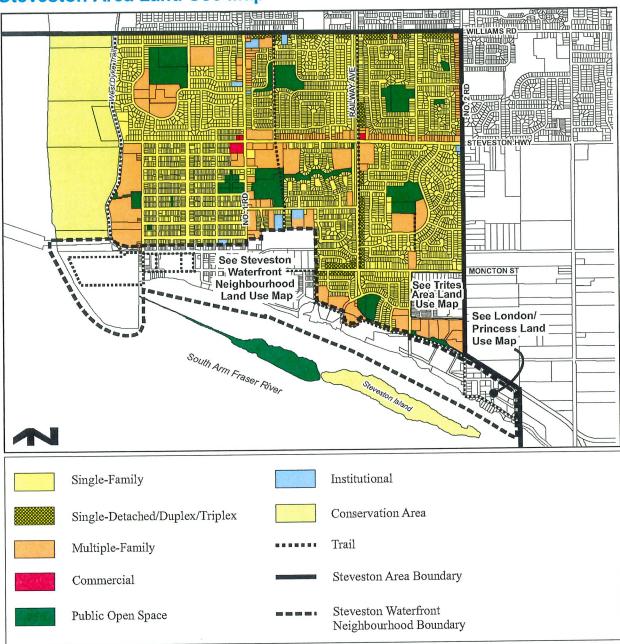
FIRST READING	APR 1 4 2020	CITY OF RICHMOND
PUBLIC HEARING	MAY 1 9 2020	APPROVED by
SECOND READING	MAY 1 9 2020	APPROVED by Manager
THIRD READING	MAY 1 9 2020	or Solicitor
OTHER CONDITIONS SATISFIED	NOV 1 7 2023	
ADOPTED		

MAYOR

CORPORATE OFFICER

"Schedule A" attached to and forming part of Bylaw 10155

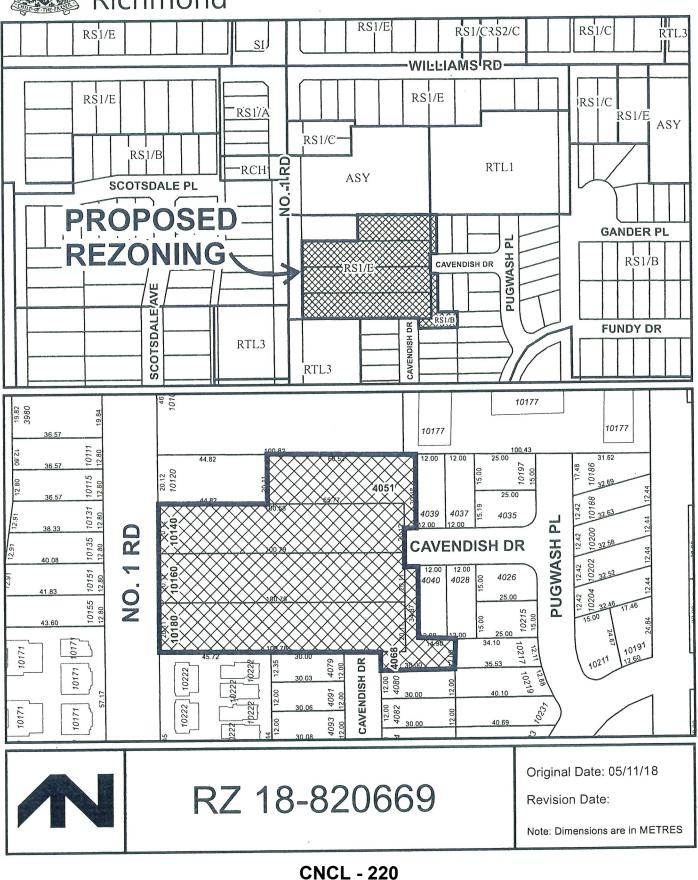




Steveston Area Land Use Map



City of Richmond





Richmond Zoning Bylaw 8500 Amendment Bylaw 10156 (RZ 18-820669) 10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive

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

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

Zone		Sum Per Buildable Square Foot of Permitted Principal Building
"ZT88		\$8.50"

b. Inserting as Section 17.88 thereof the following:

17.88 Town Housing (ZT88) – No. 1 Road (Steveston)

17.88.1 Purpose

The zone provides for town housing and other compatible uses.

- 17.88.2 Permitted Uses
 - child care
 - housing, town

Secondary Uses

- boarding and lodging
- home business
- community care facility, minor

17.88.3 Permitted Density

- 1. The maximum floor area ratio (FAR) is 0.40, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
- 2. Notwithstanding Section 17.88.3.1, the reference to "0.4" is increased to a higher **density** of "0.60" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT88 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

- 3. Notwithstanding Section 17.88.3.1, the reference to "0.4" is increased to a higher **density** of "0.65", if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT88 zone, and provided that prior to the first occupancy of the **building** the **owner**:
 - a) provides in the building not less than 6 affordable housing units and the combined habitable space of the total number of affordable housing units comprises not less than 14% of total floor area that is habitable space; and
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**.
- 17.88.4 Permitted Lot Coverage
- 1. The maximum **lot coverage** is 40% for **buildings**.
- 2. No more than 65% of the **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**.
- 3. 25% of the **lot area** is restricted to **landscaping** with live plant material.
- 17.88.5 Yards & Setbacks
- 1. The minimum **road setback** is 4.5 m from No. 1 Road and from Cavendish Drive.
- 2. Notwithstanding Section 4.9 of this bylaw, no **building** projection including fireplaces and chimneys, **bay windows** and **hutches**, **balconies** and **porches**, shall be permitted in the minimum **road setback**.
- 3. The minimum **side yard** and **rear yard** is 3.0 m.
- 17.88.6 Permitted Heights
- 1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
- 2. The maximum height for accessory buildings is 5.0 m.
- 3. The maximum **height** for **accessory structures** is 9.0 m.
- 17.88.7 Subdivision Provisions/Minimum Lot Size
- 1. The minimum **lot width** on major **arterial roads** is 50.0 m.
- 2. The minimum **lot depth** is 35.0 m.
- 3. There is no minimum **lot area**.

CNCL - 222

17.88.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.88.9 On-Site Parking and Loading

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

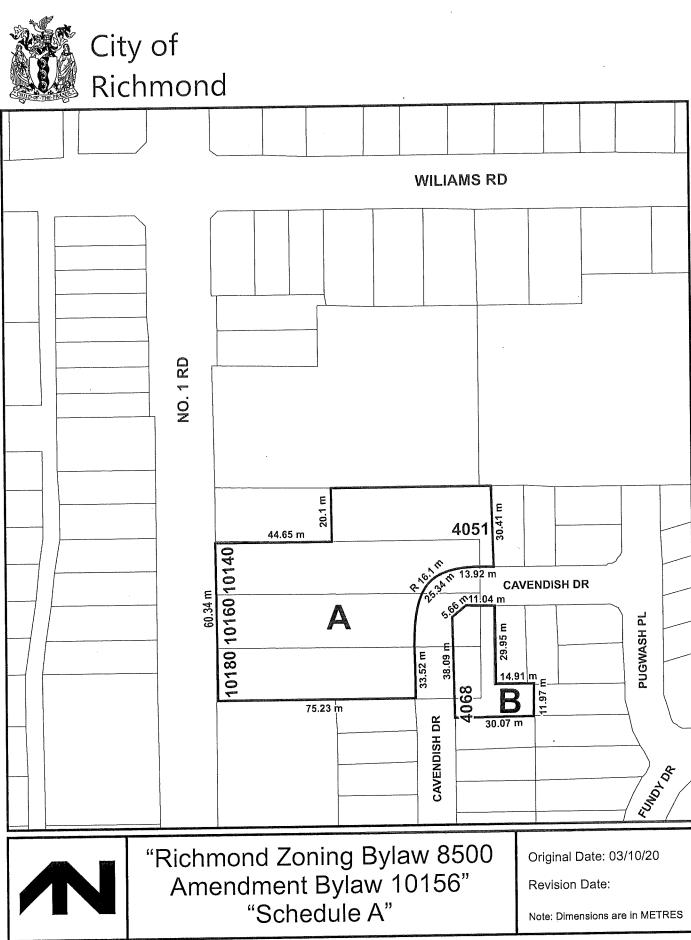
17.88.10 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A" attached to and forming part of this bylaw as "TOWN HOUSING (ZT88) No. 1 Road (Steveston)".
- 3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A" attached to and forming part of this bylaw as "SINGLE **DETACHED (RS2/B)**".
- 4. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10156".

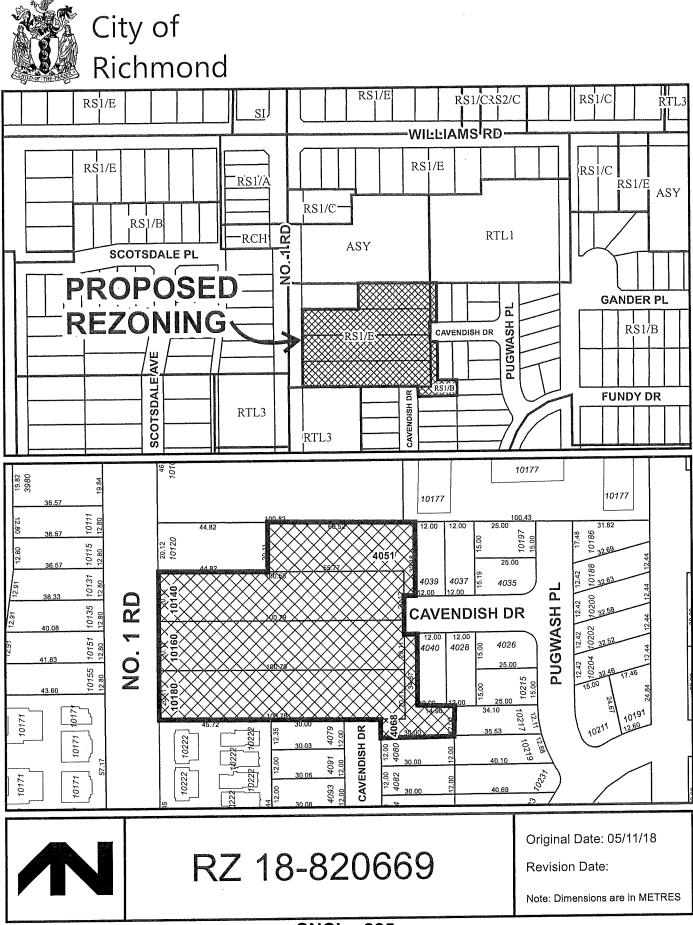
FIRST READING	APR 1 4 2020	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	MAY 1 9 2020	APPROVED by
SECOND READING	MAY 1 9 2020	APPROVED
THIRD READING	MAY 1 9 2020	by Director or Solicitor
OTHER CONDITIONS SATISFIED	NOV 1 7 2023	- ISKIS
ADOPTED		

MAYOR

CORPORATE OFFICER



CNCL - 224



CNCL - 225





Richmond Zoning Bylaw 8500 Amendment Bylaw 10340 (RZ 21-934283) 8720/8740 Rosemary Avenue

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

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

P.I.D. 001-665-928 Lot 449 Section 33 Block 4 North Range 6 West New Westminster District Plan 35970

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10340".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

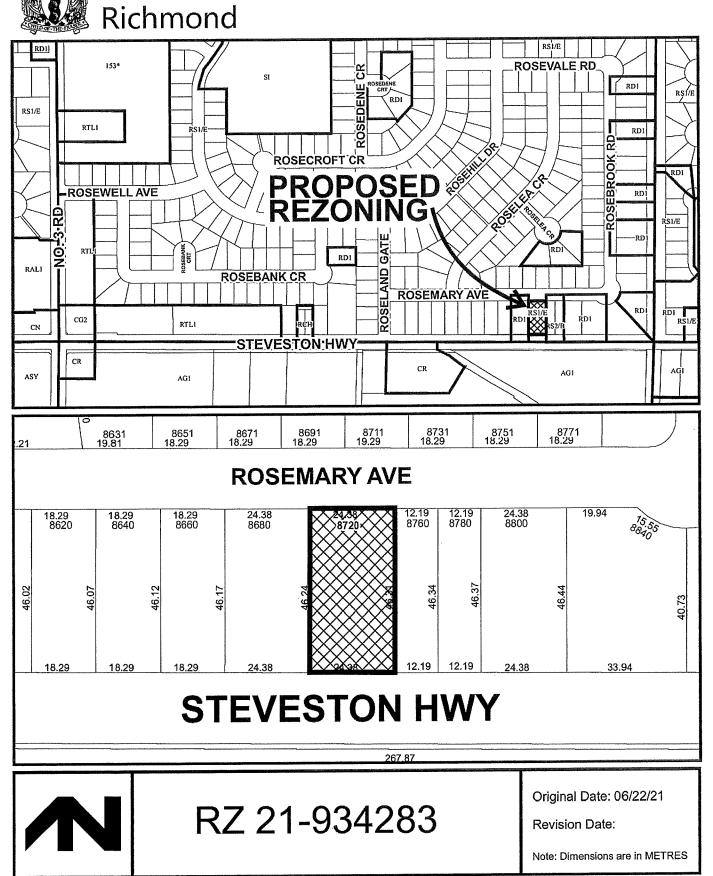
JAN	24	2022	
FEB	22	2022	
FEB	22	2022	
FEB	22	2922	
NOV	08	2023	

CITY OF RICHMOND
APPROVED
J
APPROVED by Director or Strictor

MAYOR

CORPORATE OFFICER





City of

Bylaw 10383



Richmond Zoning Bylaw 8500 Amendment Bylaw 10383 (RZ 21-936512) 3660/3662 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/B)".

P.I.D. 019-142-960

Strata Lot 1 Section 34 Block 4 North Range 7 West New Westminster District Strata Plan LMS1794 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 019-142-978

Strata Lot 2 Section 34 Block 4 North Range 7 West New Westminster District Strata Plan LMS1794 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

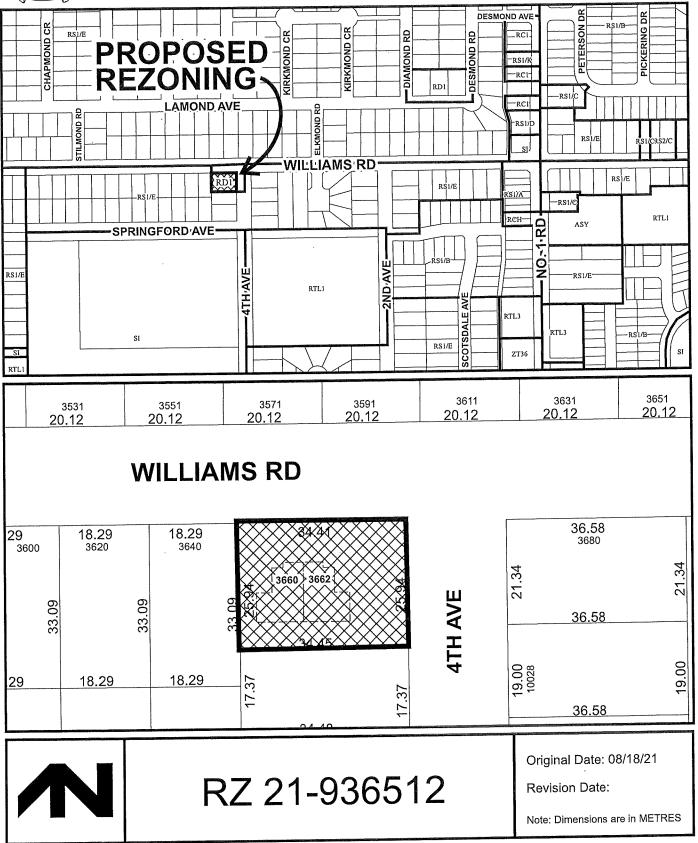
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10383".

FIRST READING	MAY 2 4 2022	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	JUN 2 0 2022	APPROVED by
SECOND READING	JUN 2 0 2022	APPROVED
	JUN 2 0 2022	by Director or Solicitor
THIRD READING		
OTHER CONDITIONS SATISFIED	NOV 0 9 2023	
ADOPTED		

MAYOR

CORPORATE OFFICER





CNCL - 229

Bylaw 10478



Richmond Zoning Bylaw 8500 Amendment Bylaw 10478 (RZ 23-018081) 4831 Steveston Highway

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

18.48 Low Rise Rental Apartment (ZLR 48) – Steveston Highway (Steveston)

18.48.1 Purpose

This **zone** provides for low-rise **residential rental tenure apartment housing** outside the **City Centre** for **affordable housing**, along with compatible **secondary uses**.

18.48.2 Permitted Uses

- child care
- housing, apartment
- 18.48.3 Secondary Uses
 - boarding and lodging
 - community care facility, minor
 - home business

18.48.4 Permitted Density

- 1. The maximum floor area ratio (FAR) is 0.84 together with an additional 0.06 floor area ratio, provided that the additional floor area is used entirely to accommodate indoor amenity space and further provided that:
 - a) No less than 25 **affordable housing units** shall be provided on the site, having a combined floor area of at least 1,260.0 m²
 - b) The **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and file a notice in the Land Title Office.

18.48.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 40% for buildings.
- 2. No more than 80% of a **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**.
- 3. 20% of the lot area is restricted to landscaping with live plant material.

18.48.6 Yards & Setbacks

- 1. The minimum **front yard** is 25.0 m.
- 2. The minimum east **side yard** is 6.5 m.
- 3. The minimum west **side yard** is 5.5 m.
- 4. The minimum rear yard is 3.0 m.

18.48.7 Permitted Heights

1. The maximum **height** for **buildings** is 14.2 m.

18.48.8 Minimum Lot Size

- 1. The minimum **lot width** is 28.0 m.
- 2. The minimum lot depth is 68.0 m.
- 3. The minimum lot area is 2100.0 m².

18.48.9 Landscaping & Screening

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

18.48.10 On-Site Parking & Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0, except that, subject to the provision of Transportation Demand Management measures to the satisfaction of the Director of Transportation, the minimum requirements are to be calculated as follows:
 - a) 11 vehicle parking spaces with 5 vehicle parking spaces reserved for visitors; and
 - b) 10 Class 1 bicycle parking spaces and 8 Class 2 bicycle parking spaces.

18.48.11 Residential Rental Tenure

1. A dwelling unit located anywhere in this zone shall only be used for residential rental tenure specific to the provision of affordable housing units.

18.48.12 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
- 2. 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

CNCL - 231

Bylaw 10478

area and by designating it "LOW RISE RENTAL APARTMENT (ZLR48) – STEVESTON HIGHWAY (STEVESTON)".

P.I.D. 003-639-771

Lot 65 Section 35 Block 4 North Range 7 West New Westminster District Plan 24405

This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10478".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

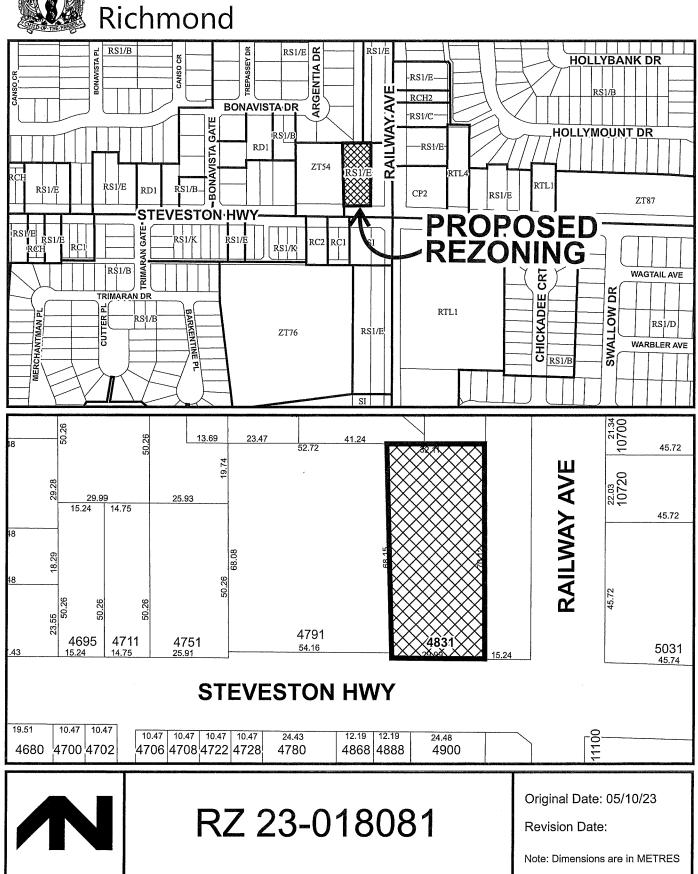
CORPORATE OFFICER

JUL 2 4 2023 SEP 0 5 2023 SEP 0 5 2023 SEP 0 5 2023

NOV 1 5 2023

CITY OF RICHMONE	,
APPROVED by)
T.A.	
APPROVEL by/Director or/Solicitor	·

CNCL - 233



City of

Minutes



Development Permit Panel Thursday, November 16, 2023

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, General Manager, Planning and Development, Chair Milton Chan, Director, Engineering Peter Russell, Director, Sustainability and District Energy

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

MINUTES

It was moved and seconded That the minutes of the meeting of the Development Permit Panel held on October 25, 2023 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-824566 (REDMS No. 7423144)

APPLICANT: SNC Lavalin Inc.

PROPERTY LOCATION: 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road

INTENT OF PERMIT:

Permit the works related to the redevelopment of the existing BC Ferries Fleet Maintenance Unit and future subdivision on a site that is designated as an Environmentally Sensitive Area at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road.

Applicant's Comments

Baljinder Mahal, BC Ferry Services Inc., with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 1</u>), provided background information on the subject application, noting that (i) the project includes replacement of infrastructure and facilities that have been in place since the early 1960s, (ii) there is a reduction in the scope of redevelopment works in the current development permit application from the previous rezoning application proposal in 2019 due to the pandemic and cost increases, (iii) the revised project scope includes, among others, the construction of a new machine shop building and renovations and modifications of existing buildings to meet future needs, and (iv) a key component of the project is dike infrastructure works.

