



City Council

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

**Monday, December 10, 2018
7:00 p.m.**

Pg. # ITEM

MINUTES

- CNCL-9** 1. *Motion to adopt the **minutes** of the Regular Council meeting held on November 26, 2018.*

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AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 15.

4. *Motion to rise and report.*

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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
- 2019 Farm Fest at Garden City Lands
- Housekeeping Amendments for Traffic Bylaw No. 5870 and Parking (Off-Street) Regulation Bylaw No. 7403 to Accommodate Pay Parking in the Bridgeport Area
- Housing Agreement Bylaw No. 9916 to Permit the City of Richmond to Secure Affordable Housing Units at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road (Parc Thompson Project Inc. (Inc. No. BC1058824))
- Land use applications for first reading (to be further considered at the Public Hearing on January 21, 2019):
 - 11111 and 11113 Seafeld Crescent – Rezone from RD1 to RS2/B (Maryem Ahbib – applicant)
 - 22551 Westminster Highway – Rezone from RS1/F to ZT11 (1137183 BC Ltd. – applicant)

5. *Motion to adopt Items No. 6 through No. 11 by general consent.*



6. COMMITTEE MINUTES

That the minutes of:

- CNCL-25 (1) *the Parks, Recreation and Cultural Services Committee meeting held on November 27, 2018;*
- CNCL-29 (2) *the General Purposes Committee meeting held on December 3, 2018; and*

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- CNCL-32 (3) *the **Planning Committee** meeting held on December 4, 2018; be received for information.*

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Consent
Agenda
Item

7. **2019 FARM FEST AT GARDEN CITY LANDS**
(File Ref. No. 11-7200-01) (REDMS No. 5983182 v. 13)

CNCL-37

See Page CNCL-37 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That Option 2 (Additional Farming Activations) be endorsed for the 2019 Farm Fest at Garden City Lands, as outlined in the staff report titled “2019 Farm Fest at Garden City Lands,” dated October 2, 2018, from the Director, Parks Services, subject to more detailed program information with funding to be determined as a result.

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Consent
Agenda
Item

8. **HOUSEKEEPING AMENDMENTS FOR TRAFFIC BYLAW NO. 5870; PARKING (OFF-STREET) REGULATION BYLAW NO. 7403**
(File Ref. No. 12-8060-20-00570/007403/009957/009958; 12-8060-0) (REDMS No. 6012365; 6033588; 6033578)

CNCL-44

See Page CNCL-44 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the following bylaws, introducing pay parking to manage parking demand in the Bridgeport area, be introduced and given first, second and third readings:

- (1) *Traffic Bylaw No. 5870, Amendment Bylaw No. 9957; and*
(2) *Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 9958.*

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Consent
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Item

9. **HOUSING AGREEMENT BYLAW NO. 9916 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 4300, 4320, 4340 THOMPSON ROAD AND 4291, 4331, 4431 AND 4451 BOUNDARY ROAD (PARC THOMPSON PROJECT INC. (INC. NO. BC1058824))**

(File Ref. No. 08-4057-05) (REDMS No. 5934156 v. 3)

CNCL-51

See Page CNCL-51 for full report

PLANNING COMMITTEE RECOMMENDATION

That Housing Agreement (4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road) Bylaw No. 9916 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-713048.



Consent
Agenda
Item

10. **APPLICATION BY MARYEM AHBIB FOR REZONING AT 11111 AND 11113 SEAFIELD CRESCENT FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009954; RZ 18-829101) (REDMS No. 5971198 v. 4)

CNCL-80

See Page CNCL-80 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9954, for the rezoning of 11111 and 11113 Seafield Crescent from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)” to facilitate the creation of two new single family lots, be introduced and given first reading.



Consent
Agenda
Item

11. **APPLICATION BY 1137183 BC LTD. FOR REZONING AT 22551 WESTMINSTER HIGHWAY FROM “SINGLE DETACHED (RS1/F)” ZONE TO “TOWN HOUSING (ZT11) – HAMILTON” ZONE**

(File Ref. No. 12-8060-20-009970; RZ 18-800159) (REDMS No. 6010265)

CNCL-97

See Page CNCL-97 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9970, for the rezoning of 22551 Westminister Highway from “Single Detached (RS1/F)” to “Town Housing (ZT11) - Hamilton” to permit the development of seven three-storey townhouse units with vehicle access from 22571 Westminister Highway, be introduced and given First Reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PARKS, RECREATION AND CULTURAL SERVICES
COMMITTEE

Councillor Harold Steves, Chair

12. **HOLLYBRIDGE WAY PUBLIC ART LANDMARK CONCEPT**

(File Ref. No. 11-7000-09-20-244) (REDMS No. 6008389 v. 3)

CNCL-124

See Page CNCL-124 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

Opposed to Part (1): Cllrs. Steves and Wolfe

- (1) *That the concept proposal and installation for the Hollybridge Way Landmark public artwork “Typhas” by artists Charlotte Wall and Puya Khalili, as presented in the report titled “Hollybridge Way Public Art Landmark Concept,” dated November 1, 2018, from the Director, Arts, Culture and Heritage Services, be endorsed; and*

- (2) *That the proposed location for the “Typhas” public artwork installation be referred back to staff for alternative siting on the Hollybridge Way Public Art Landmark.*

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PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

13. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*

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CNCL-169

- (1) De Whalen, Chair of the Richmond Poverty Response Committee, to speak on the provincial **Poverty Reduction Plan**.
- (2) Douglas Symons, 8191 Claysmith Road, to speak on his recent water bill.

14. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAW FOR 3RD READING

CNCL-183

See Page **CNCL-183** for staff memorandum and amended bylaw

RECOMMENDATION

- (1) *That third reading of Pollution Prevention and Clean-Up Bylaw No. 8475, Amendment Bylaw No. 9950 be rescinded;*
- (2) *That Pollution Prevention and Clean-Up Bylaw No. 8475, Amendment Bylaw No. 9950 be amended as follows:*

That the definition for “Dissolved Oxygen” under “MINIMUM DISCHARGE CRITERIA” be revised as follows:

**MINIMUM
DISCHARGE
CRITERIA**

Dissolved Oxygen	> or = to 5.0 mg/L
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- (3) *That Pollution Prevention and Clean-Up Bylaw No. 8475, Amendment Bylaw No. 9950 be given third reading, as amended.*

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BYLAWS FOR ADOPTION

CNCL-192

Consolidated Fees Bylaw No. 8636, Amendment **Bylaw No. 9951**
Opposed at 1st/2nd/3rd Readings – None.

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CNCL-194

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9675**
(12320 Trites Road, RZ 16-723761)
Opposed at 1st Reading – Cllrs. Day and Steves.
Opposed at 2nd/3rd Readings – Cllrs. Day and Steves.

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DEVELOPMENT PERMIT PANEL

15. RECOMMENDATION

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

CNCL-196 (1) *That the **minutes** of the Development Permit Panel meeting held on November 28, 2018, and the **Chair's report** for the Development Permit Panel meeting held on November 14, 2018, be received for information; and*

CNCL-202 (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-820582) for the property at 1000 Ferguson Road be endorsed, and the Permit so issued.*

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ADJOURNMENT

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Regular Council

Monday, November 26, 2018

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

R18/20-1 1. It was moved and seconded
That:

- (1) *the minutes of the Regular Council meeting held on November 13, 2018, be adopted as circulated;*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on November 19, 2018, be adopted as circulated; and*
- (3) *the Metro Vancouver 'Board in Brief' dated November 16, 2018, be received for information.*

CARRIED



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AGENDA ADDITIONS & DELETIONS

R18/20-2

It was moved and seconded

That the submission to Transport Canada referenced in Item No. 8 – “Richmond’s Submission to Transport Canada on the Port Authority Review” be amended at Part 1. Port Governance a) to add at the beginning of the third sentence “While the BC Environmental Assessment Office managed the entire process,”.

CARRIED

COMMITTEE OF THE WHOLE

R18/20-3

2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:03 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 16 – Application by Oris (Dyke Road) Development Corp. for Rezoning at 6091 and 6111 Dyke Road from Light Industrial (IL) to Commercial Mixed Use – London Landing (Steveston)(ZMU40)

Dana Westermarck, Oris Development Corp., referenced correspondence received in relation to the proposed development and offered the following information in an effort to address the concerns cited:

- the proposed development will lower the water table and therefore reduce any pressure that currently exists with regard to the amount of water draining onto adjacent sites;
- with regard to size and massing, the proposed development consists of 12 residential units, which is less than ‘Nakade’ – the adjacent existing development – that consists of 16 residential units;
- setbacks along the south and west property lines have been increased in an effort to compact the building to fit the scale of ‘Nakade;’



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- in an effort to address privacy concerns, the proposed development has been designed with minimal windows on the east side; also, the proposed compact building form mitigates shadowing as demonstrated in the shadow diagrams included in the staff report.

Mr. Westermarck then commented on queries from a neighbour regarding heights and offered various dimensions with regard to the height of 'the Pier at London Landing' as it relates to the proposed development.

- R18/20-4 4. It was moved and seconded
That Committee rise and report (7:17 p.m.).

CARRIED

CONSENT AGENDA

- R18/20-5 5. It was moved and seconded
That Items No. 6 through No. 13, with the removal of Item No. 10 – Application by Interface Architecture Inc. for Rezoning at 10671, 10691, and 10751 Bridgeport Road from the "Single Detached (RS1/D)" Zone to the "Low Density Townhouses (RTL4)" Zone, be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on November 14, 2018;*
- (2) *the General Purposes Committee meeting held on November 19, 2018;*
- (3) *the Planning Committee meeting held on November 20, 2018;*



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- (4) *the Public Works and Transportation Committee meeting held on November 21, 2018;*

be received for information.

ADOPTED ON CONSENT

7. BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 9961 – 4211 NO. 3 ROAD

(File Ref. No. 12-8060-20-009961) (REDMS No. 6017566, 6017762)

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9961, which amends Schedule A of Bylaw No. 7538, to add the address of 4211 No. 3 Road among the sites that permit an Amusement Centre to operate, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

8. RICHMOND'S SUBMISSION TO TRANSPORT CANADA ON THE PORT AUTHORITY REVIEW

(File Ref. No. 01-0140-20-PMVA1, 01-0140-20-TCAN1-01) (REDMS No. 6011892)

- (1) *That the submission to Transport Canada detailed in the report "Richmond's Submission to Transport Canada on the Port Authority Review" from the Director, Corporate Programs Management Group, regarding the review of the Canadian Port Authorities, be endorsed and submitted to the Government of Canada;*
- (2) *That copies of the submission be forwarded to local Members of Parliament and Members of the Legislative Assembly as well as senior Federal Ministers on the West Coast of British Columbia;*
- (3) *That a letter to be written to Transport Canada (i) to re-emphasize the City's opposition to the Vancouver Airport Fuel Facilities Corporation's jet fuel line, (ii) to re-iterate that the Vancouver Fraser Port Authority should not be permitted to conduct environmental reviews for projects on land that they own or have an interest in, and (iii) to examine the cumulative effects of projects in the context of the community and the Fraser River; and*



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- (4) *That the submission to Transport Canada be amended at Part 1. Port Governance a) to add at the beginning of the third sentence "While the BC Environmental Assessment Office managed the entire process,".*

ADOPTED ON CONSENT

9. UBCM 2019 AGE-FRIENDLY COMMUNITIES GRANT SUBMISSION
(File Ref. No. 07-3400-01, 03-1087-320-01) (REDMS No. 6005442, 5999497, 6005546)

- (1) *That the application to the Union of British Columbia Municipalities (UBCM) 2019 Age-friendly Communities Grant Program for \$25,000 in the Age-friendly Assessments, Action Plans and Planning Category be endorsed; and*
- (2) *That should the funding application be successful, the Chief Administrative Officer and a General Manager be authorized to enter into agreement with the UBCM for the above mentioned project and the Consolidated 5-Year Financial Plan (2019-2023) be updated accordingly.*

ADOPTED ON CONSENT

10. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 10671, 10691, AND 10751 BRIDGEPORT ROAD FROM THE "SINGLE DETACHED (RS1/D)" ZONE TO THE "LOW DENSITY TOWNHOUSES (RTL4)" ZONE

(File Ref. No. 12-8060-20-009935; RZ 17-771592) (REDMS No. 5972162, 5972556)

Please see Page 8 for action on this matter.



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11. APPLICATION BY SPRING COMMUNICATION DEVELOPMENT LTD. FOR A ZONING TEXT AMENDMENT TO THE "PUB & SALES (CP1; CP2)" ZONE TO PERMIT RESTAURANT USE AT 8320 ALEXANDRA ROAD

(File Ref. No. 12-8060-20-9962; ZT 18-840326) (REDMS No. 6013481, 6021560)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9962, for a Zoning Text Amendment to the "Pub & Sales (CP1; CP2)" zone to permit restaurant use at 8320 Alexandra Road, be introduced and given first reading.

ADOPTED ON CONSENT

12. NON-STORMWATER DISCHARGE PROCESS IMPROVEMENTS

(File Ref. No. 10-6160-08, 12-8060-20-009950/009951) (REDMS No. 5999379 v. 6, 5992233, 5994259)

- (1) *That the Pollution Prevention and Cleanup Bylaw No. 8475, Amendment Bylaw No. 9950, which introduces the new Non-Stormwater Discharge Permit, standards, and application fee, be introduced and given first, second, and third readings; and*
- (2) *That the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9951, which quantifies the Non-stormwater Discharge application fee, be introduced and given first, second, and third readings.*

ADOPTED ON CONSENT

13. GEORGE MASSEY TUNNEL – UPDATE ON INDEPENDENT TECHNICAL REVIEW

(File Ref. No. 10-6350-05-08) (REDMS No. 6029512)

- (1) *That staff be directed to report back upon the release of the Independent Technical Review of the George Massey Tunnel corridor with any further recommendations with a view to advancing the development and implementation of a mutually supportable solution to address congestion along the Highway 99 in a timely manner; and*



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- (2) *That staff be directed to explore the current deficiencies related to lane markings and lighting in the George Massey Tunnel and forward those appropriate maintenance requests to the Ministry of Transportation for corrective action.*

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS

COUNCILLOR BILL McNULTY

14. MASSEY TUNNEL CONSULTATION PROCESS

(File Ref. No. 10-6350-05-08)

R18/20-6

It was moved and seconded

That the City write a letter to the Minister of Transportation and Infrastructure with a copy to the Premier requesting a direction, communication, and consultation process regarding the upgrading and twinning of the Massey Tunnel.

CARRIED

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

15. SPECIAL EVENT PERMITS PILOT PROJECT – REPORT BACK

(File Ref. No. 11-7400-01) (REDMS No. 6010445 v. 3)

R18/20-7

It was moved and seconded

- (1) *That the staff report titled “Special Event Permits Pilot Project – Report Back”, dated October 31, 2018, from the Director, Arts, Culture and Heritage Services be received for information; and*



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- (2) *That Special Event Permits for site-wide liquor licensing at City produced events be endorsed, subject to conditions being met under the City's Richmond Event Approval Coordination Team (REACT) application and prior approval of the Major Events Advisory Group.*

CARRIED

Opposed: Cllrs. Au
McNulty

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

10. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 10671, 10691, AND 10751 BRIDGEPORT ROAD FROM THE "SINGLE DETACHED (RS1/D)" ZONE TO THE "LOW DENSITY TOWNHOUSES (RTL4)" ZONE**

(File Ref. No. 12-8060-20-009935; RZ 17-771592) (REDMS No. 5972162, 5972556)

R18/20-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9935, for the rezoning of 10671, 10691, and 10751 Bridgeport Road from the "Single Detached (RS1/D)" zone to the "Low Density Townhouses (RTL4)" zone to permit the development of 24 townhouse units with right-in/right-out vehicle access to Bridgeport Road, be introduced and given first reading.

CARRIED

Opposed: Cllrs. Day
Greene
Wolfe



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PLANNING COMMITTEE

Councillor Linda McPhail, Chair

16. APPLICATION BY ORIS (DYKE ROAD) DEVELOPMENT CORP. FOR REZONING AT 6091 AND 6111 DYKE ROAD FROM LIGHT INDUSTRIAL (IL) TO COMMERCIAL MIXED USE – LONDON LANDING (STEVESTON)(ZMU40)

(File Ref. No. 12-8060-20-009953; RZ 15-702486) (REDMS No. 6025747, 6025755)

R18/20-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9953 to create the "Commercial Mixed Use – London Landing (Steveston)(ZMU40)" zone, and to rezone 6091 and 6111 Dyke Road from "Light Industrial (IL)" to "Commercial Mixed Use – London Landing (Steveston) (ZMU 40)", be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

PUBLIC DELEGATION ON NON-AGENDA ITEM

- R18/20-10 17. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:31 p.m.).

CARRIED

Roz Johns, representative of the Grandmothers Advocacy Network and the University Women's Club, spoke to the Orange Campaign, noting that the Orange Campaign runs from November 25th – International Day for the Elimination of Violence Against Women to December 10th – Human Rights Day. She stated that sexual and gender-based violence is one of the most pervasive and egregious human rights violations and offered statistics in relation to violence against women.



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Ms. Johns then requested that the City make a proclamation in support of the Campaign and noted that the City can also show its support by wearing the colour orange, wearing an orange ribbon, lighting City-owned buildings in orange and so forth.

Ms. Johns read from her submission (attached to and forming part of these Minutes as Schedule 1).

Discussion took place and staff was directed to (i) liaise with the Richmond School District on the Orange Campaign and (ii) support the Orange Campaign as best as possible.

Councillor Loo introduced a motion to seek recommendations to determine whether the bylaws regulating massage parlours were adequate.

The Chair advised that notice would be required for the motion and therefore suggest it be placed on a General Purposes Committee agenda.

- R18/20-11 18. It was moved and seconded
That Committee rise and report (8:44 p.m.).

CARRIED

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie congratulated Victor Wei, Director of Transportation, on his upcoming retirement. He highlighted that Mr. Wei has been with the City for 22 years and in that time, he has been part of many transportation legacies like the opening of the No. 2 Road Bridge and the Canada Line to name a few. Mayor Brodie stated that Council was grateful for Mr. Wei's great service and the impact he has made during his tenure with the City.

2019 Appointments to the Richmond Public Library Board

The following individuals have been appointed to the Richmond Public Library Board for a two-year term to expire on December 31, 2020:

- Denise Hawthorne;



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- Denise Hui;
- Danielle Lemon.

The following individual has been re-appointed to the Richmond Public Library Board for a two-year term to expire on December 31, 2020:

- Traci Corr.

2019 Appointment to the YVR Aeronautical Noise Management Committee

Arvind Sharma has been appointed as a regular member to the Vancouver International Airport Aeronautical Noise Management Committee for a two-year term to expire December 31, 2020.

2019 Appointments to the Child Care Development Advisory Committee

The following individuals have been re-appointed to the Richmond Child Care Development Advisory Committee for a two-year term to expire on December 31, 2020:

- Maryam Bawa;
- Jarrod Connolly;
- Heather Logan;
- Diana Ma;
- Kathy Moncalieri; and
- Gordon Surgeson.

The following individuals have been appointed to the Richmond Child Care Development Advisory Committee for a two-year term to expire on December 31, 2020:

- Rasika Aklujkar;
- Manvir Johal; and
- Aaron Manalo.



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2019 Appointments to the Advisory Design Panel

The following people have been appointed to the Richmond Advisory Design Panel for a two-year term to expire on December 31, 2020:

- Pablo Yuste;
- Erik Mustonen;
- Mike Prescott; and
- Charan Sethi.

The following people have been re-appointed to the Richmond Advisory Design Panel for a two-year term to expire on December 31, 2020:

- Amber Paul; and
- Jubin Jalili.

Mayor Brodie then announced that Atira Women's Resource Society has been appointed as the child care operator for the future City-owned strata unit to be constructed at 10311 River Drive. Also, he stated that Contract 6232P for the On-Call Repair and Maintenance of Security and Access Control Systems, and Monitoring of Alarm Systems has been awarded to the lowest responsive and responsible bidder, Safe and Sound Security Systems Ltd., for a five-year term, in the estimated annual amount of \$250,000.

BYLAWS FOR ADOPTION

R18/20-12

It was moved and seconded

That the following bylaws be adopted:

Road Closure and Removal of Road Dedication Bylaw No. 9853 (Portion of Road Adjacent to 8820, 8840, 8860, 8880, 8900, 8911, & 8931 Spires Road)

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9566 (8300/8320 St. Albans Road, RZ 15-702268)

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9828 (5220/5240 Merganser Drive, RZ 16-721172)

CARRIED



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R18/20-13

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9491 (6571/6573 No. 4 Road, RZ 11-578758) be adopted.

CARRIED

Opposed: Cllr. Wolfe

DEVELOPMENT PERMIT PANEL

R18/20-14 19.

It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on November 14, and the Chair's reports for the Development Permit Panel meetings held on September 13, 2017, June 13, 2018, June 27, 2018 and November 14, 2018, be received for information; and*

(2) *That the recommendation of the Panel to authorize the issuance of:*

(b) *a Development Permit (DP 18-815966) for the property at 9151 Van Horne Way;*

be endorsed, and the Permit so issued.

CARRIED

R18/20-15

It was moved and seconded

(2) *That the recommendation of the Panel to authorize the issuance of:*

(a) *a Development Permit (DP 16-728670) for the property at 6571 No. 4 Road (formerly 6571/6573 No. 4 Road)*

be endorsed, and the Permit so issued.

CARRIED

Opposed: Cllrs. Greene
Wolfe



Regular Council
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ADJOURNMENT

R18/20-16

It was moved and seconded
That the meeting adjourn (8:58 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting of the
Council of the City of Richmond held on
Monday, November 26, 2018.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

**Presentation to Richmond City Council
Monday, November 26, 2018**

Schedule 1 to the Minutes of the
Regular meeting of Richmond
City Council held on Monday,
November 26, 2018.

Mayor Brodie and Councillors, thank you so much for allowing me to present at this evening's City Council meeting. My name is Roz Johns and I am a member of the Greater Van Grandmothers Advocacy Network and Richmond Grandmothers Advocacy Network or Richmond GRAN. Mary Spoke and Penny Lewis also from GV GRAN and Richmond GRAN and De Whelan representing the Richmond Canadian Federation of University Women-RCFUW are present and wearing the colour orange.

Our goal this evening is to:

- present information about the UN End Violence Against Women #HearMeToo Orange Campaign that takes place each year between Nov. 25 the UN International Day for the Elimination of Violence Against Women and Dec. 10 the UN International Human Rights Day.

Our Ask is that City Council:

- proclaim the 16 Days between November 25 and December 10, 2018 as "Orange Days: End Violence Against Women and Girls" in the City of Richmond and
- support the Orange Campaign by wearing orange, an orange ribbon and by "Oranging" City Buildings.

Key Messages of this campaign include:

- sexual and gender-based violence is one of the most pervasive and egregious human rights violations;
- intimate partner violence and sexual violence is a major public health problem and a violation of women's human rights;
- violence can negatively affect women's physical, mental, sexual, and reproductive health, and may increase the risk of acquiring HIV in some settings;
- many older women are subjected to physical, and psychological violence, verbal and financial abusive practices, neglect and in many countries including sub Saharan Africa, denial of wife inheritance;
- changing the focus from questioning the credibility of the victim, to pursuing the accountability of the perpetrator as stated by Phumzile Mlambo-Ngcuka, UN Under-Secretary-General and Executive Director of UN Women.

The Canadian Femicide Observatory for Justice and Accountability reported that in Canada between January and June 2018, 61 women were killed by acts of violence. The Canadian Women's Foundation reports that 80% of women believe they are just as likely or more likely to experience sexual assault in the future. The United Nations reports that worldwide 120 million women have experienced sexual violence. The many statistics available are staggering. This afternoon I received a report published by the British Broadcasting Company (BBC). It stated that an average of 137 women across the world are killed by a partner or family member every day, according to new data released by the United Nations Office on Drugs and Crime (UNODC). They say it makes "the home the most likely place for a woman to be killed". More than half of the 87,000 women killed in 2017 were reported as dying at the hands of those closest to them. Of that figure, approximately 30,000 women were killed by an intimate partner and another 20,00 by a relative. Sadly, statistics for women 49 years and over are not available in numerous countries including sub Saharan Africa. Their cries are not heard. It is time to End Violence Against Women.

The Orange Campaign seeks to raise awareness about Violence Against Women and bring people together to challenge abusive behaviours. These abuses often go unreported and therefore are not

dealt with. Women are frightened to report violence against themselves for fear of fatal reprisal, the stigma borne by the victim and not the perpetrator, not being believed and the lack of agency and access. The voices of victims are silenced and the true extent of these horrific experiences are masked. Movements such as #MeToo have given voice to the stories told by victims of violence, raised awareness and the need for action. UN history shows us that working together as a collective voice, we can effect constructive actions and positive change and this includes Ending Violence Against Women.

Across the country, communities are “Oranging” to help raise awareness and amplify the voices of victims of violence so that their stories are listened to and heard. Last night Vancouver’s Science World Dome and BC Place lit up in Orange. Vancouver City Hall will light up in Orange on Nov. 27. In the past, Vancouver, Toronto, Hamilton, Burlington, Oakville, Mississauga, Peterborough, Brighton, Cobourg, Montreal, Halifax and Fredericton City Halls, the BC Legislature in Victoria, buildings in Coquitlam, Port Coquitlam, New Westminster and Surrey, the Calgary Tower, Saskatoon’s Prairies Wind Tower and the Toronto Sign glowed in Orange and some places lit up for the entire 16 days. Mayors of Vancouver, Victoria, Coquitlam, Calgary, Saskatoon, Toronto, Ottawa, Peterborough, Oakville and Fredericton made official proclamations or statements of support by video or in person. Council members in many municipalities wore orange for the occasion and during the 16 Days.

We ask that Richmond City Council lead the way in “Oranging” the community of Richmond. Wear orange, wear an orange ribbon, proclaim in the City of Richmond, the 16 Days November 25 to December 10, 2018 as “Orange Days: End Violence Against Women and Girls” and make Richmond City Hall glow in Orange. Let’s “END VIOLENCE AGAINST WOMEN AND GIRLS.”

In the words of Phumzile Mlambo-Ngcuka, UN Under-Secretary-General and Executive Director of UN Women on the occasion of the Nov. 25 International Day for the Elimination of Violence Against Women, we want to honour and further amplify voices, whether a housewife at home, a schoolgirl abused by her teacher, an office secretary, a sportswoman, or a boy who is an intern in a business and bring them together across locations and sectors in a global movement of solidarity.

Thank you for your time and we look forward to seeing “Orange” at City Hall and in the City of Richmond.



Parks, Recreation and Cultural Services Committee

Date: Tuesday, November 27, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Chak Au, Vice-Chair (entered at 4:03 p.m.)
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Michael Wolfe

Also Present: Councillor Carol Day

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on September 25, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

December 19, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **2019 FARM FEST AT GARDEN CITY LANDS**

(File Ref. No. 11-7200-01) (REDMS No. 5983182 v. 13)

Cllr. Au entered the meeting (4:03 p.m.).

With the aid of a power point presentation (copy on file, City Clerk's Office), Paul Brar, Manager, Parks Programs, provided Committee with an overview of the 2018 Farm Fest held at the Garden City Lands (GCL) on August 11 and highlighted the following:

Parks, Recreation & Cultural Services Committee

Tuesday, November 27, 2018

- approximately 50 farmer and artisan vendors attended the event and offered produce, baked products, and artisan goods for sale;
- staff recruited many Richmond farmers, including Cherry Lane Farms who offered a variety of peppers at the market and provide produce to a number of Richmond hotels;
- Steve Sandve from the Richmond Beekeepers Association showcased bee keeping and honey during the event;
- Easterbrook Farms, the largest organic egg producer in Richmond, attended the event with a live chicken display which served as a popular attraction for the event;
- Savage Farms loaned a steam powered tractor as a showpiece for the event and members of the Savage family were present to provide information to attendees regarding dairy farming in Richmond;
- BC Farm Museum attended with interactive cultural displays including lumber sawing and rope making;
- Kwantlen Polytechnic University (KPU) planted crops specifically for the event on their leased land on the GCL and encouraged interaction on the site, providing a number of farming demonstrations for attendees such as plowing, weeding, seed bombs, a tractor display, and practical farming tips; and
- approximately 6000 people attended the event with overall positive feedback on the opportunity to visit GCL and meet Richmond farmers.

In response to questions from Committee, Mr. Brar and Emily Toda, Acting Coordinator, Leisure Services, noted that (i) the proposed recommendation for Option 3 would allow the return of the culinary stage utilized at the 2017 Harvest Festival and would feature local chefs cooking with Richmond grown produce, (ii) Option 3 would also include a wagon ride to move attendees around the site and enhanced farming activation, (iii) staff did not receive complaints regarding the parking for the event and farmers and market vendors were provided with onsite parking which received positive feedback, (iv) the 2018 Farm Fest had a higher attendance than the 2017 Harvest Fest, which had approximately 5000 visitors, and (v) there are no specific plans to incorporate the Richmond 140th celebrations for the 2019 event.

Discussion then took place on focusing the event on farming practices and the natural history of the site by providing more opportunities to educate attendees.

Parks, Recreation & Cultural Services Committee
Tuesday, November 27, 2018

In response to further queries from Committee, Mr. Brar commented that (i) staff envision providing a variety of entertainers around the site to further interact with visitors, (ii) there are no funds currently allocated for a 2019 Farm Fest event and could be considered for the 2019 budget, and (iii) staff propose focusing the event on the food system as a whole from the growth and harvest of crops to cooking and composting to provide further education to the public and further focus the event on the agricultural cycle.

Discussion further ensued in regards to Option 2 in the report including expanding farming activations for the event and building on the agricultural theme.

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

It was moved and seconded

That Option 2 (Additional Farming Activations) be endorsed for the 2019 Farm Fest at Garden City Lands, as outlined in the staff report titled "2019 Farm Fest at Garden City Lands," dated October 2, 2018, from the Director, Parks Services, subject to more detailed program information with funding to be determined as a result.

CARRIED

2. HOLLYBRIDGE WAY PUBLIC ART LANDMARK CONCEPT

(File Ref. No. 11-7000-09-20-244) (REDMS No. 6008389 v. 3)

A model of the Hollybridge Way Public Art Landmark concept was presented to Committee. In response to queries from Committee, Jane Fernyhough, Director, Arts, Culture and Heritage Services, noted that the Council referral regarding the review of the Council approval process for Public Art projects is anticipated for the first quarter of 2019 and discussion took place on waiting for the referral before approving the art concept.

Discussion ensued with regards to delaying the approval of the art concept and the design and concept of the artwork, and its incorporation of the flora and fauna of Richmond.