With the aid of the same visual presentation, Ryan Stinson, AtkinsRealis (formerly SNC Lavalin, Inc.), reviewed the location of Environmentally Sensitive Areas (ESAs) and Riparian Management Areas (RMAs) designations in the subject site and noted that (i) due to the revised project scope, there is a reduction in the overall footprint of new development and land modification, resulting in reduced amount of ESA impacts and increased ESA compensation/enhancement ratio, (ii) the proposed realignment of the sanitary force main will reduce impacts to the ESA, (iii) three trees will be planted along the RMA to compensate for the removal of a tree to allow for the proposed installation of the water main meter chamber, (iv) 197 replacement trees are required to be planted for the 94 trees that will be impacted by the proposed development, and (v) 173 replacement trees are proposed to be planted within the proposed ESA compensation areas and the 24 remaining trees will be provided through a cash-in-lieu contribution.

With the aid of the same visual presentation, Meredith Mitchell, M2 Landscape Architecture, reviewed the project landscape masterplan, noting that (i) planting for ESA compensation consists of native plant materials, (ii) the existing condition of the site was considered in the choice of tree species and location of trees proposed to be planted on the site, and (iii) tree species selection for ESA compensation planting was vetted by the Qualified Environmental Professional (QEP).

Panel Discussion

Discussion ensued regarding proposed measures by the applicant to protect the proposed plantings near the CN Rail corridor from pesticide spraying by CN Rail and as a result of the discussion, the applicant was advised to include in their ESA compensation monitoring and maintenance report the occurrences of spraying by CN Rail in the ESA compensation area and if there are impacts to the new plantings for ESA compensation and enhancement.

In reply to a query from the Panel regarding the exterior cladding materials for the proposed machine shop building, the applicant noted that metal cladding will be used.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed ESA compensation and enhancement scheme for the project includes invasive species removal for all designated ESAs in the subject site, (ii) a legal agreement will be secured for a five-year monitoring and maintenance report for the ESA compensation and enhancement works associated with the proposed development, and (iii) the proposed ESA compensation and enhancement scheme represents a net gain in ecological habitat function throughout the site.

Correspondence

None.

Gallery Comments

John Klomp, 12200 No. 5 Road, expressed concern regarding the potential impacts of the proposed development on their property and queried about the location of the entrance to the subject site, the location of the ESAs on the subject site, the timeline for the construction of the proposed development, and the hours of operation of the proposed facility.

Penilla Klomp, 12200 No. 5 Road, sought clarification regarding the extent of the proposed development and the existing buildings that will be demolished.

In reply to the concern and queries raised by the delegates, staff noted that (i) the entrance to the subject site will remain off Rice Mill Road and the existing access road will be maintained as part of the redeveloped Fleet Maintenance Unit in the future, (ii) there is no proposed access from No. 5 Road to the subject site, (iii) there are numerous environmental designations on the subject site and the ESAs located on the foreshore and the vegetated areas between Rice Mill Road and north of the CN Rail Right-of-Way are part of the ESA areas to be enhanced as part of the project.

In reply to the query regarding the hours of operation of the proposed facility, the applicant noted that majority of the work on-site will be on day shift and there is no night shift work being envisioned.

In reply to a further query, staff clarified that the majority of ESA north of the CN Rail Right-of-Way is zoned Agricultural and any future industrial development in this area will require a rezoning application to be considered by City Council.

Panel Discussion

Discussion ensued whether the 24 replacement trees that will be provided through cash-inlieu contribution could be planted on-site and as a result of the discussion, staff was directed to work with the applicant to install the 24 replacement trees on-site, either within or outside the ESA areas, prior to the application moving forward for Council consideration.

Panel Decision

It was moved and seconded

That a Development Permit be issued at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road for works related to the redevelopment of the existing BC Ferries Fleet Maintenance Unit and future subdivision on a site that is designated as an Environmentally Sensitive Area.

2. DEVELOPMENT PERMIT 22-013200 (REDMS No. 7386050)

APPLICANT: Oval 1 Holdings Ltd.

PROPERTY LOCATION: 6011 River Road

INTENT OF PERMIT:

- 1. Permit the construction of 368 residential units in three 13-storey high-rise multifamily apartment buildings at 6011 River Road on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.

Applicant's Comments

Jayme Colville, ASPAC, and Vance Harris, DIALOG, with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 2</u>), provided background information on the proposed development, noting that (i) the applicant has been providing housing units, community amenities and infrastructure upgrades through their development projects in the area, (ii) the proposed development is part of the overall River Green development in the area, (iii) due to its unique site configuration, the proposed development to the east, (iv) the proposed development has been broken down into three towers to minimize shadowing onto the neighbouring buildings to the east and in consideration of the views of residents in neighbouring buildings to the east, (v) the site context, setbacks, sun angles and views, among others, were primary considerations in the location and massing of buildings in the proposed development, (vi) a slender tower is proposed at gateway, (vii) building rooftops are landscaped to enhance the buildings' gateway character and provide visual interest, and (viii) the heights of the northern and southeastern buildings have been stepped down towards the river.

In addition, Mr. Harris reviewed the project's street level plan including vehicle and pedestrian entries to the buildings, parking and loading plan, bicycle storage, building elevations, and proposed material palette.

Mr. Harris further noted that the location of the vehicular entry court on the south side of the subject site, the extent of separation of towers between the proposed development and neighbouring towers to the east, and the breaks between buildings in the proposed development respond to the neighbouring residents' concerns regarding potential vehicular noise and traffic in the area, shadowing and blockage of views.

Chris Phillips, PFS Studio, with the aid of the same visual presentation, briefed the Panel on the main landscaping features of the project, noting that (i) the landscaping for the project is an important element in achieving the project's gateway feature, (ii) the subject site is surrounded by multi-use pathways along the edges, (iii) the setback along the No. 2 Road Bridge allows the retention of existing trees, (iv) indoor and outdoor amenity spaces are proposed over several levels, (v) green roofs are proposed on top of the indoor amenity structures, and (vi) although not part of the subject DP, the developer is discussing the potential development of an under the bridge public plaza near River Road with the City's Parks Department.

Staff Comments

Mr. Craig noted that (i) the proposed development will be connected to the City's District Energy Utility (DEU), (ii) the development includes 40 Basic Universal Housing (BUH) units, (iii) the proposed development will meet the City's Official Community Plan (OCP) and Canada Mortgage and Housing Corporation (CMHC) interior noise and thermal standards as per the acoustical report provided by the applicant, and (iv) the proposal includes an extensive Transportation Demand Management (TDM) package, including, among others, a transit pass program, car share spaces and vehicles and enhanced on-site bicycle facilities for storage and maintenance.

In addition, Mr. Craig noted that staff support the proposed development variance that would allow more bicycle lockers to be provided in a bicycle room which supports the City's objective to provide alternative modes of travel for residents.

Also, Mr. Craig advised that there is an extensive Servicing Agreement associated with the project including frontage works, road improvements and site servicing.

In reply to a query from the Panel, Mr. Craig advised that the proposed variance will facilitate the installation of family-sized bicycle lockers.

Panel Discussion

In reply to queries from the Panel, the applicant noted that the primary access to southeastern and southwestern towers is through the auto court and the front door access to the northern and southeastern towers is from River Road to the east.

In reply to a query from the Panel, staff noted that live planting site coverage, including on the green roofs, is approximately 40 percent.

Gallery Comments

Shenif Dewshi, Unit 503, 5151 Brighouse Way, expressed concern regarding the effectiveness of the location and design of the proposed development to mitigate airport noise for existing neighbouring buildings and queried regarding (i) the number of residential units in the proposed development, and (ii) whether there is a decrease in the required number of vehicle parking spaces in the proposed development and its impact on on-street parking in the area.

In reply to queries from the delegate, staff confirmed that (i) the proposal includes 368 apartment units, (ii) the proposal meets the City's Zoning Bylaw parking requirements, and (iii) there is no request for variance to parking.

Miriam Braun, Unit 1303, Building C, River Green, expressed concern regarding the proposed three 13-storey buildings in the subject site and the potential blockage of the views of their penthouse unit in the neighbouring building to the east.

David Law, Unit 406, 5171 Brighouse Way, queried regarding the start and end dates of construction of the proposed development.

In reply to the query from the delegate, the applicant noted that the expected start date of project construction is in late 2024 and the expected date of project completion is in 2027.

Peter Tsui, Unit 1008, Building C, 5177 Brighouse Way, noted that a letter signed by over 200 residents of the neighbouring buildings to the east of the subject site was delivered to the City and outlined the concerns of residents of the neighbouring development. In addition, Mr. Tsui queried whether the City would be able to provide a written response to their letter and if there are further opportunities for them to express their concerns and ask further questions.

In reply to Mr. Tsui's queries, the Chair noted that (i) the Panel does not provide written responses to correspondence from the public; however, City staff will provide comments on the letter referenced by Mr. Tsui, (ii) the Panel is the appropriate venue to hear comments from the public, and (iii) should the subject application move forward for Council consideration, the public is no longer allowed to delegate in Council on the subject application.

Correspondence

Mr. Craig noted that the following letters from the public expressed concerns regarding the proposed development:

EPS 1416 (River Green), 5111-5199 Brighouse Way (Schedule 3)

In reply to the concerns in the letter referenced by Mr. Tsui, Mr. Craig noted that (i) with regard to the concern related to the views of neighbouring buildings to the east of the subject site, the subject site is zoned for high density development and the proposed development meets the zoning parameters with respect to height, density and setback, and no variances are proposed, (ii) the proposed development exceeds the City's minimum tower separation guidelines between towers, (iii) the shadow analysis provided by the applicant indicates that there is some shadowing from the proposed development onto the east of the subject site in the afternoon and in contrast, the existing development to the east casts a shadow on the subject site in the morning, (iv) the neighbouring development to the east of the subject site is also subject to the same noise mitigation requirements for the proposed development, (v) the proposed development complies with the City's Transportation Plan and Official Community Plan and the third party Traffic Impact Study provided by the applicant was reviewed and accepted by City's Transportation Department, and (vi) the Traffic Impact Study indicates that the existing road network together with the proposed upgrade is sufficient to accommodate traffic generated from the proposed development.

WP Chung, 5860 Dover Crescent (Schedule 4)

Mr. Craig noted that the letter expressed concern regarding increased traffic generated from the proposed development.

In addition, Mr. Craig noted that the following letters from residents throughout the City expressed support for the proposed development on the basis of the development providing additional housing and introducing improvements in the area, among others:

Cynthia Tsang, 69-7191 Lechow St. (Schedule 5)

Maggie Liang, 743-8133 Cook Road (Schedule 6)

Jenni Huang, 1001-6900 Pearson Way (Schedule 7)

Xiao Mei Xue, 602-6855 Pearson Way (Schedule 8)

Hanson Zeng, 510-6611 Pearson Way (Schedule 9)

Carol Wang, 3800 Lockhart Road (<u>Schedule 10</u>)

Tebo Ma, 203-5188 Westminster Highway (<u>Schedule 11</u>)

Lina Liang, 8180 Francis Road (Schedule 12)

Ying Cheng Sun, 605-6622 Pearson Way (Schedule 13)

Henry Liang, 3800 Lockhart Road (<u>Schedule 14</u>)

Yvonne Lo, 1503-5580 No. 3 Road (<u>Schedule 15</u>)

Hua Sun, 908-6855 Pearson Way (Schedule 16)

Ivy Ip, 310-6855 Pearson Way (Schedule 17)

Kathleen Te, 8120 Colonial Drive (Schedule 18)

Michelle Lee, 3217 Richmond St. (Schedule 19) Jieyu Zheng, 411-6622 Pearson Way (Schedule 20) Joseph Conrad Ferrer, 5933 Cooney Road (Schedule 21) Michelle Liao, 8-8171 No. 2 Road (Schedule 22) Hoki Li, 411-6622 Pearson Way (Schedule 23) Qiuyan Wang, 5768 Musgrave Crescent (Schedule 24) Amber Chu, 46-7733 Heather St. (Schedule 25) Nelson Mak, (No address provided) (Schedule 26) Bao Guo Liang, 6900 Pearson Way (Schedule 27) Camille Mendoza, 306-8651 Westminster Highway (Schedule 28) Donny Lim, 9680 Alexandra Road (Schedule 29) Aileen Lim, 9680 Alexandra Road (Schedule 30) Annalyn Harve, 56-6588 Barnard Drive (Schedule 31) Stanley Chow, 903-8555 Capstan Way (Schedule 32) Rebeca Gonzalez, Richmond resident (Schedule 33) Lindsay Avendano, 10497 Canso Crescent (Schedule 34) Janna Celestino, 9100 Ferndale Road (Schedule 35) Avesha Cruz, 8300 Spires Road (Schedule 36) Catherine Leung, 4591 Trimaran Drive (Schedule 37) Mona Wong, 501-6633 Pearson Way (Schedule 38) Noel Sogueco, 9399 Odlin Road (Schedule 39) Marianne Sogueco, 427-9399 Odlin Road (Schedule 40) Ivy Zhang, 8220 Clifton Road (Schedule 41) Javoy Cruz, 8300 Spires Road (Schedule 42) Sunny Ngan (No address provided) (Schedule 43) Candy Wang, 1002-6633 Pearson Way (Schedule 44) Sean Fan, 10591 Southridge Road (Schedule 45) Dave MacDonald, 315-8111 Granville Avenue (Schedule 46)

Panel Discussion

The Panel expressed support for the project, noting that (i) the subject site was always intended to be developed as per the master plan of the overall River Green development, (ii) there are no variances with regard to land use and building height and density in the proposed development, (iii) the project is well designed, and (iv) the development plan responds to the site constraints.

Panel Decision

It was moved and seconded *That a Development Permit be issued which would:*

- 1. permit the construction of 368 residential units in three 13-storey high-rise multifamily apartment buildings at 6011 River Road on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.

CARRIED

3. New Business

None.

4. Date of Next Meeting: November 29, 2023

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:23 p.m.).*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Thursday, November 16, 2023.

Rustico Agawin Committee Clerk

Joe Erceg Chair Schedule 1 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

(FMU) Site Redevelopment Project **BC Ferries Fleet Maintenance Unit**

Development Permit Panel Meeting November 16, 2023 *«BCFerries*

2019 DP Application vs 2023 DP Application **Project Overview**

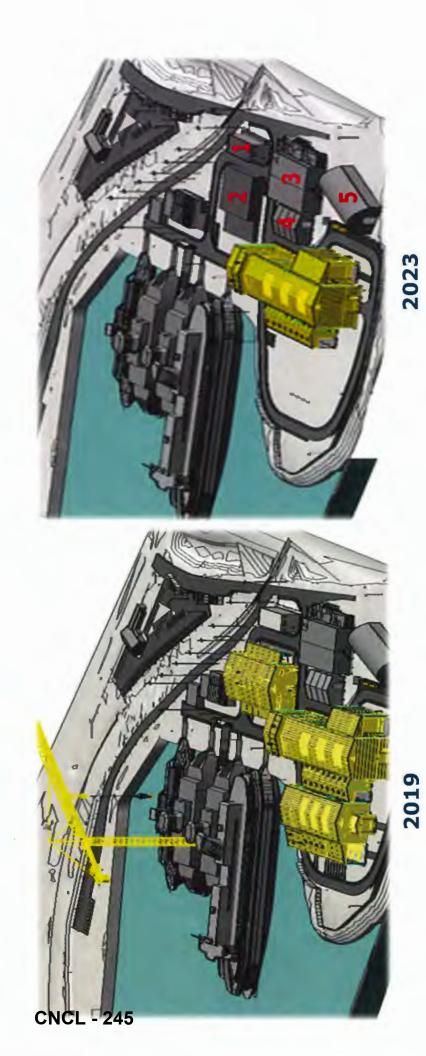
«BCFerries

2019 - Major Site Redevelopment

Three new primary building structures and a fixed tower crane

2023 - Minor Site Redevelopment & Life-Extensions

One primary new structure, building life-extensions to five buildings

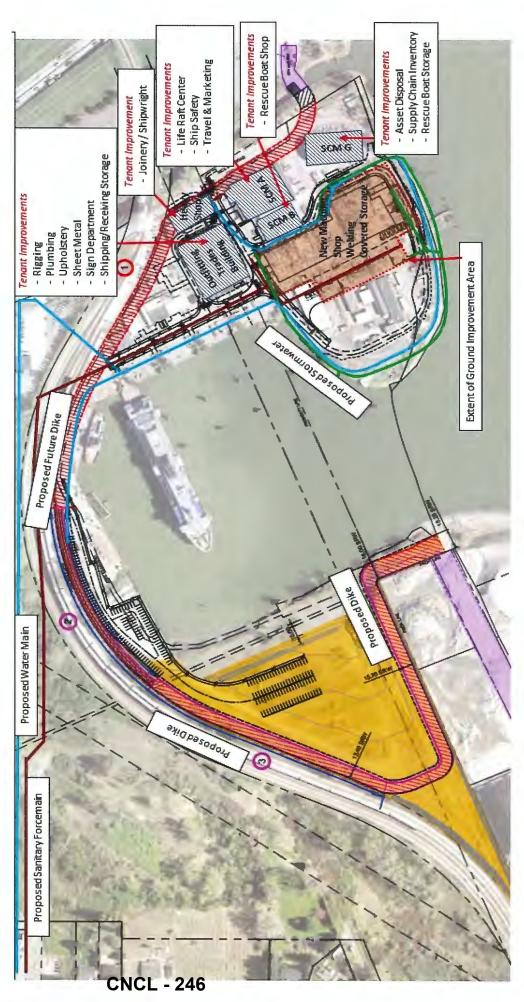


16 Nov, 2023

2023 FMU Redevelopment Scope Detail **Project Overview**

«BCFerries

- Build 1 New Primary Building
- Life Extend 5 Existing Buildings
- **Construct Site Utilities, Dike System and Parking**

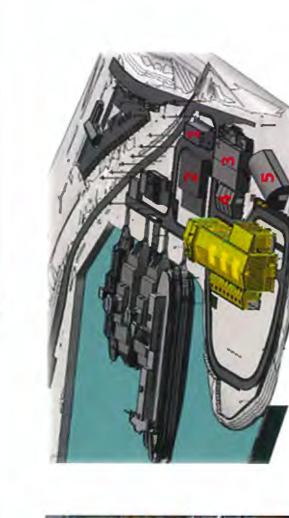


slide 3

covered storage area

Project Overview 2023 Redevelopment Scope

«BCFerries



New Overall Site View



New machine shop showing attached welding/fabrication shop

Existing FMU Facility Aerial (Highlighted Demolition Area)

Environmentally Sensitive Areas (ESAs) and Riparian Management Areas(RMAs)

«BCFerries



16 Nov, 2023

slide 4

Impacts on ESA SH-5 and ESA IT-5 (Main Site)

«BCFerries







Footprints reduced by 2,742 m² in ESA SH-5 and 257 m² in ESA IT-5

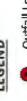
16 Nov, 2023

Impacts on ESA SH-5 and ESA IT-5 (Parking Lot and Dike)





- **Department of Fisheries and** Impacts and compensation for proposed parking lot **Oceans and Ministry of** and dike assessed by Forests
- Letter of Advice and Water Sustainability Act Section **11** Approval received in October 2023
- Agreement SA-20-891043 Addressed under City of **Richmond Servicing**





16 Nov, 2023

Proposed Project Footprint Overlap Area Proposed Project Footprint-Fill Material Proposed Project Footprint-Dike City of Richmond Dike ROW

SH5 Habitat Type Overlap

Impervious (Non-Vegetated)

Poor to Low Quality Habitat (Vegetated)

slide 6

Compensation/Enhancement ratio went up from 2.9:1 to 3.3:1 2,976 m² of Shoreline Enhancement/Compensation



«BCFerries

Compensation/Enhancement for Impacts on

ESA SH-5 and ESA IT-5

Impacts on ESA SH-6 (Sanitary Forcemain)

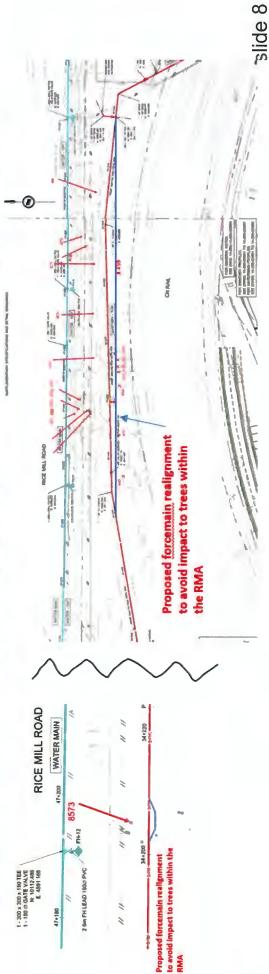
«BCFerries

2019 (Impacted Area = 1,134 m²)

2023 (Impacted Area = $1,083 \text{ m}^2$)



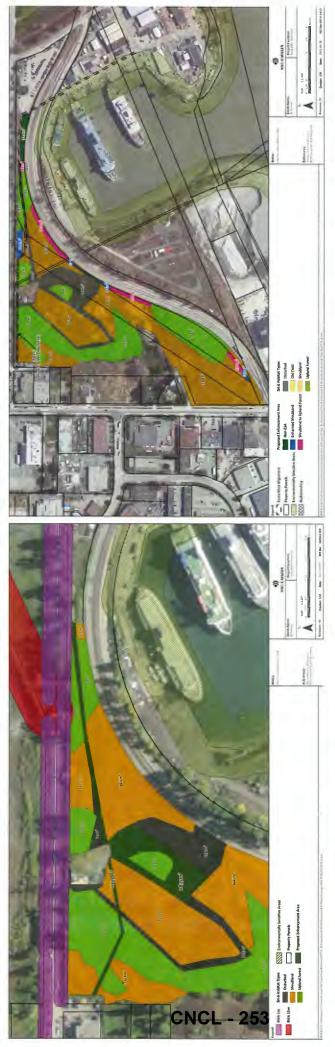
2023 Sanitary Re-alignment (Net Retention of 10 RMA trees)