It was moved and seconded

That the concept proposal and installation for the Hollybridge Way Landmark public artwork "Typhas" by artists Charlotte Wall and Puya Khalili, as presented in the report titled "Hollybridge Way Public Art Landmark Concept," dated November 1, 2018, from the Director, Arts, Culture and Heritage Services, be endorsed.

The question on the motion was not called as discussion further took place regarding the proposed location for the art piece and in response to questions from Committee, Biliana Velkova, Public Art Planner, advised that the stairs had been reinforced during construction for the purposes of holding public art.

3.

Parks, Recreation & Cultural Services Committee
Tuesday, November 27, 2018

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

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

It was moved and seconded

That the proposed location for the “Typhas” public artwork installation be referred back to staff for alternative siting on the Hollybridge Way Public Art Landmark.

CARRIED

3. MANAGER’S REPORT

(i) Rod and Gun Club Correspondence

In response to queries from Committee, Gregg Wheeler, Manager, Sport and Community Events, advised that during a meeting with the president of the Rod and Gun Club, staff clarified that the Club’s rentals would be honoured up to December 31, 2019.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:57 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, November 27, 2018.

Councillor Harold Steves
Chair

Amanda Welby
Legislative Services Coordinator



General Purposes Committee

Date: Monday, December 3, 2018

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Absent: Councillor Alexa Loo

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on November 21, 2018, be adopted as circulated.

CARRIED

COUNCILLOR CAROL DAY

1. **ONLINE VOTING RECORD REFERRAL**
(File Ref. No.)

Councillor Day spoke to the potential for the City to implement an online voting record, noting that it would be a great way to engage with the public and build public confidence. Councillor Day remarked that a Council Voting Record is an easy-to-use tool for members of the public wishing to see how members of Council voted on a particular matter.

1.

General Purposes Committee

Monday, December 3, 2018

It was moved and seconded

That staff be directed to examine options and the feasibility for a public registry of City Council member voting records and report back.

The question on the motion was not called as in reply to queries from Committee, Claudia Jesson, Manager, Legislative Services, commented on the City of Vancouver's online voting record software. She stated that Vancouver City Council's votes are recorded electronically and this data is then utilized when generating the Council Voting Record spreadsheet.

Discussion then took place on the feasibility of a Council Voting Record and the following **amendment motion** was introduced:

It was moved and seconded

That the motion be revised to read as follows:

That staff be directed to examine feasible options for a public registry of City Council member voting records and report back.

The question on the amendment motion was not called and discussion took place on who determines feasibility.

The question on the amendment motion was then called and it was **DEFEATED ON A TIE VOTE** with Mayor Brodie, Cllrs. McPhail, McNulty and Steves opposed.

Discussion then ensued and the following Committee comments were noted:

- Council's voting record is currently published on the City's website by way of Council and Committee Minutes pages;
- costs to maintain an online voting registry, including program, hardware, software and staff costs should be examined as Council and Committee meet nearly every Monday, Tuesday and Wednesday;
- an online voting registry would allow the public to have a one-stop-shop, identifying key issues in the City and how Council voted on them;
- Council determines the feasibility of any option presented for consideration; and
- an online voting registry may be helpful, however the integration of minutes as part of any registry should also be examined as minutes provide context as to why a vote went a certain way.

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

General Purposes Committee
Monday, December 3, 2018

COMMUNITY SAFETY DIVISION

2. HOUSEKEEPING AMENDMENTS FOR TRAFFIC BYLAW NO. 5870; PARKING (OFF-STREET) REGULATION BYLAW NO. 7403

(File Ref. No. 12-8060-20-00570/007403/009957/009958; 12-8060-0) (REDMS No. 6012365; 6033588; 6033578)

In reply to queries from Committee, Susan Lloyd, Manager, Parking Enforcement, Animal Control and Administration advised that (i) any proposed new on-street pay parking in Bridgeport Village will be brought forward for Council consideration and (ii) the proposed bylaws would allow for 8620/8660 Beckwith Road to become a monthly permitted parking lot.

It was moved and seconded

That the following bylaws, introducing pay parking to manage parking demand in the Bridgeport area, be introduced and given first, second and third readings:

- (1) *Traffic Bylaw No. 5870, Amendment Bylaw No. 9957; and*
- (2) *Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 9958.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:20 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, December 3, 2018.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator



Planning Committee

Date: Tuesday, December 4, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Harold Steves

Absent: Councillor Alexa Loo

Also Present: Councillor Michael Wolfe

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 20, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

December 18, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. RICHMOND FOOD SYSTEM ACTION TEAM

(File Ref. No. 11-7200-01) (REDMS No. 5769288 v. 13)

Discussion ensued with regard to (i) the inclusion of representatives from the farming community and Richmond residents on the Action Team, (ii) opportunities for collaboration between the Action Team and the Richmond Agricultural Advisory Committee (AAC), and (iii) expansion of the Community Garden Program and encouraging the use of the garden plots to produce food.

In reply to queries from Committee, staff noted that the AAC primarily focuses on specific aspects of agriculture in Richmond; however staff can examine collaboration opportunities between the two groups. Also, staff noted that the Community Garden Program will expand with more plots in the coming year and will eventually include plots in the Garden City Lands.

Norm Goldstien, Richmond Resident, commented on food security and encouraged the City to establish attainable goals on the matter.

It was moved and seconded

That staff report titled "Richmond Food System Action Team," dated November 9, 2018, from the Director, Parks Services, be referred to staff to examine:

- (1) options to include representatives from the Richmond farming community and Richmond residents on the Richmond Food System Action Team;*
 - (2) opportunities for synergy and cooperation with the Richmond Agricultural Advisory Committee; and*
 - (3) the Richmond Food System Action Team's Terms of Reference to include measures that would encourage community food production;*
- and report back.*

CARRIED

Discussion ensued with regard to promoting community food production, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff:

- (1) review how the Community Garden Program is managed and how garden plots are assigned in order to encourage food production in the plots;*

Planning Committee
Tuesday, December 4, 2018

- (2) *examine options to encourage development of bee hives; and*
 - (3) *options to develop additional community garden plots;*
- and report back.*

CARRIED

2. **HOUSING AGREEMENT BYLAW NO. 9916 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 4300, 4320, 4340 THOMPSON ROAD AND 4291, 4331, 4431 AND 4451 BOUNDARY ROAD (PARC THOMPSON PROJECT INC. (INC. NO. BC1058824))**

(File Ref. No. 08-4057-05) (REDMS No. 5934156 v. 3)

It was moved and seconded

That Housing Agreement (4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road) Bylaw No. 9916 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-713048.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY MARYEM AHBIB FOR REZONING AT 11111 AND 11113 SEAFIELD CRESCENT FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009954; RZ 18-829101) (REDMS No. 5971198 v. 4)

Jessica Lee, Planning Technician, reviewed the application, noting that the proposed development will include two secondary suites and access to the lots is proposed to be through the existing rear lane.

Discussion ensued with regard to options to (i) relocate vehicle access to one of the subdivided lots to the front of the site, (ii) develop the proposed secondary suites as family-sized units, (iii) establish policy to standardize the size of secondary suites based on the size of the new house, and (iv) require development of secondary suites on duplex lots instead of a cash-in-lieu affordable housing contribution if an existing duplex included a secondary suite.

Planning Committee
Tuesday, December 4, 2018

In reply to queries, staff noted that (i) the applicant has not developed designs for the proposed homes, however Council may amend the application's Rezoning Considerations to require a minimum secondary suite size, (ii) staff can provide information on the number of duplex lots that could be subdivided, (iii) in terms of the City's Affordable Housing Strategy, single-family rezoning applications have the option to provide affordable housing contributions in the form of secondary suites or a cash-in-lieu contribution.

Maryem Ahbib, Applicant, commented on the site's dimensions and noted that the proposed homes have not been designed. She added that options for vehicle site access and secondary suite size can be discussed with the property owner.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9954, for the rezoning of 11111 and 11113 Seafield Crescent from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)" to facilitate the creation of two new single family lots, be introduced and given first reading.

CARRIED

Discussion ensued with regard to secondary suite requirements, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff examine the minimum sizes of various secondary suites in any dwelling in the community and the possibility of increasing density where required.

CARRIED

4. APPLICATION BY 1137183 BC LTD. FOR REZONING AT 22551 WESTMINSTER HIGHWAY FROM "SINGLE DETACHED (RS1/F)" ZONE TO "TOWN HOUSING (ZT11) – HAMILTON" ZONE

(File Ref. No. 12-8060-20-009970; RZ 18-800159) (REDMS No. 6010265)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that the applicant is requesting a variance to develop all garages in a tandem configuration. He added that the Hamilton area is subject to a 3.5 metre flood construction level, and any habitable space must be elevated above 3.5 metres.

Planning Committee
Tuesday, December 4, 2018

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9970, for the rezoning of 22551 Westminster Highway from "Single Detached (RS1/F)" to "Town Housing (ZT11) - Hamilton" to permit the development of seven three-storey townhouse units with vehicle access from 22571 Westminster Highway, be introduced and given First Reading.

CARRIED

5. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:39 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, December 4, 2018.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: October 2, 2018

From: Todd Gross
Director, Parks Services

File: 11-7200-01/2018-Vol
01

Re: 2019 Farm Fest at Garden City Lands

Staff Recommendation

1. That Option 3 (Enhanced Festival Program) be approved for the 2019 Farm Fest at Garden City Lands, as outlined in the staff report titled "2019 Farm Fest at Garden City Lands," dated October 2, 2018, from the Director, Parks Services; and
2. That a one-time additional level request of \$22,000 be submitted through the 2019 budget process to enhance the 2019 Farm Fest at the Garden City Lands as outlined in the staff report titled "2019 Farm Fest at Garden City Lands," dated October 2, 2018, from the Director, Parks Services.

Todd Gross
Director, Parks Services
(604-247-4942)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Major Events & Filming Corporate Partnerships	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

At the Council Meeting on March 12, 2018, Council approved the Proposed Plan for Major Events and Programs in 2018 and 2019. Funding in the amount of \$28,000 for the Garden City Lands Farmers Market, later rebranded “Farm Fest at Garden City Lands,” was approved as part of this plan. The staff report to Council noted that the Farm Fest would be evaluated following the 2018 event to determine if it should continue in its 2018 scope or be enhanced to a larger festival in 2019.

The purpose of this report is to provide Council with a summary of the 2018 Farm Fest at the Garden City Lands and present options for an expanded event program in 2019.

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

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

2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.

This report supports Council’s 2014-2018 Term Goal #8: Supportive Economic Development Environment:

Review, develop and implement plans, policies, programs and practices to increase business and visitor appeal and promote local economic growth and resiliency.

8.3. The City’s agricultural and fisheries sectors are supported, remain viable and continue to be an important part of the City’s character, livability, and economic development vision.

This report supports several Council-approved strategies, including the Major Events Strategy and its goals of vibrant programming and creating a dynamic destination, the Parks and Open Space Strategy and its goals of providing great places and experiences celebrating Richmond’s natural and cultural heritage, and the Garden City Lands Legacy Landscape Plan and its goals of celebrating Richmond’s historic connection to agriculture.

Analysis

Background

As part of the City’s Canada 150 celebrations, and to officially open the Garden City Lands to the community, the City hosted a one-time event titled Harvest Fest on September 30, 2017. The festival featured a local farmers market, agricultural displays, farming equipment, live music, agricultural themed children’s activities, a straw maze, and food trucks.

Although Harvest Fest was implemented as a one-time event, there was recognition that the event had many positive outcomes, and that there were benefits to hosting an agricultural-themed event on the Garden City Lands.

As part of the Major Events program for 2018, Council approved a smaller scale event titled Farm Fest at Garden City Lands (Attachment 1). The event was held on Saturday, August 11, 2018, from 10:00 a.m. to 3:00 p.m. and had over 5,600 attendees.

Farm Fest was designed to achieve the following objectives:

- Celebrate Richmond's connection to agriculture;
- Showcase local farmers and vendors;
- Provide education on agricultural practices;
- Strengthen collaboration between local food system stakeholders;
- Connect residents to the Garden City Lands; and
- Provide opportunities for community building in the City Centre.

Farm Fest was developed around the concept of a nostalgic farmers market, bringing together Richmond farmers and local artisans. The event was delivered in collaboration with Kwantlen Polytechnic University (KPU) and the Steveston Community Association's Farmers and Artisans Market (SFAM). City funding for the event was \$28,000 with an additional \$4,500 secured from corporate sponsorship.

Farm Fest 2018 – Feedback Received and Evaluation

Feedback on the 2018 Farm Fest was received through the following methods:

- Questionnaires completed by event partners and vendors;
- Social media posts;
- Discussions with individual farmers; and
- Comments received by event volunteers and staff.

The feedback received from attendees, event partners, vendors, and corporate sponsors was overwhelmingly positive. For many attendees, it was their first time visiting the Garden City Lands and also their first time being exposed to farming operations and farming equipment. The event improved the level of public awareness and appreciation for the Garden City Lands as a new community farm and bog conservation area in the City Centre. Appreciative comments were also received regarding the event having a nostalgic, community market feel.

For event partners including KPU, SFAM, and farmers, the event was an important opportunity to collaborate and collectively raise awareness on the importance of agriculture to Richmond's history and current economy. The event required approval from the Agricultural Land Commission (ALC) for a non-farm use exemption. Post-event feedback received by the ALC on the event was also positive.

Feedback was also received from some residents who had previously attended the 2017 Harvest Fest at the Garden City Lands. These comments were also positive, but there were some requests for

certain Harvest Fest program elements such as the culinary stage, wagon rides, and agriculture-themed children's activity zone to be brought back for future events.

Options for 2019

In the Council-approved Plan for Major Events and Programs in 2018 and 2019, it was recommended that the Farm Fest at the Garden City Lands be evaluated following the 2018 event to determine if it should continue in its 2018 scope or be enhanced to a larger festival in 2019.

This report presents three options for the event in 2019.

Option 1 – Similar Scope as 2018 (City Funding - \$28,000)

With this option, the event would continue to be implemented as primarily a farmers and artisans market. The event would be implemented in collaboration with KPU and SFAM, and would seek to engage additional vendors and farmers.

Event highlights with Option 1 include:

- Agricultural demonstrations and displays by local Richmond farmers and KPU's Sustainable Agriculture Program;
- Locally grown produce and artisanal products from local farmers, artisans, and vendors;
- Community partner displays;
- Bog ecology and conservation education; and
- Background music by local artists.

Option 1 can be achieved within the Council approved budget of \$28,000, plus corporate sponsorship of \$5,000, for a total budget of \$33,000.

Option 2 – Additional Farming Activations (City Funding - \$40,000)

With this option, the event would feature additional program elements to build on the agricultural theme. A centrepiece of the 2018 Farm Fest was the display of farming equipment, such as the 1916 Steam Tractor owned by the Savage family and heritage farm equipment displayed by the BC Farm Museum. There are logistical costs associated with these farming activations (such as moving heavy equipment, providing refrigeration, providing pens for animals, etc.) which the existing budget is unable to cover. This option would help to encourage event participation by local farmers by offsetting logistical costs which acted as a financial barrier for the 2018 event.

Option 2 builds on Option 1 with the following additional event highlights:

- Participation by BC Dairy, Poultry in Motion, and other educational farming groups;
- Participation by additional local farmers and display of their farming equipment;
- Farm animals for event goers to interact with; and
- Educational displays and activations showcasing cranberries and blueberries;

Option 2 can be achieved with City funding of \$40,000, plus corporate sponsorship of \$5,000, for a total event budget of \$45,000. The additional \$12,000 of City funding would be submitted through the 2019 budget process as a one-time additional level request.

Option 3 – Enhanced Festival Program (City Funding - \$50,000) (Recommended Option)

With this option, the program would be enhanced to create a more robust festival atmosphere. As the bulk of the existing event budget is allocated to site set-up, logistics, and safety and security, there is only a minimal amount allocated to the program itself. Given the budget restraints, all of the performing artists for the 2018 Farm Fest significantly reduced their fees to participate. With this option, performers could be remunerated at their fair value and additional program elements fitting the agricultural theme could be added.

One of the highlights of the 2017 Harvest Fest that could be re-introduced as part of the Farm Fest program is a culinary stage. A culinary stage would feature local chefs performing cooking demonstrations using produce and products available for purchase by vendors at the event.

Option 3 builds on Option 2 with the following additional event highlights:

- A culinary stage featuring local chefs;
- Interpretive wagon ride through the Garden City Lands;
- Additional stage performances;
- Farm-themed program elements;
- Expanded children's play area; and
- Enhanced marketing and communications plan.

Option 3 can be achieved with a budget of \$50,000, plus corporate sponsorship of \$10,000, for a total event budget of \$60,000. The additional \$22,000 of City funding would be submitted through the 2019 budget process as a one-time additional level request.

Corporate Sponsorship

As the 2018 Farm Fest was developed and implemented in a quick timeframe, with uncertainty on how it would proceed in future years, exposure to corporate sponsorship opportunities was limited. Two corporate sponsors did sign on for a sponsorship contribution totalling \$4,500. Given the positive response by the community and partners, it is believed that higher levels of corporate sponsorship can be secured in 2019. Sponsorship revenues received will be used to expand and enhance the event program for the benefit of the community. If sponsorship targets are not achieved, the event program will be reduced accordingly.

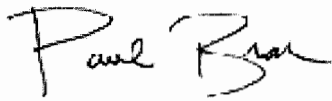
The 2018 Farm Fest was also supported through value-in-kind contributions estimated to be \$5,000. These contributions include loaning of farm equipment for display, farm-themed décor, and contribution of time by community partners. It is believed that similar or higher levels of value-in-kind contributions can be achieved in 2019.

Financial Impact

If Option 3 is approved, staff will submit a one-time additional level request in the amount of \$22,000 through the 2019 budget process for the 2019 Farm Fest at Garden City Lands. Should the additional level request not be approved through the 2019 budget process, staff will proceed with Option 1.

Conclusion

Farm Fest celebrates Richmond's connection to agriculture, showcases local farmers and vendors, provides education on agricultural practices, strengthens collaboration between local food system stakeholders, and connects residents to the Garden City Lands. Enhancing the scope of the event to include additional farming activations and displays, an interpretive wagon ride, a culinary stage, expanded children's activities, and enhanced agricultural themed program elements will help make Farm Fest at Garden City Lands a signature Richmond event that meets multiple City objectives.



Paul Brar
Manager, Parks Programs
(604-244-1275)



Emily Toda
Acting Coordinator, Leisure Services
(604-244-1250)

Att. 1: 2018 Farm Fest Poster

FARM-FEST

AT GARDEN CITY LANDS

SATURDAY AUGUST 11, 2018

10 A.M. – 3 P.M.

GARDEN CITY LANDS
RICHMOND BC



FESTIVAL HIGHLIGHTS

Farmers' Market | Agricultural Displays
Children's Activities | Local Entertainment

WWW.RICHMOND.CA/FARMFEST | [@CITYOFRICHMONDPARKS](https://www.instagram.com/CITYOFRICHMONDPARKS)

COMMUNITY STAGE SPONSOR



FARMERS' MARKET SPONSOR



COMMUNITY PARTNERS





City of Richmond

Report to Committee

To: General Purposes Committee
From: Cecilia Achiam
General Manager, Community Safety
Date: November 23, 2018
File: 12-8060-01/2018-Vol
01
Re: **Amendments for Traffic Bylaw No. 5870; Parking (Off-Street) Regulation
Bylaw No. 7403 to Accommodate Pay parking in the Bridgeport Area**

Staff Recommendation

1. That the following bylaws, introducing pay parking to manage parking demand in the Bridgeport area, are introduced and given first, second and third readings:
 - a) Traffic Bylaw No. 5870, Amendment Bylaw 9957;
 - b) Parking (Off-Street) Regulation Bylaw 7403, Amendment Bylaw 9958.

Cecilia Achiam,
General Manager, Community Safety
(4122)

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Finance	<input checked="" type="checkbox"/>
Law	<input checked="" type="checkbox"/>
Real Estate Services	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW
APPROVED BY CAO 	

Staff Report

Origin

This report proposes two changes to City bylaws related to on and off-street parking. The changes are proposed to support a Temporary Commercial Use Permit Application for a new paid parking lot at 8620 and 8660 Beckwith Road and in preparation for Council approved developments to “Bridgeport Village”.

This report supports Council’s 2014-2018 Term Goal #3 A Well-Planned Community:

Maintain emphasis on community safety to ensure Richmond continues to be a safe community.

3.3. *Effective transportation and mobility networks.*

Analysis

At the end of August 2018, the River Rock Casino closed off access to their private property located in the vicinity of River Road and No. 3 Road. The lot had been utilized by the public as unauthorized free parking and was also causing concern for the River Rock over abandoned vehicles and dumping. While the unauthorized parking was generally a concern for the River Rock Casino, it was heavily utilized by commuters accessing the Canada Line.

In order to alleviate parking pressure in the neighbourhood, Real Estate Services has submitted a Temporary Commercial Use Permit Application to allow parking on City-owned property 8620 and 8660 Beckwith Road. The lot is proposed to be managed by Community Bylaws as a monthly permitted parking lot with approximately thirty available parking stalls for public use. In order to allow this to be paid parking it is proposed to expand the pay parking management zones currently defined in Traffic Bylaw No. 5870.

The proposed amendments also provide for an expansion of the current boundaries to include north of Bridgeport Road and east of Garden City Road. This would allow for the proposed monthly permitted parking lot at 8620/8660 Beckwith Road and would also permit pay parking to be implemented within “Bridgeport Village”.

Bridgeport Village is intended to be the City’s entertainment and business area and no residential uses are envisioned due to the proximity to the existing YVR flight paths. Development in this area has been relatively slow to date but there are a number of significant developments that Council has already approved or granted third reading.

The addition of pay parking within Bridgeport Village would be an extension to the current pay parking management infrastructure.

Proposed Amendment to Parking (Off-Street) Regulation Bylaw No. 7403

The proposed amendment is for Schedule C which forms part of and is attached to the Parking (Off-Street) Regulation Bylaw No. 7403. Schedule C lists the pay parking off-street lots which are owned and managed by the City of Richmond.

Lot 1 – City Centre is to be deleted as it no longer exists, and is to be replaced by “Bridgeport North” which would be the proposed lot at 8260/8860 Beckwith Road.

Financial Impact

All upfront costs and ongoing OBI to implement the pay parking area will be recovered through parking revenue. In preparation for this property to be used for an off-street parking lot, there will be initial costs incurred which are estimated at \$17,000, plus GST. In addition to these costs, there will be an ongoing OBI in the amount of \$5,000 plus GST, per annum.

The upfront costs will be covered from Real Estate Services operating account and be paid back from upfront parking revenues until such time as the amount is retired. The annual OBI cost will be covered on an ongoing basis from the gross revenue generated from the parking lot. As the revenue is being generated through the use of the City’s strategic land holdings, the net balance from the revenue will go to general revenue and to the Industrial Use Reserve on a 50/50 split.

Conclusion

The proposed bylaw amendments support development of a new public pay parking lot in the Bridgeport area and update existing traffic and parking regulations to enable an ability to meet the future demand for parking as the area continues to grow and develop.



Susan Lloyd
Manager, Parking Enforcement, Animal Control & Administration - Community Bylaws
(4467)

CA:sl



**Traffic Bylaw No. 5870
Amendment Bylaw No. 9957**

The Council of the City of Richmond enacts as follows:

1. **Traffic Bylaw No. 5870**, as amended, is further amended by deleting Schedule K thereto and replacing it with Schedule A attached to this bylaw.
2. This Bylaw is cited as "**Traffic Bylaw No. 5870, Amendment Bylaw No. 9957**".

FIRST READING

SECOND READING

THIRD READING

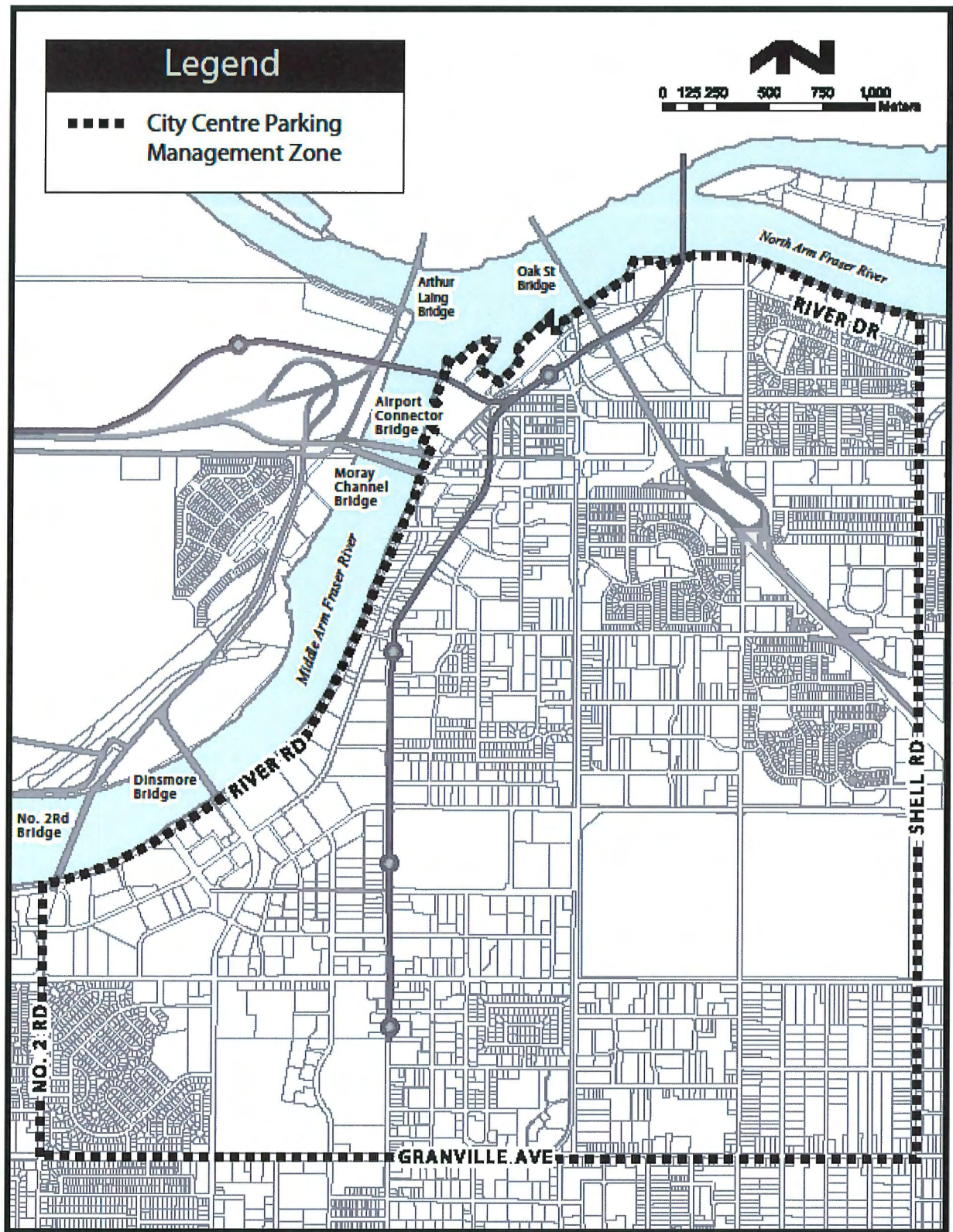
ADOPTED

MAYOR

CORPORATE OFFICER

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

SCHEDULE K to BYLAW No. 5870
CITY CENTRE PARKING MANAGEMENT ZONE





**Parking (Off-Street) Regulation Bylaw No. 7403
Amendment Bylaw No. 9958**

The Council of the City of Richmond enacts as follows:

1. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended by deleting Schedule C thereto and replacing it with Schedule A attached to this bylaw.
2. This Bylaw is cited as "**Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 9958**".

FIRST READING

SECOND READING

THIRD READING

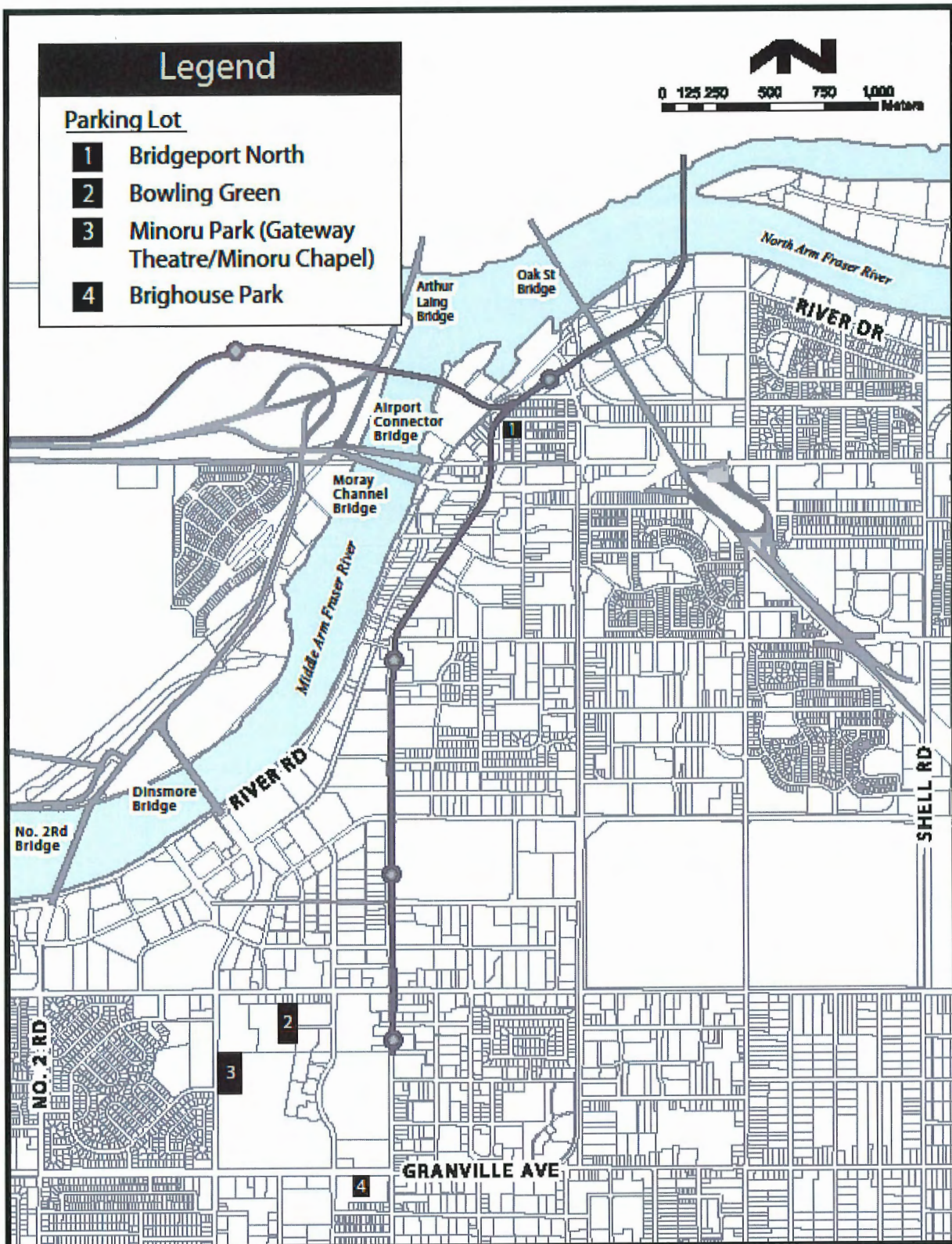
ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. 
APPROVED for legality by Solicitor 

**SCHEDULE C to BYLAW NO. 7403
PAY PARKING LOTS**





City of Richmond

Report to Committee

To: Planning Committee **Date:** November 13, 2018
From: Kim Somerville
Manager, Community Social Development **File:** 08-4057-05/2018-Vol 01
Re: **Housing Agreement Bylaw No. 9916 to Permit the City of Richmond to Secure Affordable Housing Units at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road (Parc Thompson Project Inc. (Inc. No. BC1058824))**

Staff Recommendation

That Housing Agreement (4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road) Bylaw No. 9916 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the *Local Government Act*, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-713048.

Kim Somerville
Manager, Community Social Development
(604-247-4671)

Att. 2

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

Staff Report

Origin

The purpose of this report is to recommend that Council adopt Housing Agreement Bylaw No. 9916 (Attachment 1) to secure at least 666 m² (7,169 ft²) or six (6) affordable housing units in the proposed development located at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road (Attachment 2).

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

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

This report and bylaw also supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

This report also supports the Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

Strategic Direction #1: Expand Housing Choices

This report and bylaw are also consistent with the Richmond Affordable Housing Strategy, 2017–2027 adopted on March 12, 2018, which specifies the creation of affordable rental housing units as a key housing priority for the City.

The initial rezoning application included a proposed cash-in-lieu contribution to the City's Affordable Housing Reserve Fund, consistent with the Richmond Affordable Housing Strategy. At the February 21, 2017 Planning Committee meeting, Committee directed staff to enter into discussions with the applicant to determine if the application could provide built affordable rental units in the proposed development. Prior to the Public Hearing on the rezoning, staff successfully negotiated the provision of affordable housing units instead of the cash-in-lieu contribution. This proposed contribution was brought forward to Council at the Public Hearing where the rezoning was granted third reading subject to the provision of a minimum of six units with a total combined floor area of a minimum of 665 m², which represents five per cent of the development's net residential floor area instead of providing a cash-in-lieu contribution.

The registration of a Housing Agreement and Housing Covenant are conditions of the Rezoning Application, which secures six (6) affordable housing units with maximum rental rates and tenant incomes as established by the City's Affordable Housing Strategy.

The proposed Housing Agreement Bylaw for the subject development (Bylaw No. 9916) is presented as attached. It is recommended that the Bylaw be introduced and given first, second and third readings. Following adoption of the Bylaw, the City will be able to execute the Housing Agreement and arrange for notice of the agreement to be filed in the Land Title Office.

Analysis

The subject development application involves a development consisting of approximately 120 residential units, including six (6) affordable housing units. The affordable housing units anticipated to be delivered are as follows:

Unit Type	Affordable Housing Strategy Requirements			Project Targets
	Min. Permitted Unit Area	Max. Monthly Unit Rent*	Total Max. Household Income*	# of Units
<i>Townhouse-Type Units (i.e. 1 or 2 storey units with private street-front entrances)</i>				
3-BR	91 m ² (980ft ²)	\$1,480	\$58,050	6
TOTAL	666 m² (7,169 ft²)	\$1,480	\$58,050	6

*To be adjusted annually based on the terms of the Housing Agreement.

The six (6) affordable housing units proposed are family-friendly, three-bedroom units and represent five per cent of the total residential floor area of the development. All units will be designed as accessible convertible housing to readily allow the units to be converted into fully accessible units. These units will be built in Phase 1 and are grouped in proximity to each other, satisfying the requirements of the Affordable Housing Strategy. Securing a non-profit housing operator was not a term of the rezoning, although the City has encouraged the developer to partner with a non-profit housing operator to manage the affordable housing units.

The Housing Agreement restricts the annual household incomes and maximum rents for eligible occupants and specifies that the units must be made available at affordable rental housing rates in perpetuity. The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with City requirements. The Agreement also specifies that occupants of the affordable rental housing units shall have unlimited access to all indoor and outdoor amenity spaces (i.e. parking) in the development and will not be charged additional costs (i.e. move in/move out fees). The applicant has agreed to the terms and conditions of the attached Housing Agreement, and to register notice of the Housing Agreement on title to secure the six (6) affordable housing units.

Financial Impact

None.

Conclusion

In accordance with the *Local Government Act* (Section 483), adoption of Bylaw No. 9916 is required to permit the City to enter into a Housing Agreement which together with the housing covenant will act to secure six (6) affordable housing units that are proposed in association with Rezoning Application RZ 15-713048.

A handwritten signature in black ink, appearing to read 'Cody Spencer', with a stylized, flowing script.

Cody Spencer
Program Manager, Affordable Housing
(604-247-4916)

Att. 1: Bylaw No. 9916 and Schedule A

2: Map of 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Rd



Housing Agreement (4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road) Bylaw No. 9916

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID 003-801-101	Lot 73 Section 36 Block 5 North Range 4 West, New Westminster District Plan 31404
PID 000-938-441	Lot 74 Section 36 Block 5 North Range 4 West, New Westminster District Plan 31404
PID 004-870-794	Lot 75 Section 36 Block 5 North Range 4 West, New Westminster District Plan 31404
PID 005-143-659	Lot 76 Section 36 Block 5 North Range 4 West, New Westminster District Plan 31404
PID 003-680-908	Lot 6 Sections 25 and 36 Block 5 North Range 4 West, New Westminster District Plan 65780
PID 003-538-621	Lot 146 Section 36 Block 5 North Range 4 West, New Westminster District Plan 49821
PID 004-264-304	North Half Lot 7 Except: Firstly: Part Subdivided by Plan 32843 Secondly: Part Subdivided by Plan 65780 Sections 25 and 36 Block 5 North Range 4 West, New Westminster District Plan 571

This Bylaw is cited as “**Housing Agreement (4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road) Bylaw No. 9916**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

Schedule A

To Housing Agreement (**4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451
Boundary Road**) Bylaw No. 9916

HOUSING AGREEMENT BETWEEN PARC THOMPSON PROJECT INC. (INC. NO.
BC1058824) AND THE CITY OF RICHMOND

HOUSING AGREEMENT
(Section 483 *Local Government Act*)

THIS AGREEMENT is dated for reference November 16, 2018

BETWEEN:

PARC THOMPSON PROJECTS INC. (BC1058824) a company
duly incorporated under the laws of the Province of British Columbia
and having its registered office at 228 – 2680 Shell Road, Richmond,
BC V6X 4C9

(the “**Owner**” as more fully defined in section 1.1 of this
Agreement)

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the
Local Government Act and having its offices at 6911 No. 3 Road,
Richmond, British Columbia, V6Y 2C1

(the “**City**” as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement.

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) “**Affordable Housing Strategy**” means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for

{00497112; 5 }

Housing Agreement (Section 483 Local Government Act)
Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road
Application No. RZ 15-713048 Bylaw9681
Rezoning Consideration No. 13

6024004

affordable housing, as may be amended or replaced from time to time;

- (b) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (c) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **"Building"** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel will be a Building for the purpose of this Agreement;
- (e) **"Building Permit"** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **"City"** means the City of Richmond;
- (g) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (h) **"Convertible Housing"** means housing that is designed and built to look like traditional housing, but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges, such as (without being exhaustive) wide staircases and hallways, accessible parking spaces, wide doorways, accessible washroom facilities, kitchens with sufficient turning diameters, and other features, all to the satisfaction of the City to be determined through Development Permit process;
- (i) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (j) **"Daily Amount"** means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (k) **"Development"** means the residential townhouse development to be constructed on the Lands;
- (l) **"Development Permit"** means the development permit authorizing development on the Lands, or any portion(s) thereof;

{00497112; 5 }

*Housing Agreement (Section 483 Local Government Act)
Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road
Application No. RZ 15-713048 Bylaw 9681
Rezoning Consideration No. 13*

- (m) **"Director of Development"** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (n) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (o) **"Eligible Tenant"** means a Family having a cumulative gross annual income of:
 - (i) in respect to a three or more bedroom unit, \$58,050.00 or less,

provided that, commencing January 1, 2019, the annual incomes set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;
- (p) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (q) **"GST"** means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (r) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Affordable Housing Units;
- (s) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (t) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

{00497112; 5 }

Housing Agreement (Section 483 Local Government Act)
 Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road
 Application No. RZ 15-713048 Bylaw9681
 Rezoning Consideration No. 13

- (u) **"Lands"** means certain lands and premises legally described as:
- (i) PID: 003-801-101, Lot 73 Section 36 Block 5 North Range 4 West New Westminster District Plan 31404;
 - (ii) PID: 000-938-441, Lot 74 Section 36 Block 5 North Range 4 West New Westminster District Plan 31404;
 - (iii) PID: 004-870-794, Lot 75 Section 36 Block 5 North Range 4 West New Westminster District Plan 31404;
 - (iv) PID: 005-143-659, Lot 76, Section 36 Block 5 North Range 4 West New Westminster District Plan 31404;
 - (v) PID: 003-680-908, Lot 6 Section 25 and 36 Block 5 North Range 4 West, New Westminster District Plan 65780;
 - (vi) PID: 003-538-621, Lot 146 Section 36 Block 5 North Range 4 West, New Westminster District Plan 49821; and
 - (vii) PID: 004-264-304, North Half Lot 7 Except: Firstly: Part Subdivided by Plan 32843 Secondly: Part Subdivided by Plan 65780 Sections 25 and 36 Block 5 North Range 4 West, New Westminster District Plan 571

as may be Subdivided from time to time, and including a Building or a portion of a Building;

- (v) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (w) **"LTO"** means the New Westminster Land Title Office or its successor;
- (x) **"Manager, Community Social Development"** means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (y) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (z) **"Permitted Rent"** means no greater than \$1,480.00 (exclusive of GST) a month for a three (or more) bedroom unit, provided that, commencing January 1, 2019, the rents set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. In the event that, in applying the values set-out above,

{00497112; 5 }

Housing Agreement (Section 483 Local Government Act)
Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road
Application No. RZ 15-713048 Bylaw 9681
Rezoning Consideration No. 13

the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (aa) “*Real Estate Development Marketing Act*” means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (bb) “*Residential Tenancy Act*” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (cc) “*Strata Property Act*” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (dd) “*Subdivide*” means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (ee) “*Tenancy Agreement*” means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (ff) “*Tenant*” means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

{00497112; 5 }

Housing Agreement (Section 483 Local Government Act)
Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road
Application No. RZ 15-713048 Bylaw 9681
Rezoning Consideration No. 13

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- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already

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provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
- (a) be issued with a Development Permit unless the Development Permit includes the Affordable Housing Units and all Affordable Housing Units are designed as Convertible Housing;
 - (b) be issued with a Building Permit unless the Building Permit includes the Affordable Housing Units and all Affordable Housing Units are designed as Convertible Housing; and
 - (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any Building, in part or in whole, constructed on the Lands and the City will not be obligated to permit occupancy of any Dwelling Unit or Building constructed on the Lands until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas have been constructed, to the satisfaction of the City;
 - (ii) all Affordable Housing Units on the Lands are constructed as Convertible Housing, to the satisfaction of the City;
 - (iii) the Affordable Housing Units have received final building permit inspection granting occupancy; and
 - (iv) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the development of the Lands.

ARTICLE 3

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner will not, without the prior written consent of the City Solicitor, sell or transfer less than all Affordable Housing Units located on the Lands in a single or related series of

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transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all the Affordable Housing Units located on the Lands. Without limiting the foregoing, the Owner will not Subdivide the Lands in a manner that creates one or more Affordable Housing Units into a separate air space parcel without the prior written consent of the City;

3.3 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

(a) includes the following provision:

"By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Affordable Housing Unit:

- (i) a statement of the Tenant's annual income once per calendar year;
- (ii) number of occupants of the Affordable Housing Unit;
- (iii) number of occupants of the Affordable Housing Unit under 18 years of age;
- (iv) number of occupants of the Affordable Housing Unit over 65 years of age;
- (v) a statement of before tax employment income for all occupants over 18 years of age; and
- (vi) total income for all occupants of the Affordable Housing Unit;"

(b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and

(c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.

3.4 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor of the sale or transfer within 3 days of the effective date of sale or transfer.

3.5 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

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- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all on-site common indoor and outdoor amenity spaces;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees,
 - (ii) strata fees,
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;
 - (v) extra charges or fees for the use of sanitary sewer, storm sewer, water; or
 - (vi) property or similar tax;provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, the Owner may charge the Tenant the Owner's cost, if any, of:
 - (vii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure); and
 - (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Building), by or on behalf of the Tenant;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;

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- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
- (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(o) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.5(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(o) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.5(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
 - (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.6 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.
- 3.7 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units.

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- 3.8 The Owner shall design and construct all Affordable Housing Units on the Lands as Convertible Housing.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other

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common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to section 3.5(d).

- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities contrary to section 3.5(d). Notwithstanding the foregoing, the strata corporation may levy parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units;
- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities, except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
- (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
 - (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; or
 - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

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ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise un-amended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

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7.4 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units in accordance with this Agreement and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, and without limiting anything in this Agreement, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise, and licensed in British Columbia, to manage the Affordable Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

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- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;

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- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the Building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

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7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

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7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

[Execution blocks follow]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

PARC THOMPSON PROJECT INC.

by its authorized signatory(ies):

Per: 
Name: MELVIN A. P.

Per: _____
Name: _____

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
DATE OF COUNCIL APPROVAL

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**SCHEDULE A
TO HOUSING AGREEMENT**

**STATUTORY DECLARATION
(Affordable Housing Units)**

)	IN THE MATTER OF Unit Nos. _____ - _____
)	(collectively, the "Affordable Housing Units") located
CANADA)	at
)	_____
PROVINCE OF BRITISH COLUMBIA)	(street address), British Columbia, and Housing
)	Agreement dated _____, 20____ (the
TO WIT:)	"Housing Agreement") between
)	_____ and
)	the City of Richmond (the "City")

I, _____ (full name),
of _____ (address) in the Province
of British Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "Owner") of the Affordable Housing Units;
or,
☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units for each of the 12 months for the period from January 1, 20____ to December 31, 20____ (the "Period");
3. Continuously throughout the Period:
 - a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
 - b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

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4. The information set out in the table attached as Appendix A hereto (the "Information Table") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and
5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at _____)

_____ in the)

Province of British Columbia, Canada, this)

_____ day of _____, 20_____)

A Notary Public and a Commissioner for
taking Affidavits in and for the Province of
British Columbia)

(Signature of Declarant)
Name:

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

APPENDIX A **Information Table**

: Example

Unit #	Unit Type	No. of Occupants	Related to Owner	Total Unit Age (s)	Total Unit Age (s)	Before Tenancy Income (If tenant coverage is)	Other Income (If tenant coverage is)	Income Received	Total Income (If tenant coverage is)	Eligible Tenant (Y/N)	Monthly Rent	Planned Rent Increase (%)	Parking Fees	Move-In Fees	Storage Fees	Amenity Fees
1	305	2br	3	N	1	0	\$25,000	NA	Y							
				N			\$15,000	NA	Y							
				N			NA	NA	NA	\$40,000	Y	\$1,218	\$1,248	\$50/month	No	No
2																
3																
4																
5																
6																

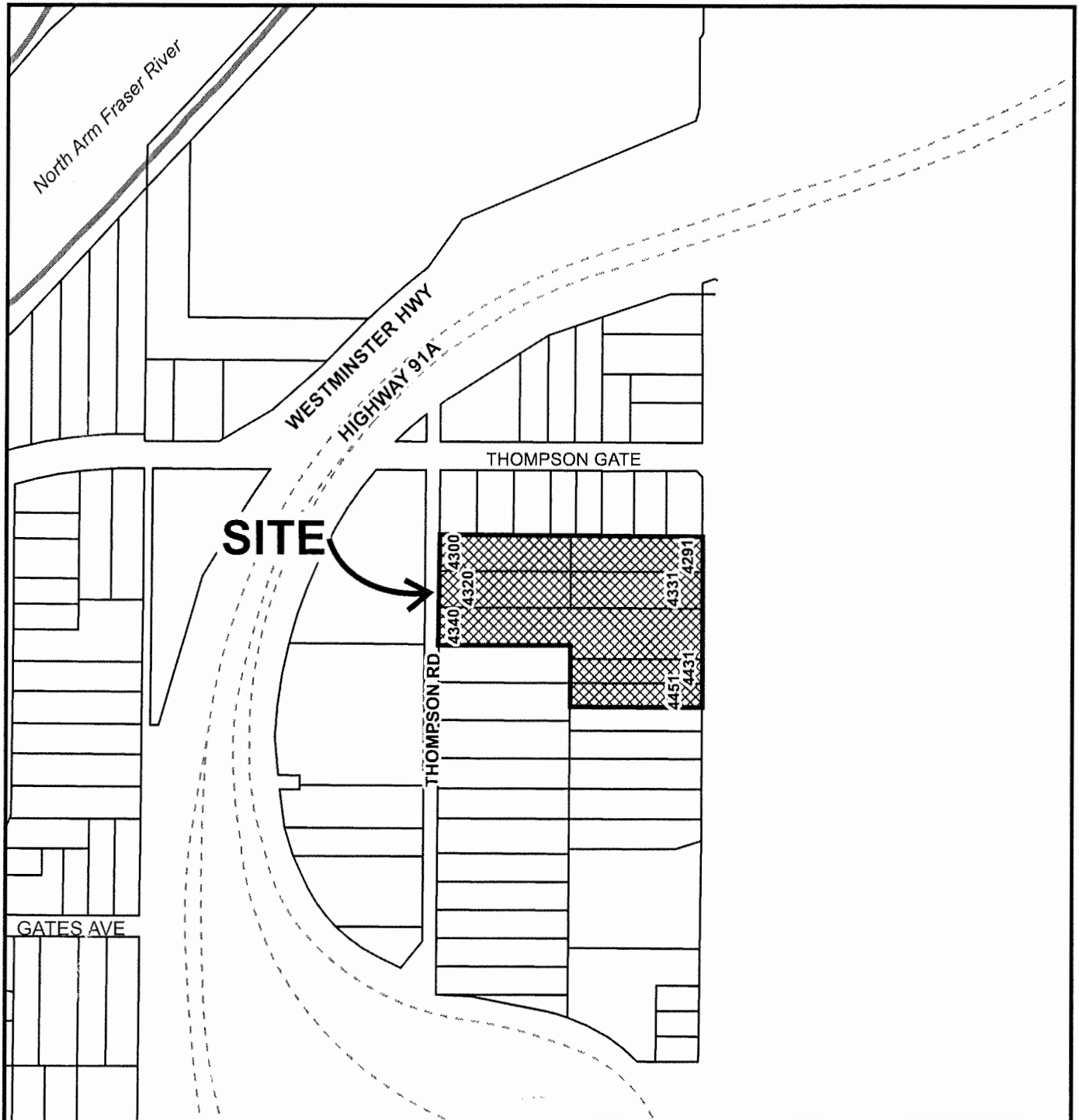
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City of
Richmond



4300, 4320, 4340 Thompson Rd
and 4291, 4331, 4431 and
4451 Boundary Rd

CNCL - 79

Original Date: 08/08/18

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: Planning Committee

Date: November 26, 2018

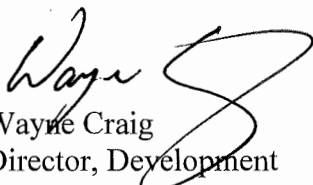
From: Wayne Craig
Director, Development

File: RZ 18-829101


Re: Application by Maryem Ahbib for Rezoning at 11111 and 11113 Seafield Crescent from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9954, for the rezoning of 11111 and 11113 Seafield Crescent from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)" to facilitate the creation of two new single family lots, be introduced and given first reading.


Wayne Craig
Director, Development
604-247-4625

WC:jl
Att. 6

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

Staff Report

Origin

Maryem Ahbib has applied to the City of Richmond for permission to rezone the property at 11111 and 11113 Seafeld Crescent from the “Two-Unit Dwelling (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from the existing rear lane. A location map is provided in Attachment 1. The proposed subdivision plan is shown in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing legal duplex on the property, which would be demolished. The applicant has indicated that each dwelling unit is currently occupied. One of the two units is owner-occupied, and the second unit is rented.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” and a single-family dwelling on a lot zoned “Compact Single Detached (RC1),” both fronting Williams Road.
- To the South: A two-unit dwelling on a lot zoned “Two-Unit Dwellings (RD1),” fronting Seafeld Crescent.
- To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Seafeld Crescent.
- To the West: A townhouse complex and a commercial building on the lot zoned “Town Housing (ZT38)” and “Neighbourhood Commercial (ZC19)” fronting Williams Road and Shell Road.

Related Policies & Studies

Official Community Plan (OCP) Designation

The 2041 OCP land use designation for the subject site is “Neighbourhood Residential”. This designation is intended for single-family, two-family, and multiple family housing. There is no Area Plan for this area. The proposed rezoning and future subdivision are consistent with the OCP.

Lot Size Policy 5434

The subject property is located in the area governed by Single-Family Lot Size Policy 5434, which was adopted by City Council on February 19, 1990, and subsequently amended in 1991 and 2006 (Attachment 4). The Lot Size Policy permits properties on specific sections of Williams Road, No. 5 Road, and Steveston Highway to rezone and subdivide to compact lots, and permits the majority of lots within the Policy area to subdivide in accordance with the “Single Detached (RS1/E)” zone.

The subject site contains a legal duplex. Section 2.3.7 of Richmond Zoning Bylaw 8500 provides that the Lot Size Policy does not apply to a rezoning application on a site that contains a legal duplex and that is intended to be subdivided into no more than two (2) single detached housing lots. This redevelopment proposal would result in a subdivision to create two (2) single-family lots; each approximately 688.5 m² (7,411 ft²) in area. Further, the proposed subdivision would comply with the minimum lot dimensions and size identified in the “Single Detached (RS2/B)” zone.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Existing Legal Encumbrances

There is an existing restrictive covenant registered on Title restricting the use of the subject property to a duplex (document #BF344085). The covenant must be discharged from Title prior to final adoption of the rezoning bylaw.

Transportation and Site Access

Current vehicle access is from the rear lane, which was built as per City standards. Vehicle access to both proposed lots will continue to be via the existing rear lane to prevent new driveways on the curved section of a roadway, reduce conflicts with pedestrians, and improve vehicle circulation.

Tree Replacement

The applicant has submitted a Certified Arborist's Report (Attachment 5); 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 one (1) bylaw-sized tree on the subject property and four (4) trees on neighbouring properties.

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

- 1 tree (tag# 5) located on the development site is in very poor condition – remove and replace.
- 1 stump located on the development site was removed without a permit between 2007 and 2009. As a result, two replacement trees are required to compensate for the removal.
- 4 trees (tag# 1, 2, 3, 4) located on neighbouring property are far enough from the property line that they will not be impacted by the proposed development.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove one (1) on-site tree (Tree # 5). One (1) tree was previously removed from the site without a permit and requires replacement. The 2:1 replacement ratio would require a total of four (4) replacement trees. The applicant has agreed to plant two (2) trees on each lot proposed (one (1) tree to be planted and maintained within 3.0 m of the front lot line on each future lot); for a total of four (4) trees.

As per Tree Protection Bylaw No. 8057, based on the size of the on-site trees being removed, replacement trees shall be the following minimum sizes:

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

To ensure the four (4) replacement trees are planted on-site, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Tree Protection

Four trees (Trees #1, 2, 3, and 4) on neighbouring properties are to be retained and protected. Due to the distance between the trees and the subject property, no additional or special tree protection measures are required.

Affordable Housing Strategy

The City's current Affordable Housing Strategy (adopted by Council in 2017) for single-family rezoning requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$4.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution based on the total buildable area of the development if secondary suites cannot be accommodated.

The applicant has proposed to provide a legal secondary suite in each of the two (2) single-family dwellings proposed at the subject site. To ensure that the two (2) secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

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, and Address Assignment Fees for each future lot, and the costs associated with the completion of the required servicing works and frontage improvements through a City work order as described in Attachment 6.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 11111 and 11113 Seafeld Crescent from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)" to permit the property to be subdivided to create two (2) lots, with access via the existing rear lane.

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

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 9954 be introduced and given first reading.

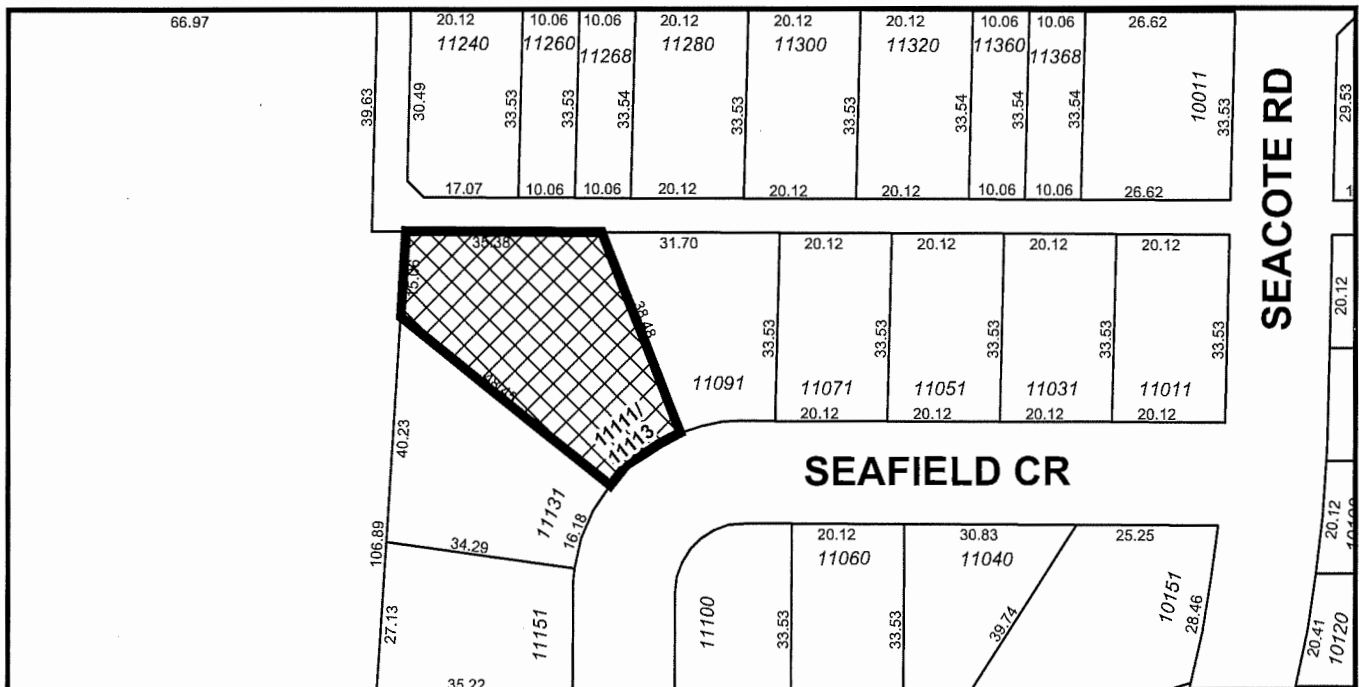


Jessica Lee
Planning Technician
604-247-4908

JL:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5434
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations

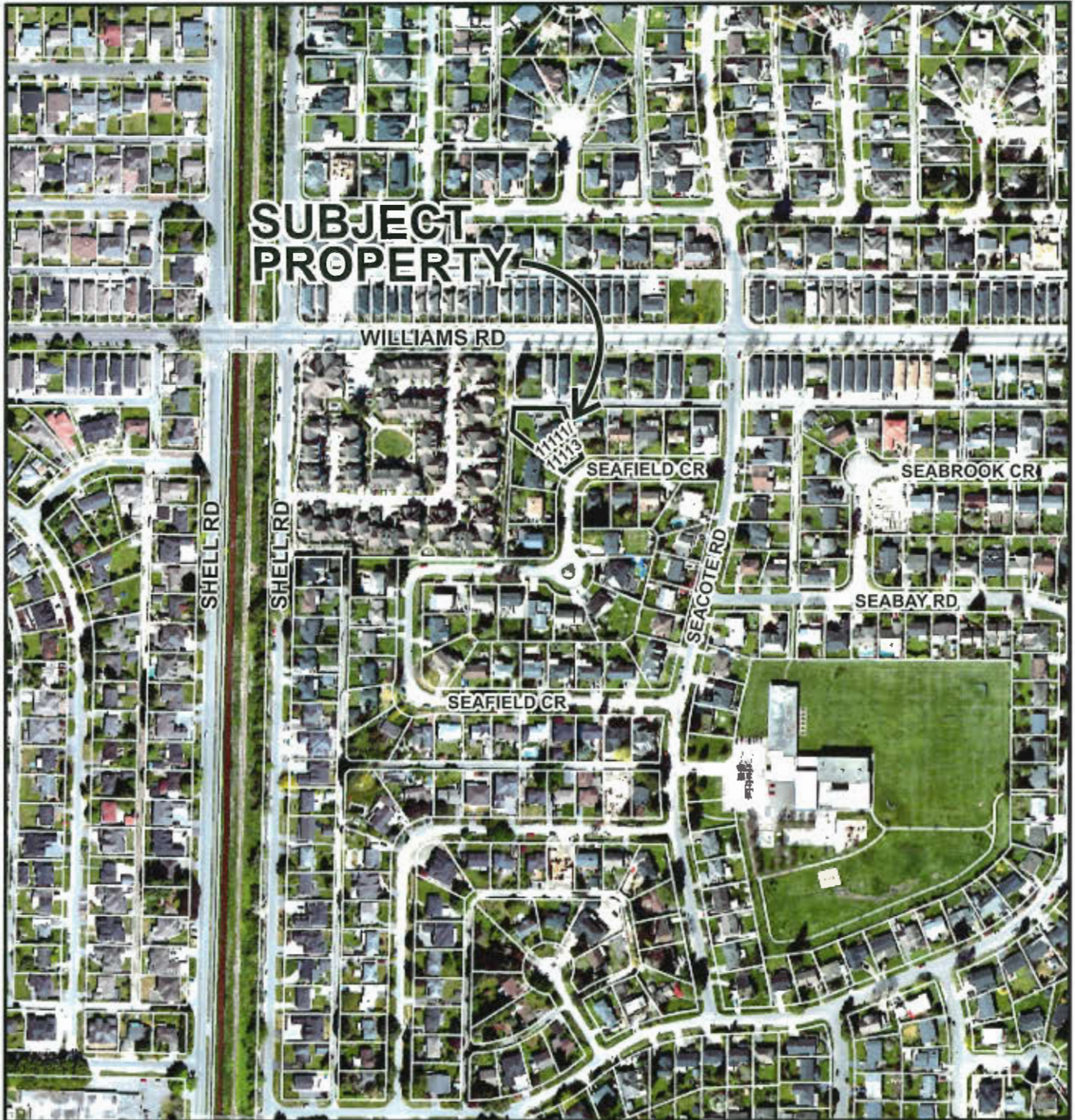
The map displays a network of streets and property lots. Key streets include Williams Rd running horizontally across the top, Seabrook Cr running horizontally in the middle-right, Seabay Rd running horizontally below Seabrook Cr, Seaford Cr running horizontally at the bottom, Seacote Rd running vertically on the right side, and Sealord Rd running vertically on the far right. A street labeled 'SHELL RD' runs vertically on the left side. A specific area, located south of Williams Rd and east of Seaford Cr, is highlighted with a cross-hatch pattern. An arrow points from the text 'PROPOSED REZONING' to this highlighted area. The highlighted area is currently zoned RD1. Surrounding areas are zoned with various residential codes: RS1/E, RC1, RC2, RC1/K, RC1/ASY, ZC19, ZT38, RD2, RD3, and RS2/C. The map also shows individual lots and lot numbers, such as 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



Note: Dimensions are in METRES



City of
Richmond



RZ 18-829101

Original Date: 08/16/18

Revision Date:

Note: Dimensions are in METRES

SURVEY PLAN OF LOT 29 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 25887

PID: 004-272-362

QVIC ADDRESS:

#11111 SEAFIELD CRESCENT
RICHMOND, B.C.FOR CITY OF RICHMOND
PERMIT APPLICATIONS

LEGEND

SCALE 1:200

ALL DISTANCES ARE IN METRES.