Compensation/Enhancement for ESA SH-6



2023 (Compensation Ratio of 2.9:1) 2019 (Compensation Ratio of 2.5:1)



- No change in total compensation/enhancement area of 3,186 m²
- Compensation/enhancement arrangements had to respect BC Hydro and Metro Vancouver Right of Ways and Restrictions
- Consolidated compensation/enhancement area would become isolated with future development
 - promote a wildlife travel corridor, and minimize human-wildlife Linear compensation/enhancement area would avoid isolation, interactions

16 Nov, 2023

slide 9

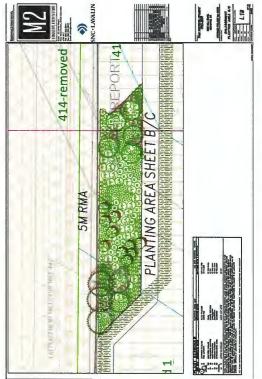
Impacts on 5m RMA (Southside Ditch on Rice Mill Road)	«BCFerries
<complex-block></complex-block>	Water main installation, culvert removals/daylighting, and compensation assessed by Department of Fisheries and Oceans and Ministry of Forests Letter of Advice and <i>Water Sustainability Act</i> Section 11 Approval received in October 2023 Addressed under City of Richmond Servicing Agreement SA-20- 891044

16 Nov, 2023

slide 10

16 Nov, 2023

Three trees will be planted along RMA to compensation for removal of Tree 442







Tree 442 needs to be removed to allow for City of Richmond Statutory Right of Way for the Water Main Meter Chamber



«BCFerries

Impacts on 5m RMA (Tree 442)



Area of the Site	Impacted Trees	Required Replacement Trees	Planted Replacement Trees	Cash in Lieu for Replacement Trees
BC Ferries Land	 - 26 trees impacted by private sanitary line - 1 tree Impacted in RMA (servicing) 	2:1 ratio - 44 trees 3:1 ratio - 15 trees	148 trees (min 8 cm caliper or 4 m ht.)	N/A
- 52 BC Ferries Land South of CN Rail	-62 trees impacted by dike Infrastructure - 5 trees impacted by FMU and related works	2:1 ratio - 132 trees 3:1 ratio - 6 trees	25 trees {min 8 cm caliper or 4 m ht.)	N/A
Total	94 trees impacted	197 trees total	173 planted trees	24 trees @ \$750 per tree (\$18,000)

«BCFerries

Tree Accounting

16 Nov, 2023

slide 12





- Landscape google aerial / Existing Conditions
- **Restoration and Compensation areas**







Landscape Masterplan with combined information

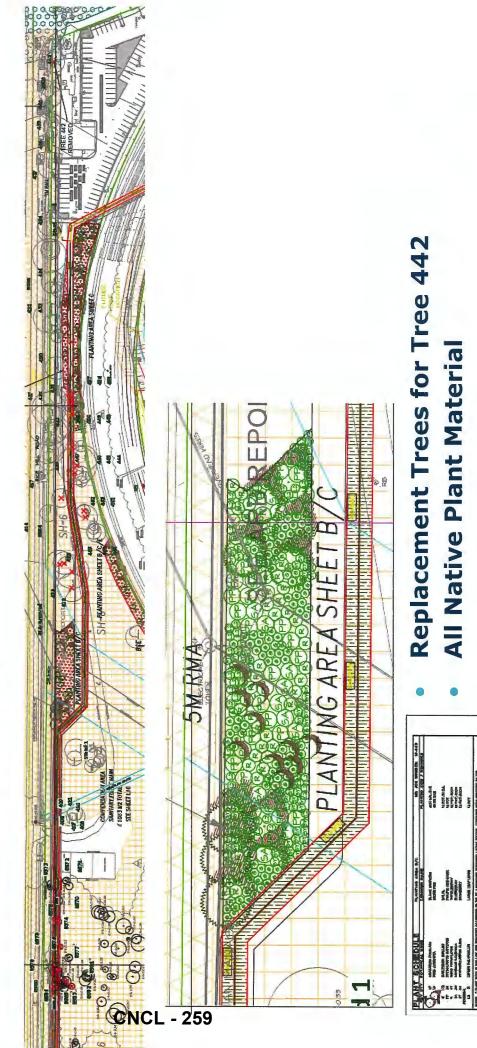
Restoration and Compensation areas, Arborist information







- SH-5 Landscape areas; San line, Train ROW and Rice Mill Road
- **Retained trees and Landscape Screening**
- Planting Compensation

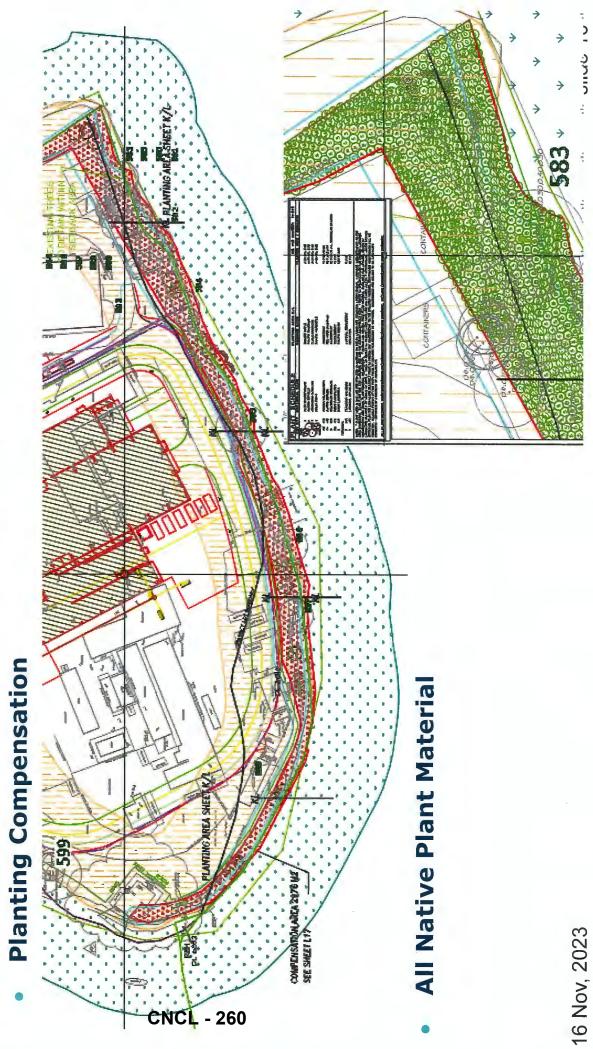


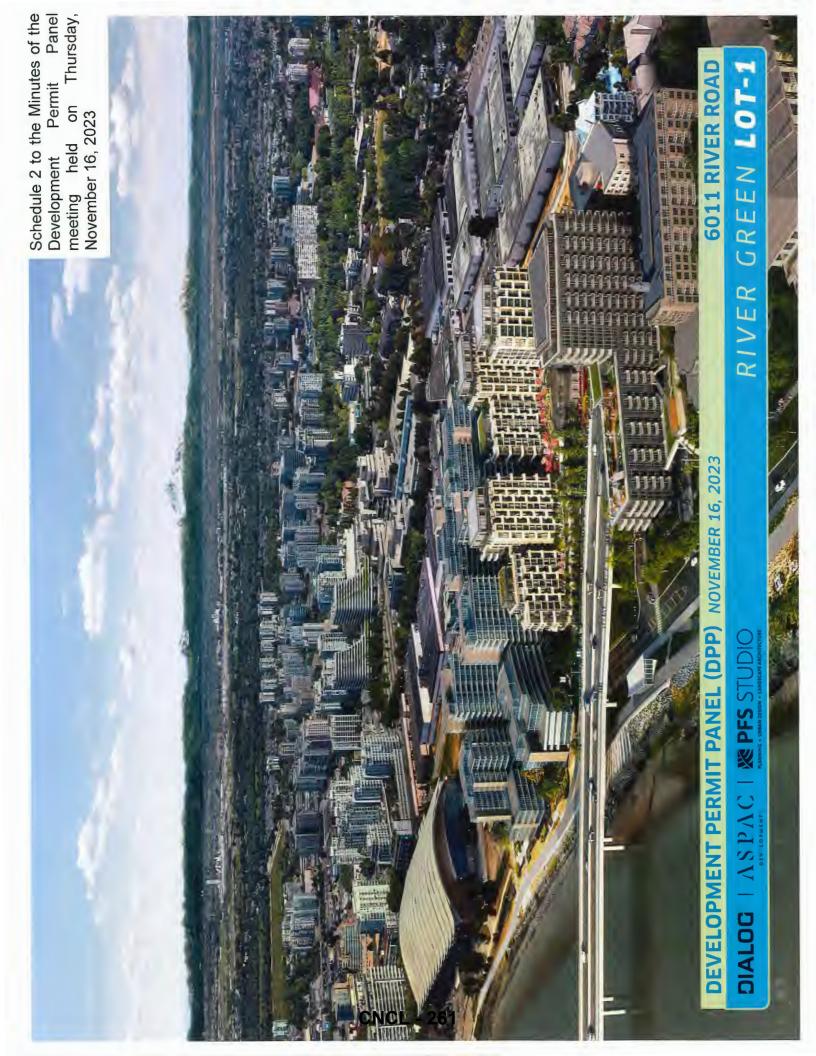
16 Nov, 2023

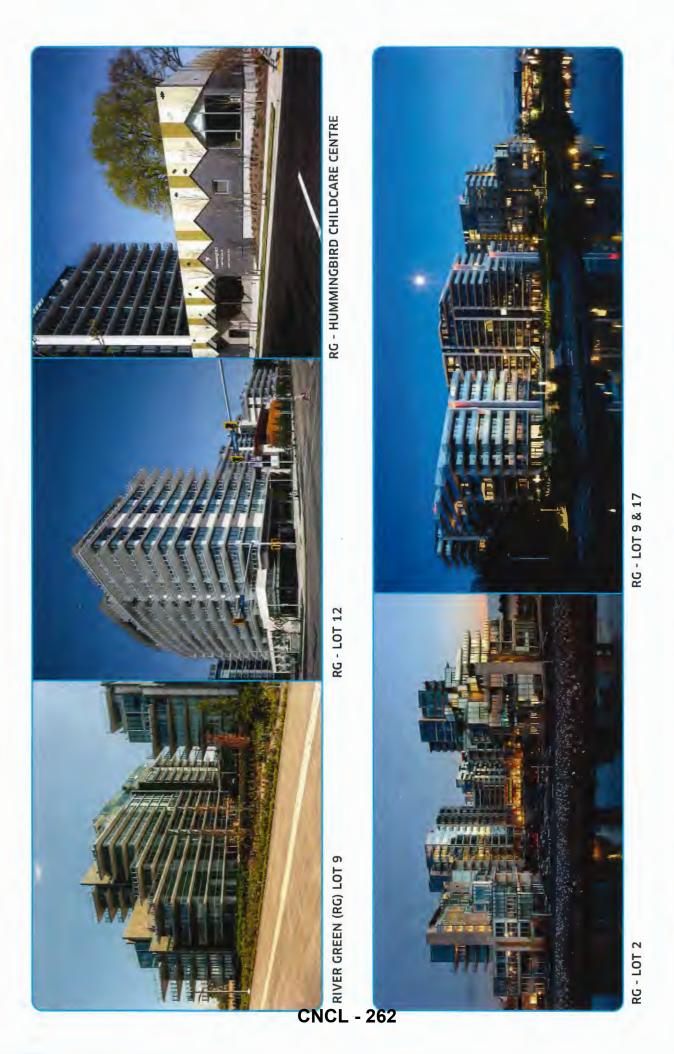
Project Landscape



- SH-6 Landscape Areas; San line and Rice Mill Road
- **Retained trees and Landscape Screening**







RIVER GREEN EXISTING DEVELOPMENTS ASPAC



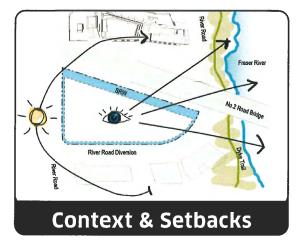




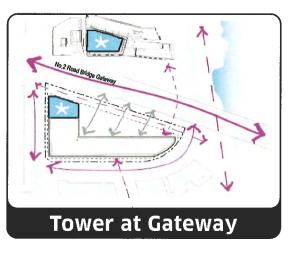


CNCL - 264



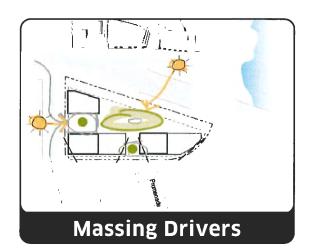


- Ground development on site, within its context.
- Work within building setbacks and SRWs.



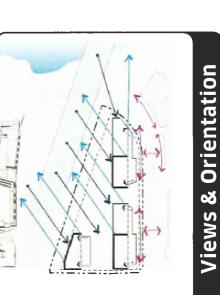
- Create slender tower at gateway.
- Buildings elements should be set well back from the No.2 Road Bridge.

CNCL - 266



- Step buildings towards water.
- Building mass oriented around accessible entry courtyards.
- Punctuate 'east-west promenade' (Lots 2/A/B) on Lot 1 with entry court and dramatic building corner.

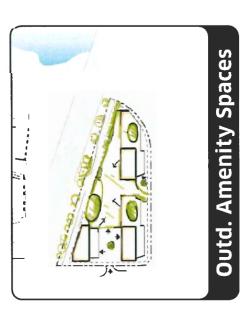
DESIGN PRINCIPLES



Split buildings lengthwise to exaggerate

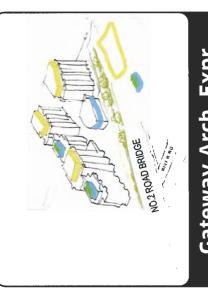
CNCL - 267

shin vertical profiles on short ends.



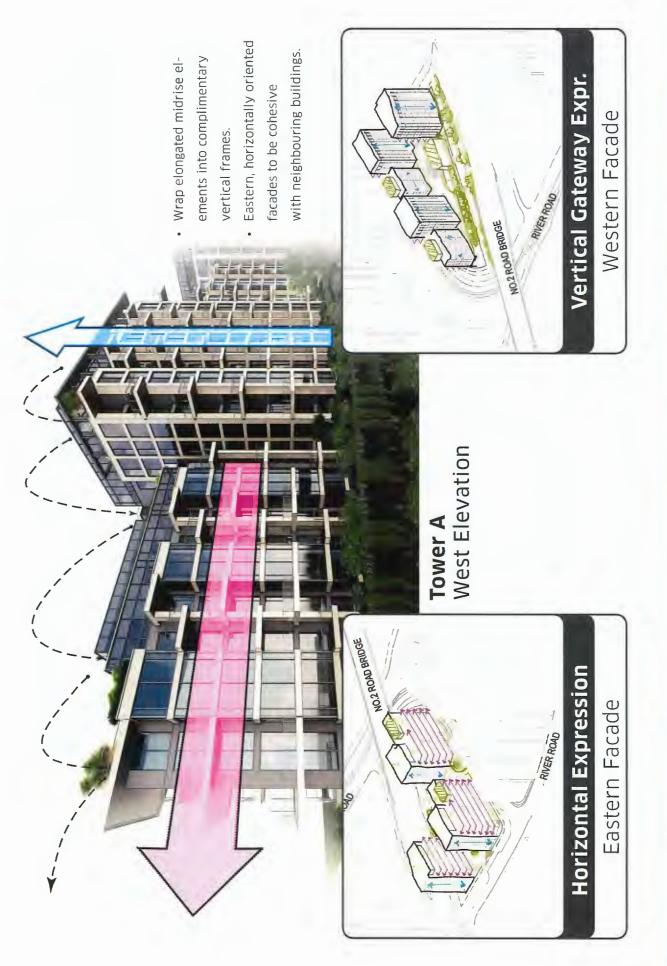
- Outdoor living spaces integrated with
- large indoor amenity spaces.Outdoor amenity spaces oriented towards
- Outdoor focal spaces with maximized access to mid-day and afternoon sun.

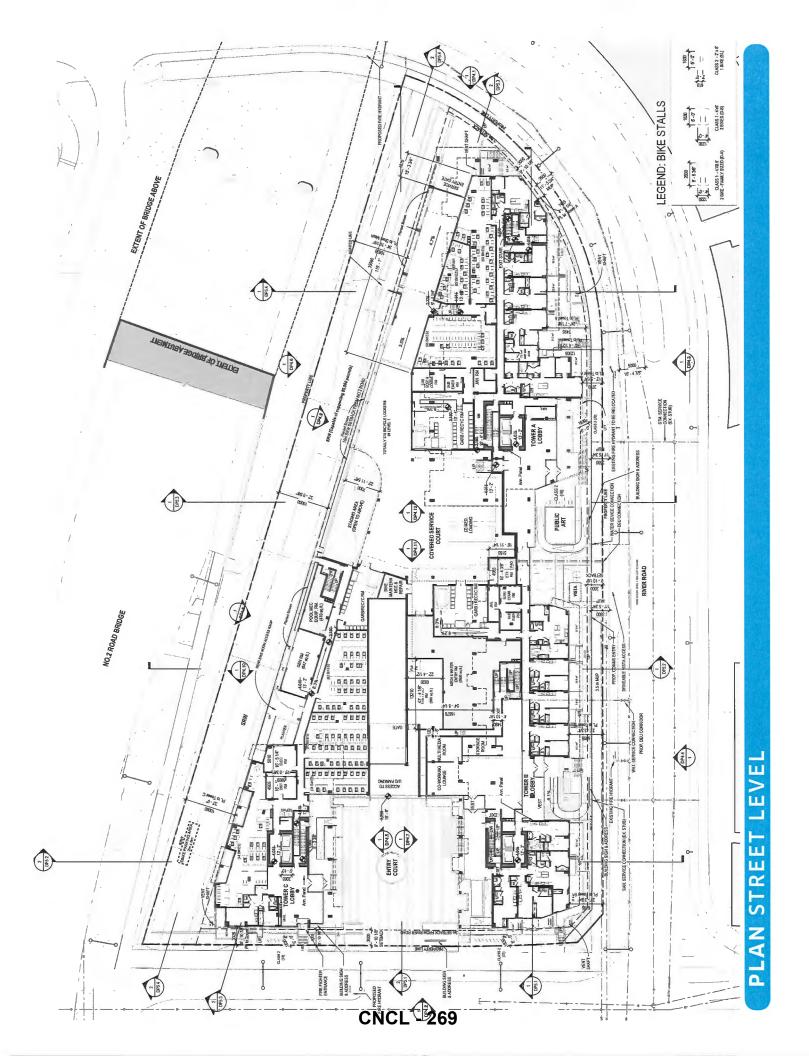
views/water.

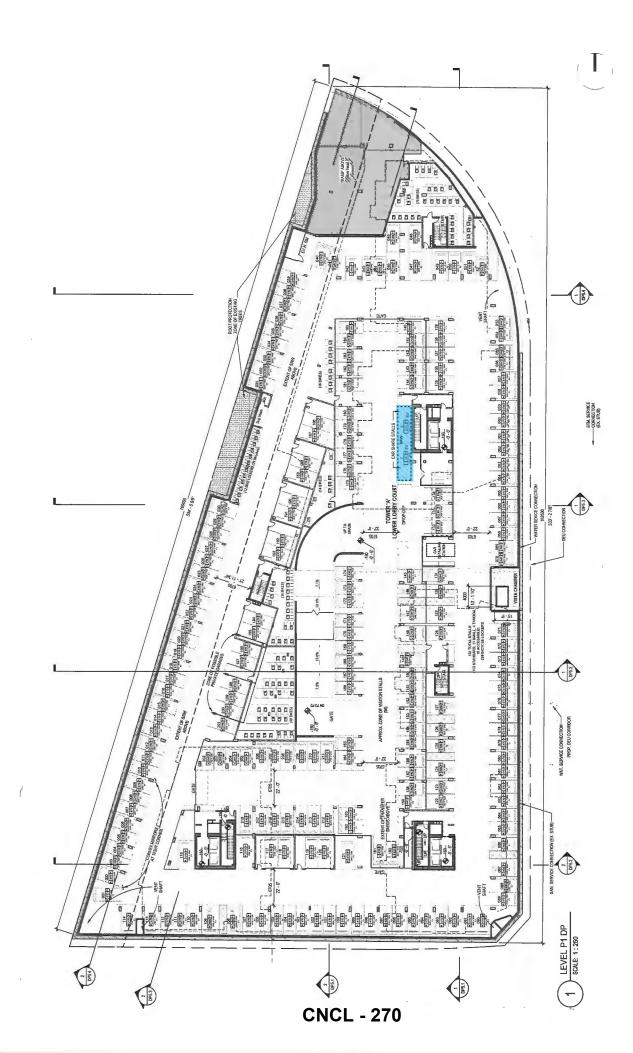


Gateway Arch. Expr.

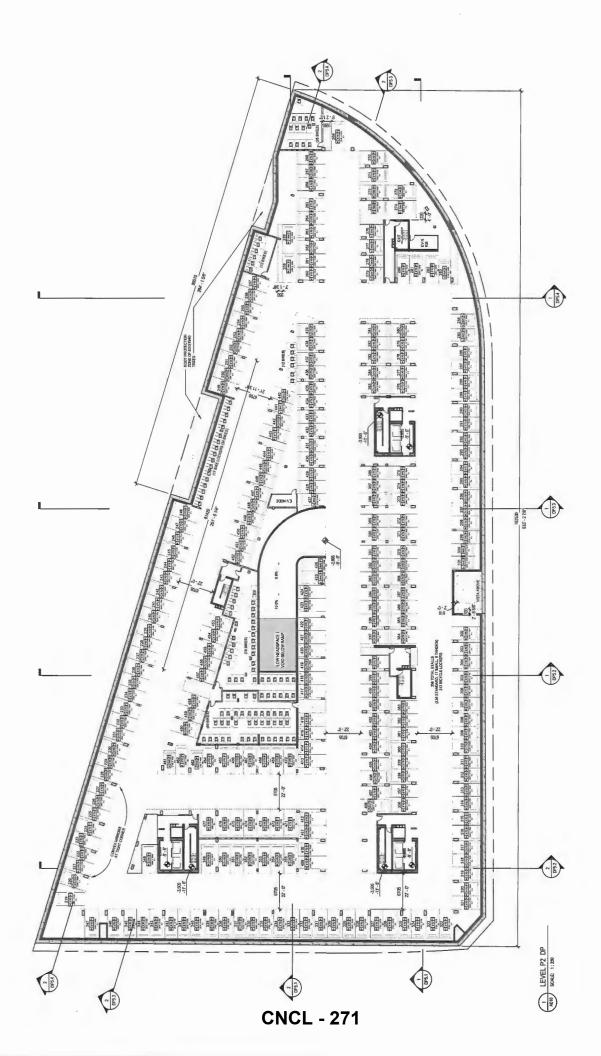
- A Gateway architectural expression is provided, reinforced, and enhanced by complimentary features between 6011 and 5900 River including:
 - facade materiality and colour
- height and massing flanking No. 2 Rd
- illuminated amenity pavilions and tower trellis elements
- feature amenity pavilion massing and materiality