- INDICATES SPOT ELEVATION
- IP INDICATES IRON POST
- CB INDICATES CATCH BASIN
- LB INDICATES LAWN BASIN
- WM INDICATES WATER METER
- MH INDICATES MANHOLE
- PP INDICATES POWER POLE
- IC INDICATES INSPECTION CHAMBER
- 6 INDICATES DIAMETER

TREE SYMBOLS

- CH 0.30 DENOTES TRUNK DIAMETER MEASURED 1.2 TO 1.5 METRES ABOVE GRADE AT BASE OF TREE
- CH 0.024 DENOTES CEDAR TREE
- CH 0.024 DENOTES CONIFEROUS TREE
- CH 0.024 DENOTES DECIDUOUS TREE

CURRENT ZONING: RD1

NOTES:

- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEY.
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND H.M. MONUMENT #191 (0242453) ELEVATION=1.664 METRES.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BY-LAW NO. 8057, ARE SHOWN HEREON.

MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#220 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

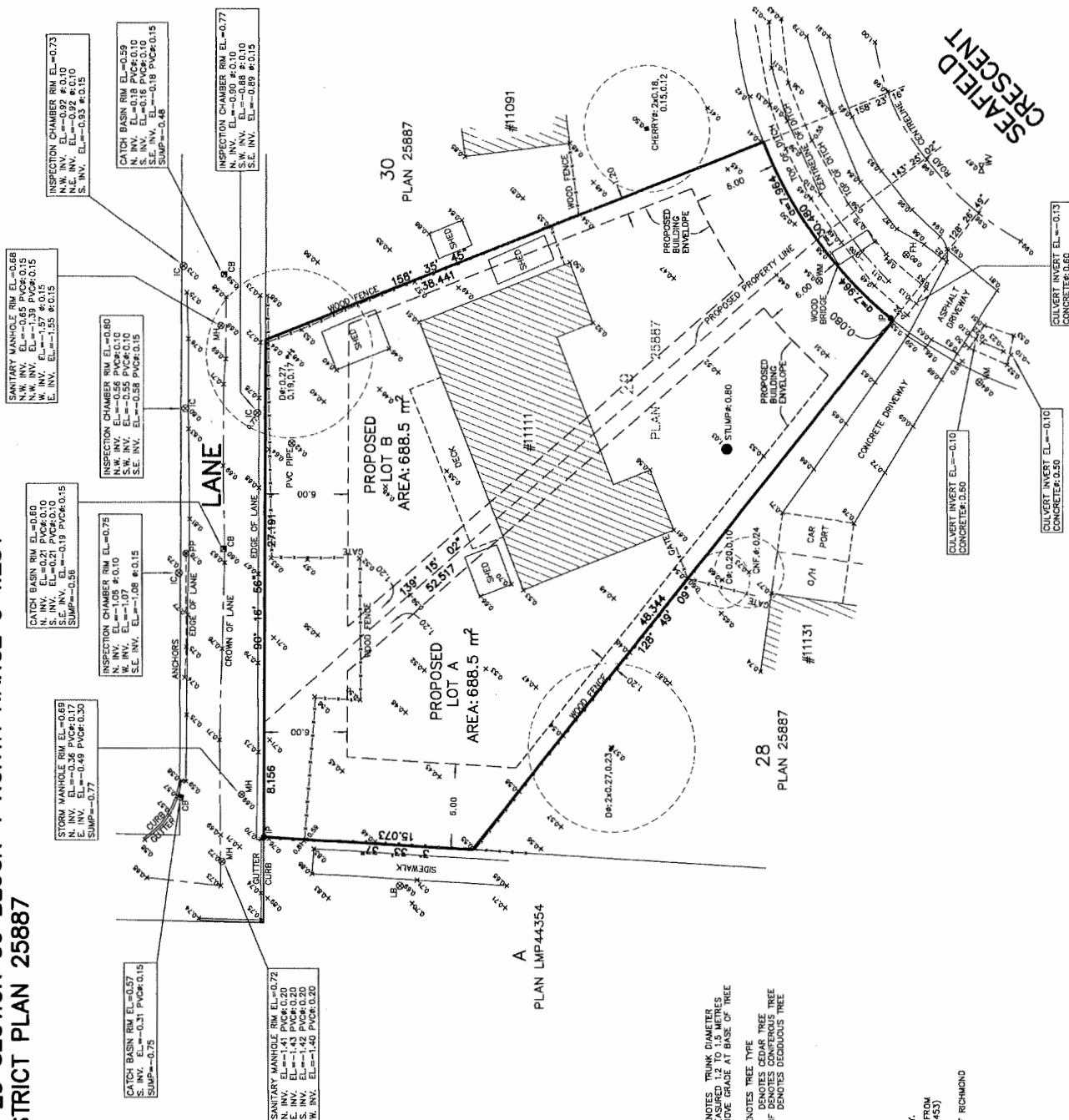
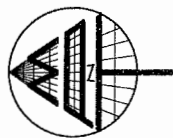
CADFILE: 19769-001-TPG-000.DWG

R-1B-18769-TPG

CERTIFIED CORRECT
THIS 28TH DAY OF JUNE, 2018

Joe Coe LHO
B.C.L.S.

DATE OF SURVEY: JUNE 27, 2018



CNCL - 88



**City of
Richmond**

Development Application Data Sheet

Development Applications Department

RZ 18-829101

Attachment 3

Address: 11111 and 11113 Seafeld Crescent

Applicant: Maryem Ahbib

Planning Area(s): Shellmont

	Existing	Proposed
Owners:	Eleanor Sandra Dumont Trixie Cruz	To be determined
Site Size (m²):	1, 377 m ² (14,822 ft ²)	Lot A: 688.5 m ² (7,411 ft ²) Lot B: 688.5 m ² (7,411 ft ²)
Land Uses:	Two-unit residential	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (RS2/B)	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area (m ²):*	Lot A: Max. 323 m ² (3,473 ft ²) Lot B: Max. 323 m ² (3,473 ft ²)	Lot A: Max. 323 m ² (3,473 ft ²) Lot B: Max. 323 m ² (3,473 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	None
Lot Size:	Min. 360 m ²	Lot A: 688.5 m ² Lot B: 688.5 m ²	None
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Lot A Avg. Width: 12.6 m Avg. Depth: 50.4 m Lot B Avg. Width: 17.6 m Avg. Depth: 45.5 m	None
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min 9.1 for up to 60% of rear wall on the first storey of the principal dwelling, min. 10.7 m for remainder and second storey	None
Height (m):	Max. 2 ½ Storeys	Max. 2 ½ Storeys	None

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



City of Richmond

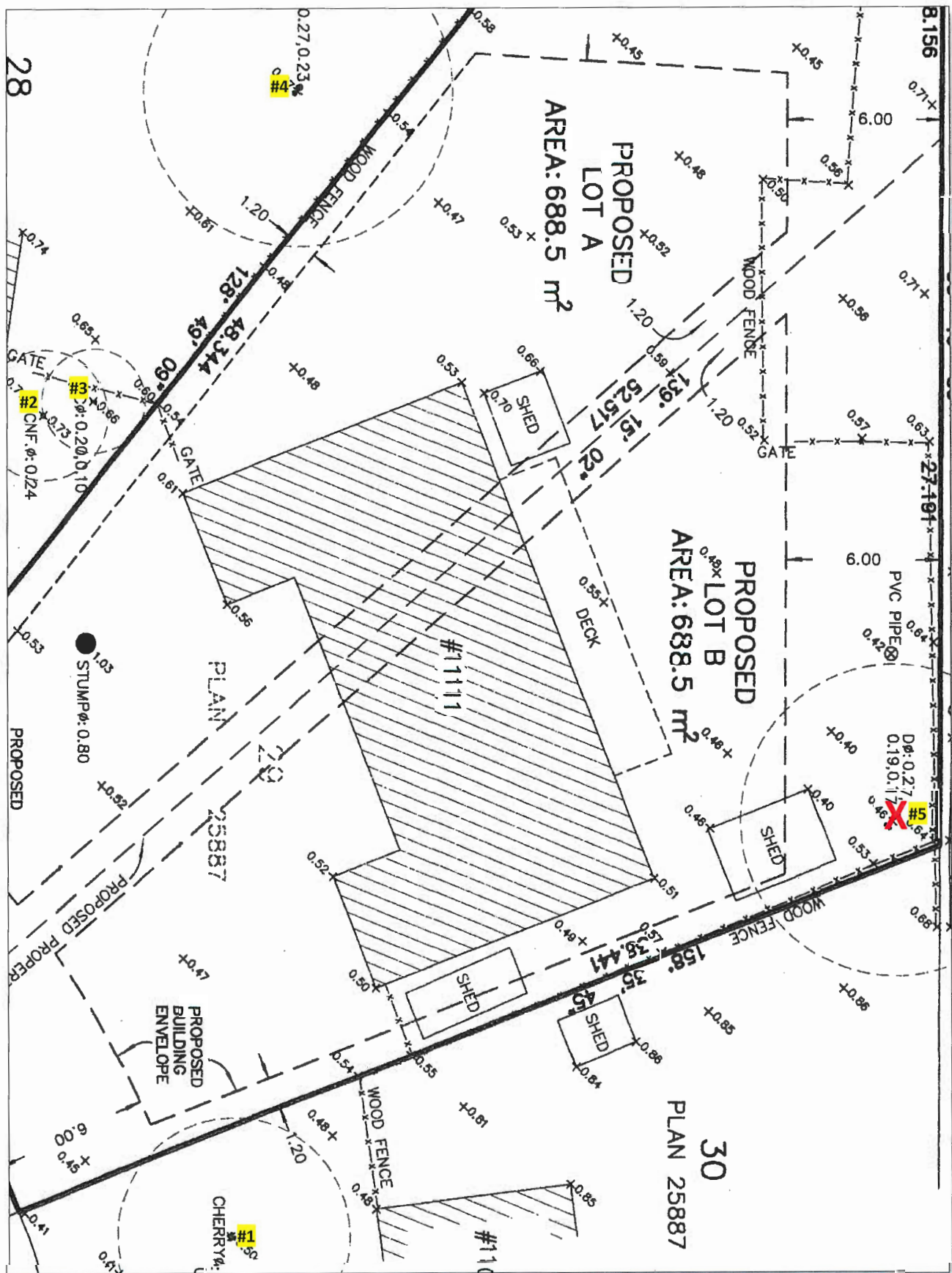
Policy Manual

Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: November 18, 1991 Amended by Council: October 16, 2006	POLICY 5434
File Ref:	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6	

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seaclyff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seaclyff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



N →

Preliminary Tree Retention & Removal Plan, Scale 1:200

CNCL - 92



City of Richmond

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

Address: 11111 and 11113 Seafeld Crescent

File No.: RZ 18-829101

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9954, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained on each lot proposed (one (1) tree to be planted and maintained within 3.0 m of the front lot line on each lot proposed), for a total of four (4) trees; minimum 6 cm deciduous caliper or 3.5 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

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

2. Registration of a flood indemnity covenant on Title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Discharge of the existing covenants registered on Title of the subject property (document no. BF344085), which restricts the use of the subject property to a duplex.

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, and Address Assignment Fees for each future lot.
2. Complete the following servicing works and frontage improvements. These may be completed through a Servicing Agreement* or a City work order:

Water Works

- Using the OCP Model, there is 156.0 L/s of water available at 20 psi residual at the hydrant located at the property frontage of Seafeld Crescent. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
 - Retain the existing 25mm water service connection at the Seafeld Crescent frontage of the lot to serve the western lot.
- At the Developer's cost, the City will:
 - Provide a water meter for the existing water service connection.
 - Install a new 25mm water service connection off of the existing 200mm PVC watermain on Seafeld Crescent, complete with water meter, to service the northeast lot.

Storm Sewer Works

- At the Developer's cost, the Developer is required to:
 - If desired by the developer, the developer may apply for a watercourse crossing* to fill in the ditch on the Seafield Crescent frontage.
 - Provide a storm connection with inspection chamber and dual service leads.

Sanitary Sewer Works

- At the Developer's cost, the Developer is required to:
 - Check the existing sanitary service connections at the north frontage of the subject site (SIC10352) via video inspection. Confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connection may be retained to serve the eastern lot. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Replace the existing sanitary service connection at the north frontage of the subject site (SIC10352) complete with inspection chamber, if required.
 - Install a new sanitary service connection off of the north sanitary sewer complete with inspection chamber without crossing the storm sewer pipe.

Frontage Improvements

- At Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, TELUS and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
 - Complete other frontage improvements as per Transportation's requirements.

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. If applicable, 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. If applicable, 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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9954 (RZ 18-829101)
11111/11113 Seafield Crescent**

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. 004-272-382

Lot 29 Section 36 Block 4 North Range 6 West New Westminster District Plan 25887

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9954**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 28, 2018

File: RZ 18-800159

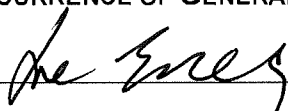
Re: Application by 1137183 BC Ltd. for Rezoning at 22551 Westminster Highway
from "Single Detached (RS1/F)" Zone to "Town Housing (ZT11) – Hamilton" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9970, for the rezoning of 22551 Westminster Highway from "Single Detached (RS1/F)" to "Town Housing (ZT11) - Hamilton" to permit the development of seven three-storey townhouse units with vehicle access from 22571 Westminster Highway, be introduced and given First Reading.


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

WC:jr
Att. 5

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

Staff Report

Origin

1137183 BC Ltd. has applied to the City of Richmond for permission to rezone 22551 Westminster Highway from the “Single Detached (RS1/F)” zone to the “Town Houses (ZT11) – Hamilton” zone, to permit the development of seven three-storey townhouse units with vehicle access from 22571 Westminster Highway. A location map and aerial photo are provided in Attachment 1.

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. Conceptual development plans are provided in Attachment 3.

Existing Condition and Site Context

Existing Housing Profile

The subject site is 1,179 m² in size and is located on the northwest side of Westminster Highway. There is an existing single-family dwelling on the property, which will be demolished.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Three-storey townhouses on a property zoned “Town Houses (ZT11) – Hamilton,” with vehicle access from Westminster Highway. Vehicle access to the subject site is proposed via the internal drive aisle of this property.
- To the South: The road right-of-way for Westminster Highway, including an undeveloped treed area.
- To the East: Across Westminster Highway, three-storey townhouses on a property zoned “Low Density Townhouses (RTL1),” with vehicle access from Windsor Court.
- To the West: McLean Park, which includes a grass sports field, hard-surface courts, children’s play equipment, open landscaped areas, and Richmond Fire Hall No. 5 (Hamilton).

Related Policies & Studies

Official Community Plan/Hamilton Area Plan

The subject property is designated “Neighbourhood Residential” in the Official Community Plan (OCP), which permits low-rise residential housing, including townhouses. The proposed rezoning is consistent with this designation.

The subject property is located within the area governed by the Hamilton Area Plan. It is designated “Neighbourhood Residential (Townhouse 0.75 FAR),” which permits low-rise

residential development up to a maximum density of 0.75 FAR (Attachment 4). The proposed townhouses at 0.60 FAR are consistent with this designation.

Floodplain Management Implementation Strategy

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

The Flood Construction Level in the Hamilton area is 3.5 m GSC. Structural elevation of the floor systems containing habitable space is proposed to meet the Flood Construction Level. No indoor habitable space is proposed at grade. This proposal is consistent with the Richmond Flood Plain Designation and Protection Bylaw 8204 and the form of development typical in Hamilton.

Ministry of Transportation and Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal has been referred to the Ministry of Transportation and Infrastructure (MOTI). Formal approval from MOTI is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

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

Analysis

Built Form and Architectural Character

The applicant proposes two clusters of three-storey townhouse units arranged on a double-loaded central drive aisle. Each unit contains two storeys of living space above a tandem garage, private outdoor space at grade, and second storey decks accessed off of the living room. The height is consistent with the development to the north, which is also composed of three-storey units. Living spaces in both developments are oriented towards the road, internal drive aisle, and McLean Park.

The units are arranged in a saw-tooth pattern due to the diagonal geometry of the site. This provides building articulation and visual interest when viewed from both Westminster Highway and McLean Park. The design incorporates traditional pitched roofs with a secondary butterfly roof over the third storey projections. Vertical massing is broken up through the use of different

cladding treatments on the first two storeys, with the third storey clad in a lighter material than the base.

One convertible unit is proposed, and includes space designed for the future installation of an elevator. The tandem garage in this unit is wider to accommodate a larger vehicle.

Further refinement of the site plan and architectural character of the proposed development will occur through the Development Permit process.

Transportation and Site Access

Vehicle access is proposed via an existing Statutory Right-of-Way (SRW) registered on the drive aisle of 22571 Westminster Highway, to the north. This access arrangement was secured through the rezoning and development applications for 22571 Westminster Highway, which received final adoption by Council on December 15, 2003 (RZ 02-213359). Registration of a legal agreement on Title, prohibiting direct vehicle access to Westminster Highway and limiting access to the SRW on the driveway at 22571 Westminster Highway, will be required prior to final adoption of the rezoning bylaw. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.

Pedestrian access to Westminster Highway will be possible via the aforementioned SRW, as well as a walkway at the south end of the development site.

The applicant has indicated that they met with the strata council of the neighbouring property on July 5, 2018 to discuss the proposed development (Attachment 5). No significant concerns were expressed at this meeting, and the applicant will continue to work with the neighbouring strata during redevelopment of the subject site.

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 eight bylaw-sized trees on the subject property and one tree on the neighbouring property. The Tree Management Plan is provided in Attachment 6.

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

- Eight trees (Tag # 932, 933, 934, 935, 936, 937, 938, and 939) located on the development site are in poor condition and not good candidates for retention, and should be removed and replaced.
- One tree (Tag # N1) located on adjacent neighbouring property will not be impacted by the development, and no tree protection measures are required.

Tree Replacement

The applicant wishes to remove eight on-site trees (Trees # 932-939). The 2:1 replacement ratio would require a total of 16 replacement trees. The required replacement trees are to be of the

following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	11 cm	6 m
2	10 cm	5.5 m
8	6 cm	3.5 m

As part of the Development Permit application, the applicant must provide a Landscape Plan prepared by a registered Landscape Architect. The preliminary Landscape Plan in Attachment 3 shows 16 replacement trees in the development. Replacement trees and additional landscaping should include native species, with particular emphasis on species found in McLean Park. The City will collect a Landscape Security prior to issuance of the Development Permit based on the cost estimate for the works, including a 10% contingency, provided by the Landscape Architect.

Variance Requested

The proposed development, as illustrated in the conceptual development plan in Attachment 3, is generally in compliance with the Town Houses (ZT11) – Hamilton” zone in Richmond Zoning Bylaw 8500, with the exception of a variance request to increase the allowable tandem parking from 50% to 100% of the total required residential spaces.

Staff is supportive of this variance request as the proposed tandem garages are consistent with the form of development in Hamilton, and are a direct response to the required Flood Construction Level. The crown of Westminster Highway in front of the development site is between 1.06 and 1.40 m GSC, and the existing site grade is between 0.46 and 1.4 m GSC. The required Flood Construction Level is 3.5 m GSC, therefore no habitable space can be located on the ground floor of the development. Tandem parking provides an efficient layout utilizing the full depth of the site.

Affordable Housing Strategy

As per the City’s Affordable Housing Strategy, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City’s Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$64,722.25, which is consistent with the Affordable Housing Strategy.

BC Energy Step Code

On July 16, 2018, Council adopted BC Energy Step Code requirements for new residential developments. The proposed development consists of townhouses that staff anticipates would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be expected to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. As per Council Policy 5041, rezoning applications received prior to February 28, 2018 may choose to provide a cash contribution of \$1,000 per unit for developments up to 19 units. The total cash contribution required for this seven-unit townhouse development is \$7,000.

Outdoor amenity space will be provided on-site, and is located at the south end of the development adjacent to a treed area. The proposed location at the end of the driveway means it will not be significantly impacted by vehicle circulation or parking and will benefit from direct sunlight. The proposed location adjacent to the mailbox and the walkway to Westminster Highway ensures opportunity for casual surveillance. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the OCP requirement of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration, design, and programming of the outdoor amenity space meets the Development Permit Guidelines in the OCP and Hamilton Area Plan, including choice of equipment, to create a safe and inviting environment for children's play and social activities.

Site Servicing and Frontage Improvements

A Servicing Agreement is required for the design and construction of the site servicing and off-site works described in Attachment 7. Frontage improvements include, but may not be limited to, the following:

- Removal of the existing sidewalk and replacement with a new 1.5 m wide landscaped boulevard behind the existing curb and 1.5 m wide concrete sidewalk along the property line.
- Removal of the existing driveway and replacement with curb, gutter, boulevard, and sidewalk as described above.

The applicant is also required to pay DCC's (City & Metro Vancouver), School Site Acquisition Charges, Address Assignment fees, and the costs associated with the completion of the required site servicing works.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including, but not limited to the following:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan, including those general and sub-area guidelines contained in the Hamilton Area Plan.
- Refinement of the proposed building form and architectural character.

- Refinement of the design of the outdoor amenity area, including choice of equipment, to create a safe and inviting environment for children's play and social activities.
- Review of aging-in-place features and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve BC Energy Step Code requirements.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact

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

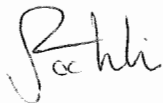
Conclusion

1137183 BC Ltd. has applied to the City of Richmond for permission to rezone 22551 Westminster Highway from the "Single Detached (RS1/F)" zone to the "Town Houses (ZT11) – Hamilton" zone, to permit the development of seven three-storey townhouse units with vehicle access from 22571 Westminster Highway.

The proposed seven-unit townhouse development is consistent with the plans and policies contained in the Official Community Plan and the Hamilton Area Plan. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, which will be completed as part of the Development Permit application review process.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9970 be introduced and given First Reading.



Jordan Rockerbie
Planning Technician
(604-276-4091)

JR:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Conceptual Development Plans

Attachment 4: Hamilton Area Land Use Map

Attachment 5: Letter from Owner documenting meeting held on July 5, 2018

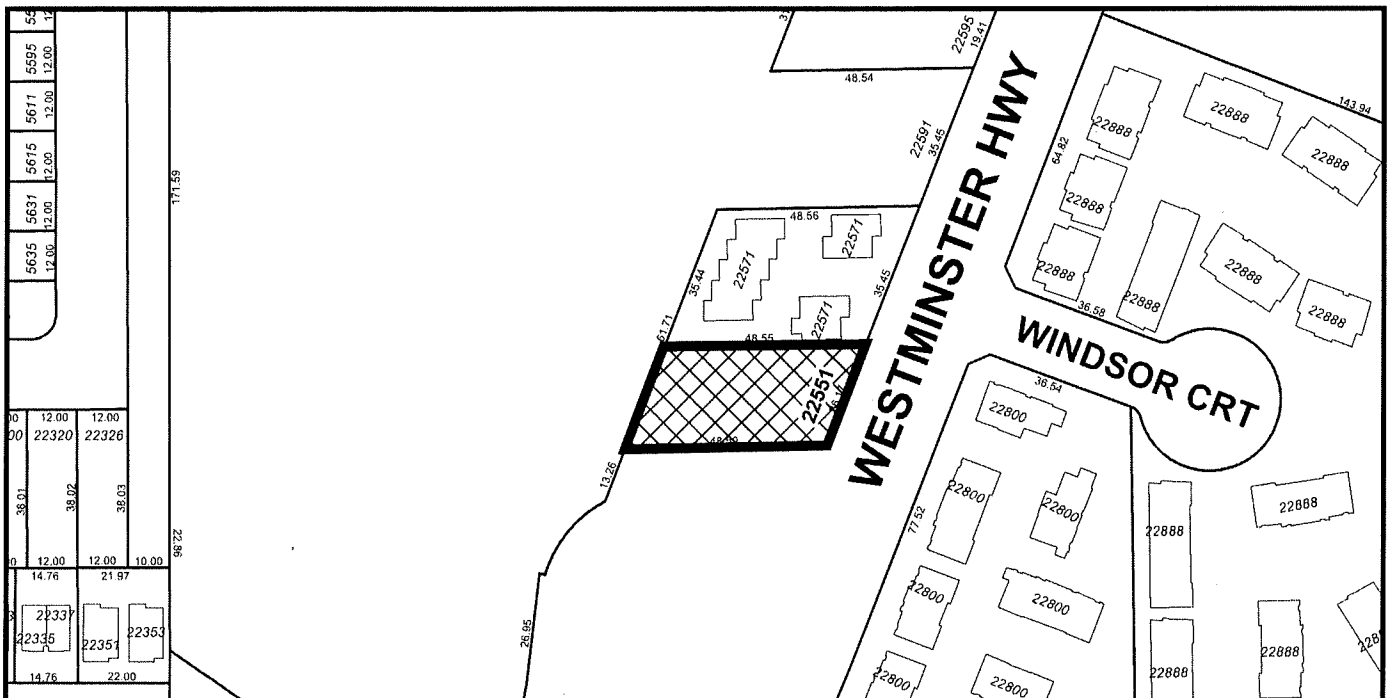
Attachment 6: Tree Management Plan

Attachment 7: Rezoning Considerations

PROPOSED REZONING

The map shows a residential area with several streets and zoning designations. The central focus is a parcel on the east side of Wilson Ave, south of Garratt Dr, which is currently zoned RS1/F and is being proposed for rezoning. This parcel is highlighted with a cross-hatch pattern. An arrow points from the text "PROPOSED REZONING" to this parcel.

Streets shown include Garratt Dr, Wilson Ave, Sharpe Ave, Lemon Ave, and Highway 91. Other streets include McRae St, Westminister Hwy, Windsor Cr, and Mur Dr. Zoning codes visible on the map include ZT11, ZT13, ZT61, ZT1, ZT3, ZS, RCH, IB1, IL, and MA2. The area is bounded by Highway 91 to the south and east.



Note: Dimensions are in METRES



City of
Richmond



RZ 18-800159

Original Date: 02/07/18

Revision Date:

Note: Dimensions are in METRES



RZ 18-800159

Attachment 2

Address: 22551 Westminster Highway

Applicant: 1137183 BC Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	1137183 BC Ltd.	To be determined
Site Size (m²):	1,179 m ²	No change
Land Uses:	One single-family dwelling	Seven townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	No change
Zoning:	Single Detached (RS1/F)	Townhouses (ZT11) - Hamilton

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m ²):*	Max. 707.4 m ² (7,614 ft ²)	707.4 m ² (7,613 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 35%	Building: Max. 35%	none
Lot Size:	None	1,179 m ²	none
Lot Dimensions (m):	None	Width: 26.2 m Depth: 48.6 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: No minimum Side: No minimum Exterior Side: No minimum	Front: 6.88 m Rear: 6.22 m Side: 2.04 m Exterior Side: 1.63 m	none
Height (m):	10.6 m	10.28 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	14 (R) and 2 (V)	14 (R) and 2 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	100% of required spaces	Variance requested
Amenity Space – Indoor:	Min. 50 m ²	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6.0 m ² per unit (i.e. 42 m ²)	71.3 m ² (767 ft ²)	none

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

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

REZONING FOR TOWNHOUSE DEVELOPMENT AT 22551 WESTMINSTER HWY, RICHMOND, BC

DEVELOPMENT DATA

(A) CNVC ADDRESS: 22551 WESTMINSTER HIGHWAY, RICHMOND, BC
(B) LEGAL DESCRIPTION: LOT 1 SECTION 2 BLOCK 4 NORTH RANGE 4 WEST
NEW WESTMINSTER DISTRICT PLAN 6132
(C) LOT AREA: 1,179 SM (12,690 SF)
(D) ZONING USE: CURRENT: RST/F
(UNDER RST/F ZONING)

PROPOSED REZONING
(ZT11)

(E) FLOOR AREA RATIO: 0.55 TO 454.5 SM
D.3 TO REST OF SITE AREA: 0.60
TOTAL GROSS FLOOR AREA: 0.60 X 1,179 SM = 707.4 SM
(7,614 SF)

(F) NUMBER OF UNIT: 1 PER LOT
(G) BUILDING COVERAGE: MAX - 45%
(H) BUILDING HEIGHT: MAX MAIN BUILDING HEIGHT - 10.6M
(I) SETBACK: FRONTYARD - 6M
SIDEYARD - 2M
REARYARD - 6M

(J) PARKING: 2 PER DWELLING UNIT
0.2 VISITOR PARKING / UNIT X7 = 2
TOTAL = 16 REQUIRED

VISITOR BICYCLE: 0.2 PER DWELLING UNIT X7 = 2
RESIDENTIAL BICYCLE STORAGE: 1.25 PER DWELLING UNIT X7 = 9

OUTDOOR AMENITY SPACE: 65M PER UNIT X7 = 42 SM (452SF)

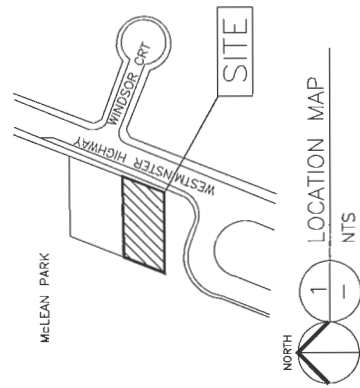
0.60
707.4M (7613 SF) GROSS FLOOR AREA

7 UNITS
34.7% (4412 SQ. FT.)
BUILDING HEIGHT - 10.28M
FRONTYARD FACING WESTMINSTER - 6.88M (22'7")
NORTH SIDEYARD - 2.04M (6'8")
SOUTH SIDEYARD - 1.63M (5'4")
REAR YARD - 6.22M (20'5")

RESIDENTIAL PARKING: 14 PARKING IN TANDEM ARRANGEMENT
(VARIANCE REQUIRED FOR MORE THAN 50%
TANDEM UNITS)

VISITOR PARKING: 2
BICYCLE
VISITOR BIKE RACK: 2
TOWNHOUSE: 12 (INSIDE GARAGE)

OUTDOOR AMENITY SPACE PROVIDED:
CHILDREN PLAYGROUND: 71.3 SM 767 SQ. FT.



IMAGES OF PROPOSED TOWNHOUSE

PROPOSED TOWNHOUSE
AT 22551
WESTMINSTER HIGHWAY
RICHMOND BC
DEVELOPMENT SUMMARY

PROJECT NUMBER: 17-12
ISSUED: 9/27/22
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_1002C

A1

RZ 18-800159

REZONE

ATTACHMENT 3

ERIC LAW
ARCHITECT

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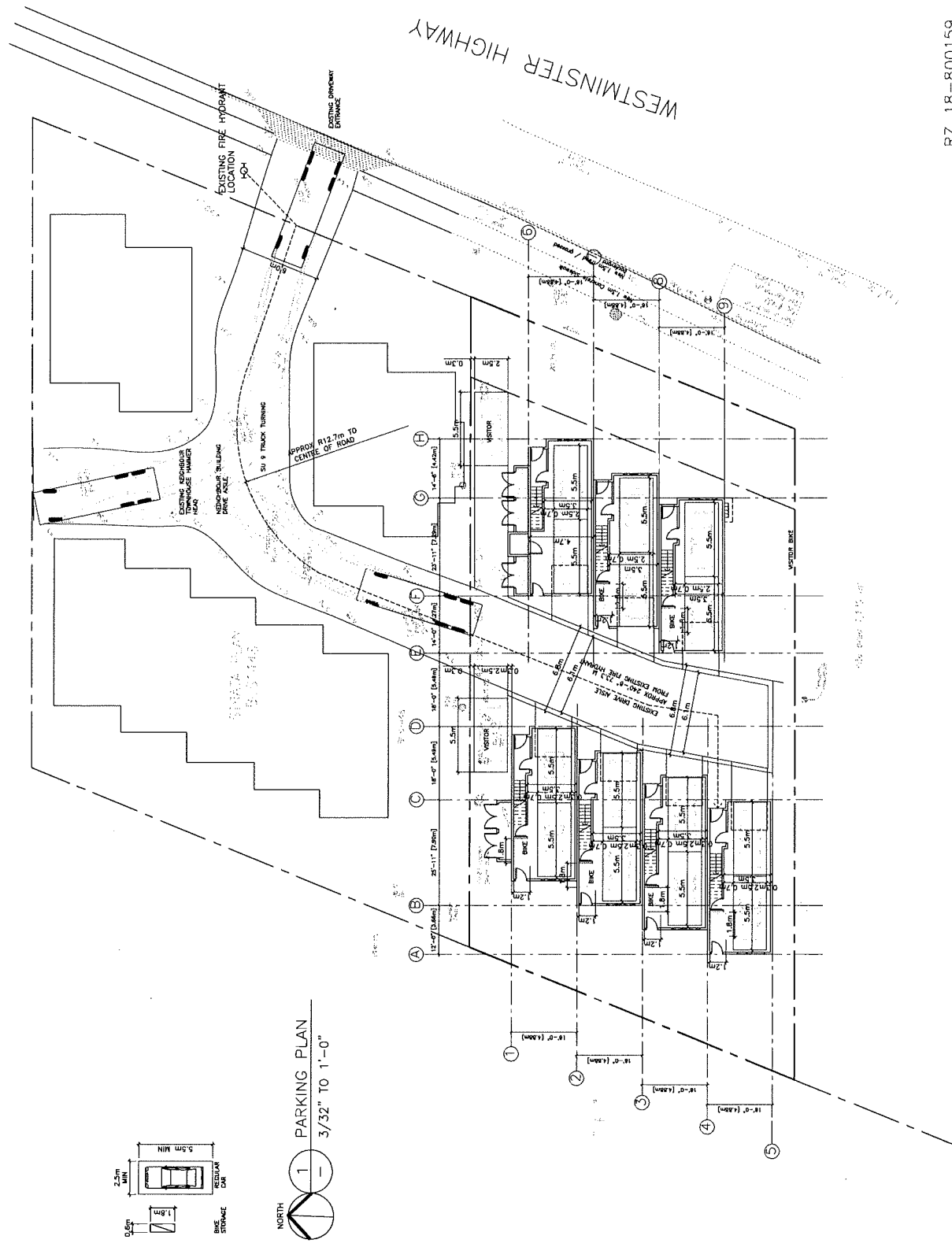
PROPOSED TOWNHOUSE
 AT 22551
 WESTMINSTER HIGHWAY
 RICHMOND BC
 PARKING PLAN

PROJECT NUMBER	17-12
ISSUED	9/27/2018
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REZONE

RZ 18-800159



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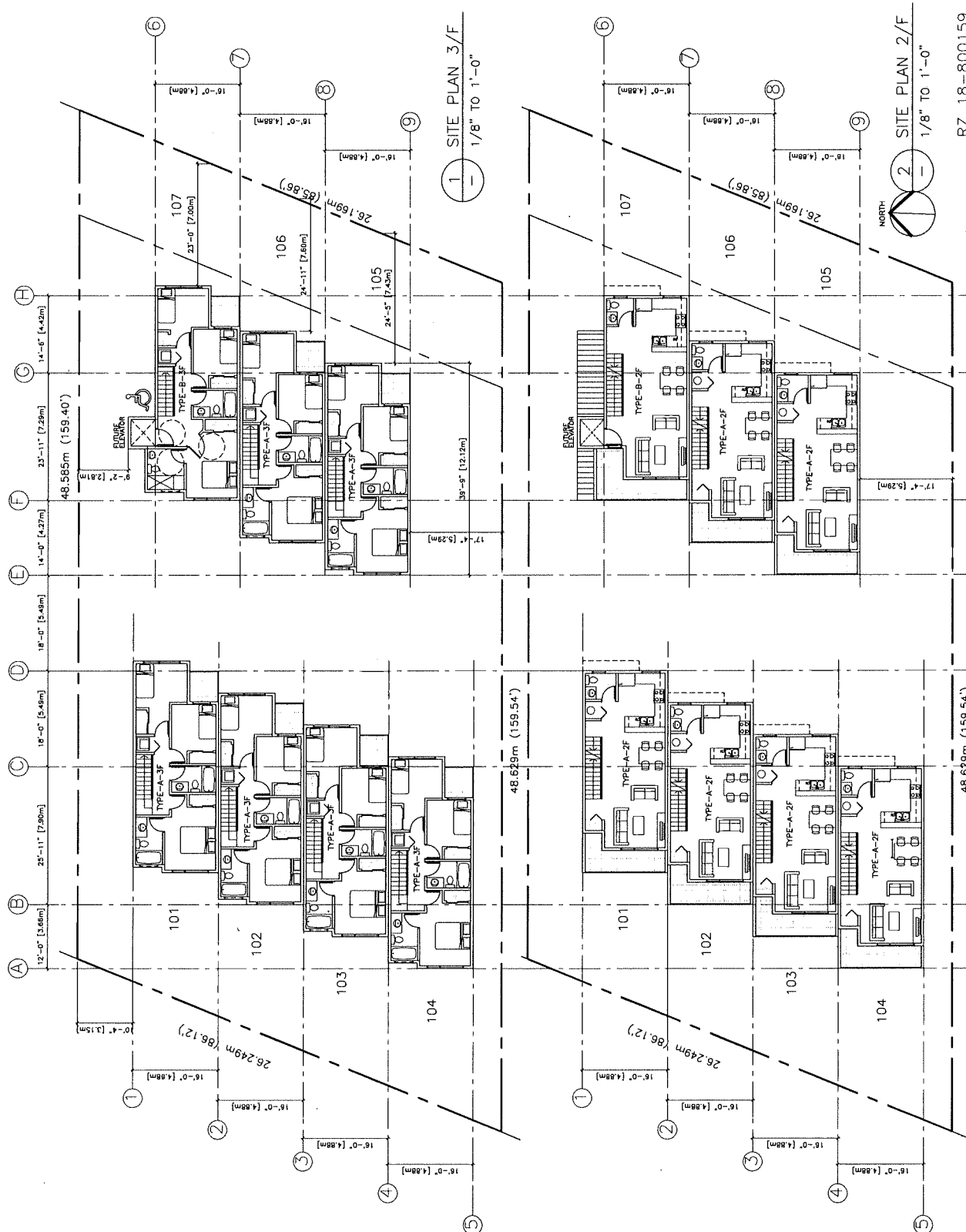
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2018.03.15	REMOVED SITE PLAN TO 7 DOWDING UNITS

PROPOSED TOWNHOUSE
AT 22551
WESTMINSTER HIGHWAY
RICHMOND BC
SITE PLAN -2F-3F

PROJECT NUMBER: 17-12
ISSUED: 9/27/2018
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_180927--R2.DWG

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REZONE



ERIC LAW ARCHITECT

1200 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 1T6
 TEL: (604) 268-2889

CONSULTING ARCHITECTS FOR THE
 CITY OF RICHMOND, BC
 1200 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 1T6
 TEL: (604) 268-2889

1. 2018.12.17 FOR REGIONAL APPLICATION
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100. 2018.12.17 FOR CITY REZONE REVIEW

PROPOSED TOWNHOUSE
 AT 22551
 RICHMOND BC

UNIT PLANS

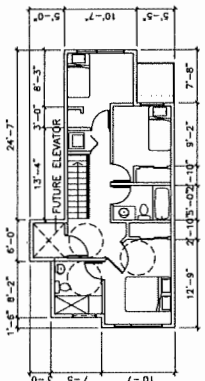
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REZONE

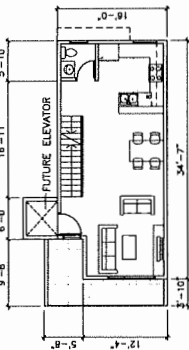
RZ 18-800159

TYPE B



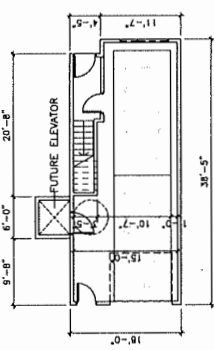
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TYPE-B-3F



5. LEVEL 2
 A5 1/8" TO 1'-0"

TYPE-B-2F



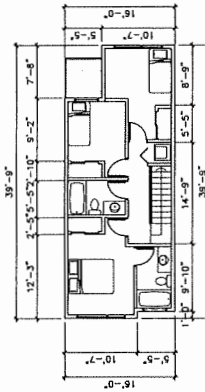
TYPE B
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6. LEVEL 1
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TYPE-B-1F

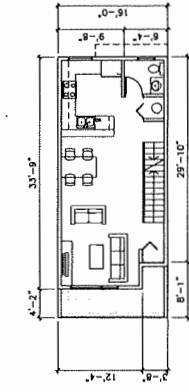
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TYPE A



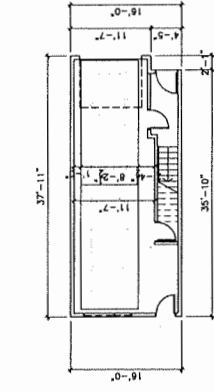
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 A5 1/8" TO 1'-0"

TYPE-A-3F



2. LEVEL 2
 A5 1/8" TO 1'-0"

TYPE-A-2F



TYPE A
 3 BEDROOM

3. LEVEL 1
 A5 1/8" TO 1'-0"

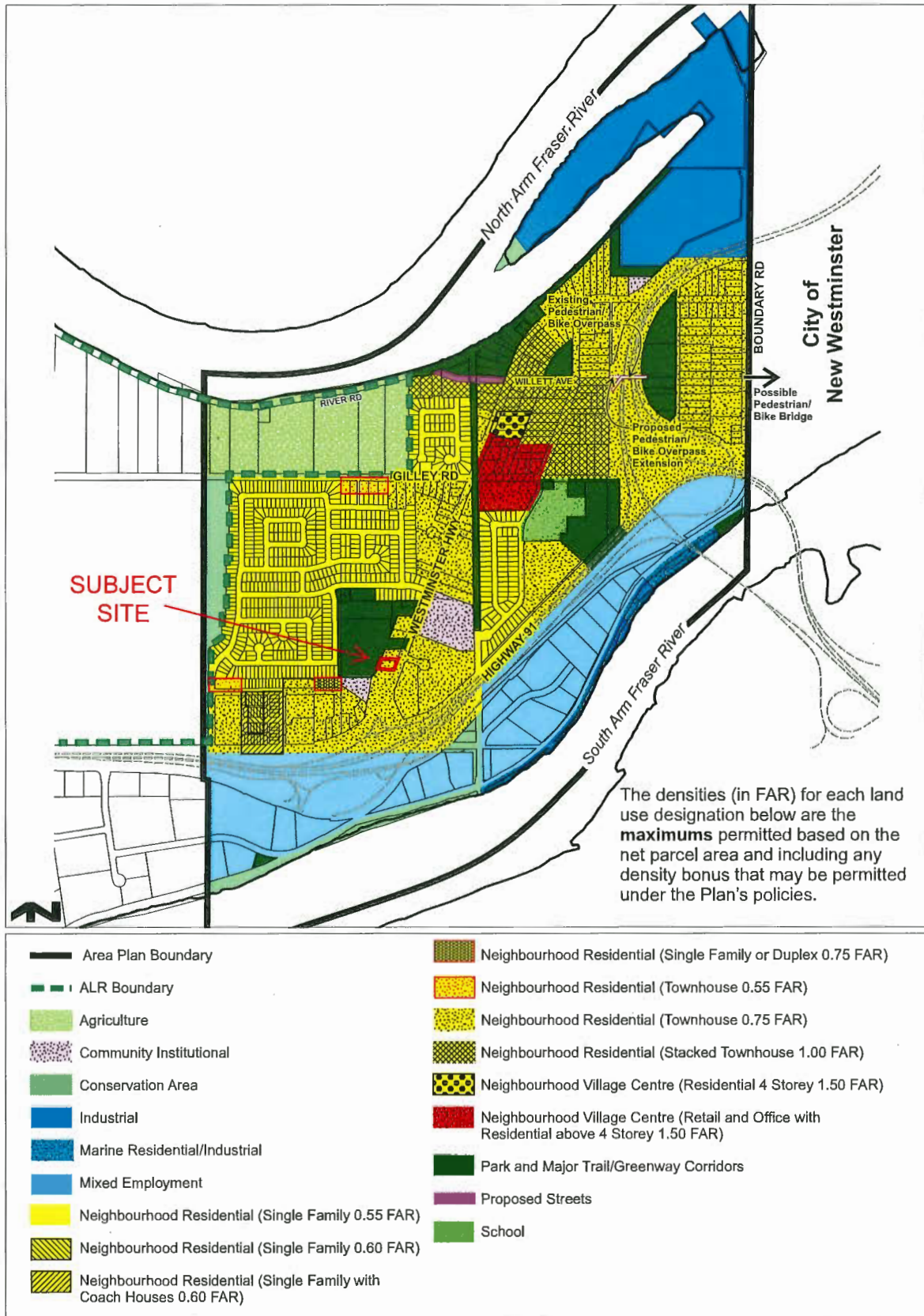
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TOTAL UNIT AREA: 4333.11 SQ. FT. INCLUDING STAIR AND LOFT AREA.



Land Use Map

Bylaw 9260
2017/06/12



Meeting Date: July 05, 2018

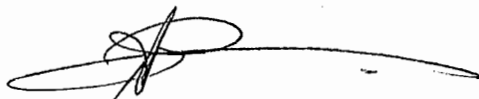
Meeting Time: 6:30pm

Attendees: Members of the strata council

Leslie Brock
Vice President-Property Management, Pacific Quorum
Properties Inc.

Raman Kooner
Representing the owner, 1137183 BC Ltd.
Re: 22551 Westminster Hwy, Richmond BC V6V 1B6

Comments: The meeting with the neighbors was very productive. There were no major concerns other than fencing between the two properties. During construction the exiting fence will be maintained as a barrier between the two sites. Upon completion, the strata have asked for the exiting fence to be either repaired or replaced. The owner of 22551 Westminister Hwy has agreed to pay for this.



Raman Kooner
Representing the owner, 1137183 BC Ltd.



Dave Mander
Owner, 1137183 BC Ltd.



Address: 22551 Westminster Highway

File No.: RZ 18-800159

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9970, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
3. Registration of a legal agreement on Title ensuring that the only means of vehicle access is via the statutory right-of-way BV468607 registered on 22571 Westminster Highway, and that there be no vehicle access to Westminster Highway. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.
4. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
5. Contribution of \$1,000 per dwelling unit (i.e. \$7,000) in-lieu of on-site indoor amenity space.
6. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (i.e. \$64,722.25) to the City's Affordable Housing Fund.
7. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submission of a Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 16 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
6	11 cm	6 m
2	10 cm	5.5 m
8	6 cm	3.5 m

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BC Energy Step Code), in compliance with the City bylaws.

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

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
3. 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.
4. Enter into a Servicing Agreement* for the design and construction of the following works:

Water Works:

- Using the OCP Model, there is 242 L/s of water available at a 20 psi residual at the Westminster Highway frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the Servicing Agreement stage.
 - Install a new fire hydrant near the driveway of 22571 Westminster Hwy, off of the existing 300mm watermain along the east side of Westminster Hwy. Exact location of the required hydrant shall be determined via the Servicing Agreement design.
- At developer's cost, the City is to:
 - Install a new service connection off of the existing 300 mm PVC watermain at Westminster Highway.
 - Install a new water meter complete with chamber inside the development site.
 - Remove existing water service connection and cap at main.

Storm Sewer Works:

- The Developer is required to:
 - Remove the existing storm service connection leads and cap at main at Westminster Hwy frontage.
- At Developer's cost, the City is to:
 - Install an adequately sized storm service connection off of the existing storm sewer at Westminster Hwy frontage, complete with a type 3 inspection chamber at the property line. Tie-in to the storm main shall be via a sump manhole.

Sanitary Sewer Works:

- The Developer is required to:
 - Install a 200 mm diameter sanitary main from the boulevard located east of the northeast corner of the proposed site to existing manhole SMH51839. Approximate length of required sanitary main is 28 m. A new sanitary manhole is required at the high end of the new sanitary main.
 - Replace the existing sidewalk and boulevard that will be impacted by the required sanitary main installation. Approximate length of required sidewalk and boulevard replacement is 25 meters.
 - Replace the existing paver tiles and curb in the driveway of 22571 Westminster Hwy that will be impacted by the sanitary main installation. Extent of replacement shall be from back of sidewalk to the property line.
 - Install a sanitary service connection complete with a sanitary inspection chamber. Tie-in shall be to the new manhole at the high end of the new sanitary line.

- At Developer's cost, the City is to:
 - Tie-in new sanitary main into existing manhole SMH51839.

Frontage Improvements:

- The Developer is required to:
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 1mW X 1m (deep)
 - Traffic signal UPS – 2mW X 1.5m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Check lighting levels and provide street lighting along Westminster Highway frontage, if required.
 - Provide other frontage improvements as per Transportation's requirements, including:
 - New 1.5 m wide grass and tree boulevard behind the existing curb and 1.5 m wide concrete sidewalk.
 - Permanent closure of the existing driveway letdown and replacement with the frontage works as described above.
 - All works to tie-in to existing conditions at the north and south of the development site.

General Items:

- The Developer is required to:
 - 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.

Note:

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

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

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

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

[signed concurrence on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9970 (RZ 18-800159)
22551 Westminster Highway**

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 **"TOWN HOUSING (ZT11) - HAMILTON"**.

P.I.D. 003-419-444

Parcel "D" (Explanatory Plan 8308) Except Firstly: Parcel "E" (Explanatory Plan 12694); Secondly: Part Subdivided by Plan LMP4865; Thirdly: Part Dedicated Road on Plan LMP4865; Lot 1 Section 2 Block 4 North Range 4 West New Westminster District Plan 6132

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9970"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING



OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: November 1, 2018

From: Biliana Velkova
Public Art Planner

File: 11-7000-09-20-244/Vol
01

Re: Hollybridge Way Public Art Landmark Concept

Staff Recommendation

That the concept proposal and installation for the Hollybridge Way Landmark public artwork "Typhas" by artists Charlotte Wall and Puya Khalili, as presented in the report titled "Hollybridge Way Public Art Landmark Concept," dated November 1, 2018, from the Director, Arts, Culture and Heritage Services, be endorsed.

Jane Fernyhough
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 2

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

Staff Report

Origin

On May 23, 2006, Council adopted the Oval Precinct and Surrounding Area Public Art Plan as the guiding plan for art opportunities in the Richmond Olympic Oval site and as a guideline for the Oval Village Neighbourhood.

On October 11, 2011, Council adopted the City Centre Public Art Plan as the guide for public art to complement and develop the character of Richmond's diverse neighbourhoods to create distinctive spaces and villages, which enhance a sense of community, place and civic pride.

On June 4, 2018, Council endorsed the issuance of an artist call for the Hollybridge Way Public Art Landmark, as described in the staff report titled, "Hollybridge Way Public Art Landmark Terms of Reference". The artist call provided terms of reference, including that the artists:

- consider the themes of "River and Sky" to create a sense of place and cultural identity for residents and a welcoming experience for visitors; and
- consider the ecology and the historic use of the site at the edge of the Fraser River including the traditional use of the area by Indigenous inhabitants.

The artwork may be a single integrated artwork, or series of sequential pieces, to further address the themes mentioned above.

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

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

2.1. Strong neighbourhoods.

2.2. Effective social service networks.

2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.

2.4. Vibrant arts, culture and heritage opportunities.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.2. A strong emphasis on physical and urban design.

Analysis

Proposed Location

The recommended location for the Hollybridge Way Public Art Landmark is on the grand stairs, a high profile location with visibility from the dyke trail, and both Dinsmore and No. 2 Road bridges. It is the terminus for the proposed Lansdowne Road ceremonial route starting from the Garden City Lands to the Hollybridge Way plaza and Richmond Olympic Oval precinct. The location is also adjacent to primary bike and pedestrian routes from the City Centre to the waterfront park.

The site is in close proximity to the mouth of the Fraser River and to the Vancouver International Airport. The artwork will provide a gateway and a landmark for the new Hollybridge Waterfront Park and Pier, providing an opportunity for the public to experience close contact with the Fraser River. A signature artwork at this location is anticipated to attract people to gather, pose for photos and create a sense of place.

Design Considerations Accessibility Access

The artist team and staff will work with the Richmond Centre for Disability to identify any accessibility concerns. In particular, the artist will need to consider mobility accessibility, sound, and light pollution interference.

A technical review and coordinating phase with City staff will be included with the design development phase of the work. This includes coordinating with flight path specialists as the work will be in proximity to Vancouver International Airport.

Hollybridge Way Public Art Landmark - Terms of Reference

The Call to Artists for the Hollybridge Way Public Art Landmark describes the art opportunity, themes, site description, scope of work, budget, selection process, schedule and submission requirements. The Call was issued on July 13, 2018 and closed on August 9, 2018. Artists residing in Canada were eligible.

Hollybridge Way Public Art Landmark - Public Art Artist Selection Process

During the first stage of the process, 45 submissions by artists from across Canada were received. On August 23, 2018, following the Public Art Program's administrative procedures for artist selection for civic public art projects, a selection panel comprised of four Richmond residents and arts professionals and one Vancouver-area arts professional reviewed the submissions.

Members of the selection panel included:

- Dr. Cheryl Angelomatis, retired University professor and resident of adjacent development
- Sloane Elphinstone, recreation programmer;
- Sunshine Frère, arts and culture administrator;

- James Harry, artist; and
- Debra Zhou, art professional.

City staff from the Public Art Program and Parks Planning attended the selection panel meeting to provide project background for the selection panel and to address technical questions.

In reviewing the submissions, the selection panel considered how the proposal responded to the themes identified in the artist call and the potential to create a compelling work of art as evidenced in the samples of past projects provided by the applicants.

These criteria included:

- artistic merit of the artist statement;
- understanding of the relevance of the site and its histories;
- ability of the artwork to respond to the existing character of the site;
- appeal to multiple audiences;
- sensitivity of environmental concerns; and
- qualifications based on past projects.

Following discussion and deliberation, the panel shortlisted four artists and artist teams to develop their initial approach to the project and present a concept proposal in an interview with the selection panel.

The shortlisted artists were:

- Charlotte Wall and Puya Khalili, Vancouver, BC;
- Adad Hannah, Burnaby, BC;
- Ludovic Boney, Lévis (Saint-Romuald), QC;
- Nancy Chew and Jacqueline Metz, Vancouver, BC.

As per the terms of reference, the preliminary concept proposals by the four shortlisted finalists responded to the theme of “River and Sky”. The theme provided an opportunity for the artwork to provide a connection for the public to the Fraser River. The four proposals represented a wide range of styles and materials, from colourful, whimsical approaches to meditative contemplations on the environmental history of the site.

The selection panel provided recommendations for the shortlisted artists to consider in advancing their concept proposals, including identifying technical concerns.

The artists attended site orientation with staff on September 20, 2018 and refined their concept proposals for submission to the City by October 11, 2018. City staff reviewed the proposals for technical concerns and provided comments. These comments were considered by the selection panel prior to its final recommendation.

On October 18, 2018, the selection panel met to interview the four shortlisted artists and artist teams. Following lengthy and thoughtful deliberation, the panel recommended the concept proposal “Typhas” by artists Charlotte Wall and Puya Khalili. The selection panel was impressed with the artists’ concept and its ability to infuse creative expression through symbolic and sculptural representation of the river ecology, as well as for its integration with the site.

Recommended Artist

The artists, Charlotte Wall and Puya Khalili, have extensive public art experience. The artists have worked on a series of high profile projects in Metro Vancouver. Their unique artworks are intricately fabricated and have attracted positive community response.

Recommended Public Art Concept Proposal

The concept “Typhas” is composed of three main sculptural forms that resemble cattails and five functional seating elements with a sound component. Together they provide a visual and sensorial experience for the public and create a distinct visual landmark for the site. Attachment 2 provides detailed information about the proposal.

The artist describes the artwork as follows:

“The work is a symbolic re-imagining of the typha plant. These abstracted forms will be composed as three sculptures. They will be cast in stainless steel with the outer surface polished to a mirror finish. The reflective nature of the material provides a surface that not only acts as a focal point to this plaza, but one that will animate its surroundings.

The inner surfaces will be powdercoated in a golden yellow colour. The surface of the main flower will feature perforations that mimic cellular structures which gradually open. The hollow interior space will be illuminated at night. The forms are surrounded by five seats. Scattered at the base of the sculpture, the shape of these seats mimic the perforations found on the main sculptures and are painted to match the yellow color of the flowers.”

Financial Impact

There will be no financial impact.

The funding for the public artwork is available from the previously approved Oval Precinct Public Art Capital Budget. The total budget for the Hollybridge Way Public Art Landmark project is \$320,000. An allowance of \$20,000 has been set aside for all associated administration and coordination costs associated with the selection process and project administration. The remaining budget of \$300,000 will be available for all design costs, engineering fees, fabrication, installation, taxes and other associated costs to deliver a completed artwork integrated with the site.

Conclusion

The Hollybridge Way Public Art Landmark Public Artwork supports the Oval Precinct and Surrounding Area Public Art Plan to include an integrated artwork in the new Hollybridge Way

Park. A major artwork at this landmark location that celebrates “River and Sky” provides an opportunity to reveal the connection of Richmond to the Fraser River estuary and Pacific flyway. Hollybridge Way Landmark public artwork will enhance this culturally and ecologically rich place and contribute in making a vibrant, healthy and sustainable city.



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

- Att. 1: Call to Artists - Hollybridge Way Public Art Landmark
2: TYPHAS – A Public art proposal from Charlotte Wall and Puya Khalili for Hollybridge Way Public Art Landmark

call to artists

PUBLIC ART
RICHMOND



Figure 1. Approach to Hollybridge Way Park staircase from the south east

Hollybridge Way Public Art Landmark City of Richmond, BC

Request for Qualifications (RFQ)

June 2018

OPPORTUNITY

The Richmond Public Art Program, in partnership with the Parks Department, is seeking an artist or artist team to create a site-responsive landmark artwork for the new entrance plaza at the Hollybridge Way Waterfront Park located adjacent to the rapidly developing Oval Village, in Richmond, BC.

This is a two-stage open artist call. Following review by the selection panel of the submitted artists' statements of interest and their qualifications, up to five artists will be shortlisted and invited to attend a site orientation and prepare a concept proposal for presentation at an interview. An interview and concept proposal fee of \$2,000.00 CDN plus GST will be paid to each of the shortlisted artists or artist teams, plus travel expenses to a maximum of \$1,000.00.

Budget: The total artwork budget is \$300,000 CAD, for all design, consultants, fabrication, installation, documentation and all associated costs.

Technical Limits: Maximum weight of 8,000 kg (4 tons) and maximum height of 6 m (20 ft.)

Eligibility Requirements: Open to professional artists and artist teams residing in Canada. Indigenous artists are encouraged to apply.