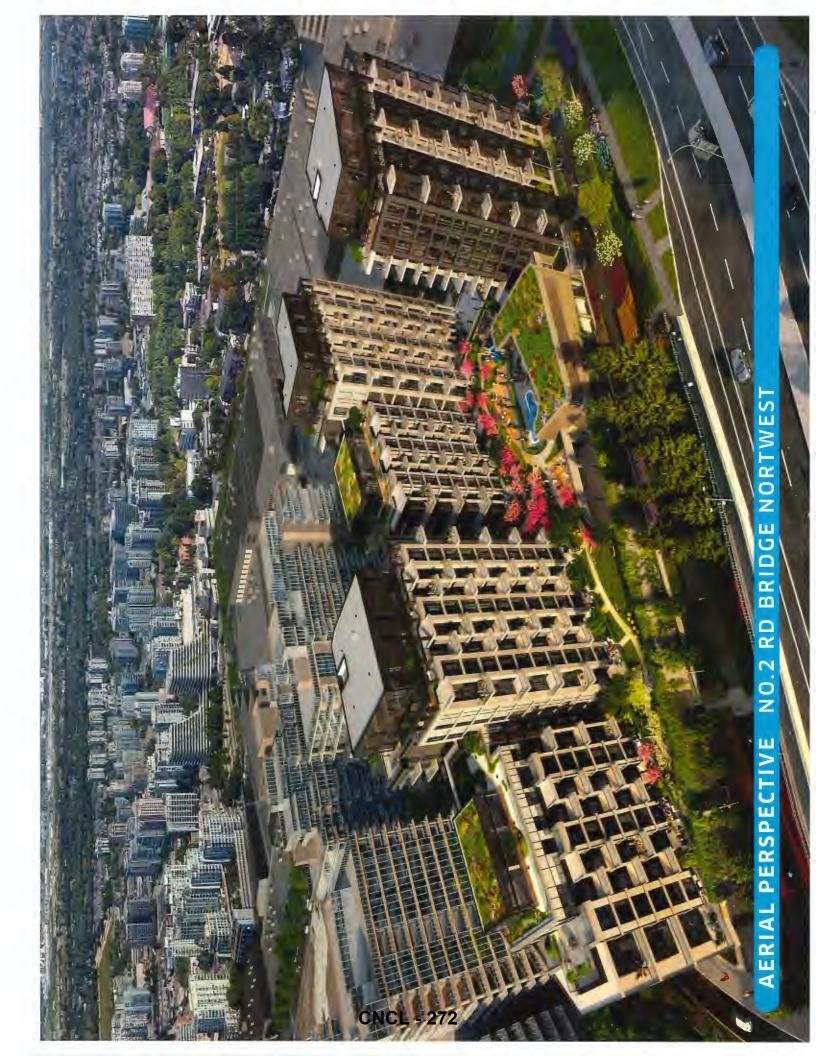


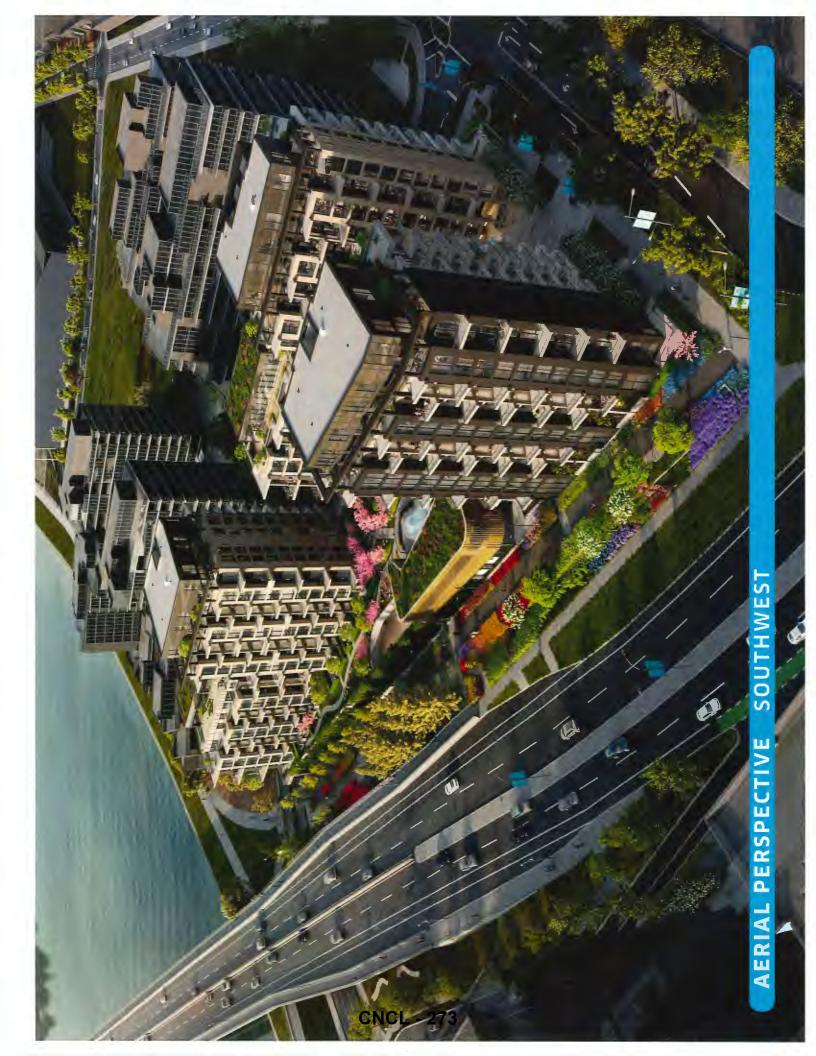


PLAN PARKING LEVEL 1

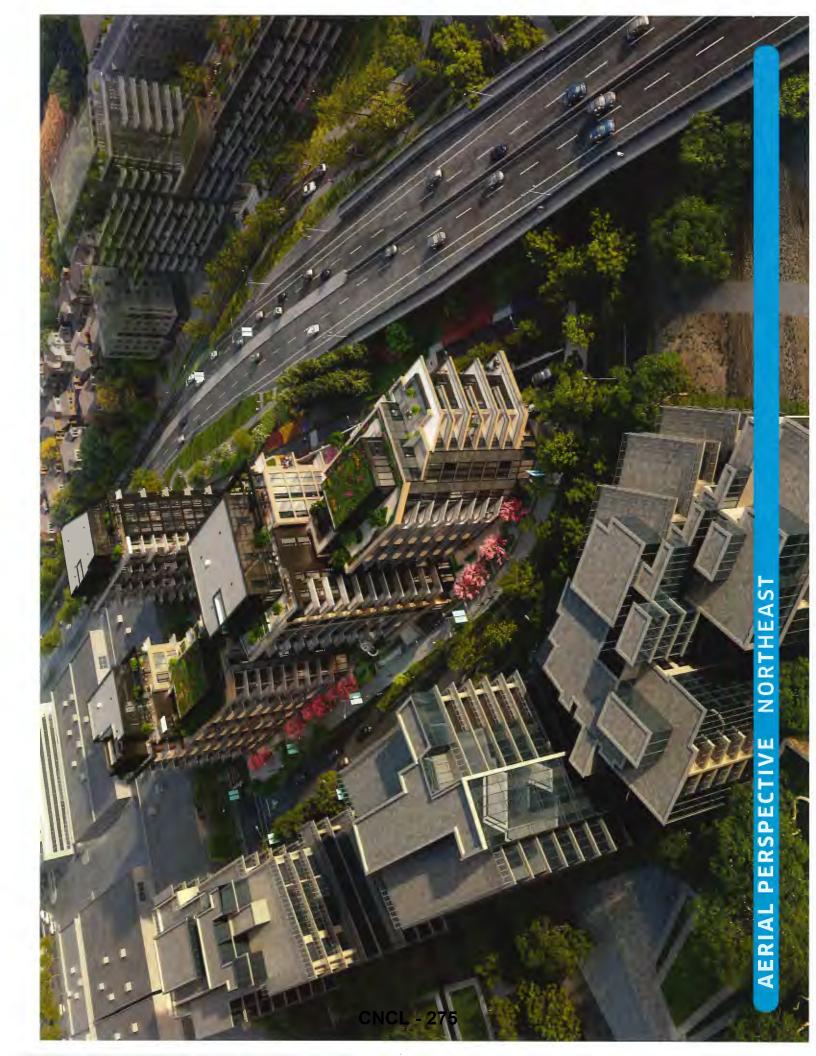


PLAN PARKING LEVEL 2

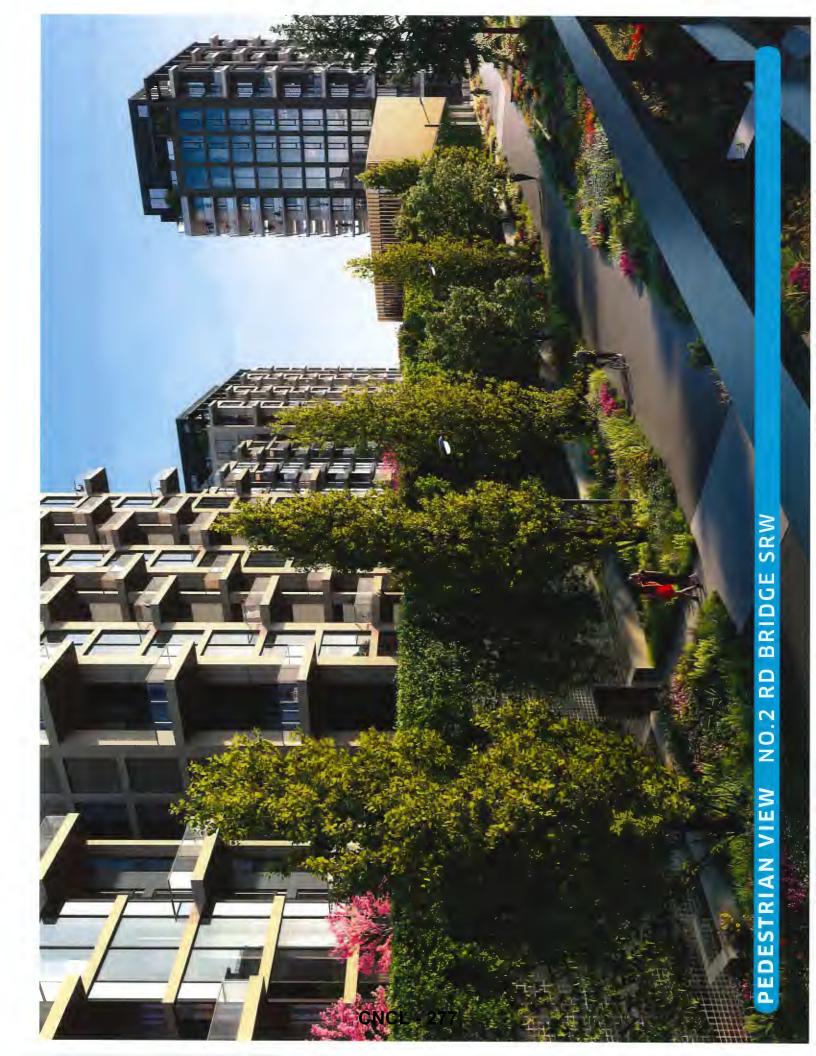


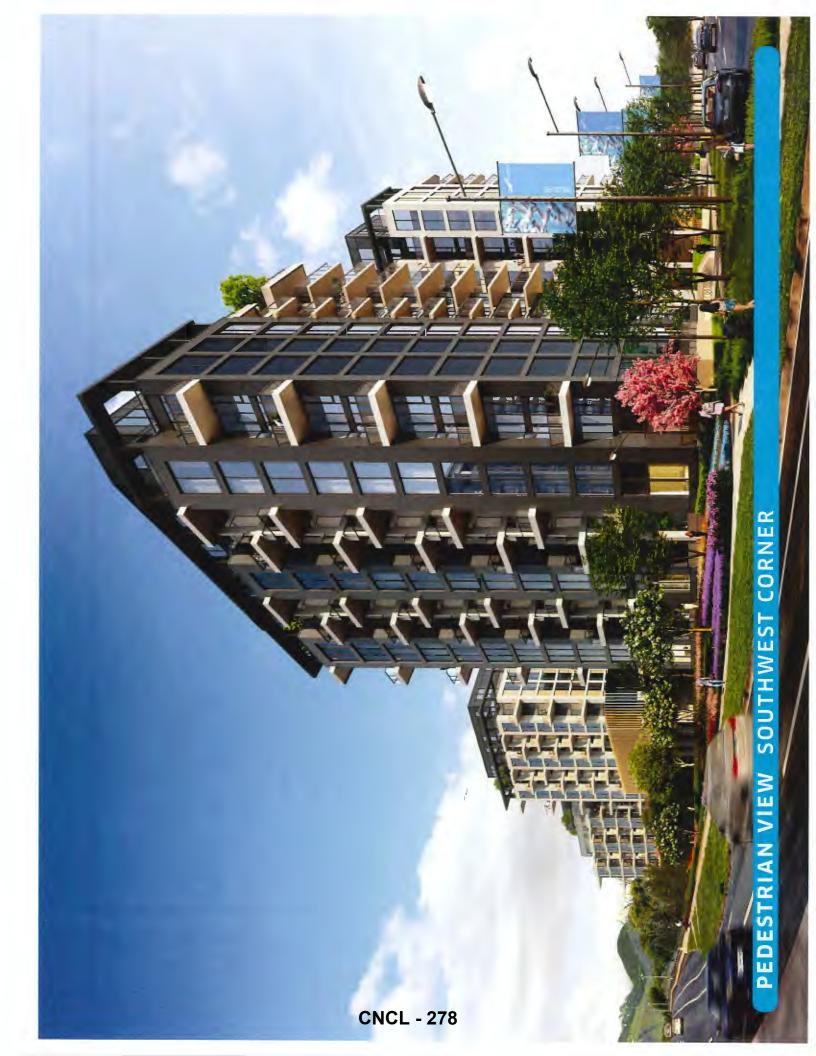


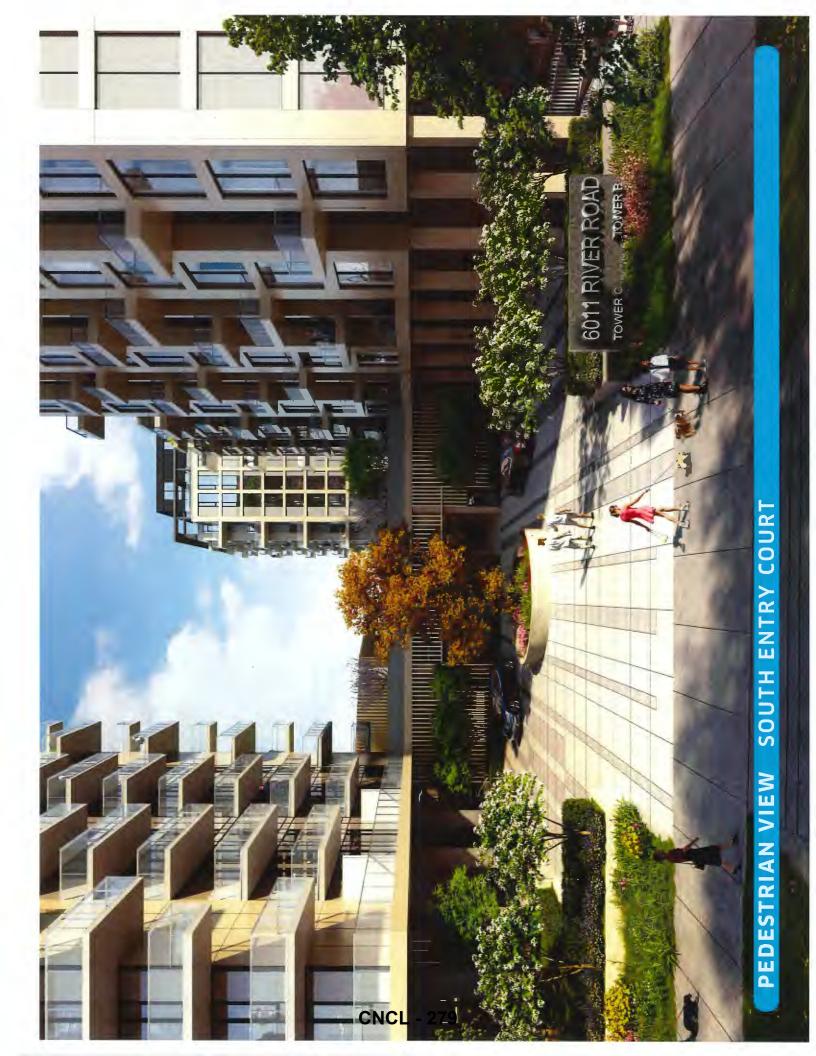


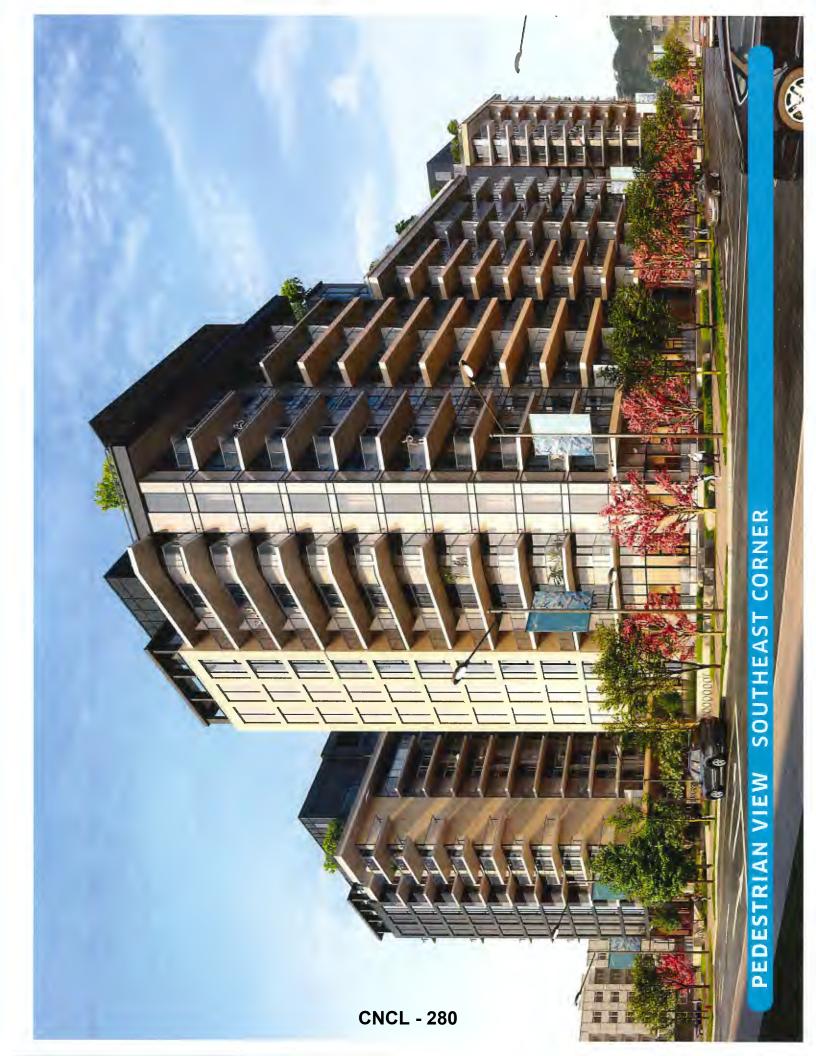










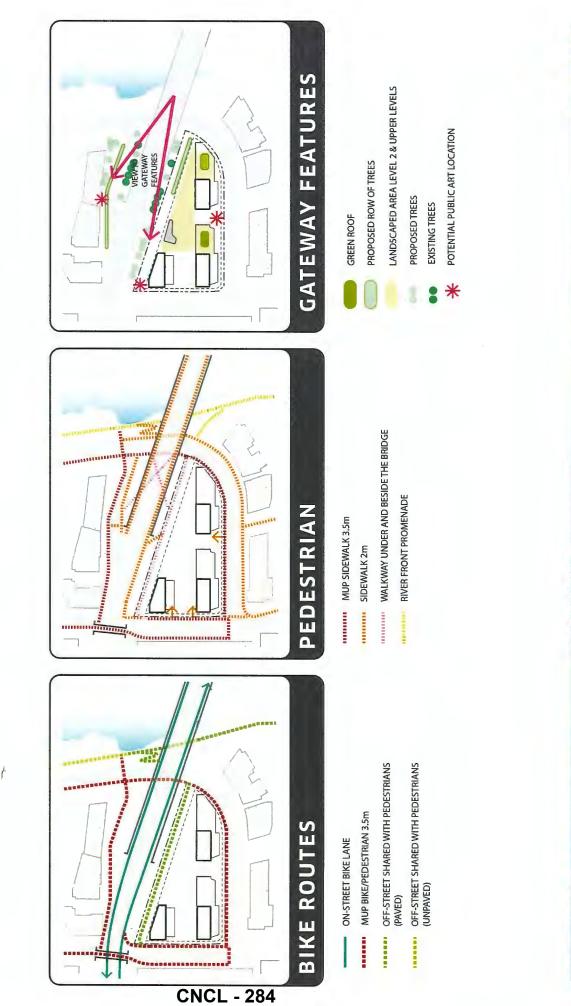




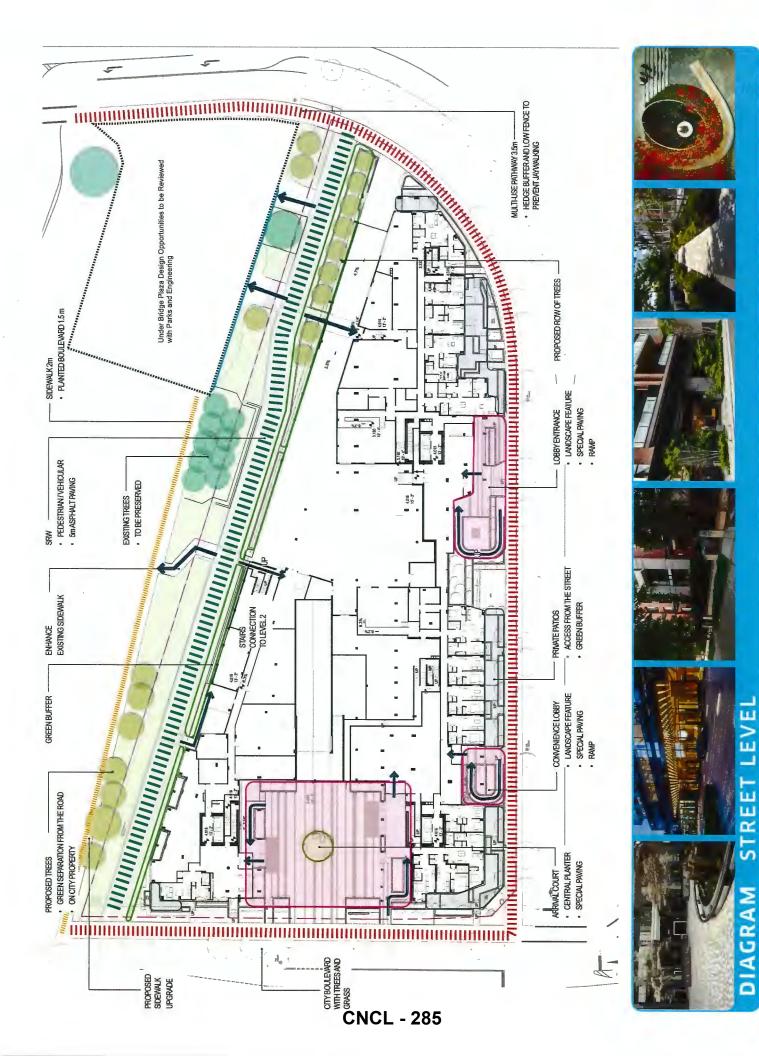


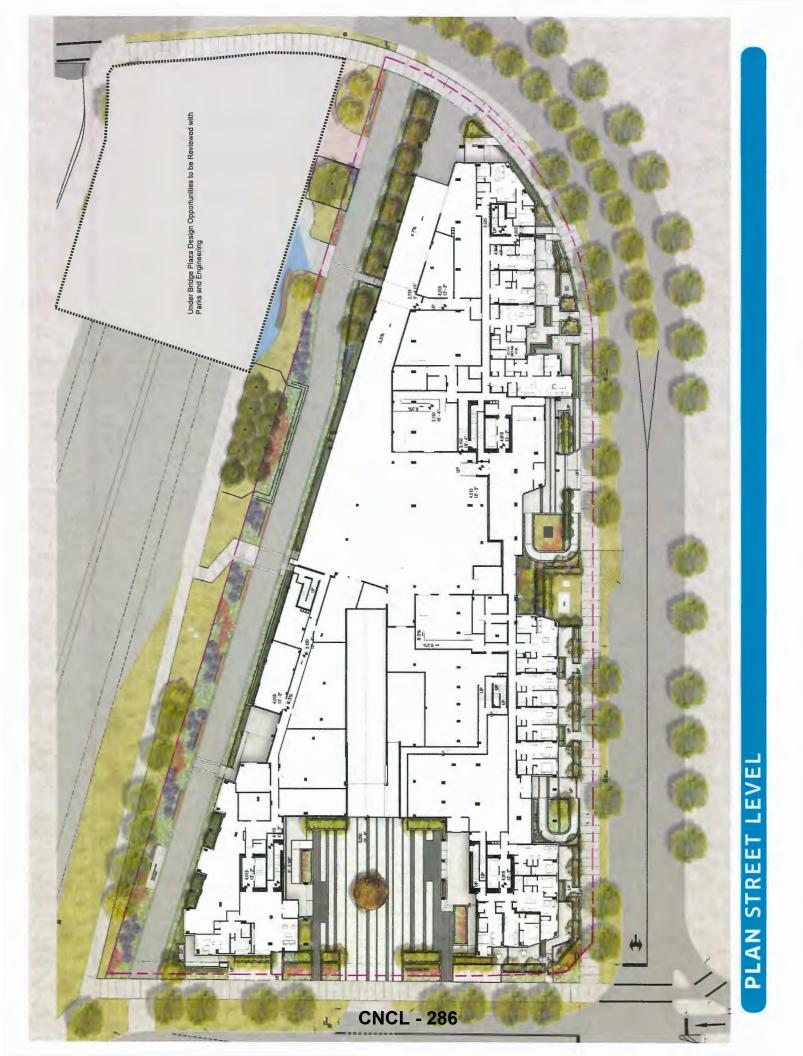


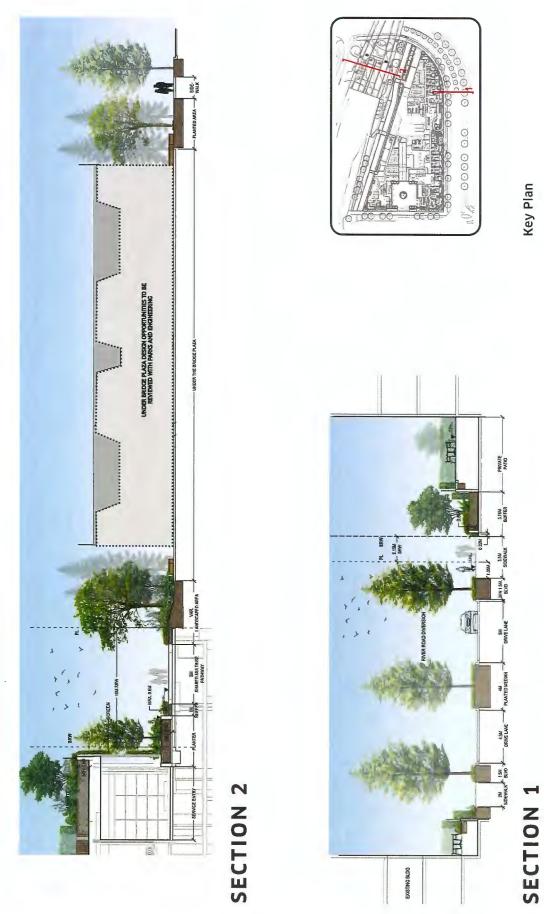
BRIDGE TO BRIDGE CONNECTIVITY



CONTEXT DIAGRAMS



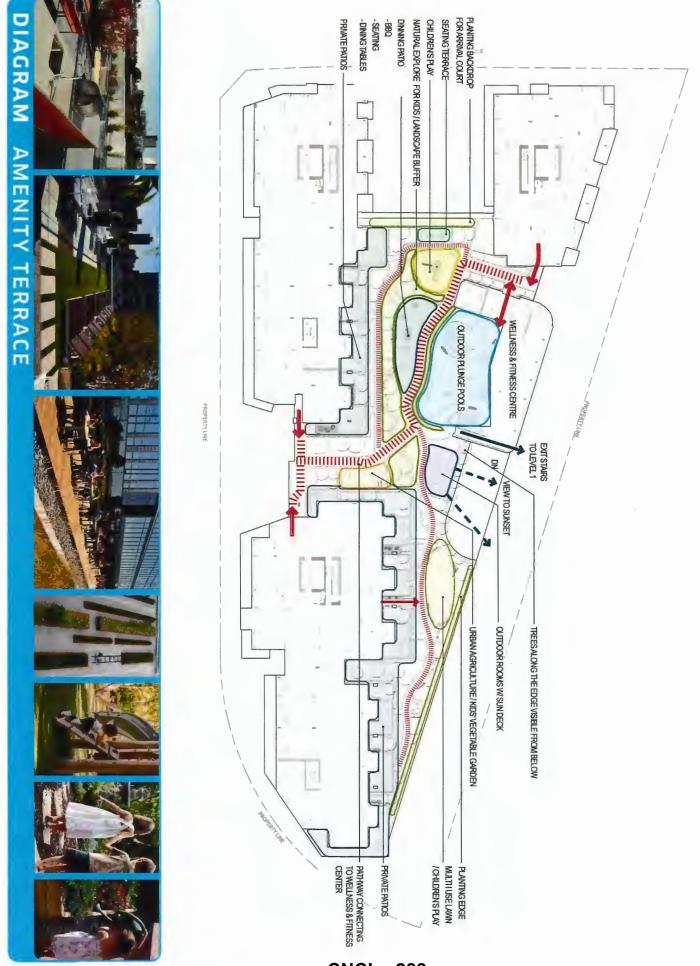




SECTIONS STREET LEVEL

CNCL - 287

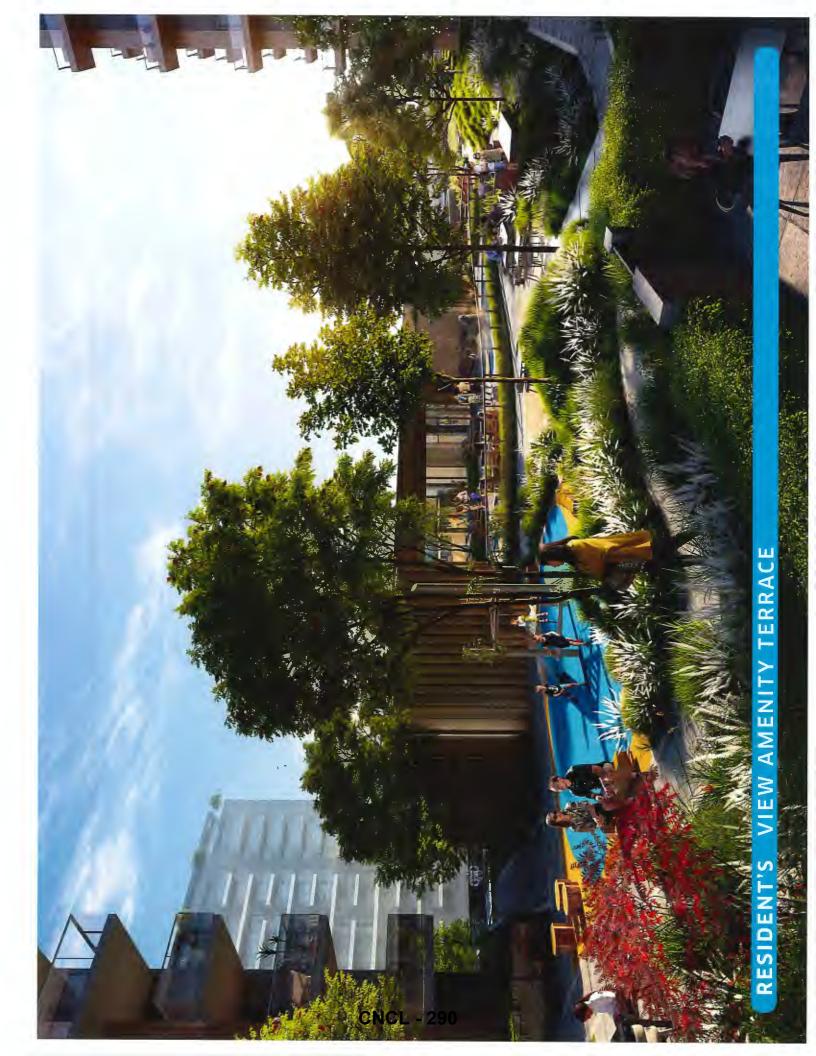
1



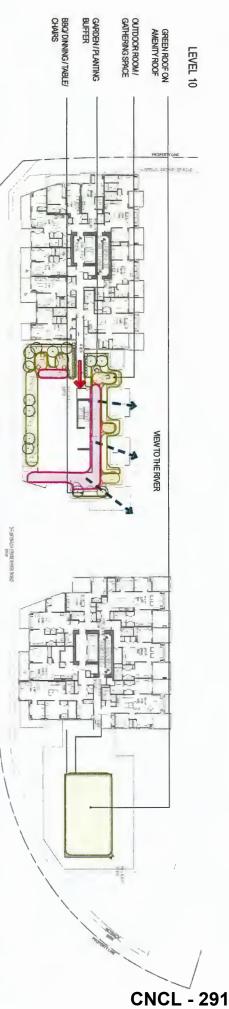
CNCL - 288





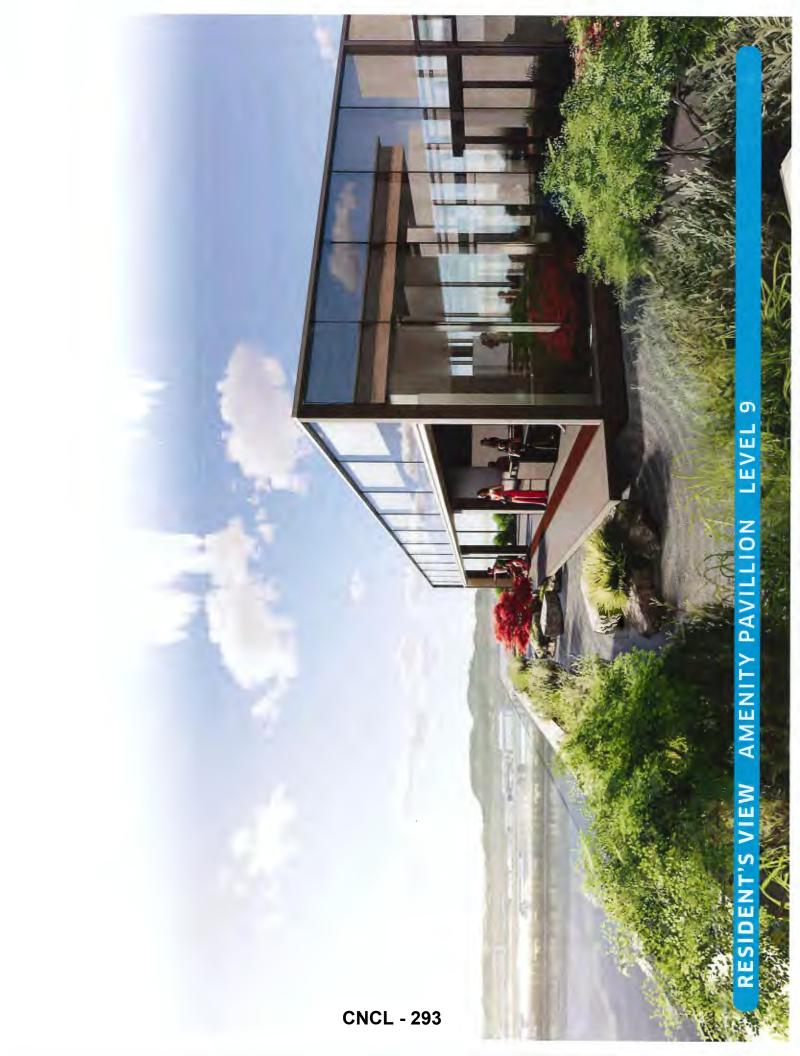


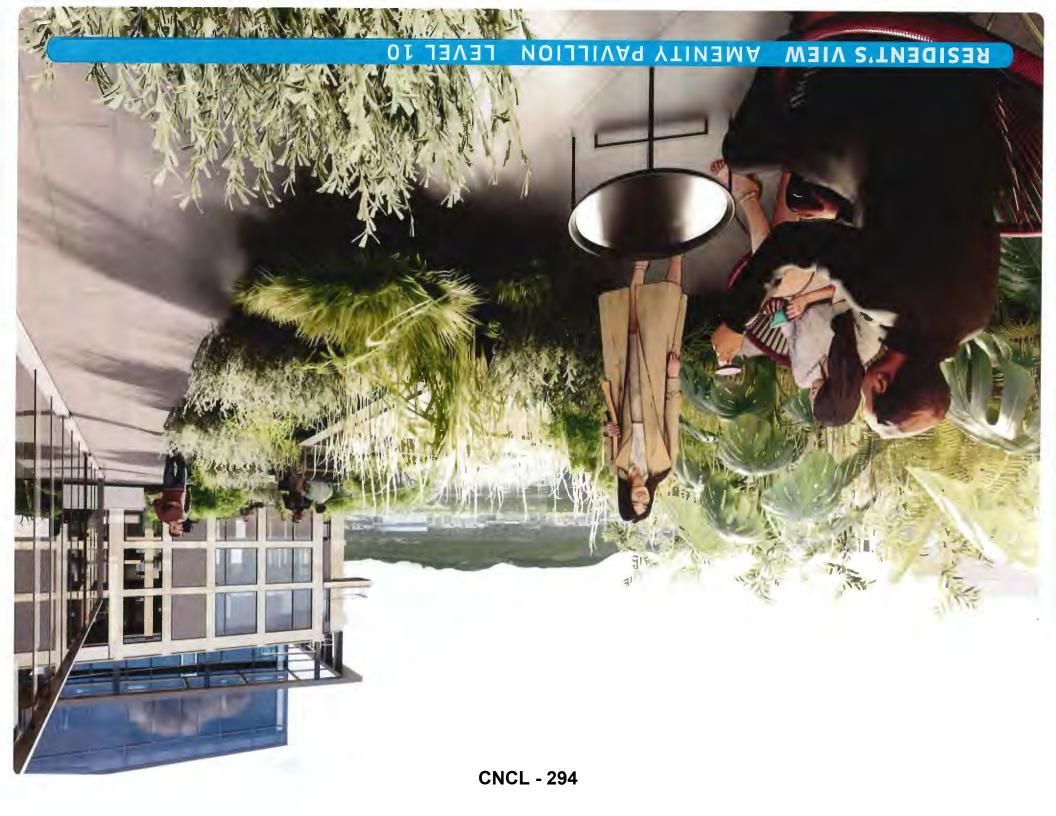












GATEWAY VIEW NO.2 RD BRIDGE SOUTH (NIGHT TIME)

ADDRESS OF TAXABLE AND

TANA - AL

M.

111

510

I STREAM OF

1000

1150

1

112

10

Γ



November 13, 2023

To:

Development Permit Panel Richmond City Hall 6911 No. 3 Road

From:

EPS 1416 (River Green) 5111-5199 Brighouse Way Richmond, BC, Canada V7C 0A6 / V7C 0A7 Schedule 3 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Dev	elop	ment Permit Panel
Date:	NOVE	MBER 16, 2023
item #_	2	
Re:	DP	22-013200
_		



Subject: Objection to Approval of Development Permit DP 22-013200

Dear Panel Members,

This letter is signed by a large group of concerned residents at EPS 1416 River Green (6 buildings, 458 units), expressing our concerns about the proposed development immediately west of our community with the site address as 6011 River Road.

Our concerns and objections are as follows:

 The massing of the proposed development appears to resemble a continuous tall building, from 13 to 10 to 13 to 9 storeys, not in keeping with all the characters of existing buildings of River Green, which are stepping down towards the direction of the river.
 This results in the unfair blockage of views from our buildings.





In contrast, existing River Green buildings cascade down from 13 storeys to 6 storeys at the promenade, with paved, landscape public leisure walks along the riverfront, allowing:

- a. view sharing for more buildings.
- b. less impact on the river.
- c. more human scale.
- d. more light onto the promenade.







- 2. Tower A & B of the proposed development are pushing too close to our buildings, creating:
 - a. substantial impact on the shadowing of our buildings.
 - b. higher noise level of traffic from a through road (River Road) since it is bounded by 2 long concrete blocks (6011 River Road Towers A+B and River Green Towers B+C). In most other neighborhoods, distance between buildings is further apart when there is a moving traffic road in between.
 - c. wind channel effect.



VIEW FROM THE SKY - NORTH WEST CORNER

3. The current car traffic volume situation on River Road is getting busier and busier day by day. A lot of times, getting out from Brighouse Way east bound onto River Road can be very difficult or even downright dangerous. With the addition of 368 residential units in the proposed development, one can imagine the additional strain put on the already bad traffic conditions. We urge the City of Richmond to consider adding traffic lights at the junction of Brighouse Way and River Road.

In conclusion, we urge the City of Richmond not to grant Development Permit DP 22-013200 before resolving the above issues. We anticipate and welcome any feedback from the City of Richmond. Signed by a group of concerned residents at EPS 1416 (River Green) Signatures enclosed.