Deadline for Submissions: Thursday, August 9, 2018, 4:00 p.m. PDT

Installation: Summer 2019

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LOCATION

The location for the Hollybridge Way Public Art Landmark on the grand stairs is a high profile location with visibility from the dyke trail, and both Dinsmore and No. 2 Road bridges. It is the terminus for the proposed Lansdowne Road ceremonial route starting from the Garden City Lands to the Hollybridge Way plaza and Olympic Oval precinct. The location is also adjacent to primary bike and pedestrian routes from the City Centre to the waterfront park. See Appendices 1–3.

The site is in close proximity to the mouth of the Fraser River and to the Vancouver International Airport. The artwork is to provide a gateway/landmark for the new Hollybridge Waterfront Park and Pier, an opportunity for the public to experience close contact with the Fraser River.

A signature artwork at this location is anticipated to attract people to gather, pose for photos and create a sense of place.

BUDGET

The total budget for this project is \$300,000 CAD. The budget includes (but is not limited to) artist fees, design, permitting as needed, engineering fees, fabrication, installation, administration, photography, insurance and all taxes (GST excluded). Travel to Richmond and/or accommodation for the duration of the artist's contract for the commission is at the artist's expense.

ARTIST ELIGIBILITY

This opportunity is open to artists or artist teams residing in Canada. In consideration of the historic significance of the site to Coast Salish peoples, Indigenous artists are encouraged to apply. Qualified artists will have proven experience developing artworks, specifically for civic projects. City of Richmond staff and its Public Art Advisory Committee members, selection panel members, project personnel, and immediate family members of all of the above are not eligible. Richmond-based artists are urged to consider this opportunity.

Artists that are currently under contract with the City in a public art project are ineligible for other projects until the current contract is deemed complete.

THEMES

In setting themes for the Hollybridge Way Public Art Landmark, artists are to consider previous Civic Public Art Plans for this neighbourhood.

The *Richmond City Centre Public Art Plan* (Figures 2 and 3) identifies **Richmond: Yesterday, Today and Tomorrow** as the thematic framework within which artists will design their work, telling a cohesive story about Richmond while allowing room for artistic expression and diverse projects.

The *Richmond Olympic Oval Precinct Public Art Plan* (Figure 4) has identified **Flow, Flight, Fusion** as the theme for the architecture and artwork within the Oval Village neighbourhood, joining the physical site context with the spirit of Olympic speed skating and the legacy health and wellness centre.

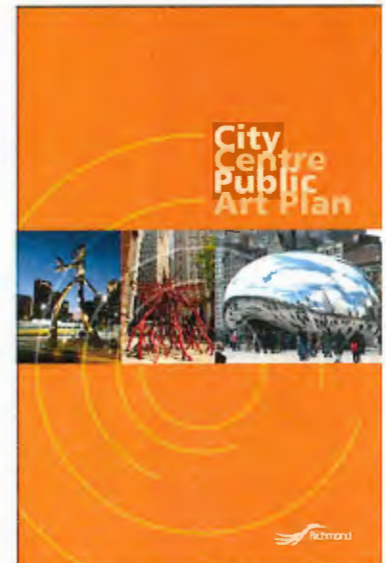


Figure 2. Cover of the City Centre Public Art Plan

Link: [City Centre Public Art Plan](#)



Figure 3. Enhanced Gateways map from the City Centre Public Art Plan. The Hollybridge Way is located between Gateways A and B as shown on the map.

call to artists

PUBLIC ART
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Building on these overarching themes of *Richmond: Yesterday, Today and Tomorrow* and *Flow, Flight, Fusion*, the theme of *River and Sky* has been identified for the Hollybridge Way Public Art Landmark opportunity.

River

- The artwork will provide a gateway/landmark for the new Hollybridge Way Waterfront Park and Pier, an opportunity for the public to experience close contact with the Fraser River.
- The art project should consider the natural ecology of the Fraser River and ecological network.
- The waters of the Fraser River conceal a diverse and significant aquatic habitat. Richmond's unique position at the mouth of the Fraser River means the City has a key role to play in ensuring the health of the foreshore, for the benefit of the entire watershed.
- The artwork should also consider the historic use of the riverfront site—including recognition of the Coast Salish people who fished, hunted, trapped and gathered on the site for thousands of years—and the transformation of the marshy lands in the Fraser River for agriculture and industry.

Sky

- In addition to the contemporary use of the skies for the Vancouver International Airport, the Fraser River estuary has long provided essential resting areas for migratory birds on the Pacific Flyway – a major migratory route for birds travelling between the western Arctic and southern areas of the continent of South America.
- The estuary supports the largest overwintering population of birds in all of Canada, at certain times of the year playing host to millions of birds.

The artwork may be a single integrated artwork, or series of sequential pieces, to further address the themes mentioned above.

SELECTION PROCESS

A selection panel will recommend the artist/artist team to Council through a two-stage open call process. A concept proposal fee of \$2,000 will be paid to each of the shortlisted artists or artist teams. Expense for travel and lodging will be provided to a maximum of \$1,000 per artist or artist team residing outside of Greater Vancouver.

Out-of-town finalists will be reimbursed for travel and lodging expenses to attend the interview in Richmond. If applying as a team, the allowance for travel may not fully reimburse all team members.

A selection panel comprised of three art or design professionals and two representatives from the City Centre neighbourhood will review the applicants' materials. Representatives from the City Parks and Recreation Department



Figure 4. Richmond Olympic Oval Precinct Public Art Plan, 2006

Link: [Richmond Olympic Oval Public Art Plan](#)

call to artists

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and Engineering Department will serve as advisors to the panel. Based on the selection criteria listed below, the panel will select up to five finalists to develop their concept proposals and attend an interview.

Stage 1

- Artists submit a written Statement of Interest, Approach to the Site and their Qualifications in the format outlined in the Submission Requirements below.
- Selection Panel to shortlist three to five artists or teams for Stage 2.

Stage 2

- Shortlisted artists enter into an Agreement with the City to prepare a Detailed Concept Proposal based on their initial Approach.
- Artists to be provided with detailed site information and responses to questions about the site from City staff.
- Shortlisted artists to attend an interview (in-person or via Skype) with the Selection Panel to present a Detailed Concept Design.
- Selection Panel to recommend one artist or artist team to City Council for endorsement. Panel reserves the right to make no recommendations from the submitted applications and artist interviews.

ARTIST SELECTION CRITERIA

Submissions to the call (for Stage 1 and Stage 2, as appropriate) will be reviewed and decisions made based on the following:

- Artistic merit of artist statement of interest.
- Appropriateness of approach to the site and viability of preliminary ideas.
- Understanding of the relevance of the site and its histories.
- Ability of the artwork to respond to the existing character of the site by taking into account scale, colour, material, texture, content and the physical characteristics of the location.
- Potential for making engaging artwork, suitable for multiple audiences.
- Sensitivity to environmental concerns.
- Qualifications as demonstrated by creativity and quality of previous work and experience with projects in the public environment.
- Willingness and capacity to work with other design professionals and stakeholders through a complex process.
- Appropriateness of the proposal to the City of Richmond's [Public Art Program Goals](#).

SUBMISSION REQUIREMENTS

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

- INFORMATION FORM – Please complete the information form attached to this document.



Figure 5. *Bird of Spring*, Abraham Etungat, bronze, 1979, Robson Square, Vancouver

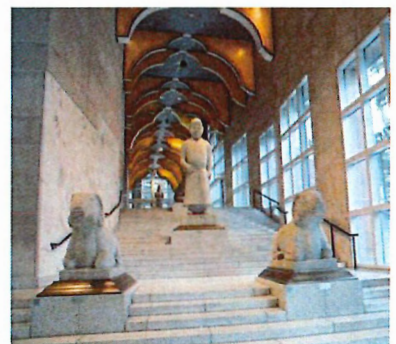


Figure 6. *Chinese Statues*, Seattle Art Museum, Photo credit: Julia Vitullo-Martin

Examples of artwork integrated with a public ceremonial staircase.

call to artists

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- **STATEMENT OF INTEREST** – (300 words or less) Why the artist/team is interested in this opportunity and how their practice relates to this project and the posted selection criteria. If applying as a team, please address how team members work together in the statement of interest.
- **APPROACH TO THE SITE** – (1 page maximum) Text and/or visual preliminary artistic approach or working methodology stating how you propose to respond to the posted themes and site context.
- **ARTIST CV** – (2 pages maximum) Current professional resume. Teams should include two-page resumes for all members as one document
- **DIGITAL IMAGE WORK SAMPLES** – Applicants may submit up to 12 supporting image examples of past work that best illustrate their qualifications for this project. If applying as a team, the team submits no more than 12 images, total. One image per page. Please include artist name(s), title, year, location and medium information on each image page in portrait format.
- **REFERENCES** – Three (3) references who can speak to your abilities, skills and accomplishments. Please provide name, title and contact telephone number and/or e-mail.

PROJECT TIMELINE

Submission Deadline:	Thursday, August 9, 2018, 4:00 p.m. PDT
Finalist Notifications:	Thursday, August 30, 2018
Shortlisted Artist Interviews:	Thursday, October 18, 2018*
Installation:	Summer 2019

*All applicants are asked to reserve this date on their calendars.

SOURCES FOR ADDITIONAL INFORMATION

[Richmond Public Art Program](#)

[City Centre Public Art Plan](#)

[Richmond Olympic Oval Public Art Plan](#)

[City of Richmond Archives](#)

SUBMISSION GUIDELINES

1. All supporting documents must be complete and strictly adhere to these guidelines and submission requirements (above) or risk not being considered.
2. All submissions must be formatted to 8.5 x 11 inch pages, portrait format.
3. Submission files must be 5 MB or smaller.
4. If submitting as a team, the team should designate one representative to complete the entry form. Each team member must submit an individual resume/curriculum vitae. (See Submission Requirements)
5. All documents must be sent by e-mail to: publicart@richmond.ca

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call to artists

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ADDITIONAL INFORMATION

1. The selected artist will be required to show proof of WCB coverage and \$5,000,000 general liability insurance.
2. Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the Artist Call as required.
3. All submissions to this Artist Call become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright in the concept proposal. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.
4. Submissions must be received by Thursday, August 16, 2018, 4:00 p.m. PDT. Extensions to this deadline will not be granted under any circumstances. Submissions received after the deadline and those that are found to be incomplete will not be reviewed.

QUESTIONS

Please contact the Richmond Public Art Program:

Tel: 604-204-8671

E-mail: publicart@richmond.ca

SUBMISSION DEADLINE

Thursday, August 9, 2018, 4:00 p.m. PDT

SUBMISSION ADDRESS

publicart@richmond.ca

call to artists

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APPENDIX 1 HOLLYBRIDGE WAY PUBLIC ART LANDMARK LOCATION

Situated in the Oval Village in Richmond City Centre, the site is a highly visible location on the Middle Arm of the Fraser River, between the No. 2 Road and Dinsmore Bridges that connect Lulu Island with Sea Island (Figure 7).

The artwork will be located at the north end of Hollybridge Way and integrated into the wide “ceremonial” staircase that leads to the new Hollybridge Way Park and Pier. It will provide an entry into the Oval East Waterfront Park and be highly visible to vehicle and pedestrian traffic along River Road and on the Dinsmore and No. 2 Road Bridges (Figure 8).



Figure 7. Aerial view of proposed artwork location

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The Hollybridge Way Plaza and future pier mark the intersection of the new park with the north end of Hollybridge Way and will become the park's defining feature. The plaza is composed of an upper area on top of the dike that is designed to provide a gathering spot beside the river, host community events and gatherings, and provide access to the pier once it is constructed.

A lower area at Hollybridge Way will provide a clearly defined entry into the park. Linking the two plazas is a wide "ceremonial" staircase that will also serve as an amphitheatre for community events when Hollybridge Way is temporarily closed. Barrier-free access is provided, in part, by the adjacent dike maintenance service road.

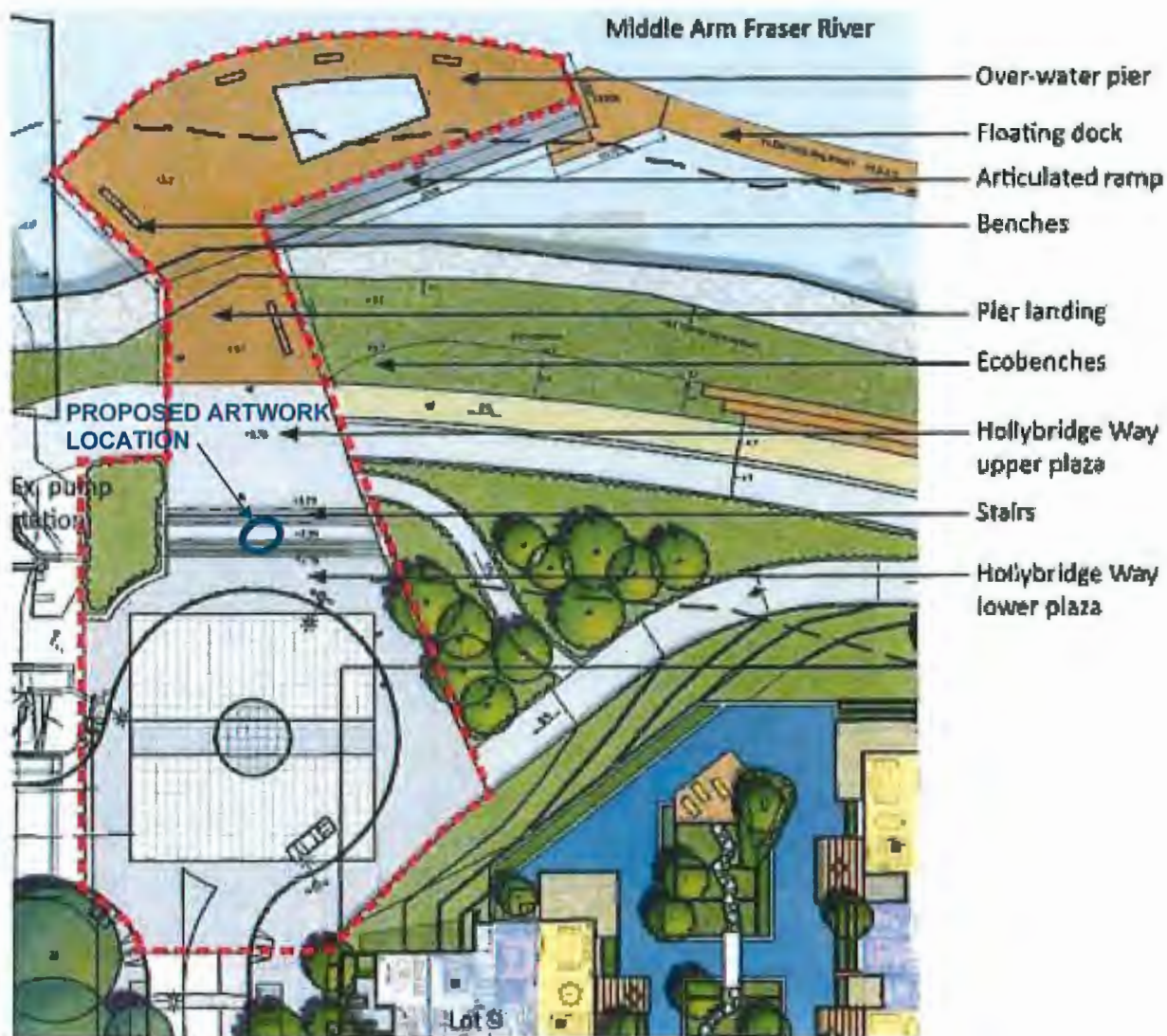


Figure 8. Hollybridge Way Plaza and Future Pier

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APPENDIX 2 VIEWS OF THE HOLLYBRIDGE WAY PUBLIC ART LANDMARK LOCATION



Figure 9. View looking north

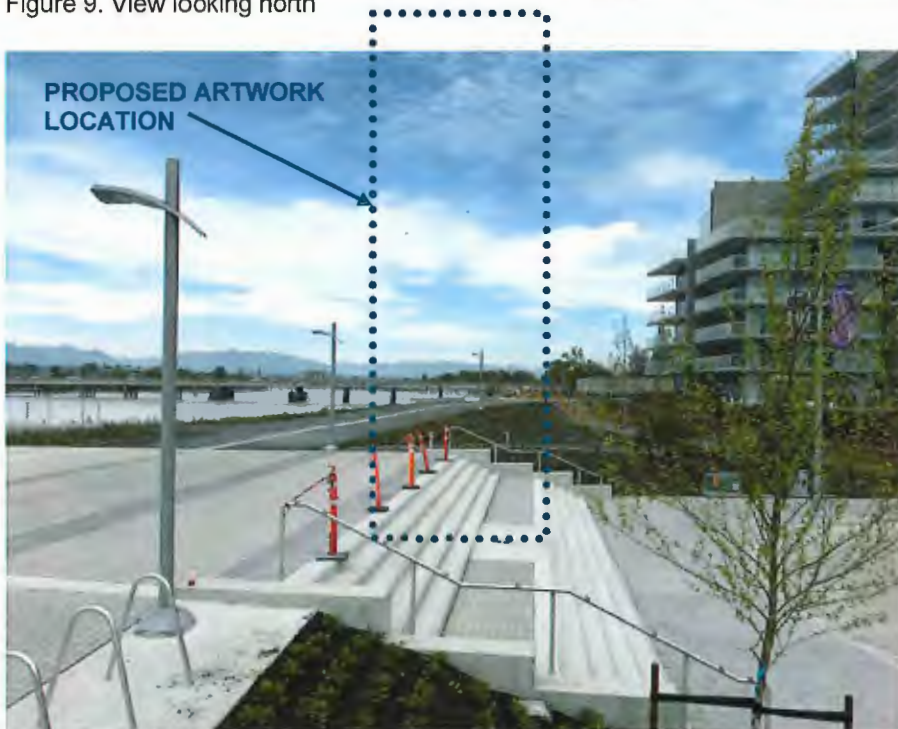


Figure 10. View looking west

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APPENDIX 3 TECHNICAL DRAWINGS

Maximum weight of 8,000 kg (4 tons) and 6 m height (20 ft.)

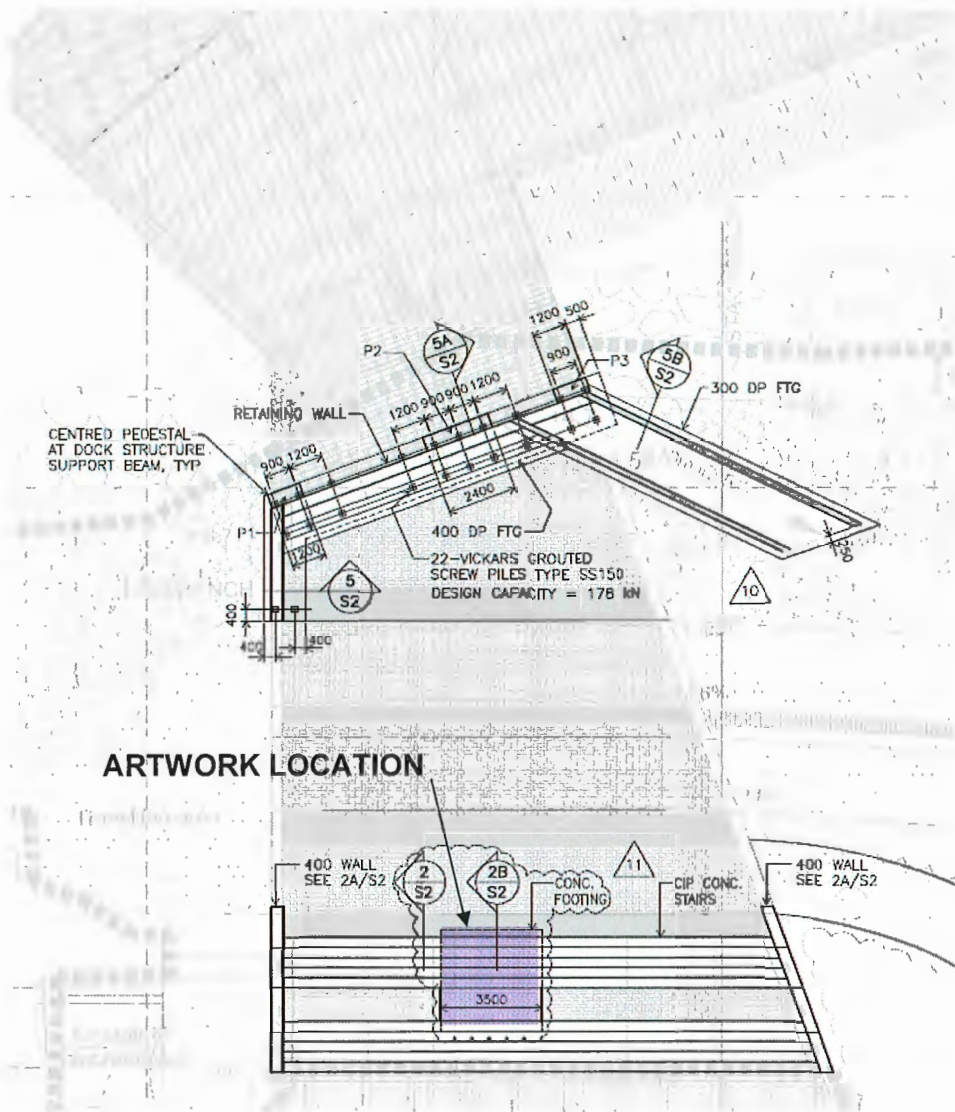


Figure 11. Waterfront Park partial Plan – concrete pedestal on upper stairs

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Hollybridge Way Public Art Landmark

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

Name: _____

Team Name: (if applicable) _____

Address: _____

City: _____ Postal Code: _____

Primary Phone: _____ Secondary Phone: _____

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

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

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

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

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

Signature: _____ Date: _____

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

Additional Information

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



TYPHAS

A Public art proposal from Charlotte Wall and Puya Khalili
for Hollybridge Way Public Art Landmark

October 2018

Typha \ˈtɪfə\ n.

A genus of tall erect herbs that occur in fresh and salt marshes and have sword-shaped leaves and monoecious flowers in dense spikes with the staminate uppermost.

Also known as: Reed, bulrush, Cattail

Profile

CHARLOTTE WALL – PUYA KHALILI

**We are passionate about art;
especially art that is created for
the public realm.**

Based on our different
backgrounds, ethnicities and
professional experience, we bring
a unique paradigm to our work.

Our lives have touched the areas
of literature, music, education,
immigration, and design and
we have developed particular
sensibilities from them all.

Approaching the work from
several disciplines of visual art,
design and architecture, we are
able to create multi-faceted and
provocative art.

Working in the realm of public art
is a privilege and our very best
efforts are the result.

**“THE FUNCTION
OF ARTWORK IS
THE STIMULATION
OF SENSIBILITIES,
THE RENEWAL
OF MEMORIES
OF MOMENTS OF
PERFECTION.”**

— AGNES MARTIN

Intro

TYPHAS

The story of a place begins with its flora and fauna. The riverbanks of British Columbia have always been home to indigenous water reeds. The typha has ancient origins, existing in these marshes long before the presence of any human inhabitants.

The ubiquitous presence of the typha is a prominent feature of the vegetation in Richmond. It's presence is largely dependant on water and looking out to the landscape, one could easily trace the path of water by following where the typha grows. Closely tracing the meandering river beds and streams of water, the typha can be read as a signifier for the existence of water in the landscape.



CNCL - 148

Context

THE ESSENCE OF PLACE

To speak eloquently of a particular place, both the sights and the sounds of the place need to be addressed.

Creating a dynamic art piece in this vibrant yet serene environment requires us to embrace the essence of this place: the sights and sounds that have constituted it throughout time.

The essence of this place then, is the result of the interplay of elements throughout time: the water, vegetation, wildlife and human inhabitants, each playing their role and creating the ultimate cause and effect.

With this sculpture, we hope to incorporate such elements that have formed this landscape through time, and encourage curiosity, playfulness, and a strong 'sense of place'.







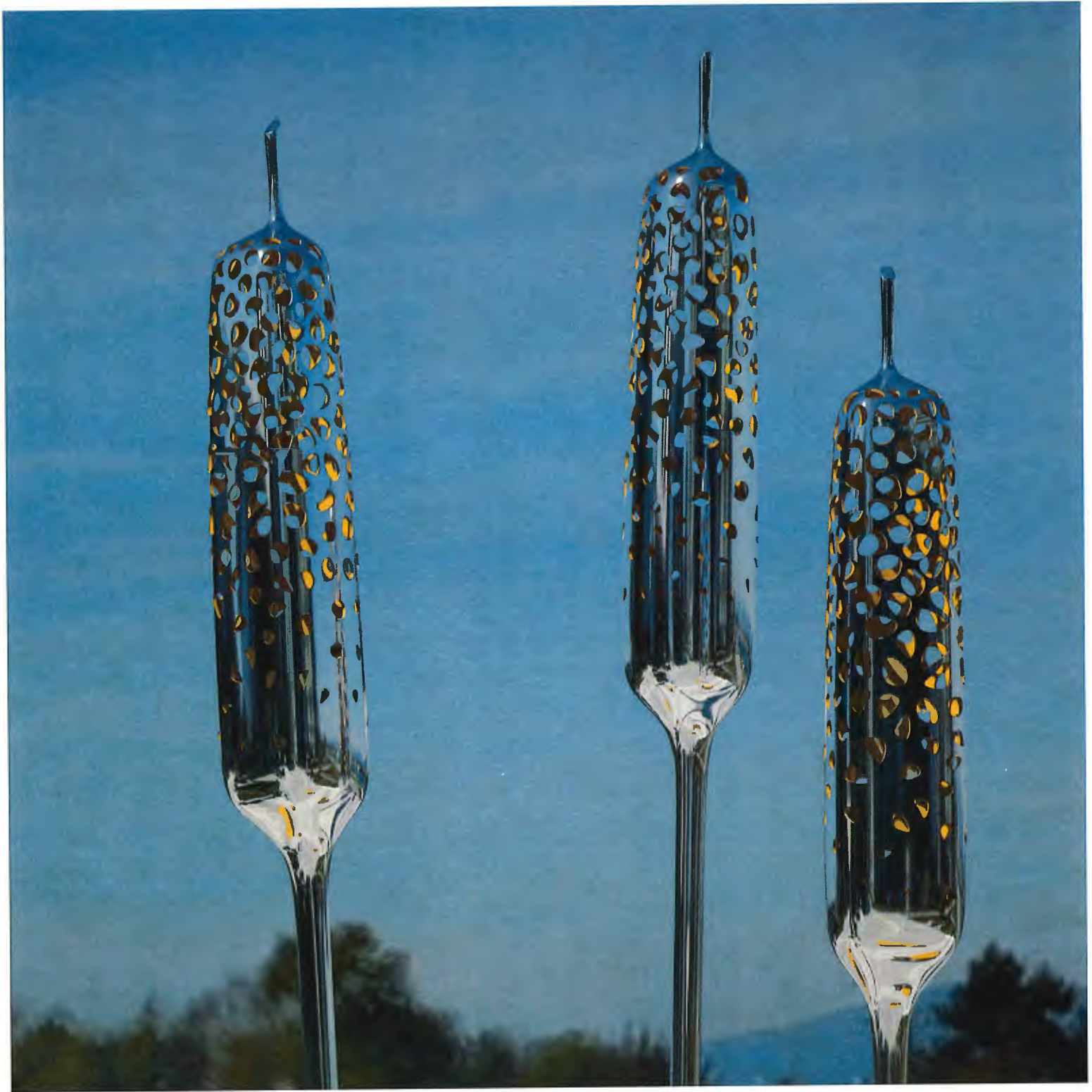
Proposal

THE SINGING TYPHAS

With this piece we are primarily engaging the senses of sight and sound in the material world but are also hoping to engage a more subconscious state of mind that reaches for remembrances and feelings of connectedness.

This artwork is composed of a soundscape and a sculptural element.

We are evoking the essence of a particular place in time unlimited.



CNCL - 154

Proposal

THE SCULPTURES

The sculptural component is a symbolic re-imagining of the typha plant.

These abstracted forms will be composed as three sculptures. They will be cast in stainless steel with the outer surface polished to a mirror finish.

The reflective nature of the material provides a surface that not only acts as a focal point to this plaza, but one that will animate its surroundings.

The inner surfaces will be powder-coated in a golden yellow colour. The surface of the main flower will feature perforations that mimic cellular structures which gradually open. The hollow interior space will be illuminated at night.

The forms are surrounded by five seats. Scattered at the base of the sculpture, the shape of these seats mimic the perforations found on the main sculptures and are painted to match the yellow color of the flowers.



Proposal

SOUND

Recognizing the proliferation of water in and around Richmond, we chose to release the sounds of the subterranean water that remains unheard under normal circumstances. We are aiming to give voice to that unheard sound. This voice will speak of the waters that once were part of the river but now are underground.

The sound of the subterranean water will be heard from the speakers placed inside of the seating, mingling with the above ground sounds, including birds, boats, animals and people situated around the Typhas.



Proposal

LIGHTING

Lighting is an important aspect of this piece. LED lights will be installed inside of the three main flowers such that the gold inside will glow softly on the exterior. Ground based lighting will be used to illuminate the sculpture at night in order to create a glowing effect to the work; providing visibility and a welcoming beacon to the space. This includes soft lighting at the recessed base of the seatings, giving each a floating feeling.







Process

FORM – FABRICATION

The three forms are created digitally allowing for the complex geometry of the flowers to be realized.

Through 3-dimensional fabrication techniques, the digital model is prototyped as a 1:1 form. This model is then used as a positive for the casting in stainless steel. The exterior of the form is polished to a mirror finish and the interior will be powder-coated in a golden hue.

The seating elements will also be powder-coated in a matching soft golden yellow.



Original digital model and visualization



3D Model converted to Styrofoam

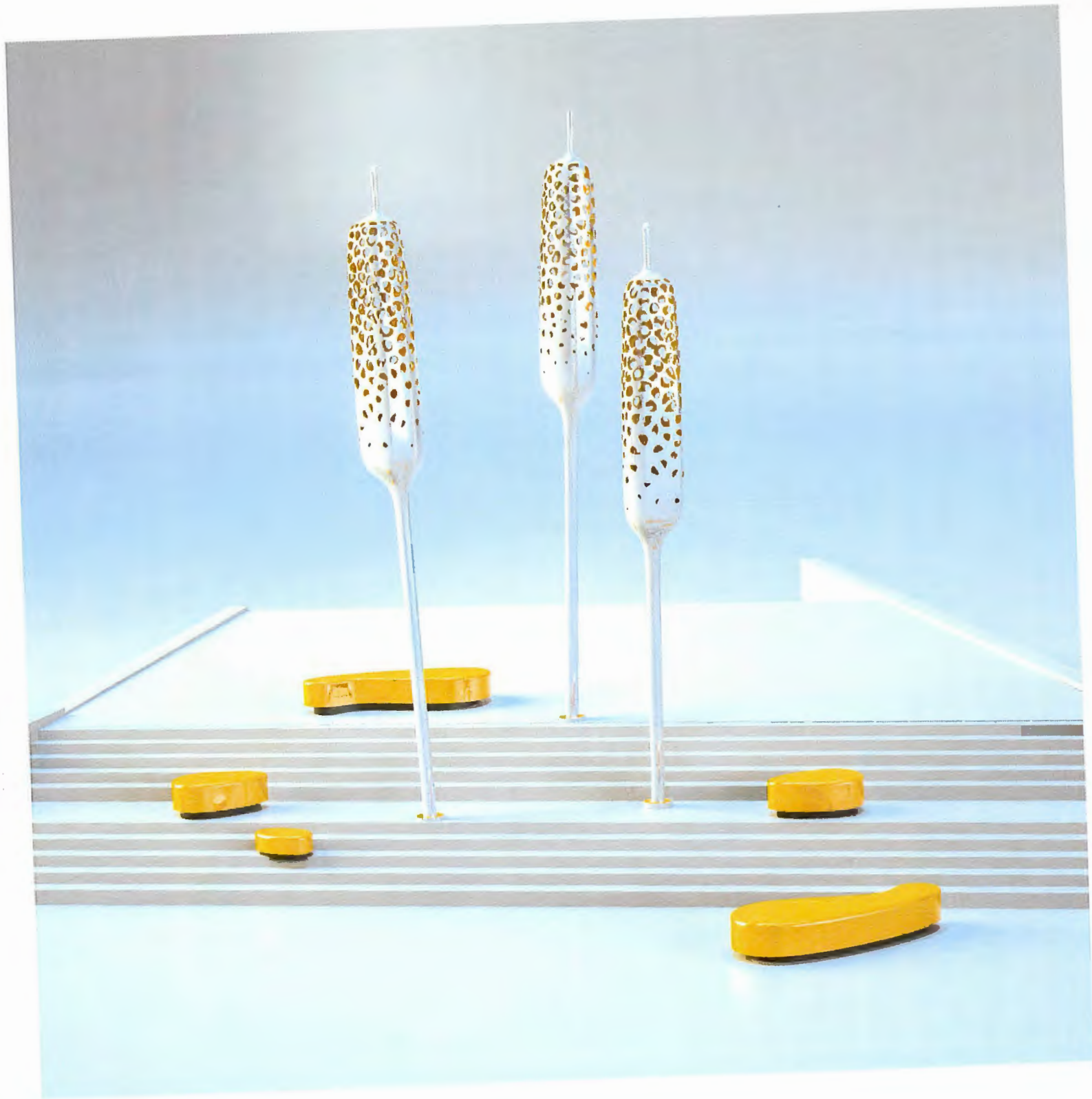


Snapshot of the installation Process



Snapshot of Finished Model





TEAM

ARCHITECTURAL DESIGN CONSULTANT:

CHRIS DORAY STUDIO INC.

STRUCTURAL ENGINEERING CONSULTANT:

GLOTMAN SIMPSON CONSULTING ENGINEERS

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Municipal resolution: Call for the ABC Plan for an Accountable, Bold and Comprehensive poverty reduction plan for British Columbia

WHEREAS:

1. The poverty rate in British Columbia continues to be among the highest in Canada at approximately 1 in 8 using Canada's official poverty line (Market Basket Measure), and child poverty rates in BC are still 1 in 5;
2. Many impacts of poverty are experienced at the local level, and local residents pay for poverty in increased health care costs, higher crime, higher demand for community, social and charitable services, lack of school readiness, reduced school success, and lower economic productivity;
3. 4 people are dying every day in BC due to the opioid epidemic that the Provincial Health Officer of BC has declared a Public Health Emergency. Many more are sick from poverty with cancer, heart disease, diabetes, depression or other health issue; and the health of everyone is worse from living in such an unequal society;
4. A poverty reduction plan will save lives and money as it is a social and economic investment in our province;
5. There was unanimous support from all three provincial parties for legislated targets and timelines to reduce poverty in Bill 39: Poverty Reduction Strategy Act when it was passed on November 5, 2018;
6. BC is the last province in Canada to have a poverty reduction plan and is now developing a plan to be launched in March 2019;
7. The BC Poverty Reduction Coalition (the "Coalition") is a broad-based network of over 400 organizations including community and non-profit groups, faith groups, health organizations, indigenous organizations, businesses, labour organizations, and social policy groups;
8. The Coalition has renewed its call for a strong poverty reduction plan for BC by launching the ABC Plan, which outlines an accountable, bold and comprehensive poverty reduction plan to prevent and reduce poverty in BC.

THEREFORE BE IT RESOLVED:

THAT this council support the Coalition's ABC Plan for an accountable, bold and comprehensive poverty reduction plan for BC; and

BE IT FURTHER RESOLVED:

THAT this council advocate to the provincial government to develop and implement a provincial poverty reduction strategy that includes the measures within the ABC Plan before February 2019, with the commitment that this council will work with the provincial government in implementing this plan.

For more information:

Contact: Trish Garner, Community Organizer, BC Poverty Reduction Coalition

Email: trish@bcpovertyreduction.ca

Phone: 604-877-4553

Website: bcpovertyreduction.ca / ABCplan.ca



An Effective Poverty Reduction Plan: It's as simple as ABC

First Steps for an Accountable, Bold and Comprehensive Poverty Reduction Plan for BC

Over half a million British Columbians live in poverty: from youth aging out of care to sleeping on the streets to seniors struggling to buy food; from low-wage workers having to commute hours every day to people on income assistance trying to survive day by day; from newcomers to indigenous people who we welcome and acknowledge with words but not with enough financial support; from the homeless to those living one paycheque away from joining them; and from people with disabilities facing a lifetime of poverty to families trying to give their children the lives they never had.

In a wealthy province like BC, we can do better.

And the good news is that British Columbians want to do better. The majority of voters in BC's 2017 provincial election voted for bold action on poverty; and with all three major political parties now publicly committed to a poverty reduction plan, British Columbians can finally look forward to action to tackle poverty and the increasing levels of homelessness and inequality that we see in our communities.

This is a crisis that requires urgent action. 4 people are dying every day in BC due to the opioid epidemic that the Provincial Health Officer of BC has declared a Public Health Emergency. Many more are sick from poverty with cancer, heart disease, diabetes, depression or other health issue; and the health of all of us is worse from living in such an unequal society.

A poverty reduction plan will save lives.

It will also save money. It's an economic investment in our province. Initial funding should be provided by restoring tax fairness. Then, over the long term, a poverty reduction plan that puts in place strong, preventative measures to tackle both the depth and breadth of poverty costs far less than the cost of poverty, at \$8 to 9 billion per year for health and criminal justice costs, as well as lost tax revenue. Let's stop mopping the floor and fix the roof.

An Accountable, Bold and Comprehensive poverty reduction plan for BC is the solution to save lives and promote equality.

So far, the government has undertaken a poverty reduction consultation from October 2017 to March 2018. They visited communities throughout the province and heard consistent themes about the issues and the necessary solutions. They now plan to table legislation in the fall and launch the full plan in February 2019.

Now British Columbians expect action with an accountable, bold and comprehensive poverty reduction plan that reflects those themes. A plan needs to tackle immediate affordability challenges but, more importantly, go upstream to enhance our universal basic services to prevent these challenges in the first place and ensure healthy people and healthy communities throughout our province.

The over-arching vision and first steps matter in leading in the right direction.

That is why the BC Poverty Reduction Coalition with over 400 supporting organizations recommend the following first steps for the government's legislation and plan:

✓ **A is for Accountable.**

Embed strong accountability measures

- ◆ **Ensure long-term sustainability through legislated targets, timelines and accountability measures:**
 - ◆ Reduce BC's poverty rate by 30% within four years, and by 75% within 10 years.
 - ◆ Recognize that poverty is concentrated in particular marginalized groups and ensure concurrent declines in the poverty rates for these groups by 30% in four years, and by 75% in ten years.
 - ◆ Within two years, ensure that every British Columbian has an income that reaches at least 75% of the poverty line.
 - ◆ Within two years, ensure no one has to sleep outside, and end all homelessness within eight years (ensuring all homeless people have good quality, appropriate housing).
 - ◆ Commit to United Nations Sustainable Development Goal #1: "End poverty in all its forms everywhere" by 2030.
 - ◆ Create an independent, funded Office/Advocate to monitor the plan's implementation.
- ◆ **Make sure all Ministries are working together, including:**
 - ◆ Legislate a Poverty/Equity Lens at Treasury Board to ensure no Ministry can make decisions that will hurt people in poverty.
 - ◆ The Minister of Social Development and Poverty Reduction should present mandatory annual reports (including reports from all relevant Ministries) to the Legislature and to the public about actions taken, outcomes and advocacy to other levels of government.
- ◆ **Embed strong fundamental principles in the legislation and plan:**
 - ◆ Respect the human rights of people living in poverty.
 - ◆ Upstream approach focusing on the social determinants of health.
 - ◆ Poverty reduction as a social and economic investment for our province.

✓ **B is for Bold.**

Take bold, immediate action

- ◆ **Increase income supports, including raising welfare and disability rates to 75% of the poverty line (Market Basket Measure) immediately and to 100% of the MBM in 2 years.**

The first step would cost \$365 million while lifting everyone on income assistance to the poverty line would cost \$1.16 billion, only 2% of the provincial budget
- ◆ **Tie rent control to the unit (not the tenant), and build and protect affordable social and rental housing.**

Affordable is defined as 30% of income. An appropriate percentage of the housing to be built should be at welfare shelter rates and another set target should be tied to the senior shelter level.

✓ **C is for Comprehensive.**

Develop a comprehensive poverty reduction plan with short, medium and long-term actions in 7 policy areas:

- ◆ **Income assistance:** Provide adequate and accessible income support for the non-employed.
 - ◆ Increase and index income and disability assistance.
 - ◆ Increase earnings exemptions, and remove clawbacks and arbitrary barriers that discourage, delay and deny people in need.
- ◆ **Employment:** Improve the earnings & working conditions of those in the low-wage workforce.
 - ◆ Increase the minimum wage to \$15 an hour for all workers with no exemptions and index it to the cost of living.
 - ◆ Enhance and restore the coverage and enforcement of employment standards.
- ◆ **Equity:** Address the needs of those most likely to be living in poverty, including:
 - ◆ Restructure federal and provincial funding to better address the needs of all Indigenous people, including the large off-reserve population.
 - ◆ Guarantee access to income assistance for all regardless of citizenship status.
 - ◆ Provide free transit for children 0-18 years of age and a low-income transit pass for adults.
- ◆ **Housing:** End homelessness and adopt a comprehensive affordable housing and supportive housing plan.
 - ◆ Build 10,000 new social & co-op housing units per year that low income people can afford.
 - ◆ Introduce stronger tenant protections, including rent control on the unit (not the tenant), tighter limits on annual rent increases, adequately enforcing the Residential Tenancy Act (RTA) and the Manufactured Home Park Tenancy Act, and extending tenant rights to include all non-profit social housing currently exempt from the RTA.
- ◆ **Child care:** Provide universal, high quality, publicly-funded child care.
 - ◆ Improve the wages of early childhood educators.
 - ◆ Continue to increase the number of licensed spaces.
 - ◆ Prioritize expanding the fee reduction program so that the affordable child care benefit can be reduced over time, and ensure that low income families have access to free, high quality child care.
- ◆ **Education and training:** Enhance support for training and education for low-income people.
 - ◆ Reduce tuition fees by 50% and increase the availability of post-secondary grants for low-income students; allow welfare recipients to attend post-secondary education and get apprenticeships.
 - ◆ Adequately fund K-12 education to mitigate inequalities and to ensure adequate library staff and resources, and special needs assessment and support
- ◆ **Health and food security:** Enhance community mental health and home support services, and expand integrated approaches to prevention and health promotion services.
 - ◆ Expand essential health services in the public system, such as dental and optical care and community mental health services.

More information and take action at ABCplan.ca

For more information, visit:

ABCplan.ca

The **BC Poverty Reduction Coalition** is a coalition that includes community and non-profit groups, faith groups, health organizations, indigenous organizations, immigrant service agencies, businesses, labour organizations, and social policy groups. We have come together around a campaign aimed at seeing the introduction of a bold and comprehensive poverty reduction plan from the government of British Columbia that would include legislated targets and timelines to significantly reduce poverty, inequality and homelessness. We have over **80 Coalition Members** and over **400 supporting organizations** that have joined the call for a poverty reduction plan.

Vancity



vancouver
foundation

Vancity
Community Foundation

What Municipalities *Can* and *Can't* Do To Prevent and Reduce Poverty in our Communities

You're seeing increasing levels of homelessness in your community and you are turning to your local government to take action. However, solving the challenges of poverty requires all three levels of government working in collaboration. Municipal councils cannot address these pressing social issues alone and yet they face them daily as they show up at the local level within our communities. This is why it is so important to align municipal commitments with provincial and federal strategies.

Government budgets show the scale of responsibility and investment each level of government should be taking:

- Municipal: \$1.8 billion¹
- Provincial: \$50 billion
- Federal: \$340 billion

Local governments can play an important role in poverty reduction but much of that role must include strong advocacy to senior levels of government to impact their priorities and necessary investments.

Now is an especially critical time to advocate to the provincial government because they are developing a poverty reduction plan for BC for the first time!

Before the plan is launched in February 2019, municipal governments can join the call for the [ABC Plan](#), which highlights that an effective poverty reduction plan must be Accountable, Bold and Comprehensive.

We've developed this resource to share what Local Governments and School Boards can do to combat poverty in our communities; and what they can't do. You can use this to hold your newly elected officials accountable to bold action *and* advocacy after they have been elected.

The BC Poverty Reduction Coalition (BCPRC) is an alliance of over 400 organizations throughout the province that have come together in the call for the provincial government to implement a strong poverty reduction strategy with legislated targets and timelines to significantly reduce poverty, inequality, and homelessness in BC. Our work is grounded in the foundation of universal human rights. We advocate for an accountable, bold and comprehensive plan that will take action in seven policy areas: income assistance, employment, housing, child care, education, health, and equity.

¹ maximum, using Vancouver as example

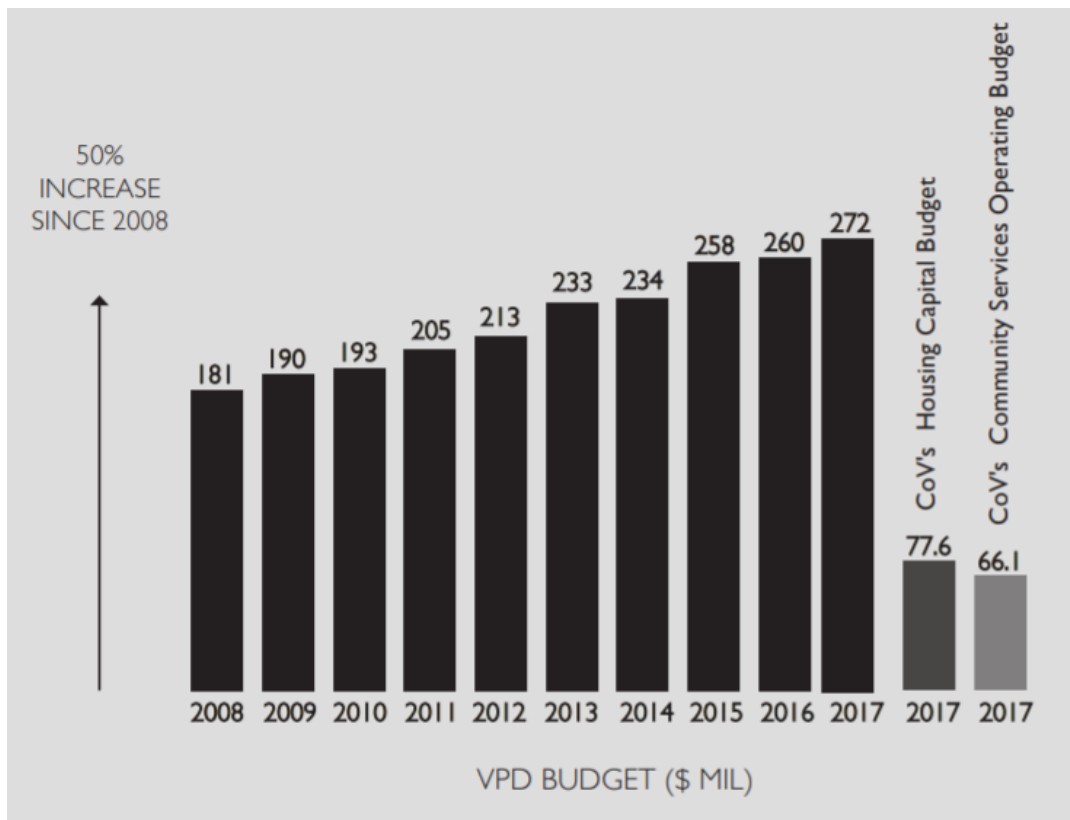
Human Rights

Municipalities are primarily responsible for the criminalization of poverty.

Many local governments across British Columbia have bylaws and local law enforcement practices that violate the human rights of people living in poverty. They have the potential to criminalize people who live in public space, increase stigma and restrict the delivery of harm reduction programs, emergency shelter, and other services for marginalized people. Local governments should listen to people living in poverty and address the ways that their bylaws infringe on their human rights and increase stigma and discrimination.

We recommend that municipal governments stop criminalizing poverty by revoking laws that penalize or discriminate against people for engaging in behavior necessary for survival because of homelessness and poverty, such as sleeping and erecting shelter in public spaces.

The best way to see government priorities is not by what politicians are saying but what they are spending our money on. That's exactly what the Carnegie Community Action Project did in their analysis of the Vancouver Police Department funding within the City of Vancouver's budget.² Here you can see the dramatic increase of almost \$100 million over 10 years, and the comparison to the City's housing investment and community services budget, which is far below public spending on the police.



² Carnegie Community Action Project, *No Pill For This Ill: Our Community Vision of Mental Health*, <http://www.carnegieaction.org/wp-content/uploads/2018/04/MH-REPORT-FINAL-1.compressed.pdf>

In addition to stopping the criminalization of poverty, municipal governments have an important role to play in combating discrimination against people in poverty. In particular, improperly managed public municipal consultations have become a forum for inappropriate language, harassment and the silencing of marginalized people. Having monitored and learned of countless attacks at public hearings against people with addictions and other disabilities, and people experiencing homelessness, Pivot Legal Society argues that “it is incumbent on municipalities to ensure that all people feel safe and welcome at public hearings on issues that matter to them and they have duties to protect people from discriminatory statements and ensure hearings do not become forums for abuse.”

Municipal planners and human rights advocates have developed special procedures for how councils should carry out public consultations concerning new affordable housing projects including:

- Layout clear ground rules.
- State that the only issues open for discussion are legitimate land use issues such as location, size, setback and parking requirements.
- Advise attendees that the meeting will not be a forum to make negative comments about the people who will be living there.
- Be clear that they will actively interrupt and object to discriminatory language or prejudicial comments.

We recommend local governments take these proactive measures to ensure that everyone is treated with respect.

Read more:

Pivot Legal Society submission on Human Rights in Canada

https://d3n8a8pro7vhmx.cloudfront.net/pivotlegal/pages/1850/attachments/original/1455843171/UN_submission.pdf?1455843171

“Community outcry should not block health and safety measures for people who are homeless” Pivot Legal Society Blogpost

http://www.pivotlegal.org/community_outcry_should_not_block_health_and_safety_measures_for_people_who_are_homeless

“In the zone: Housing, Human Rights and Municipal Planning” Ontario Human Rights Commission

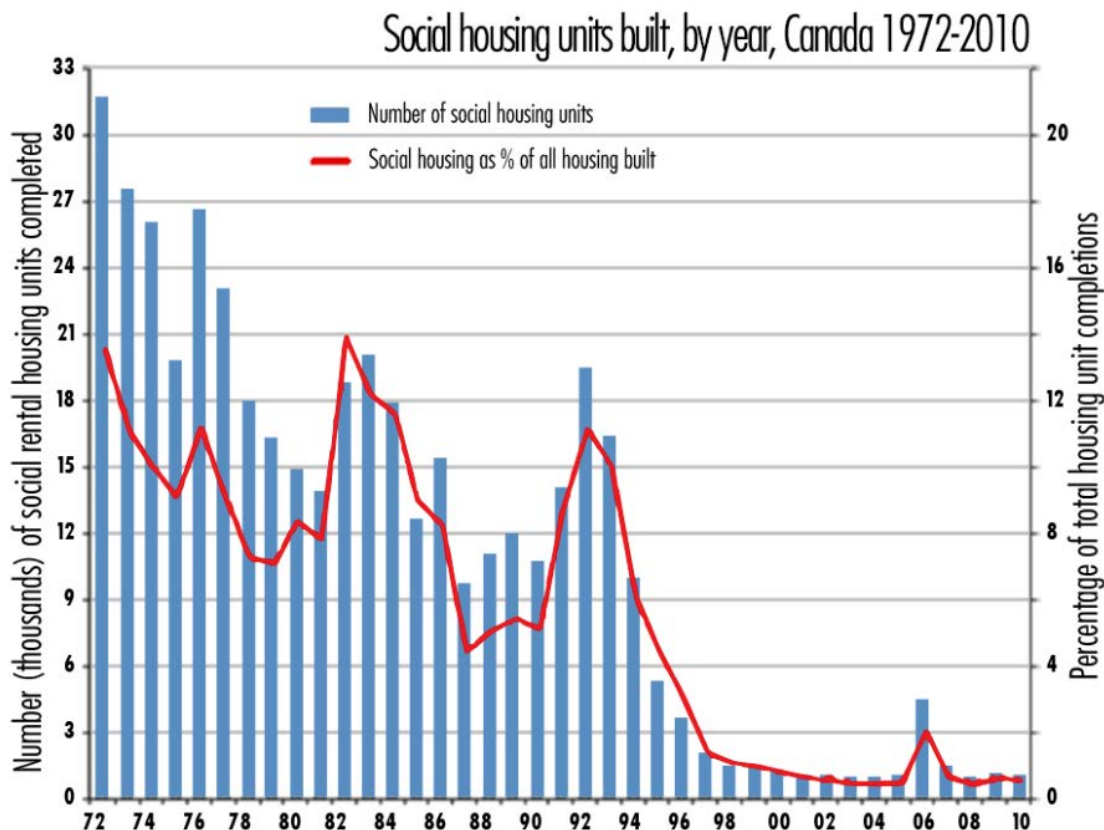
<http://www.ontla.on.ca/library/repository/mon/26002/315300.pdf>

Housing

BC has a housing crisis throughout the province with thousands of homeless and people facing housing insecurity struggling to survive in our communities, spending a huge share of their income on rent and/or living in sub-standard, over-crowded housing. According to the BC Non-Profit Housing Association, 45% of renters in BC are living in housing insecurity, spending more than 30 per cent of their income on rent; and 1 in 5 renters are spending more than half their income on rent leaving them with little left over to support themselves and their families.

Much of the focus is on municipal governments at the moment as we are seeing increasing levels of visible homelessness within our communities and we look to our closest level of government for action. However, the root causes of homelessness and the responsibility primarily lies with senior levels of government, which have not invested the resources they have over the last decades. The graph below shows the dramatic decline in federal housing investment since the 1970s.³

This level of federal funding in partnership with provincial funding provided between 1500-2000 new housing units per year in BC, and the number of homeless people was much lower.



³ Calculate by Walks, Alan from CMHC Canadian Housing Observer, various years; Figure 2 in Walks, Alan and Clifford, B. (2015), "The Political Economy of Mortgage Securitization and the Neoliberalization of Housing Policy in Canada," Environment and Planning A. 47(8): 1624-1642

Local governments can still play an important role in building and protecting affordable housing through partnerships with local non-profits, co-operatives, and, in particular, other levels of government, which have the necessary resources. Municipal contributions can include:

- providing public land and funds toward the creation of non-profit affordable housing
- protecting existing affordable housing supply through retention and replacement policies including policies that protect against the demolition of existing affordable housing and replacement with more expensive homes
- zoning specifically to retain and encourage rental housing in their communities, and through inclusionary zoning, they can require developers to create non-market housing as a condition for new development sites
- streamlining permitting and rezoning processes specifically for non-profit affordable housing

In all this work, it is important to emphasize that affordable housing must meet a diversity of needs. A set percentage of the housing to be built should be at welfare shelter rates and another set target should be tied to the senior shelter level. There also is a dire need for specific units for accessible, adaptable housing options and 3 and 4 bedroom units suitable for families with children.

Read more:

BC Non-Profit Housing Association's Make Housing Central Campaign

https://housingcentral.ca/SITES/HousingCentral/2018_Civic_Campaign/HousingCentral/2018_Civic_Campaign.aspx

BC Society of Transition Houses: BC Municipal Election Toolkit

<https://bcsth.ca/wp-content/uploads/2018/09/municipal-election-toolkit-2018-09-24.pdf>

Vancouver Tenants' Union's Renters Report Card

https://d3n8a8pro7vhmx.cloudfront.net/vancouverrentersunion/pages/135/attachments/original/1538619170/Renters_Report_Card_-_Website_Information.pdf

Health and Food Security

Poverty is a fundamental determinant of health, and the health care costs of poverty add up to \$1.2 billion per year in BC. So, all of the other policy recommendations outlined here will have a direct impact on improving the health of low-income people.

However, local government can enhance and expand access to health initiatives, including:

- providing free or discounted recreational services and access to programs for low-income children, youth, families and individuals
- if people are not being housed, supporting them where they are, including developing public amenities like water fountains, public washrooms and public showers – careful consideration needs to happen to ensure these amenities are universally accessible and safe
- increasing food security through zoning that would ensure low-income neighbourhoods have access to reasonably priced, quality fruits and vegetables
- supporting community gardens and community kitchens to provide affordable, nutritious food; schools can also provide healthy meals and nutritional information to students

The epidemic of opioid overdose deaths, at a rate of 4-5 overdose deaths each day is a public health emergency. While federal laws often get the most attention, municipal bylaws and local law enforcement practices also have the potential to increase stigma and restrict the delivery of harm reduction programs, emergency shelter, and other services for marginalized people.

Local governments need to ensure that they do not restrict access to health services including harm reduction programs and addiction treatment options in their communities.

Read more:

First Call Municipal Election Toolkit (See page 8)

<https://firstcallbc.org/wordpress/wp-content/uploads/2018/09/2018-Municipal-Election-Toolkit.pdf>

Municipal Election Engagement Toolkit for Food Security Advocates

<https://gateway2.phabc.org/wp-content/uploads/sites/2/2018/10/Municipal-Election-Toolkit-revised-Oct-1-2018.pdf>

BC Poverty Reduction Letter about water fountains to the City of Vancouver

<http://bcpovertyreduction.ca/wp-content/uploads/2018/10/2016-COV-Water-Fountains.pdf>

Open Letter to the Government of BC about the need for an Opioid Action Plan

<http://bcpovertyreduction.ca/2017/11/bc-needs-an-opioid-action-plan-open-letter-to-the-government-of-bc>

Equity

There are multiple ways that municipal governments can address the over-representation of poverty amongst particular groups to ensure equity. These are just a couple of examples:

1. Marginalized groups often rely on public transportation and face high costs and long travel times as unaffordable housing causes people to move further and further away from work. However, responsibilities for transit may vary depending on your local community. Your municipality may be one of the 60 local governments that pays into BC transit and shares responsibilities for developing and maintaining the province-wide transit system. Within Metro Vancouver, Mayors, the Chief of the Tsawwassen First Nation, and the elected representative of Electoral Area “A” sit on the Mayors’ Council on Regional Transportation, which provides accountability to Translink.

We recommend that mayors advocate for provincial funding to ensure equitable access to our public transit system including affordable transit measures such as free transit for all children and youth and reduced transit fares for low-income individuals and families.

2. Indigenous people are far more likely than non-indigenous people to live in poverty and experience homelessness. The Truth and Reconciliation Commission of Canada has five Calls to Action that directly apply to municipal governments:
 - fully adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation
 - repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius, and reform those laws, government policies, and litigation strategies that continue to rely on such concepts
 - provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations
 - work with other levels of governments, churches, Aboriginal communities, former residential school students and current landlords to develop and implement strategies and procedures for the ongoing identification, documentation, maintenance, commemoration, and protection of residential school cemeteries or other sites at which residential school children were buried
 - work collaboratively with the National Centre for Truth and Reconciliation to identify and collect copies of all records relevant to the history and legacy of the residential school system, and provide these to the National Centre for Truth and Reconciliation

These actions are just a starting point to address the ongoing effects of colonialism.

Read more:

#AllOnBoard Campaign Website

<https://www.allonboard.ca>

Truth and Reconciliation Commission of Canada: Calls to Action

http://www.trc.ca/websites/trcinstitution/File/2015/Findings/Calls_to_Action_English2.pdf

Childcare

Local governments are responsible for many local regulations, such as development zoning, and can require that child care spaces be included in new buildings. School Boards can ensure stability for the many child care programs that operate on school sites.

Given that senior levels of government have far more responsibility and potential to invest, local governments can also endorse the \$10aDay Child Care Plan calling on the provincial government to begin building a better child care system. The \$10aDay Child Care Plan is the community's solution to BC's child care crisis. 32 local BC governments support the Plan but they do not have the resources or mandate to implement it alone. The provincial government has made significant investments in child care and needs to keep moving towards universal child care. Local governments who have already endorsed the Plan support the next steps the campaign is calling for at the provincial level.

Read more:

First Call Municipal Election Toolkit (See page 4)

<https://firstcallbc.org/wordpress/wp-content/uploads/2018/09/2018-Municipal-Election-Toolkit.pdf>

\$10aDay Child Care Plan Website

<https://www.10aday.ca>

Education

The under-funding of public education has meant an increase in school fees, such as those now collected for field trips, supplies, sports and arts, and specific course materials. This causes great family stress, and children from low-income families often exclude themselves from activities and programs. The role of public education in giving every child an equal chance is seriously undermined by the inequity created by school fees. Public school boards can reduce or eliminate fees that act as barriers to inclusion for low-income students as well as continuing to advocate to the provincial government for adequate funding.