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
In woon	YIN CATHER	INE CLOS	Cal		778-8814100
Mei. An	<u> </u>	C1006	pre	i An.	7783,96680
EVG Wond		C603	4		604-805-9763
Jul -	Lus	D710	with	na	236-818-9196
Jiali	Wu	D409	No		7786814119
RONY	Han	71204	Porsh	an	
SHI MIN		01002	Allt		778861000
XIN CHUN	J SONG	0/002	Faits		778681558
Zile		D410	673		71832 0332
Ruicong X	u	C102	Parcing	Xu	2365135666
Lei WANG	Ť	C-607	uge	<u>e</u>	604 761 8604
May Wor	9 FU	CJ71			608723243
Richard W	agner	C910	Reelea	~~~	604-275-3488
Rita Noy		D902	A	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	71832106×1
HORIE C	THAN	C1004	Valend	L.	604-274-6452,
Agnes Ch	ân	C409	- 40		604 7286 /2;
Work Lan	Chuen	C409		am	604719548
John 1	Thang	CGOG	AN	16	3648171855
Xiasmily	X1 /	C1201	- MENDEr	9	7188743,66
Manda	hen	C1201	than a	hon	7788733926.
Yue Zhao		D704	Som		7787080586
Wen Rion	Jias	C906	An		77877296
		CNC	L - 299		

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131			
NAME		TOWER & UNIT	SIGNATURE	4	TELEPHONE			
Gurdon L	ch	C1009	Aller)	6043276656			
Lifang l	u	C1009	Lunh	M	614 32) 6656			
Mingyun	WU	D712	Spron	Ŧ <u>,</u>	6476321658			
Jun Li		17/12	- Jun B	2	4375569615			
Qin Su		6904	the H	<u>></u>	6-547542598			
Hong Li		D 513	Horge		236869 5986			
Andy Yan)	D407	Ruwn.		1786833967			
KENRICK	LI	D206	HAMY		1189603850			
Edward L	NON	C1206	2		778 999 3180			
Bridget L	le	C1206	finite	2	778-8830626			
Jermie To	M	CBOJ	Comme.		7786310339			
Jasmine L	eeng	C1209	A	an Deg-	604-628-1647			
Zonbia ch	and	C12-69	Juste	<u> </u>	606-961-1091			
Thomas h.	enf.	CIDP.		L_	60x-808-0782			
Richard	¥	1306	1	$\underline{\bigcirc}$	2725912212			
Lily	Devi	Dyos	Jerr	<u> </u>	778-318-215			
BAR	RBARA POZE/WAGNE	RC 910	Bila	gnir)	604-789-7595			
LEUNG N	ING SEE	C608		у	778-706-6266			
Chin Whey	and Tinyky	Zheny C&10	Wilson	Way	778-65-11386			
- NE	0	C303	215		604 653 7829			
	SCHUNG KAN	D901	<u>}60</u>	<u> </u>	604-889-0380			
Zhiy	cian che	C1207_			778-777-24187			
	CNCL - 300							

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE	•	TELEPHONE
Li, Li		F102	A Tor		7783840028
Richaul	Chap	D602	Pr		604 782 5848
RAN HUO	- -	D-fof	- HA		604-3>>-9003
YVONNE P	/	C509	1 pue		604-7.80-8033
(KossBP	CHIY	6.901	1.1.4	- <u>}</u>	604-3-28-2883
HOWARD	CHENG	Azol	Huito	k j	607-356-2860
Rebecca	CHENG	ASOI	ch c		604-356-2860
Hong		D810	ler	fü	778-233-1132
SHRITT	DEWSHE	IA SU3			62(306671)
MACELD	DUS+12	A604	MSDENST!7		60+2733536
Bo Jie	ng	Elloz	Bo J	J.	778-288-6968
Ling Yo	ang	B302	前前		604-3-81313
TRACT LEU	1	B30/	E.F.	1	778-861-6702
TINSOV	ng Li'U	A801	< hijb	<u> </u>	7786688969
Sun, j	in tong	B201	In Ei	12(1)	7786688969
San, J	intong	Ctol	30. 3.	4 (3)	778668896-8
Michelle.	K'	0313			604-771-1608
Cherlow C	(J)	1023	- 33		236-318-189
-Tuller	Wang.	Bllol	4		778-886-945
, kaggie	HSV-	Alol	709611-	ISV	7773236361
YAN Fen	n Zhang	5-177-502	記述了		6046908069
Lizhi L	iho	#502-5111	5574	3	778 522 5394
		CNCI	301		

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
PAULA T	SNI	C1008	nfipk	I have	778-229-4928
Peter	Tsui	C1008			604-508-0928
Hivory Ch	an fin Chin	c 902	Hway Chi	- li Chi	604-247-2555
ZHIYGAN 3	HANG	E304	-2417637		604-315-1618
David	Law	B406	1)2	~	778.318.4228
Sally	Sory	B6-2			7781868130
-+ 10NA	K00	E403	· FT		60+618 8068
Showkin	Chaney	7305		22	2<59728857972
Sally	Coi	F108	>in		643778238
Pearl h	ang	E601	phe	~	604-773-6644
fina 1 to		E 60)	- Houle		604-722-6644
Elizabeth	Yee	BIOZ	NG F	<u></u>	778 879 9105
Dan 2	111	E802	Dan 2	exc	604-771-2792
Jackson (Chen	B905	5 Jacken	khe	7789470207
Katherin	Young	B1206		*	778 866 7816
LILY CH	IAN	E702	2-60	Le.	604-272-5317
DAND	CHAN	E702		B	604782281
Nancy h	· ·	F305	18 years	- Chap	778-8-2-2562
Aaron	Chan	·B804	_(W &	604-7238181
Bellazi	a Chan	3804	X		604-7-85073
17in L	Varg	Floi	ak	×G	604-612-6668
Toby	L'u	Flul	Cop	the	604-317-9699
April	LiA	Flol CNCI	- 302	n	614-367-8699

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
SADRUDZA	ZEWSHZ	A607	- it		6042733536
Stanley	Cho	FIOS		ty-	778 899 9621
Acun	KAN	F201			609266-6223
/vonne Ka	m	T-201	hr		664 7233111
with chr.		1-04	200		6842409565
Tak Chi	Li	C808	- AV	1	604-760 8672
YING H	IAN	C103	12		604-802-2032
Andrew	J.Lee	A202	ful		778-191-2170
Stephen	Fing	C203	ATRI	MA	60480t 868
Dack	l'Uei	C411	and ly	Pe	604-767-7753
Shirley 2	? shaw	C411	Awhy	<u> </u>	778-882-3639
Yidan (hen	D404	4-0	<u></u>	778-928-4816
s'n h	rinf	5/205	Jo y	1	7) 8 9 8 308 7
EDWIN	HWE1	D1005	Min		1782912899
Poling	Kwei	D 1005	10 Jia	<u> </u>	9182972899
Catherine	Kwer	D 1004	Calier	Kuer	17182972897
Parl St	rik	D100L/-	Paul S	stip	1182912898
alran W		V909	alson (778 522 0938
Tammy h	long	D 909	Tang h	1019	778 1980623
Alfred 1	-	C 708	Alfred		778-386-0451
Catherine		C 708	Catherine	chow	778938-6428
Lomenie	Sur	A50/	Dominie	iSm	604-790-5029
. TOW MIC		CNCI	303		

The attached petition letter signed by a large group of residents neighbouring to the 6011 River Road development states our objection with reason to the approval of Development Permit DP 22-013200.

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131			
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE			
Yuen Ta	1 Jip (Polle) c 808	Foller	<u> </u>	64-763-318	76		
Gella r	ono	B-101	Spill	<u> </u>	604-306-0.	3/6		
Kathenne	dlan	B-102	kes	- 7	78-798-75	70		
CK Yee		B102	Un,		778-795-71	70		
Lin Ko la	~ Kaumal	I-Joh	San		718-320-130	R		
San	mana	B-1003	Si	Im-	(BOD)616-18			
Unich a	à ha	B-1003	- Chis	, 0	60,370-6	781		
Xiaolu M	eng	C-607	1 al	len	604)761-86	604		
Chow Su	Kwong	A-107_	H		236518187	1		
Kink Cha	k Shen	A-107	1.B	<u> </u>	23651 \$18 P			
SHU MIN	1 ZHANG	书1201	The Say	bS	77892715	F8		
Jin Song	Wang	Elaox	Drech	l	778888627	8.		
甘順七-	E	ESU	五川月 一		2 1604-273-16	623		
NELSON E	GRAY_	81001	p Jran	7	604-561-20	070		
Jerry G	i iu	A-304	An	>	778-P27-0733			
Start K	<u>м</u>	B 506	Olar 4	h	778323-256			
Attal	au	7305	, La		778-859-99			
Min We		E503	105		778-239-42			
Wenzhu t	tou	E503	H8W		778-239-43	363		
B.u	ENG	F602	P2C	<u> </u>	604-738-9	228		
Alice	-EKq	F602	1 in	Aug	604-788-9	228		
Gha	ing	E405	73		7- 398 - 896 -7	7.9		
	CNCL - 304							

į

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE	· · · · · · · · · · · · · · · · · · ·	TELEPHONE
MARIAM AL	SMIED	B403			7788624299
Noel	Yau	E703	Tho	el	604 710 0617
Genz b	in Uu a	p612	The		7788786837
JAN L	EZHOFF	D501	\bigcirc		6043451209
Christin	Chen	Bbus	and	th	(JUY 7272920
Guan Yua	nli	D309	y	~	778-322-3228
Yan like J		F202	Telle 1	feels	778-322-3229
JUSZMILL!	1 lin Ale C	C9UZ .	Ily.		64-7820123
. r/iriam	Braun	C1303	My Jucam	Bran	778-881-798
Ron Box		C1303	SAL	M -	773.238.2638
WENDY	LAU	D413	Ifn	~	604 272 0173
EDDIE	LAL	D413		к	604 649 9830
Fason	Dog	A701)	6-4-727-4620
Marco	Chy	Aloy	2	~~~~	7.78-885-1801
Raymond	(KA)	C702	ATT		604 306 870
Senny	KAO	6602			778-3175918
ADA	Huis	C901	An	2	728-8931668
TianXi Ch	en	E1003	-tian xi ch	er	778-723-0910
SAM SU	RH	13303	a		604)227-1392
Vivian	Luke	B301	6 qu	-	778-706-6266
Winnie	le	B405	[h/H		604-767-1230
Incho	\mathcal{N}	B405	_ PV	-Un	BO4-961-1722
		CNC	305		

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
Weixin Di	Y	D3-8	TRAD		6004306-6180
BERTHA	170	C907	Ho		778-329-7387
Rokat A	0	C907	Xer-		1 1 1 1 1
Enca H	<u>v</u>	C907	Par		778-329-7387
JUDY L	EC-	D 406.	opr.		604-644-8203
Doral	a	D509.			
Fecky T	ing	DSII			
Annie	Lung	C1205	Ly		604-247-1878
Jackie	Chan	C1205	Alsar	1	, 1
Kivin	Jam	4205	K Tar	-	0
Alkie	Chan	C1205	A Cha	n	~ /
Pary C	han	C1208	CA.	<u> </u>	
Ellen Y	111	DGUJ.	They_	ji-	
Xi Ye) Dio	C309	Ki Kas	l	· · · · · · · · · · · · · · · · · · ·
Lu Lu por	щ	6611	Kin		778-237-2738
Ann	Ng	CFIZ	A		6042798948
JIMM		12702	34		2to-572-7#F7
- YuLi	И	D702	- Art		2 11
Shurang	Wu	C504	Antel		6040-442-9978
Isabelle	Xn	C404	15	/.	778-872-1199
Jayson	<u>S</u>	D706	Xo		236-2581927
			\bigcirc		
		CNC	L - 306		

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
Yuki. 2hdn	9	Clolo	Jur 2hg		778-52-8606
Joey Lin		Clolo	(ff	1	6047820626
Amy Kian	l	C601	A.66		778-829-2062
Tony Tans	<u> </u>	C601	185		778-223-5018
2 1	an	P1204.	静泉		778-997-299.
Les zha	rg	C1006.	Leo ZI	have	236-866-
Chuxias Li	//	D711	do		604-728-9178 992
Lose Main	Daylor	c 809	MJan		778899089M
ROBER	TISAAC-R	An (80)	4.54.	6	× 4 803/330
Wie j	ng	D 806	Nie	rice	2783180712
liang-	Ding	C 1304	- de	~	778-88/-8850
Kimberty	2 huo	D412	6		718-822-5808.
734	20	D402	- apt	1/2	604-396-745
Agnes .	Loo	1,006	fignes i	Rie	718-9919368
		/			
		CNCL	307		