Almost 1 in 4 LGBT youth in BC are forced out of their homes so, without guaranteed family support, school safety and inclusion can have a direct impact on reducing queer and trans homelessness and long-term poverty. **School Boards should publicly support the SOGI curriculum and implement strong gender identity and sexual orientation policies to allow schools to fully support queer and transgender students and ensure their safety and inclusion.**

Read more:

First Call Municipal Election Toolkit (see page 8)

<https://firstcallbc.org/wordpress/wp-content/uploads/2018/09/2018-Municipal-Election-Toolkit.pdf>

BC Confederation of Parent Advisory Councils Submission on Provincial Public Education Funding

https://bccpac.bc.ca/images/Documents/Resources/BCCPAC_SSC-Submission_Oct-11-2018.pdf

Poverty is an LGBTQ Issue, BC Poverty Reduction Coalition (see submission to Vancouver School Board)

<http://bcpovertyreduction.ca/campaigns/lgbtq>

Low Wages

Despite public perception, poverty in BC is primarily working poverty. The majority of poor children in BC live in families with parents in the paid labour force, many of them working full-time and often multiple jobs. Local governments have a responsibility to avoid contributing to the problem of low-wage poverty.

We recommend that local governments and school boards becoming living wage employers to embed the responsibility to pay all their employees a living wage and only contract for services with companies that pay a living wage.

However, the provincial government is responsible for legislating the minimum wage and exemptions to that wage (for example, piece rate farmworkers who harvest fruit and vegetables) so local governments should advocate to them to increase the incomes of low wage workers. The provincial government is also responsible for employment standards, which desperately need to be enhanced and adequately enforced; for example, BC is the only province without the provision of paid sick leave.

Read more:

First Call Municipal Election Toolkit (see pages 8-9)

<https://firstcallbc.org/wordpress/wp-content/uploads/2018/09/2018-Municipal-Election-Toolkit.pdf>

Living Wage for Families Campaign Website

<http://www.livingwageforfamilies.ca>

BC Employment Standards Coalition

<http://bcemploymentstandardscoalition.com>

Level the Playing Field campaign for paid sick leave

https://www.leveltheplayingfield.ca/sick_leave_petition

Income assistance

The current income assistance system in BC is fundamentally broken. People in desperate need are being denied assistance, and if lucky enough to navigate all the structural and administrative barriers to welfare and have their application accepted, they are subjected to a life of “survival,” struggling to meet the most basic needs of shelter and food.

Local governments do not have jurisdiction over income and disability assistance. They should advocate to the provincial government for increased income and disability assistance rates as part of the [ABC Plan](#) for an effective poverty reduction plan. Other measures suggested in this document can help reduce costs for people living on deeply inadequate income and disability rates.

Read More:

First Call Municipal Election Toolkit (see page 7)

<https://firstcallbc.org/wordpress/wp-content/uploads/2018/09/2018-Municipal-Election-Toolkit.pdf>

Raise the Rates Campaign Website

<https://www.raisetherates.org>



To: Mayor and Councillors
From: Chad Paulin, M.Sc., P.Ag.
Manager, Environment
Date: December 5, 2018
File: 10-6175-00/Vol 01
Re: Amendment to the Pollution Prevention and Clean-Up Bylaw No. 9950

At the Regular Council Meeting held on November 26, 2018, Council adopted on consent:

1. That the Pollution Prevention and Cleanup Bylaw No. 8475, Amendment Bylaw No. 9950, which introduces the new Non-Stormwater Discharge Permit, standards, and application fee, be introduced and given first, second, and third readings.

Following the Regular Council Meeting, staff recognized the need to correct the following misprint listed on Page 1 of the *Pollution Prevention and Cleanup Bylaw Amendment Bylaw No. 9950*:

Staff have corrected this misprint and recommend:

1. That Third Reading of the *Pollution Prevention and Cleanup Bylaw Amendment No. 9950* be rescinded;
2. That the *Pollution Prevention and Cleanup Bylaw Amendment No. 9950* be amended as follows:

MINIMUM DISCHARGE CRITERIA definition for Dissolved Oxygen corrected
from: "< or = to 5.0 mg/L" to: "> or = to 5.0 mg/L"; and

3. That the *Pollution Prevention and Cleanup Bylaw Amendment No. 9950* be given Third Reading as amended.

Chad Paulin, M.Sc., P.Ag.
Manager, Environment

Att. 1. *Pollution Prevention and Cleanup Bylaw No. 8475, Amendment Bylaw No. 9950*



**Pollution Prevention and Clean-Up Bylaw No. 8475,
Amendment Bylaw No. 9950**

The Council of the City of Richmond enacts as follows:

1. Pollution Prevention and Clean-Up Bylaw No. 8475, as amended, is further amended at section 1.1.1 by deleting the definitions of “**agreement**”, “**application**”, “**general manager**”, “**qualified environmental professional**” and “**responsible person**”, and inserting the following in alphabetical order:

APPLICANT	means the person who has applied for a Permit.								
ENVIRONMENTAL LAWS	means all applicable federal, provincial, and City laws, statutes, regulations, ordinances, bylaws, and codes, all applicable policies, standards, protocols, orders, directives, and decisions issued, rendered or promulgated by any ministry, federal or provincial department, or judicial, administrative, or regulatory agency or body, whatsoever relating to fisheries, public health and safety, occupational health and safety, the protection or preservation of the environment , or the manufacture, operation, processing, distribution, use, treatment, storage, disposal, release , transport, handling, or remediation of contaminants, all as may be amended or replaced from time to time, including, but not limited to, the <i>Environmental Management Act</i> , S.B.C. 2003 c. 53, the <i>Canadian Environmental Protection Act</i> , 1999 S.C. 1999, c. 33, and the <i>Fisheries Act</i> , R.S.C. 1985, c. F-14 (as may be amended or replaced from time to time), and all applicable principles of common law and equity.								
GENERAL MANAGER	means the General Manager, Engineering and Public Works, and his or her respective designates and authorized agents.								
MINIMUM DISCHARGE CRITERIA	<p>means the following minimum criteria that any permitted non-stormwater discharge must meet:</p> <table><tr><td>pH</td><td>6.5 - 9.0</td></tr><tr><td>Temperature</td><td>< or = to 19°C</td></tr><tr><td>Dissolved Oxygen</td><td>> or = to 5.0 mg/L</td></tr><tr><td>Turbidity</td><td>< or = to 8 NTU, and < or = to 50 NTU during storm events</td></tr></table> <p>Notes: NTU- Nephelometric Turbidity Units C- Celsius mg/L- milligrams per Litre</p>	pH	6.5 - 9.0	Temperature	< or = to 19°C	Dissolved Oxygen	> or = to 5.0 mg/L	Turbidity	< or = to 8 NTU, and < or = to 50 NTU during storm events
pH	6.5 - 9.0								
Temperature	< or = to 19°C								
Dissolved Oxygen	> or = to 5.0 mg/L								
Turbidity	< or = to 8 NTU, and < or = to 50 NTU during storm events								

**NON-STORMWATER
DISCHARGE
QUALITY
DECLARATION**

means a statutory declaration or letter, in the form provided by the **City** from time to time or in form otherwise satisfactory to the **City**, signed and sealed by a **Qualified Environmental Professional**, certifying the findings of site investigation work as to the quality of the proposed **non-stormwater discharge** and confirmation that the proposed **non-stormwater discharge** meets the **minimum discharge criteria**.

**QUALIFIED
ENVIRONMENTAL
PROFESSIONAL**

means an applied scientist or technologist registered and in good standing in British Columbia with an appropriate professional organization constituted by provincial statute, insured against professional liability arising from errors and omissions occurring in the performance of professional services, acting under that association's code of ethics, and subject to disciplinary action by that association, including but not limited to agrologists, biologists, engineers, foresters, geoscientists and technologists.

PERMIT

means an authorization by the **City** to allow **non-stormwater discharge** to enter a **drainage system** or **watercourse**.

PERMITTEE

means the holder of a **Permit**.

**RESPONSIBLE
PERSON**

means the person who has possession, charge, or control of a **polluting substance** when a **spill** of such **polluting substance** occurs, or is at imminent risk of occurring."

2. Pollution Prevention and Clean-Up Bylaw No. 8475, as amended, is further amended by deleting Part Six: Non-Stormwater Discharge Management and replacing it with the following:

"PART SIX: NON-STORMWATER DISCHARGE MANAGEMENT**6.1 Provisions for Non-Stormwater Discharge****6.1.1 Non-Stormwater Discharge Permit**

No person shall allow any **non-stormwater discharge** to enter any **drainage system** or any **watercourse** without first making an application for and obtaining a **Permit**, and every such **discharge** shall be undertaken in accordance with all requirements and regulations of this bylaw, the terms and conditions of the **Permit**, and all applicable **environmental laws**.

6.1.2 Application Requirements

6.1.2.1 Unless exempted by the **General Manager**, an application for a **Permit** must:

- (a) be made in the form provided from time to time by the **City**;

- (b) be made by the **owner** of the source **parcel**, or by an agent of the **owner**, provided that such agent has been granted written authority to act on behalf of the **owner**;
- (c) include the applicable fees as specified in the *Consolidated Fees Bylaw No. 8636*;
- (d) include written confirmation from the **owner** that the **owner** will waive, release, remise, indemnify, and save harmless the **City** and its elected officials, agents, employees, officers, and servants from and against all claims, demands, losses, costs (including legal costs), damages, actions, suits, or proceedings whatsoever brought by reason of, or arising from, the issuance of the **Permit** by the **City**, or the breach of any of the terms and conditions of the **Permit** by the **owner** or by those for which the **owner** is responsible at law, or the proposed **discharge** of **non-stormwater discharge** by or on behalf of the **owner**;
- (e) be accompanied by one of the following:
 - (i) a **non-stormwater discharge quality declaration** satisfactory to the **City**; or
 - (ii) a copy of the written approval of the proposed **discharge** from the applicable federal or provincial regulatory authority as required by the applicable **environmental laws**;
- (f) be accompanied by proof of insurance in an amount and on the terms satisfactory to the **City**;
- (g) be accompanied by a **water quality monitoring and response plan** satisfactory to the **City**;
- (h) be accompanied by a capacity analysis of the **drainage system** and, based on the capacity analysis, a letter signed and sealed by an appropriate **Qualified Environmental Professional** (being a professional engineer) confirming that the **drainage system** has capacity to accommodate the flow rate of the proposed **discharge**;
- (i) if required by the **City**, be accompanied by evidence satisfactory to the **City** that the **owner** has been denied a permit to **discharge** the **non-stormwater discharge** into the sanitary waste disposal system servicing the **parcel**, if any; and
- (j) be accompanied by any supporting documentation requested by the **City** relevant to the matters referred to in subsections (e), (g), (h) and/or (i) above.

6.1.2.2 An application will be deemed to have been abandoned if the **Applicant** fails to fully and completely respond to a request by the **General Manager** for documentation or information under this bylaw within 6 months of the date the request is made. Once abandoned, all application fee(s) collected will be forfeited to the **City**. If the **Applicant** wishes to proceed with a **discharge** after any such abandonment, the **Applicant** must, unless exempted in writing by the **General Manager**, submit a new

application for a **Permit** and must pay an additional non-refundable application fee as specified in the *Consolidated Fees Bylaw No. 8636*.

- 6.1.2.3 If it is determined by the **General Manager** that any **discharge of non-stormwater discharge** has occurred without a valid **Permit**, all work must cease and the appropriate **Permit** application must be immediately submitted with a non-refundable application fee of twice the amount as specified in the *Consolidated Fees Bylaw No. 8636*.

6.1.3 Permit Issuance

- 6.1.3.1 Subject to section 6.1.3.2, the **General Manager** may issue a **Permit** upon being satisfied that:

- (a) the proposed **discharge of non-stormwater discharge** complies with this bylaw and all applicable **environmental laws**;
- (b) the proposed **discharge of non-stormwater discharge** can be carried out safely, without undue nuisance or interference to adjacent **parcels** or the public, or damage or injury to persons or property;
- (c) the **Applicant** has complied with the applicable requirements of section 6.1.2; and
- (d) the **Applicant** has paid to the **City** all applicable fees required under the *Consolidated Fees Bylaw No. 8636*.

- 6.1.3.2 The **General Manager** may refuse to issue a **Permit** if the requirements of section 6.1.3.1 have not been met or the **General Manager** is of the opinion that the proposed **discharge of non-stormwater discharge** will or is reasonably likely to:

- (a) endanger, damage, or otherwise adversely affect any adjacent **parcel**, structure, highway, easement, utility works and services or right-of-way, whether privately or publicly owned;
- (b) foul, obstruct, destroy, impede, divert, or otherwise adversely affect any **watercourse or drainage system**, whether privately or publicly owned;
- (c) contravene any applicable **environmental laws**;
- (d) threaten the health, safety, or welfare of the public or be otherwise contrary to the public interest;
- (e) cause a federal, provincial or municipal authority to incur excessive costs to provide public utilities, works, or services to the subject **parcel**, or an adjoining or reasonably adjacent **parcels**.

6.2 Non-Stormwater Discharge Regulations

6.2.1 In addition to any terms and conditions contained in a **Permit**, no person shall cause or permit the **discharge** of **non-stormwater discharge** except in accordance with the following requirements, unless exempted in writing by the **General Manager**:

- 6.2.1.1 the **Permittee** shall engage a **Qualified Environmental Professional** to supervise and monitor the **discharge**;
- 6.2.1.2 the **Permittee** conducts water quantity monitoring to confirm and ensure that the **discharge** does not exceed the allowable flow rate set out in the capacity analysis referred to in subsection 6.1.2.1(h) of this **Bylaw**, and, if requested by the **City**, provides a copy of the monitoring results signed and sealed by a **Qualified Environmental Professional** to the **City**;
- 6.2.1.3 the **Permittee** conducts continuous monitoring of water levels in the pipe, box culvert or ditch receiving the **discharge** and if water levels overload the pipe or box culvert or exceed the maximum hydraulic gradeline of the ditch, as specified in the capacity analysis of the **drainage system** referred to in subsection 6.1.2.1(h) of this **Bylaw**, the **Permittee** shall:
 - (a) immediately discontinue the **discharge**;
 - (b) report to the **City** that the **drainage system** is over capacity;
 - (c) retain the water from the **discharge** on the subject **parcel** until the **drainage system** is no longer over capacity; and
 - (d) only resume the **discharge** once the **drainage system** is no longer over capacity and the **discharge** will not cause it to become over capacity.
- 6.2.1.4 the **Permittee** complies with the **water quality monitoring and response plan** and, if requested by the **City** provide a copy of the monitoring results to the **City**;
- 6.2.1.5 the **discharge** complies with the **minimum discharge criteria**;
- 6.2.1.6 the **Permittee** complies with all applicable **environmental laws**;
- 6.2.1.7 the **Permittee** shall obtain any and all approvals and authorizations required, in addition to the **Permit**, by any applicable governmental authority, public utility or other governmental agency; and
- 6.2.1.8 the **Permittee** shall immediately report to the **City** any emergency or the existence of any condition which prevents the operation of any treatment system required in relation to the water being **discharged**.

6.3 Permit Expiry

6.3.1 Every **Permit** issued under this bylaw shall expire and cease to authorize any **discharge of non-stormwater discharge** twenty-four (24) months following the date of issue or upon such earlier date as may be specified in the **Permit** unless an expiry date for a different term is specified in the **Permit** or a renewal has been issued in accordance with section 6.3.2..”

3. Pollution Prevention and Clean-Up Bylaw No. 8475, as amended, is further amended by deleting the word ‘**agreement**’ from where it appears in sections 7.1.1 and 9.1.1 and replacing it with the word “**Permit**”.
4. Pollution Prevention and Clean-Up Bylaw No. 8475, as amended, is further amended by deleting section 8.1.1 and replacing it with the following:

“8.1.1 Where the **City** has determined that there has been a possible contravention of this bylaw which poses a possible threat to the environment or the health or safety of individuals, and immediate action is required to remedy the situation, the **City** may immediately take whatever action the **City** considers necessary to remedy the situation without the necessity of full compliance with the provisions of this bylaw at the time it is undertaken, and the expense of doing so, plus a reasonable sum as determined by the **General Manager** as a charge for the **City's** overhead, shall be paid by the **owner**. If not paid within 90 days, the expense, with interest at the prescribed rate and costs, shall be recovered in the same manner and with the same remedies as municipal taxes.”

5. Pollution Prevention and Clean-Up Bylaw No. 8475, as amended, is further amended by inserting the following as a new “PART NINE: ENFORCEMENT” and renumbering the remaining Parts and sections:

“PART NINE: ENFORCEMENT

9.1 Suspension of a Permit

9.1.1 The **General Manager** may suspend any **Permit** where, in the opinion of the **General Manager** there is a contravention of or non-compliance with the terms and conditions of the **Permit**, this bylaw, or any other relevant **City** bylaw. The **Permit** shall remain suspended and will cease to authorize the **discharge of non-stormwater discharge** until, in the opinion of the **General Manager**, compliance is obtained.

9.1.2 Where a **Permit** is suspended, the **General Manager** will cause written notice of suspension to be delivered to the **Permittee** and to the **owner** of the subject **parcel** by registered mail and to be posted on the subject **parcel** where possible.

9.1.3 Sections 9.1.1 and 9.1.2 are without prejudice to any other remedies available to the **City** under this bylaw, any other law, or in equity.

9.2 Non-compliance

9.2.1 If a **Permittee** or the **owner** of the subject **parcel** contravenes a provision of this bylaw or a term of a **Permit**:

9.2.1.1 such person shall immediately cease any and all contravening actions;

9.2.1.2 the **General Manager** may notify the **Permittee** or the **owner** in writing of such contravention; and

9.2.1.3 the **General Manager** may instruct the **Permittee** or the **owner** to correct the contravention by a date specified in the notice. If the correction of the contravention will not be completed by the date specified in the notice, the **Permittee** or the **owner** as instructed by the **General Manager** must inform the **General Manager** of such and immediately take all reasonable steps to begin to correct the contravention.

9.2.2 If a **Permittee** or the **owner** of the subject **parcel** fails to cease any and all contravening actions and/or correct a contravention referenced in section 9.2.1 by the date specified in the notice, or otherwise instructed by the **General Manager**:

9.2.2.1 the **City** may carry out such works and undertake such actions as the **City** deems necessary to correct the contravention;

9.2.2.2 the **General Manager** may revoke or suspend the relevant **Permit**, if any; and

9.2.2.3 in the event that any person having received notice fails to correct a contravention within the time specified in the notice, the **City** or its appointed agents may enter upon the subject **parcel** or any part thereof and carry out the works required to remedy the contravention, and the expense of doing so, plus a reasonable sum as determined by the **General Manager** as a charge for the **City's** overhead, shall be paid by the **owner**. If not paid within 90 days, the expense, with interest at the prescribed rate and costs, shall be recovered in the same manner and with the same remedies as municipal taxes.

9.2.3 Other than in case of emergency (in the opinion of the **General Manager**), in which case no notice is required, the **City** will give ten days' written notice to the **Permittee** of the **City's** intention to carry out works pursuant to section 9.2.2.

9.2.4 If the **City** carries out works pursuant to section 8.1.1 or 9.2.2, the **Permittee** or the **owner** of the subject **parcel** will reimburse the **City** for the **City's** cost of carrying out such works, within ten days of receiving a written request by the **City** for such reimbursement.

9.2.5 The **City** will not be liable for any damage, loss or expense of any nature or kind whatsoever, arising out of or in connection with the issuance of a **Permit**, or the **discharge** of **non-stormwater discharge**, or any other action by the **City** under this bylaw or a **Permit**.

9.2.6 In the event of damage to **City** or privately-owned **drainage system**, **watercourses**, highways, lands, or other **City** property or privately-owned property or facilities, resulting from a

discharge of non-stormwater discharge operation, the **Permittee**, or an agent of the **Permittee**, will promptly and properly repair the damage to the satisfaction of the **General Manager**."

6. This Bylaw is cited as "**Pollution Prevention and Clean-Up Bylaw No. 8475, Amendment Bylaw No. 9950**".

FIRST READING



SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor




**CONSOLIDATED FEES BYLAW NO. 8636,
AMENDMENT BYLAW NO. 9951**

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by adding Schedule A attached to and forming part of this bylaw to "SCHEDULE – POLLUTION PREVENTION AND CLEAN-UP" to Consolidated Fees Bylaw No. 8636.
2. This Bylaw is cited as "**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9951**".

FIRST READING

NOV 26 2018

SECOND READING

NOV 26 2018

THIRD READING

NOV 26 2018

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>CP</i>
APPROVED for legality by Solicitor <i>JH</i>

MAYOR

CORPORATE OFFICER

POLLUTION PREVENTION AND CLEAN-UP BYLAW NO. 8475**Permit Application Fees**

Section 6.1.2

Description	Fee
<u>Application Fee</u>	\$3000.00



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9675 (RZ 16-723761)
12320 Trites 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 (ZS23) – STEVESTON"**.

P.I.D. 029-912-474

Lot 1 Section 12 Block 3 North Range 7 West New Westminster District Plan EPP63719

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9675"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAR 13 2017

APR 18 2017

APR 18 2017

APR 18 2017

NOV 28 2018



MAYOR

CORPORATE OFFICER



**Development Permit Panel
Wednesday, November 28, 2018**

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

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 November 14, 2018, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 15-708092
(REDMS No. 6004857 v. 4)

APPLICANT: 1004732 B.C. Ltd.

PROPERTY LOCATION: 6840 & 6860 No. 3 Road and 8051 Anderson Road

INTENT OF PERMIT:

To permit the construction of an 11-storey mixed commercial and residential building, including 75 dwelling units and 10,943 m² (117,791 ft²) of commercial space, at 6840 & 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village".

Development Permit Panel

Wednesday, November 28, 2018

Applicant's Comments

Daniel Eisenberg, GBL Architects Inc., spoke on the application noting that a slight modification to the parking structure is proposed since site access through the lane widening across a number of neighbouring properties has not been granted by neighbouring property owners. As a result, Mr. Eisenberg noted that the proposed turnaround of vehicles would happen on-site and would exit on Anderson Road. He added that there will be clearance for trucks in the loading area.

Staff Comments

Wayne Craig, Director, Development, noted that the application was previously endorsed by the Panel in November 2017 and the proposed changes reflect the revised rezoning considerations approved by Council. He added that the proposed project will be built to a LEED Silver equivalency and will be District Energy Utility ready.

Correspondence

Counsel for Chung Kit Fok, property owner of 6820, 6832 and 6838 No. 3 Road (copy on-file, City Clerk's Office).

The counsel for Mr. Fok has expressed concern regarding the negative effects of construction on Mr. Fok's property. Staff noted that the matter between the adjacent property owner and the applicant is civil in nature.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of an 11-storey mixed commercial and residential building, including 75 dwelling units and 10,943 m² (117,791 ft²) of commercial space, at 6840 & 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village".

CARRIED

2. DEVELOPMENT PERMIT 18-822484 (REDMS No. 5973074 v. 2)

APPLICANT: Anthem Properties Group Ltd.

PROPERTY LOCATION: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway

Development Permit Panel

Wednesday, November 28, 2018

INTENT OF PERMIT:

To permit the construction of 43 townhouse units and four secondary suites at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway on a site zoned “Town Housing – Steveston Highway (Steveston) (ZT85)”.

Applicant's Comments

Nicholas Kasidoulis, Anthem Properties and Shamus Sachs, Integra Architecture Inc., spoke on the proposed project's urban design and architectural form and character, noting that (i) the proposed project will consist of two storey townhomes facing the neighbouring single-family homes and three storey townhomes along Steveston Highway, (ii) the proposed development will include a large indoor amenity area, and (iii) the site will have right-in-right-out vehicle access onto Steveston Highway.

Mary Yip, PMG Landscape Architects, briefed the Panel on the proposed landscape and open space design, noting that (i) buffer landscaping and a six-foot fence is proposed along the north portion of the site, (ii) a retaining wall and plantings of evergreen and deciduous trees along the north portion of the site will provide screening of the adjacent property, and (iii) barbeque and playground areas are incorporated into the proposed outdoor amenities.

Panel Discussion

In reply to queries from the Panel, Mr. Kasidoulis noted that a raised island on Steveston Highway is currently not proposed and that the site will have space for vehicle turnaround.

Staff Comments

In reply to queries from Committee, Mr. Craig noted that (i) the proposed development will provide a Public Art contribution, (ii) the proposed development will include five convertible units, (iii) the proposed development will be built to meet Energuide 82 standards, and (iv) in response to Council direction to not introduce a traffic signal at Swallow Drive, a right-in-right-out access supported by a physical barrier will be incorporated within the boulevard through the Servicing Agreement, and (v) installation of a centre median on Steveston Highway is not proposed due to the existing centre turning lane.

Gallery Comments

Lindsey Lawrence, Richmond resident, commented on the proposed right-in-right-out driveway, emergency vehicle access, and parking during construction.

Development Permit Panel

Wednesday, November 28, 2018

In reply to queries from the Panel, staff noted that construction of the driveway will be completed through a Servicing Agreement and will be built to City specifications. Also, staff added that emergency vehicles will be able to access the site and that should the application proceed, the applicant would have to submit an access and parking plan prior to construction to address construction parking and site access.

Correspondence

Tom Yeung, 10711 Hollymount Drive (Schedule 1)

In reply to concerns expressed in the letter regarding drainage and privacy screening, staff noted that the installation of perimeter drainage is required and the proposal includes privacy fencing.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 43 townhouse units and four secondary suites at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway on a site zoned "Town Housing – Steveston Highway (Steveston) (ZT85)".

CARRIED

3. New Business

It was moved and seconded

That the Wednesday, December 12, 2018 Development Permit Panel meeting be cancelled.

CARRIED

4. Date of Next Meeting : January 16, 2019

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:10 p.m.).

CARRIED

Development Permit Panel
Wednesday, November 28, 2018

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, November 28, 2018.

Joe Erceg
Chair

Evangel Biason
Legislative Services Coordinator

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
November 28, 2018.

To Development Permit Panel
Date: <u>Nov. 28, 2018</u>
Item # <u>2</u>
Re: <u>DP 18-822484</u>
<u>5191-5351 Steveston Hwy.</u>

From: tom m.k. yeung <tommkyeung@hotmail.com>
Sent: Thursday, 22 November 2018 20:28
To: CityClerk
Subject: Opinion related to DP 18-822484 : the Development Permit for 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway (for Nov 28, 2018 meeting)

Dear Sir/Madam,

My house is a single detached house located on the north side of the development site. As per the development plan, multiple two-storeys townhouse units will be built next to my existing south backyard. I request the city could consider adding the following conditions before approving the development to go ahead:

1. The demolished old houses used to be at the south side of my backyard was at the same ground level as my backyard and which was lower than the street level of Stevenson Highway, so there was no flooding problem occurred in my backyard even during winter raining season. However, the developer now has filled up the whole site with more soil/earth and raised its level to match the street level of Stevenson Highway, the developer has to ensure that the new development would not create any flooding issue to my backyard and building. The developer and/or future townhouse management needs to ensure that a proper drainage system would be built and well maintained between the north side of the site and my backyard;
2. On the north property line of the new development, a 1.8M height wooden fence proposed to be built is not high enough to protect my usual privacy since the two-storeys townhouse will be built on a higher ground level than before. The difference between the new ground level with my backyard should be considered and added to the requirement for the new fence (at least add another 2 to 3 feet than the proposal);
3. The developer and/or future townhouse management should bear the full responsibility to maintain the wooden fence between our property line in good condition at all time;
4. The developer and/or the future townhouse management should bear the full responsibility to maintain the cleanliness and hygiene of the SRW path, if any, between my backyard and their north property line.

Thank you for your consideration.

Tom Yeung
10711 Hollymount Drive
Richmond BC



City of Richmond

Report to Council

To:	Richmond City Council	Date:	December 4, 2018
From:	Jane Fernyhough Chair, Development Permit Panel	File:	01-0100-20-DPER1- 01/2018-Vol 01
Re:	Development Permit Panel Meeting Held on November 14, 2018		

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-820582) for the property at 1000 Ferguson Road be endorsed, and the Permit so issued.

A handwritten signature in blue ink, appearing to read 'Jane Fernyhough', with a large flourish at the end.

Jane Fernyhough
Chair, Development Permit Panel
(604-276-4288)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 14, 2018.

DP 18-820582 – GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT –
1000 FERGUSON ROAD
(November 14, 2018)

The Panel considered a Development Permit application to permit the construction of temporary dewatering facilities on a site designated an Environmentally Sensitive Area (ESA).

Trevor Jones and Keith Bell, of AECOM; and Keith Ross, of Urban Solutions, provided a brief presentation, noting that:

- Metro Vancouver is required by the Province to upgrade the existing Iona Island Wastewater Treatment Plant (IIWWTP) from primary to a secondary level treatment plant by 2030. The site's existing sludge lagoons and stockpiles will be decommissioned and temporary mechanical dewatering facilities will be constructed adjacent to the existing plant.
- The applicant is proposing an ESA compensation and landscape restoration plan which would result in an overall net gain in ESA function.
- The project will be delivered through a design-build process where the selected contractor will finalize project design and obtain necessary permits from the City.
- The subject site is currently fenced and not accessible to the public.
- A biophysical inventory determined the site currently is not a freshwater wetland, consists mostly of gravel roads and a paved area, and has a small vegetated area dominated by invasive and non-native plant species.
- Invasive species will be removed and ESA compensation planting with native species will be done off-site, within Iona Island Park on Canfor Point which is owned by Metro Vancouver.
- The proposed ESA landscape plans for on-site and off-site planting areas were developed in consultation with the project Qualified Environmental Professional (QEP). Enhancements will be monitored by a QEP for a period of five years and ecosystem services resulting from the proposed off-site compensation will be protected through Metro Vancouver's long term objectives for Iona Regional Park.
- The proposed mechanical dewatering facilities are intended to be temporary and will be decommissioned and salvaged when the new secondary treatment facility is completed.
- The project's landscape design team had previously done a similar ESA enhancement and landscaping approach at the Iona Regional Park area.

In reply to a Panel query, Mr. Jones confirmed that the design-build contract will be awarded in early 2019 and the project is expected to be functional by 2020.

Staff noted that: (i) staff are satisfied that the proposed ESA compensation and landscape restoration will result in a net gain of the ecological function of the area; and (ii) the approach will support the City's ecological network objectives.

In reply to Panel queries, Mr. Jones advised that: (i) the project area has been previously disturbed and the vegetated portion consists mostly of invasive species; (ii) no new fencing will be installed as part of the project; and (iii) the applicant worked with City staff in developing the ESA compensation and landscape restoration plan for the project.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel expressed support for the subject application, noting that: (i) the proposed ESA compensation scheme will more than offset the extent of ESA that will be impacted by the project; (ii) the proposed landscaping will improve the site; and (iii) the applicant had previously done a successful on-site landscape restoration and the ESA rehabilitation plan will further benefit the area.

The Panel recommends the Permit be issued.