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131	
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE	
Juko &	hih	C709	Juke -	0	604-220038	Š
	thens Shong	F106	(Ind.	my	604-222-22	770
ROSY	SHANG	B605	Æ	NY NY	604-7797	171
Alice a	lian	C1106 .	Alle	9	778-389- 604-722-06 V36-818-36	Ob)
Shan ,	Wu	E306			604-722-06	88
_ Lhan /	12'	E1306		M	276-818-36-	72
``````````````````````````````````````						
					· · · · · · · · · · · · · · · · · · ·	
					· · · · · ·	
					·	
						•
		CNCI	308			

A=5151	B=5171	C=5177	D=5199	E=5111	F=5131
NAME		TOWER & UNIT	SIGNATURE		TELEPHONE
Mark Healey		0412	Mil Rid	U	604 836 4327
Catherine Wou	~~	D903			128 996 4393
Andy Lam	8	D 903	A		778 996 4393 778 997 4393 236 97 5427
Drdy Lam Cecélea Mo	neus	F105	an		236975427
					· · ·
					· · · · · · · · · · · · · · · · · · ·
· · · · · · · · · · · · · · · · · · ·					
					<u> </u>
		<u> </u>			<u> </u>
					+
					· · _
		CNC	L - 309		

From:	aileen zhang <aileen1066@hotmail.com></aileen1066@hotmail.com>
Sent:	Tuesday, November 14, 2023 3:49 PM
То:	RiverGreen Concierge
Subject:	Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿
	书已在礼宾前台提供签名

Date :November 15 2023 Full Name of Owner(s) : AI PING ZHANG Address :1104-5177 Brighouse Way City & Province :Richmond BC Telephone Number : 7783085665 I/We, ____Ai Ping Zhang ______ (names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) Ai Ping Zhang

在 2023年11月15日, 06:57	aileen zhang <aileen1066@hotmail.com> 드</aileen1066@hotmail.com>	3道:
----------------------	------------------------------------------------------------------	-----

Date : Full Name of Owner(s) : Address : City & Province : Telephone Number :

I/We, ____Ai Ping Zhang ______(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & <u>5199 Brighouse Way, Richmond B.C.</u> stating our objection with reason to the approval of Development Permit DP <u>22-</u> <u>013200</u>.

From:	Peggy Chiu <peggyllchiu@gmail.com></peggyllchiu@gmail.com>
Sent:	Tuesday, November 14, 2023 3:23 PM
То:	River Green Team Admin (Head Concierge); RiverGreen Concierge
Cc:	Steve Chen
Subject:	Re: Petition : email authorization by Stephen Chen and Peggy Chiu

November 15, 2023.

Stephen Ming Chun Chen

Peggy Loi Loi Chiu

908-5177 Brighouse Way,

Richmond, BC

V7C0A7

Tel: 604-365-2486

We, Stephen Chen and Peggy Chiu, are currently out of town and in full support of the Petition put forth by our neighbour at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond, B.C. stating our objection with reason to the approval of Development Permit DP22-013200.

Please consider this email as our signatures and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank you.

Stephen Chen and Peggy Chiu

From: Sent: To: Subject: Johnson Chan <ludditeking@hotmail.com> Tuesday, November 14, 2023 4:17 PM RiverGreen Concierge Re: 6011 RIVER ROAD PROJECT PETITION

15/Nov 2023 Megumi & Johnson Chan 401-5131 Brighouse Way Richmond BC V7C0A6 6048219507

We Megumi & Johnson Chan are currently out of town and in full support of the petition put forth by our neighbours 5111, 5131, 5151, 5171, 5177, 5199 Brighouse Way Richmond BC. stating our objection with reason to the approval of Development Permit DP 22-013200

Please consider this email as our signatures and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Megumi & Johnson Chan

Sent from my iPhone

From:	蓉 <498581602@qq.com>
Sent:	Tuesday, November 14, 2023 4:42 PM
То:	RiverGreen Concierge
Subject:	Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿
	书已在礼宾前台提供签名

Date :November 14th 2023 Full Name of Owner(s) :Lirong Zheng Address :c311-5177 Brighouse Way City & Province : Richmond BC Telephone Number :+8613622882626

I Lorina am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)

Lirong Zheng

发件人: RiverGreen Concierge <concierge@rivergreen1.com>

发送时间: 2023 年 11 月 15 日 04:00

主题: Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新 : 请愿书已在礼宾前台提供签名

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

From:Vicky Zheng <vickyinwonderland@hotmail.com>Sent:Tuesday, November 14, 2023 6:18 PMTo:RiverGreen ConciergeSubject:Unit 501-5111 Petition sign-up

Date : November 14th, 2023 Full Name of Owner: YONG ZHENG Address : 501-5111 Brighouse Way City & Province : Richmond, BC Telephone Number :604-720-9733

I, Yong Zheng, am currently out of town and in full support of the Petition put forth by my neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Yong Zheng

From:	Eunice S <lemon.be@gmail.com></lemon.be@gmail.com>
Sent:	Tuesday, November 14, 2023 6:42 PM
То:	RiverGreen Concierge
Subject:	Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿
	书已在礼宾前台提供签名

Date : 11/14/2023 Full Name of Owner(s) : Yu Song Address :1106-5199 Brighouse Way City & Province : Richmond BC Telephone Number : 7786836866

I/We, ____Yu Song_____(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) Yu Song

Eunice

On Nov 14, 2023, at 12:31 PM, RiverGreen Concierge <concierge@rivergreen1.com> wrote:

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

### The deadline of the petition will be <u>12:00PM on Wednesday, November 15th</u> <u>2023</u>

Please visit the concierge desks at your earliest convenience.

If you are currently out of town and are not able to sign the petition at the concierge desks.

Please use the template below and email back to the concierge desk.

## $CNCL^{1} - 315$

Date : Nov 14 2023

Full Name of Owners : Leung Shern , Yeung Chi Wan

Address: C701 5177 Brighouse Way

City & Province : Richmond B.C.

Telephone Number: (604)723-2963

We, Leung Shern, Yeung Chi Wan, are currently out of town and in full support of the Petition put forth by our neighbours at 5111,5131,5151,5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as our signatures and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank you !

Signature of Owners



From:	嘉瑋 溫 <ev1an@yahoo.com.hk></ev1an@yahoo.com.hk>
Sent:	Tuesday, November 14, 2023 9:02 PM
То:	RiverGreen Concierge
Subject:	Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿
	书已在礼宾前台提供签名

Date : Nov 14, 2023 Full Name of Owner(s) : Yiwei Lin Address : 904-5171 Brighouse away City & Province : Richmond Telephone Number : 7788989511

I/We, Yiwei Lin_____(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) Yiwei Lin

Sent from my iPhone

On Nov 14, 2023, at 12:00 PM, RiverGreen Concierge <concierge@rivergreen1.com> wrote:

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

## The deadline of the petition will be <u>12:00PM on Wednesday, November 15th</u> 2023

Please visit the concierge desks at your earliest convenience.

If you are currently out of town and are not able to sign the petition at the concierge desks.

Please use the template below and email back to the concierge desk.

### CNCL - 317

From:	Sonny Ji <sonnyji13@gmail.com></sonnyji13@gmail.com>
Sent:	Tuesday, November 14, 2023 9:34 PM
То:	RiverGreen Concierge
Subject:	Petition Sign-Up

Date : 2023-11-14

Full Name of Owner(s) : Sonny Ji

Address : 1006-5111 Brighouse Way

**City & Province : Richmond BC** 

Telephone Number : 403-992-1166

I, Sonny, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Sonny Ji Tel: <u>403-992-1166</u>

From:	Shuang Liang <ivyliangshuang@gmail.com></ivyliangshuang@gmail.com>
Sent:	Tuesday, November 14, 2023 10:44 PM
То:	RiverGreen Concierge
Subject:	Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿
	书已在礼宾前台提供签名

Date : Nov 13,2023 Full Name of Owner(s) : Shuang Liang Address :D705-5199 Brighouse Way Richmond BC V7C 0A7 City & Province : Richmond,BC Telephone Number :7788612256

I Shuang Liang is currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) Shuang Liang

X

RiverGreen Concierge < <u>concierge@rivergreen1.com</u>>于 2023 年 11 月 15 日 周三上午 4:31 写道:

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

The deadline of the petition will be **<u>12:00PM on Wednesday, November 15th 2023</u>** 

### CNCL - 319

From: Sent: To: Subject: Peter Yeo <peteryeo_canada@yahoo.com> Tuesday, November 14, 2023 10:48 PM RiverGreen Concierge Petition (from Peter Yeo)

Date : November 14, 2023 Full Name of Owner: Peter Yeo Address : 1110 - 5177 Brighouse Way City & Province : Richmond, BC Telephone Number : 604-928-3082

I, Peter Yeo, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & <u>5199 Brighouse</u> <u>Way, Richmond B.C.</u>

stating our objection with reason to the approval of Development Permit DP <u>22-</u> <u>013200</u>.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

**Thank You** 

Signature of Owner

Peter Yeo

Date :

Full Name of Owner(s) :

Address :

City & Province :

**Telephone Number :** 

I/We, _____wanshanzhang____(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)

Thank you for your attention to this matter.

From: Sent: To: Cc: Subject: Peter Yeo <peteryeo_canada@yahoo.com> Tuesday, November 14, 2023 10:50 PM RiverGreen Concierge Amelia Petition (from Amelia Yeo)

Date : November 14, 2023 Full Name of Owner: Amelia Yeo Address : 1110 - 5177 Brighouse Way City & Province : Richmond, BC Telephone Number : 604-928-3108

I, Amelia Yeo, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & <u>5199 Brighouse</u> <u>Way, Richmond B.C.</u>

stating our objection with reason to the approval of Development Permit DP <u>22-</u><u>013200</u>.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner

Amelia Yeo

From:	Elsie Chan <echan.bc@hotmail.com></echan.bc@hotmail.com>
Sent:	Tuesday, November 14, 2023 11:32 PM
То:	RiverGreen Concierge
Subject:	6011 River Road Project Petition Sign-up

Date : November 14, 2023 Full Name of Owner(s) : Elsie Wan Kam Lin Chan Address : 912-5199 Brighouse Way City & Province : Richmond, BC Telephone Number : (604) 808-3890

I/We,__Elsie Wan Kam Lin Chan__(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) Elsie Wan Kam Lin Chan

Sent from Outlook for Android

From:	Diana lp <diana_ip@icloud.com></diana_ip@icloud.com>
Sent:	Tuesday, November 14, 2023 11:54 PM
То:	RiverGreen Concierge
Subject:	Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新: 请愿
	书已在礼宾前台提供签名

Yours truly,

Diana Ip diana_ip@me.com

On 14 Nov 2023, at 9:31 PM, RiverGreen Concierge <concierge@rivergreen1.com> wrote:

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

### The deadline of the petition will be <u>12:00PM on Wednesday, November 15th</u> 2023

Please visit the concierge desks at your earliest convenience.

If you are currently out of town and are not able to sign the petition at the concierge desks.

Please use the template below and email back to the concierge desk.

Date :15 November 2023 Full Name of Owner(s) :Man Sum Ip and Yuet Yuen Diana Ip Address :403-5199 Brighouse Way City & Province :Richmond BC Telephone Number :7783789037

I/We, __Man Sum and Yuet Yuen Diana Ip_____(names), am/are currently out of town and in full support of the Petition put forth by my/our

#### CNCL¹ - 324

neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) Man Sum Ip Yuet Yuen Diana Ip

Thank you for your attention to this matter.

亲爱的Rivergreen居民您好,

您现在可以前往南北两个礼宾前台签署请愿书。

# 请愿书的截止时间为2023年11月15日中午12:00。

请您尽早前往礼宾前台。

如果您目前不在本地,无法前往礼宾前台签署请愿书。 请使用下列模板并通过电子邮件发送给礼宾前台。

Date : Full Name of Owner(s) : Address : City & Province : Telephone Number :

I/We, ______(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. Date :

Full Name of Owner(s) :

Address :

City & Province :

Telephone Number :

I/We, Don Yin (names), am/are currently out of town and infull support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C. stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

CNCI - 326

Thank You

Signature of Owner(s) Dan Kin 24 and.

2023.11.1

51PP Brighouse D-507 Way.

From: Alfred-Catherine Kwan kwanchow@shaw.ca Subject: Authorization to sign Petition Date: Nov 13, 2023 at 5:37:19 PM To: kweihome@yahoo.ca

Cc: Alran Wong alranwong@hotmail.com

Hi Edwin,

Please take this letter as an authorization to sign 6011 River Road Project Petition Letter prepared by Strata on behalf of

Alfred Kwan 778-386-0751

Catherine Chow 778-938-6428

Both of 708-5177 Brighouse Way, Richmond

Thank you.

Regards, Alfred and Catherine

Sent from my iPhone

From: alran wong alranwong@hotmail.com

# Subject: Authorization

- Date: Nov 14, 2023 at 10:06:24 AM
  - To: Edwin Kwei kweihome@yahoo.ca

# Hello Edwin

Hope you are well.

Please sign the 6011 River Road Project Petition Letter which is prepared by our Strata on our behalf. Our unit is <u>909-5199</u> Brighouse Way.

Regards

Alran Wong <u>778 522 0938</u> Tammy Wong <u>778 798 0623</u>

>

From:	
Sent:	
To:	
Subject:	

nixon ng <nixon.ng@hotmail.com> Tuesday, November 14, 2023 10:42 AM Jack Chen Petition Sign-up

Full Name(s) of all owners: Chor Hong Ng & Hannah Wing Yan Lee Address: 208 5177 Brighouse way BC City: Richmond Telephone Number: 6043155711

I {Chor Hong Ng and Hannah Wing Yan Lee} are currently out of town and are in full support of the petition letter put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

Please consider this email as mine/our signature and add it to the petition with states our objection with reason to the approval of Development Permit DP 22-013200, to be sent to the Mayor and Council of the City of Richmond, B.C.

Chor Hong Ng & Hannah Wing Yan Lee 208 - 5177 brighouse way Richmond bc V7C 0A7 6043155711

Get Outlook for iOS

From: RiverGreen Concierge <concierge@rivergreen1.com> Sent: Wednesday, November 15, 2023 2:26:16 AM Subject: IMPORTANT : Petition Sign-up Sheet Available At Both Concierge Desk / 重要 : 请愿书已在礼宾前台提供签名

**CNCL¹ - 329** 

Dear Rivergreen residents,

The petition sign-up sheet is available at both North and South Concierge desks.

The deadline of the petition will be **12:00PM on Wednesday, November 15th 2023** 

Please visit the concierge desks at your earliest convenience.

Date : Nov-14-2023 Full Name of Owner(s) : Haoyi Wang Address : 1305 Ottaburn Road City & Province : West Vancouver Telephone Number : 7788655528

I/We, ____Haoyi Wang____, am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s)

Wang. haon;

Thank you for your attention to this matter.

From: Sent: To: Subject: Terence Barretto <terence1ca@yahoo.com> Tuesday, November 14, 2023 6:29 PM Jack Chen River Green Petition

Nov 14, 2023 Terence Barretto & Diana Suarez 1102-5171 Brighouse Way Richmond, BC (604)7624217

We, Terence Barretto and Diana Suarez are currently out of town and are in full support of the petition letter put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

Please consider this email as our signature and add it to the petition which states our objection with reason to the approval of Development Permit DP 22-013200, to be sent to the Mayor and Council of the City of Richmond, B.C.

Regards,

Terence Barretto & Diana Suarez

Sent from my iPhone

From:edwin wong <edwin094@gmail.com>Sent:Tuesday, November 14, 2023 5:49 PMTo:Jack ChenSubject:Petition Letter

Date : November 14, 2023

Full Name of Owner : Wai Hung Wong

Address : 307-5177 Brighouse Way

City & Province : Richmond, B.C.

Telephone Number : 604 328 5376

I, Wai Hung Wong, am currently out of town and in full support of the Petition put forth by my/our neighbors at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C., stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Wai Hung Wong

From:pelen hong <pelen171@gmail.com>Sent:Tuesday, November 14, 2023 5:46 PMTo:Jack ChenSubject:Petition letter

Date : November 14, 2023

Full Name of Owner : Pelen Yim Ping Hong

Address : 307-5177 Brighouse Way

City & Province : Richmond, B.C.

Telephone Number : 604 328 5329

I, Pelen Yim Ping Hong, am currently out of town and in full support of the Petition put forth by my/our neighbors at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C., stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my signature and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Pelen Yim Ping Hong

### **RiverGreen Concierge**

From:	Jonathan Yee <keeheng92@gmail.com></keeheng92@gmail.com>
Sent:	Wednesday, November 15, 2023 8:03 AM
То:	RiverGreen Concierge
Subject:	Petition

# **Date : November 15, 2023**

Full Name of Owner(s) : Kee Heng, Yee

Address : 301-5177 Brighouse Way

City & Province : Richmond, BC

Telephone Number : 778-861-9803

I, <u>Kee Heng</u>, <u>Yee (names)</u>, am currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You



## **RiverGreen Concierge**

From: Sent: To: Subject:	Tasneem Manji <ummeinayah@yahoo.com> Wednesday, November 15, 2023 5:28 AM RiverGreen Concierge Re: UPDATE : Petition Sign-up Sheet Available At Both Concierge Desk / 更新:请愿 书已在礼宾前台提供签名</ummeinayah@yahoo.com>
	<b>F</b> =U

Follow Up Flag:Follow upFlag Status:Flagged

Please add my signature to the petition

DaSent: Nov 15 2023

Full Name of Owner(s) : Tasneem Manji

Address : 1007 -5177 Brighouse Way

City & Province : Richmond BC

Telephone Number :778-552-1653

I/We, Tasneem Manji______(names), am/are currently out of town and in full support of the Petition put forth by my/our neighbours at 5111, 5131, 5151, 5171, 5177 & 5199 Brighouse Way, Richmond B.C.

stating our objection with reason to the approval of Development Permit DP 22-013200.

Please consider this email as my/our signature(s) and add to the Petition to be sent to the Mayor and Council of the City of Richmond, B.C.

Thank You

Signature of Owner(s) Tasneem Manji

Schedule 4 to the Minutes of the Development Permit Panel To Development Permit Panel Thursday, Date: NOVEMBER 16, 2023 meeting held on November 16, 2023 Item # 2 Re: UP 22-013200 From: Maria Chung <mcleung88@gmail.com> Sent: November 7, 2023 10:23 PM CityClerk

To: Subject:

Comment for 6011 River Road development (DP 22-014200)

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

River Road is two way traffic with only one lane for each side, we see increasing traffic with so many newly built high rise buildings. The situation is now getting worse as there are increasing activities at the Oval Gymnasium. Also, a new development has already started at 5900 River Road (opposite to 6011 River Road), for a 14-storey high rising building consisting of 227 units, certainly will cause more problems along the River Road.

I therefore **DO NOT** support the 6011 River Road development plan.

Best regards, WP Chung 5860 Dover Cres



Schedule 5 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

	Nov 16, 2023
Re:	DP 22-013200

From:Cynthia Tsang <cynthiatsang12@gmail.com>Sent:November 15, 2023 4:04 PMTo:CityClerkSubject:6011 River Road Development Permit DP 22-013200

Follow Up Flag: Flag Status: Follow up Flagged

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To City of Richmond,

I live in Richmond and would like to express my support for the design proposal at <u>6011 River</u> <u>Road</u>. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Best Regards,

Cynthia Tsang 604-723-0369 69-7191 Lechow Street Richmond, BC Canada



Schedule 6 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

IO De	velop	ment Permit Panel 16 , 2023
tem #		16, 2023
?e:	DP	22-013200
-		

Maggie Liang <remember8810@hotmail.com> November 15, 2023 3:48 PM CityClerk 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Flag Status:

From:

Sent:

Subject:

To:

Follow up Flagged

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To Whom It May Concern,

I'm reaching out as a Richmond resident to express my enthusiastic support for the design proposal at 6011 River Road. I believe it will greatly contribute to the growth and improvement of our community.

Supporter : Yun Xin Liang 743-8133 Cook Rd, Richmond, BC V6Y 0L7

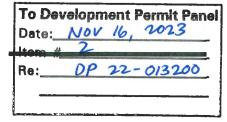
Regards,

Maggie Liang

OF RICHMOND NOV 1 5 2023 CLERK'S

Schedule 7 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

From: Sent: To: Subject: Jenni huang <jenniaspac@gmail.com> November 15, 2023 2:50 PM CityClerk 6011 River Road Development Permit DP 22-013200



**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond

I am a Richmond resident would like to express my support for the design proposal at 6011 River Road. I believe this project will bring positive outcomes for the community, boost the economy, and livelihood.

Jenni Huang 1001-6900 Pearson way, Richmond.



Schedule 8 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

 To Development Permit Panel

 Date:
 NOV
 16, 2023

 Item #
 2

 Re:
 DP
 22 - 0132.00

From: Sent: To: Subject:

Follow Up Flag: Flag Status: Follow up Flagged

CityClerk

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

6011 River Road Development Permit DP 22-013200

Kady Xue <kadyxue@gmail.com>

November 15, 2023 1:38 PM

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Xiao mei Xue 602-6855 Pearson Way, Richmond



Schedule 9 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

Date:	NOV	16,2023
tom #	21	
Re:	DP	22-013200

KADY XUE <kadyxue@yahoo.ca> November 15, 2023 1:40 PM CityClerk 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Flag Status:

From:

Sent:

Subject:

To:

Follow up Flagged

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Hanson Zeng 510-6611 Pearson Way, Richmond



Schedule 10 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To De	velop	ment Permit Panel
		16,2023
Re:	DP	22-013200

Carol Wang <carolwang201@gmail.com> November 15, 2023 2:03 PM CityClerk Support in Design Proposal for 6011 River Road Subject:

Follow Up Flag: Flag Status:

From:

Sent:

To:

Follow up Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Best regards, Carol Wang 3800 Lockhart Rd Richmond BC V7C 1M3



Schedule 11 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Dev	alopi	nent	Permit	Panel
Date:_				
item #	2			
Re:	DP	22.	0/32	00
-				

Tebo Ma <matebo@gmail.com> November 15, 2023 2:30 PM CityClerk 6011 River Road Development Permit DP 22-013200

Follow Up Flag: Flag Status:

From:

Sent:

Subject:

To:

Follow up Flagged

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I have lived in the River Green community in Richmond for more than 8 years now and I am impressed with the community that the developer offers. And I have a strong belief in the developer that they will keep delivering a waterfront lifestyle and cozy homes for people/ families like myself.

I am in favour of the upcoming project.

Warm Regards,

#### Tebo Ma

PERSONAL REAL ESTATE CORPORATION *Phone:* +1.778.998.1250 | WeChat: matebo



Macdonald Realty Westmar #203 - 5188 Westminster Hwy, Richmond, B.C, V7C 5S7

Confidentiality Notice - The information in this email is confidential and is intended solely for the named recipient(s). The information may be legally privileged. If you are not the intended recipient, be advised that any use or distribution of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete this message.

(%) Please consider the environment before printing this e-mail



Schedule 12 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To De Date:_	Velopment Permit Panal Nov 16, 2023
Re:	DP 22- 013200
Christe	

From: Sent: To: Subject:

Follow Up Flag: Flag Status: Follow up Flagged

CityClerk

Support letter

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Living in Richmond, I am excited to endorse the design proposal for 6011 River Road. It's a positive step toward transforming the area, and I'm eager to see our community thrive.

Nana L <nanaliang147@gmail.com>

November 15, 2023 2:28 PM

My name is Lina Liang Address:8180 Francis Road ,Richmond,V6Y 1A4



Schedule 13 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

Re: DP 22 - 0132	200

From: Sent: To: Subject:

Follow Up Flag: Flag Status: CityClerk Support for 6011 River Road, Richmond Follow up

November 15, 2023 2:25 PM

Carrie Sun <carriesun328@gmail.com>

Follow up Flagged

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

YingCheng Sun 605-6622 Pearson Way, Richmond.

OF RICHMON NOV 1 5 2023

Schedule 14 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

			Permit Pa
Date:	NOV	16	2023
tana #	2		
le:	DP	22 -	013200

From:Henry Liang < henryliang.ca@gmail.com>Sent:November 15, 2023 2:15 PMTo:CityClerkSubject:Support in Design Proposal for 6011 River Road

Follow Up Flag: Flag Status: Follow up Flagged

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue to grow.

Best regards, Henry Liang 3800 Lockhart Rd Richmond BC V7C 1M3

OF RIGHIA

Schedule 15 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Dev Date:	Nov	nent	Permit	Panel
Item #		-		
Re:	DP	22 -	01320	0
C2265.	The state of the s			
an a				

From:	Yvonne L <yvonnelo228@gmail.com></yvonnelo228@gmail.com>	Re: DP 22-013200
Sent:	November 15, 2023 2:03 PM	CONTRACTOR DE LA CONTRACT
То:	CityClerk	THE REAL PROPERTY AND A DESCRIPTION OF THE REAL PROPERTY A
Subject:	Reference: 6011 River Road Development Perr	nit DP 22-013200
Follow Up Flag:	Follow up	
Flag Status:	Flagged	

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

Hope this email finds you well.

I have been living in Richmond since 1990, and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident, I look forward to the positive transformation of the area and for the community to continue its vibrant growth.

During Covid, the sereneness of the River Green neighbourhood, the public art, and the river dyke have been my saving grace...I walked along the dyke every day during those Covid years, and I am so grateful how beautiful and calming that area is.

Sincerely, Yvonne Lo 1503- 5580 No. 3 Road, Richmond, BC, V6X 0R8

OF RICA NOV 1 5 2023

Schedule 16 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

From: Sent: To: Subject: jinyintang@sina.com November 15, 2023 2:38 PM CityClerk Support Project 6011 River Road

To Dev	elopment Permit Panel
Date:	NOV 16, 2023
Item #_	2
Re:	DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Hua Sun

908-6855 Pearson Way, Richmond <u>发自新浪邮</u>



Schedule 17 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To D Date	evelo	pment Permit Panel /EMBER 16, 2023
Re:	DP	22-013200

From: Sent: To: Subject: Ivy Ip <ivy.ip12@gmail.com> November 15, 2023 1:31 PM CityClerk 6011 River Road - express my support

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

*I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I look forward to the positive transformation of the area and for the community to continue to grow.* 

Best regards,

Ivy Ip

310-6855 Pearson Way, Richmond, BC V7C 0E9 Cell: 778.822.3128 E-mail: <u>ivy.ip12@gmail.com</u> Wechat: IvyIp312



Schedule 18 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To D Date:	<b>S</b> V	elopn Nov	BARKOR	Permit 2023	Panel
ltem Re:_	#_	DP	22	-0132	00
-	-				

From: Sent: To: Subject:

CityClerk Reference : 6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Kathleen Anne Te <jasrleen@yahoo.ca>

November 16, 2023 11:13 AM

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road. As a resident I look forward to the development of the community.

Kathleen Te 8120 Colonial Drive Richmond, BC V7C4V2

Sent from Yahoo Mail for iPhone



Schedule 19 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

Date:	NOV	16	2023	
trans A	2	/		
Ret	DP	22.	-013200	

From: Sent: To: Subject: michelle vito <mitchielee@yahoo.com> November 16, 2023 11:40 AM CityClerk Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road.

I believe that the future projects will create growth within the community

Michelle Lee 3217 Richmond st Richmond BC

Sent from my iPhone



Schedule 20 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

Date:	NOV	16,	2023	_
tom #	2			
Re:	DP	22	-013200	

From: Sent: To: Subject: Jieyu Zheng <ikki5010@icloud.com> November 16, 2023 11:39 AM CityClerk 6011 River Road

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To whom it may concern,

I have heard that the development of the site at 6011 River Road is up for review. I have seen the design for these next buildings and can confirm as a purchaser and resident of a neighbouring ASPAC community, that this project will continue to improve the neighbourhood. I support this project.

Jieyu Zheng 411-6622 Pearson way, Richmond



Schedule 21 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

		nent Permit Panel
ltem f		(P)
Re:	DP	22-013200

From: Sent: To: Subject: Joseph Conrad Ferrer <conrad.ferrer@gmail.com> November 16, 2023 11:41 AM CityClerk Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

As a Richmond resident, I want to convey my endorsement for the design proposal at 6011 River Road. I am confident that this initiative will contribute to the community's growth in the future.

Sincerely,

Joseph Conrad Ferrer 5933 Cooney Road, Richmond City, British Columbia, Canada



Schedule 22 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel Date: NOV 16, 2023 Hom # 2-Re: DP 22-013200

From: Sent: To: Subject: Michelle Melanie Liao <mmliao_16@yahoo.com> November 16, 2023 8:54 AM CityClerk 6011 River Road

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and and would like to express my support for the design proposal at 6011 River Road. Building more homes can help with the housing crisis that we have in our city.

Michelle Liao 8-8171 No.2 Road Richmond, BC V7C3M2



Schedule 23 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

	NOV	16,	2023
le:	DP	22-	013200

From: Sent: To: Subject: Hoki Li <hoki87@gmail.com> November 16, 2023 9:55 AM CityClerk 6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I'm a proud resident of Richmond and live in the RiverGreen community. The area has been the centre of the transformation for the Richmond Oval neighbourhood. The RiverGreen community has become a great public space with the parks and walkways for people around Richmond to meet and socialize. I look forward to the continued development of the community and further transformation and growth in the area.

Best regards, Hoki Li 411-6622 Pearson Way Richmond, BC, V7C0E4



Schedule 24 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

Date:	Nov	16,2023
ltom #	K	enter de la constante de la constante
Re:	DP	22-013200

From: Sent: To: Subject: Michelle Wang <michelle.wang@icewineunited.com> November 15, 2023 4:59 PM CityClerk Approval for 6011 River Road Building Design

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi City of Richmond,,

I'm a big fan of the design at 6011 River Road. It blends in perfectly with the neighborhood, and its modern look is impressive. The thoughtful design complements the River Green community well. Approving this project is a positive move for our city. Thanks for considering it. Best,

Qiuyan Wang 5768 Musgrave Cr. Richmond v7c 5n6

发自我的 iPhone



Schedule 25 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Development Permit Panel Date: <u>NoV 16, 2023</u> Item #____ Re: <u>DP 22-013200</u>

From: Sent: To: Subject: 

 Amber Chu <amberchu.yvr@gmail.com>

 November 15, 2023 5:32 PM

 CityClerk

 6011 River Road Development Permit DP 22-013200 in the subject line

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I would like to express my support for the development at 6011 River Road. I am a longtime resident living in Richmond and believe that this development will be a great addition to our community. I support this development as it has positively transformed the Waterfront community and will also increase quality of life and businesses in the area.

Sincerely, Amber

Unit 46-7733 Heather Street Richmond, BC V6Y4J1



Schedule 26 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

		Permit Pane
Date: tem #	(6,	2023
	22-	013200

From: Sent: To: Subject: Nelson K. Mak <nelsonkmak@gmail.com> November 15, 2023 7:57 PM CityClerk 6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I am writing to support the project at 6011 River Road. I live in Richmond and I feel that more housing is needed in Richmond. I am worried that I will never be able to buy a condo if we don't build more condos.

I feel these proposed buildings will be a great addition to the River Green Community.

Nelson



	Schedule 27 to the Minutes of the Development Permit Panel meeting held on Thursday, <b>To Development Panel</b> November 16, 2023 <u>Date: Nov 16, 2023</u>
From:	liangpaolo13 <liangpaolo13@gmail.com></liangpaolo13@gmail.com>
Sent: To:	November 15, 2023 8:11 PM CityClerk
Subject:	6011 river road development permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

I'm in full support of the 6011 River Road development because it's going to bring more housing to the area which is what we need in the community.

Bao Guo Liang

6900 Pearson Way, Richmond BC

发自我的iPhone



Schedule 28 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

TO Dev Data:	NOV 16, 2023
tom #	2
101	DP 22-013200

From: Sent: To: Subject: Camille Mendoza <camillesantosmendoza@gmail.com November 16, 2023 8:10 AM CityClerk Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I reside in Richmond and would like to give my support for the design proposal at 6011 River Road.

I believe that the future projects will be good for the community creating growth and jobs in our city.

Camille Mendoza 306-8651 Westminster HWY, Richmond BC V6X 3E3 Sent from my iPhone



Schedule 29 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Dev Date:	NOV		Permit Pane 2023
Re:		22-	013200

From: Sent: To: Subject: don vince <donny.dvl@gmail.com> November 16, 2023 7:16 AM CityClerk 6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to give my support for the design proposal at 6011 River Road. This future development will be good for our community.

Donny Lim 9680 Alexandra Road Richmond BC V6X 0P2



Schedule 30 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Dev	velopn	nent	Permit	Pane
			2023	
terr %_		22	- 0132	00

From: Sent: To: Subject: L Dy <aileen.dy@gmail.com> November 16, 2023 7:13 AM CityClerk Reference: 6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a Richmond Resident and would like to give my support for the design proposal at 6011 River Road. I believe that the future projects will be good for everyone in the community creating growth and jobs in our city.

Aileen Lim 9680 Alexandra Rd, Richmond, BC V6X 0P2



Schedule	31	to	th	e	Minu	tes	of
the Deve	lopr	ner	nt	Pe	ermit	Par	nel
meeting	hel	d	0	n	Thu	rsda	ay,
November	r 16,	20	23	5			

To Dev	elop	ment	Permit	Panel
Date:	NOV	16,	2023	
Item #	2	Sector Sector		
Re:	DP	22-	013 200	0

From: Sent: To: Subject: Annalyn Harve <annaharve73@gmail.com> November 16, 2023 5:54 AM CityClerk Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road.

I believe that the future projects will create growth within the community.

Annalyn Harve 56-6588 Barnard Dr Richmond, BC



Schedule 32 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

From:	
Sent:	
To:	
Subject:	

Stanley Chow <stanleychow2@gmail.com> November 15, 2023 11:29 PM CityClerk 6011 River Road Development Permit DP 22-013200

To De	velop	men	t Permit P	anel
			2023	
itom /	2			
Re:	DP	22	-013200	>

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

My name is Stanley and I am a current resident in Richmond. I am emailing to show my support for the design proposal at 6011 River Road. I am looking forward to the positive impact this can have on the community as a whole.

Stanley Chow 903-8555 Capstan Way

HICHA NOV 1 6 2023

Schedule 33 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Dev	elopm	ent	Permit Panel
Date:	NOV		
ltem # Re:	And in case of the local division of the loc	77	- 013200
		VU	- 013 200
			·····

From: Sent: To: Subject: Rebeca Gonzalez <gonzalez.rebe@gmail.com> November 15, 2023 11:24 PM CityClerk 6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

TO: CityClerk@richmond.ca

Dear Council

I am writing to support the 6011 River Road Development as an exemplary project completely consistent with the zoning, community plan and all best forward practices and concepts with housing development.

As a long-time Richmond resident I am pleased to support the project and welcome the future residents during an extraordinary housing crisis.

Rebeca Gonzalez

Enviado con Gmail para celulares

NOV 1 6 2923

Schedule 34 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

From: Sent: To: Subject:

Lindsay Avendano <lindzeey@gmail.com> November 15, 2023 10:49 PM CityClerk 6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

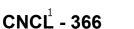
Dear Council

I am writing to support the 6011 River Road Development as an exemplary project completely consistent with the zoning, community plan and all best forward practices and concepts with housing development.

As a long-time Richmond resident I am pleased to support the project and welcome the future residents during an extraordinary housing crisis.

Lindsay Avendano 10497 Canso Crescent Richmond





 Nov
 16, 2023

 Item # 2
 Item # 2

Schedule 35 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

elop	ment	Permit Panel
NOV	16,	2023
2		
DP	22-	013200
_		
	NOV 2	velopment NOV /6, 2. DP 22-

From: Sent: To: Subject: Lj Cel <ljcelestino74@yahoo.ca> November 15, 2023 10:15 PM CityClerk 6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I would like to share my thoughts regarding the development at 6011 River Road. I grew up in Richmond and resided in the city for more than 15 years. Seeing the growth and changes to the city is exciting and will definitely contribute better homes and businesses in the future.

Thank you, Janna Celestino

9100 Ferndale Road, Richmond, BC

••••••



Schedule 36 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

ToDay	elopn	nent	Permit Panel
			2023
Item #	2		
Re:	DP	22	-013200
	- Crastical Process		
-eriesrer i	te vájármen		

From: Sent: To: Subject: Ayesha May Cruz <ayeshamaytcruz@gmail.com> November 15, 2023 10:11 PM CityClerk Reference: 6011 River Road Development Permit DP 22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road. As a Richmond resident I am eager to see more jobs created and growth of the community.

Thanks!

Ayesha Cruz 8300 Spires Rd Richmond



Schedule 37 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

From: Sent: To: Subject: Catherine Leung <catherine.leung09@gmail.com> November 15, 2023 9:01 PM CityClerk 6011 River Road Development Permit DP 22-013200

Date:_	NON	16,	2023	
Re:	DP	22-	01320	0

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

I am writing to support the development of 6011 River Road. I have been living in Richmond for more than 10 years. I believe this will significantly enhance the community and the area.

Best Regards,

Catherine Leung 4591 Trimaran Dr, Richmond, BC V7E 4R4

Schedule 38 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

	elopment Permit Pane	h
Date:_	NOV 16, 2023	
Re:	DP 22-013200	
(_1, m) <b>100</b>		

From: Sent: To: Subject: Mona Wong <monawong03@gmail.com> November 15, 2023 8:52 PM CityClerk Reference: 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To City Hall,

I support the development permit at 6011 River Road in Richmond. The design looks great and there will be more smaller and affordable homes available.

I lived in 1 River Green when it was first built in 2013 and now I live in 2 River Green.

With the River Green neighborhood east of the Oval complete, I look forward to the River Green neighborhood west of the Oval to be finished, and along with it all the public amenities, the construction jobs and the property taxes that it brings to this community and this city. Thanks.

Mona Wong 501-6633 Pearson Way Richmond, BC V7C 0C4

Sent from my iPad

NOV 1 6 2923

Schedule 39 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

From:	
Sent:	
To:	
Subject:	

noel sogueco <noeldsoguecojr@yahoo.com> November 15, 2023 8:39 PM CityClerk 6011 River Road Development Permit DP 22-013200

Date:	NOV	16,2023
tom y	2	
Re:	DP	22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City Clerk,

I live in Richmond and I'd like to express my support for the design proposal at 6011 River Road under permit DP 22-013200.

As a resident of Richmond I look forward to the vibrant and positive transformation of the area and for the growth of the community.

Sincerely,

Noel Sogueco 9399 Odlin Road, Richmond BC V6X 0J6



Schedule 40 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

Jate:	NOV	16, 2023
tom #	2	and the second
Re:	DP	22-013200

From: Sent: To: Subject: Marianne Reyes <marianne_reyes18@yahoo.com> November 15, 2023 8:36 PM CityClerk 6011 River Road Development Permit DP22-013200

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City Clerk,

I am writing to express my full support for the design proposal at 6011 River Road. I currently live in Richmond and as a resident I personally look forward to the positive conversion of the area. Further, I believe it will strongly alleviate the current problem on housing crisis.

Thank you.

Regards, Marianne Sogueco 427-9399 Odlin Rd Richmond, BC V6X 0J6



Schedule 41 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Dev	elopn	nent	Permit Pane
Date:	NOV	16,	2023
tem #	2		
Re:	DP	22-	013200

From: Sent: To: Subject: Ivy Zhang <ivyyzed@icloud.com> November 15, 2023 8:32 PM CityClerk 6011 River Road Development Permit DP 22-013200

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello there,

I support the development project at 6011 River Road. I love living in Richmond because of its authenticity, and beautiful historical buildings.

Ivy Zhang 8220 Clifton Rd, Richmond, BC.

Sent from my iPhone



Schedule 42 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

To Dev	elopn	nent	Permit	Panel
Date:				
Hern #	-	-		
Re:	DP	22.	-01320	0
_				

From: Sent: To: Subject: Javoy Cruz <javoycruz@gmail.com> November 15, 2023 8:26 PM CityClerk Design Proposal for 6011 River Road, Richmond

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I am a resident of Richmond and would like to express my support for the design proposal at 6011 River Road.

I believe that the future projects will create growth within the community and will create jobs and help with the housing issues.

Javoy 8300 Spires Rd, Richmond, BC V6Y 1V9



	Schedule 43 to the M the Development Perm meeting held on T November 16, 2023	nit Panel Thursday,	Itom # 2
	gan <sunny.cfn@gmail.com> er 16, 2023 9:27 AM</sunny.cfn@gmail.com>	1	Re: DP 22-013200
CityClerk		Ļ	

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

6011 River Road - Support for DP Application

From: Sent: To:

Subject:

I am writing in full support of this new development at 6011 River Road. I drive over the No.2 road bridge every morning during my commute and drive past this vacant lot. It will be nice to see this get developed and I'm sure it'll look just as great as the building next to it. Lastly, we need more supply of housing for local young professionals and families.



Schedule 44 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

From: Sent: To: Subject: Candy Wang <candywang624@gmail.com> November 16, 2023 9:23 AM CityClerk 6011 River Road Development Permit DP 22-013200

To De	velopr	nent	Permit	Panel
Date:_	NOV	16	2023	
Re:		22	- 0132	00

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City,

I live in Richmond and would like to express my support for the design proposal at 6011 River Road.

I have lived in the neighborhood for over 6 years, and really enjoyed living here with my family.

As a Richmond resident I look forward to the positive transformation of the area and for the community to continue grow.

Thanks and best regards,

ZICHAO Candy Wang #1002-6633 Pearson Way Richmond V7C 074

发自我的iPhone



Schedule 45 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

From: Sent: To: Subject: Sean <seanfan0218@gmail.com> November 16, 2023 9:13 AM CityClerk Subject: Approval for 6011 River Road Building Design

Thursday, To Development Permit Panel Date: <u>NoV 16, 2023</u> Item #____ Re: <u>DP 22-013200</u>

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi City of Richmond,, I'm a big fan of the design at 6011 River Road. It blends in perfectly with the neighborhood, and its modern look is impressive. The thoughtful design complements the River Green community well. Approving this project is a positive move for our city. Thanks for considering it.

Sean fan 10591 southridge road Richmond bc



Schedule 46 to the Minutes of the Development Permit Panel meeting held on Thursday, November 16, 2023

		ent Permit Pane
ate:	NOV	16,2023
	n> DP	22-013200

From: Sent: To: Subject:

Dave MacDonald <dave.macdonald@pathwaysclubh< th=""><th>puse.com&gt; 0P</th><th>21</th></dave.macdonald@pathwaysclubh<>	puse.com> 0P	21
November 16, 2023 9:11 AM		_
CityClerk	L	
Reference: 6011 River Road Development Permit DP 2	22-013200	

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

On behalf of Pathways Clubhouse, I am reaching out in regards to the development at 6011 River Road. This project is located directly across the road from our future affordable housing project. We are in full support of this development as it will have a positive impact on the community and as well as bringing forward the much-needed housing to Metro Vancouver.

Kind regards, Dave MacDonald Executive Director 315-8111 Granville Avenue Richmond, BC V6Y 1P5 Tel: 604-276-8834 www.pathwaysclubhouse.com Like us on Facebook! Pathways Clubhouse



Member of and accredited by Clubhouse International Creating Community: Changing the World of Mental Health





Re:	Development Permit Panel Meeting Held on July 26, 2023		
From:	Joe Erceg Chair, Development Permit Panel	File:	DV 23-013843
То:	Richmond City Council	Date:	November 15, 2023

## **Staff Recommendation**

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 23-013843) for the property at 7600 Ash Street, be endorsed and the Permit so issued.

be Erceq

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

## **Panel Report**

The Development Permit Panel considered the following item at its meeting held on July 26, 2023.

# <u>DV 23-013843 – JATINDER JOHAL – 7600 ASH STREET (July 26, 2023)</u>

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

The applicant, Jatinder Johal, provided a brief visual presentation outlining the following:

- There is a rezoning and subdivision application associated with 7600 Ash Street and 7620 Ash Street.
- Two lots fronting Ash Street and three lots fronting a new extension of Armstrong Street, for a total of five lots will be created from the rezoning and subdivision of 7600 Ash Street and 7620 Ash Street.
- The setback variance allows the existing detached garage on 7600 Ash Street to be retained.
- The owners of the property immediately adjacent to 7600 Ash Street (i.e., 7620 Ash Street) support the requested variance; and
- The applicant will plant two new trees, in addition to the minimum of two trees to be planted on the proposed subdivided Lot 1, for a total of four trees.

In reply to queries from the Panel, the applicant confirmed that (i) the existing detached garage was constructed in the 1970s, and (ii) the wall of the garage adjacent to the south property line does not have any windows.

Staff noted that (i) the proposed variance was noted at the time of rezoning and no concerns were noted at the public hearing for the rezoning application, and (ii) there is a Servicing Agreement associated with the rezoning which includes frontage improvements along Ash Street and along the new extension of Armstrong Street to the east.

The Panel recommends the Permit be issued.



Re:	Development Permit Panel Meetings Held on Ap	ril 13, 2	022 and August 9, 2023
From:	Cecilia Achiam Chair, Development Permit Panel	File:	DP 20-918785 DP 21-940028
To:	Richmond City Council	Date:	November 15, 2023

#### **Staff Recommendation**

- 1. That the recommendation of the Panel to authorize the issuance of:
  - a) a Development Permit (DP 20-918785) for the property located at 10651 Swinton Crescent; and
  - b) a Development Permit (DP 21-940028) for the property located at 10140, 10160, 10180 No. 1 and 4051 Cavendish Drive;

be endorsed and the Permit so issued.

Cecilia Achiam Chair, Development Permit Panel (604-276-4122)

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on April 13, 2022 and August 9, 2023.

## DP 20-918785 - SANDEEP KAUR SIDHU - 10651 SWINTON CRESCENT (April 13, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of a granny flat at 10651 Swinton Crescent on a site zoned "Single Detached with Granny Flat or Coach House- Edgemere (RE1)". A variance is included in the proposal to reduce the minimum rear yard setback for at least 35% of the rear façade of the granny flat from 3.0 m to 1.2 m.

The applicant's architect, Navtej Dhot, of Astonish Design and Detailing Ltd., provided a brief visual presentation highlighting:

- The proposed single-storey granny flat includes among others, a kitchen, bedroom and full bathroom and is intended for rental or dwelling for a caregiver.
- The entrance to the granny flat is located on the north elevation and not facing the rear lane.
- A covered patio is provided at the entrance to the granny flat.
- An outdoor surface parking space is provided for residential and visitor parking.
- A patio which wraps around the granny flat building provides outdoor private space.
- Proposed landscaping includes among others, permeable pavers, two new trees, and small and large shrubs.

Staff noted that the subject DP application is specific to the granny flat as a DP is not required for the principal dwelling. Staff added that the proposed rear yard variance is supported by staff as (i) the intent to ensure visual interest and relief for the granny flat along the lane frontage has been met given the short length of the building and (ii) the applicant has committed to achieve BC Energy Step Code 4 for the granny flat building, which is higher than the minimum requirement.

Discussion ensued with regard to (i) enhancing the proposed landscaping for the outdoor private space for the granny flat to provide shading, (ii) incorporating architectural elements on the north elevation of the granny flat building to create a front entry feel and welcoming character, (iii) enhancing the landscaping for the front porch/veranda to create an entry space into the granny flat, (iv) consistency between the roof plan and rear/lane elevation drawing, and (v) variation of exterior cladding materials on the west elevation facing the principal dwelling to create visual interest.

As a result of the discussion, staff were directed to work with the applicant to investigate opportunities to (i) incorporate a small tree on the south side of the property, (ii) install a window on the north elevation of the granny flat building, (iii) provide additional landscaping for the front porch/veranda, (iv) ensure consistency between the roof plan on the bay window element and the drawing on the rear/lane elevation, and (v) provide variation of exterior cladding materials on the west elevation of the granny flat building.

Subsequent to the meeting, staff worked with the applicant to achieve the recommended changes noted. A small tree was added to the south side of the property, windows were added to the north and west elevations, additional landscaping is shown around the front porch, the roof plan has been adjusted to ensure consistency and exterior cladding materials were adjusted to enhance visual interest.

The Panel recommends the Permit be issued.

# <u>DP 21-940028 – THE PANATCH GROUP – 10140, 10160, 10180 NO. 1 ROAD AND 4051 CAVENDISH DRIVE</u> (August 9, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 35 townhouse units on a site zoned "Town Housing (ZT88) - No. 1 Road (Steveston)". No variances included in the proposal.

The applicant group, David Jacobson and Kush Panatch, of The Panatch Group, provided a brief overview of the project noting:

- The project has been designed to fit well with the existing neighborhood.
- The proposed development consists of 35 townhouse units, including six affordable housing units and 29 market residential units.
- The design and quality of materials of the affordable housing units is not differentiated from the market residential units.
- All six affordable housing units and four market residential units are convertible units.
- Four of the units will contain a secondary suite.
- Two significant trees will be retained and protected in the central outdoor amenity area.
- The proposed common outdoor amenity spaces exceed the City's minimum requirement and a significant portion is dedicated to the children's play area.
- The project has been designed to achieve Step Code Level 3 of the BC Energy Step Code and includes a low-carbon energy system.
- Level 2 electric vehicle (EV) charging will be provided in each residential garage.
- An east-west public walkway is proposed along the south property line to provide a pedestrian connection from No. 1 Road to Cavendish Drive.

Taizo Yamamoto, Yamamoto Architecture Inc., provided a brief visual presentation including:

- An emergency vehicle access and pedestrian connector will be provided to connect the two ends of Cavendish Drive along the east side of the subject site.
- A secondary outdoor amenity area including an active children's play area will be provided in addition to the central outdoor amenity area.
- The heights of some buildings has been reduced to provide an appropriate interface with adjacent single-family homes.
- The proposed massing and architectural design of the buildings are informed by their site context and existing adjacent developments.

Mary Chan-Yip, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that:

- A diverse palette of planting materials is proposed for the project.
- Appropriate landscaping is proposed for the frontage and along the edges of the subject site.
- Lighting will be provided for the public walkway along the south property line.
- All units will be provided with a semi-private yard with a patio and landscaped area.

- A wood deck is proposed in the central outdoor amenity area to protect the root zone of the two retained trees.
- Permeable pavers are strategically installed on the subject site.
- Appropriate types of lighting will be provided throughout the site.
- An on-site highly efficient smart irrigation system is proposed.

Staff noted that (i) the six affordable housing units are secured with a housing agreement, (ii) there are no variances associated with the proposal, (iii) two on-site trees located in the outdoor amenity area, six trees located on adjacent properties, and one City tree will be retained and protected, (iv) 62 on-site trees were removed, (v) 66 replacement trees are proposed to be planted, (vi) the applicant will provide a voluntary contribution to the City's Tree Compensation Fund for the remaining replacement trees that are required, (vii) the Servicing Agreement associated with the project includes frontage improvements along No. 1 Road, a new emergency vehicle access and pedestrian connector along Cavendish Drive, a public walkway along the south property line and water, storm sewer, and sanitary sewer upgrades, and (viii) the project has been designed to achieve BC Energy Step Code Level 3 with a low-carbon energy system including heat pumps and will be designed to be solar ready.

In reply to a query from the Panel, Staff advised that the developer had made efforts to include the adjacent property to the north into the proposed development but was unsuccessful.

In reply to further queries from the Panel, Staff confirmed that the proposed emergency vehicle access/pedestrian connector along Cavendish Drive and the east-west public walkway are owned by the City.

In reply to queries from the Panel, the applicant noted that (i) the attic on the third floor of convertible unit C1 will be within the single roof form of the building that will read like a twoand a half-storey building, (ii) the applicant could consider installing a pedestrian pathway to connect the secondary play area to the emergency vehicle access/pedestrian connector, (iii) no benches are proposed along the emergency access/pedestrian connector along Cavendish Drive, (iv) a detached utility building is provided adjacent to the central outdoor amenity area, (v) the sod boulevard with street trees along Cavendish Drive could be usable and provide play opportunities, (vi) the convertible units are accessible from the outside to their main entries, (vii) the Fire Department has been consulted regarding fire truck access into the site, (viii) the type of heat pumps proposed for the project has been proven to have no noise concerns, and (ix) the heat pumps are located on the ground floor and away from areas that are noise sensitive.

Mark Nielsen, 8-10177 Pugwash Place, addressed the Panel expressing support for the proposed east-west public walkway and the retention of significant trees on the subject site. In addition, he queried (i) whether the remaining replacement trees that could not be accommodated on the site would be planted elsewhere, and (ii) when should site preparation activities occur, e.g. preloading, considering that significant site preparation activities has been undertaken on the subject site and a development permit has yet to be issued for the proposed development.

In reply to the query regarding the replacement trees, Staff noted that (i) the voluntary contribution the applicant would pay to the City's Tree Compensation Fund in lieu of planting the remaining required replacement trees on-site would be used by the City's Parks Department to plant trees elsewhere, and (ii) the City's Parks Department will determine where the replacement trees would be planted, if possible in areas immediately adjacent to the subject site.

In reply to the query on the timing of site preparation activities, the applicant noted that although there is a risk that a development permit will not be issued for the project or the project will be modified, the developer had already started preloading activities in order to save time.

In reply to the same query, Staff noted that there is no permit required for site preparation activities and the timing would be the developer's decision.

Subsequent to the Panel meeting, a pedestrian pathway connecting the secondary play area to the emergency vehicle access/pedestrian connector was added as requested by the Panel.

The Panel expressed support for the proposal, noting that the project is sensitively designed.