



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, December 14, 2015
7:00 p.m.

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on November 23, 2015; (distributed previously)*
- CNCL-13 (2) *adopt the **minutes** of the Special Council meeting for Public Hearings held on November 24, 2015; and*
- CNCL-46 (3) *receive for information the Metro Vancouver **'Board in Brief'** dated November 27, 2015.*



AGENDA ADDITIONS & DELETIONS

2. APPOINTMENT OF COUNCIL MEMBERS TO EXTERNAL ORGANIZATIONS

- (a) Appointment of Council representative to the **TransLink – Southwest Area Transport Plan Senior Advisory Committee**, until December 12, 2016.



Council Agenda – Monday, December 14, 2015

Pg. #

ITEM

- (b) Appointment of Council representative and alternate to the **Richmond Olympic Oval Corporation**, until December 12, 2016.

☐

- (c) Appointment of Council representative and alternate to the **Steveston Harbour Authority Board (SHAB)**, until the Annual General Meeting of the SHAB in 2016.

☐

- (d) Appointment of Council representative and alternate to the **BC Aviation Council**, until December 12, 2016.

☐

3. NAMING OF STANDING COMMITTEES AND THEIR COMPOSITION BY THE MAYOR
(in accordance with the *Community Charter*)

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

Appointment of Council liaisons (and where applicable, their alternates) until December 12, 2016:

- (a) Advisory Committee on the Environment;
- (b) Agricultural Advisory Committee;
- (c) Canada 150 Celebration Steering Committee;
- (d) Child Care Development Advisory Committee;
- (e) Council / School Board Liaison Committee;
- (f) Economic Advisory Committee;
- (g) Heritage Commission;
- (h) Major Facility Building / Project Technical Advisory Committee;
- (i) Minoru Major Facility Stakeholder Advisory Committee;
- (j) Richmond Centre for Disability;
- (k) Richmond Chamber of Commerce;
- (l) Richmond Community Services Advisory Committee;

Council Agenda – Monday, December 14, 2015

Pg. #

ITEM

- (m) Richmond Family & Youth Court Committee;
- (n) Richmond Farmers' Institute;
- (o) Richmond Intercultural Advisory Committee;
- (p) Richmond Parking Advisory Committee;
- (q) Richmond Public Art Advisory Committee;
- (r) Richmond Sister City Advisory Committee;
- (s) Richmond Sports Council;
- (t) Richmond Sports Wall of Fame Nominating Committee;
- (u) Richmond Traffic and Transportation Advisory Committee;
- (v) Seniors Advisory Committee; and
- (w) Vancouver Coastal Health/Richmond Health Services Local Governance Liaison Group.



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

Appointment of Council liaisons to community associations until December 12, 2016:

- (a) Arenas Community Association;
- (b) City Centre Community Association;
- (c) East Richmond Community Association;
- (d) Hamilton Community Association;
- (e) Richmond Art Gallery Association;
- (f) Richmond Fitness and Wellness Association;
- (g) Sea Island Community Association;
- (h) South Arm Community Association;
- (i) Thompson Community Association; and
- (j) West Richmond Community Association.



6. APPOINTMENT OF MEMBERS OF COUNCIL AS THE LIAISONS TO VARIOUS BOARDS

Appointment of Council liaisons to various boards until December 12, 2016:

- (a) Aquatic Services Board;
- (b) Museum Society Board;
- (c) Richmond Gateway Theatre Society Board; and
- (d) Richmond Public Library Board.



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

Appointment of Council liaisons until December 12, 2016:

- (a) Britannia Heritage Shipyard Society;
- (b) Gulf of Georgia Cannery Society;
- (c) London Heritage Farm Society;
- (d) Minoru Seniors Society;
- (e) Richmond Nature Park Society;
- (f) Steveston Community Society; and
- (g) Steveston Historical Society.



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

RECOMMENDATION

That the members of the Public Works and Transportation Committee be appointed as the Parcel Tax Roll Review Panel for Local Area Services until December 12, 2016.



9. APPOINTMENT OF ACTING MAYORS FROM DECEMBER 15, 2015 TO DECEMBER 12, 2016

☐

COMMITTEE OF THE WHOLE

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

☐

11. 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.

12. *Motion to rise and report.*

☐

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- 2015-2020 Seniors Service Plan
- 2016 Council and Committee Meeting Schedule
- Signing the Call for Action on Energy and Climate in the Building Sector
- Harvest Power Air Quality Permit Review
- 2016 Capital Budget
- Alexandra Road Undergrounding Works Agreement
- Land use applications for first reading (to be further considered at the Public Hearing on January 18, 2016):

Council Agenda – Monday, December 14, 2015

Pg. # ITEM

- 10631 Williams Road – Rezone from RS1/E to RC2 (Kenneth Kevin McWilliam – applicant)
- Land use applications for first reading (to be further considered at the Public Hearing on February 15, 2016):
 - 8100 No. 5 Road – ALR Appeal Application for Non-Farm Use (Arul Migu Thurkadevi Hindu Society of BC – applicant)

13. *Motion to adopt Items No. 14 through No. 22 by general consent.*

☐

14. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-55 (1) *the **Parks, Recreation and Cultural Services Committee** meeting held on November 24, 2015;*
- CNCL-57 (2) *the **General Purposes Committee** meeting held on December 7, 2015;*
- CNCL-61 (3) *the **Finance Committee** meeting held on December 7, 2015; and*
- CNCL-71 (4) *the **Planning Committee** meeting held on December 8, 2015;*
be received for information.

☐

15. **2015-2020 SENIORS SERVICE PLAN**

(File Ref. No. 07-3400-01) (REDMS No. 4732067 v. 3)

CNCL-79

See Page CNCL-79 for full report

**PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION**

That the Community Services 2015-2020 Seniors Service Plan: Active and Healthy Living, presented as Attachment 1 in the staff report titled “2015-2020 Seniors Service Plan,” dated November 9, 2015, from the General Manager, Community Services, be adopted.

☐

Council Agenda – Monday, December 14, 2015

Pg. # ITEM

Consent
Agenda
Item

16. **2016 COUNCIL AND COMMITTEE MEETING SCHEDULE**
(File Ref. No. 01-0105-00) (REDMS No. 4779755)

CNCL-153

See Page **CNCL-153** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the 2016 Council and Committee meeting schedule, attached to the staff report, dated November 16, 2015, from the Director, City Clerk's Office, be approved, including the following revisions as part of the regular August meeting break and December holiday season:

- (1) *That the Regular Council meetings (open and closed) of August 8, August 22, and December 28, 2016 be cancelled; and*
- (2) *That the August 15, 2016 Public Hearing be re-scheduled to September 6, 2016 at 7:00 pm in the Council Chambers at Richmond City Hall.*



Consent
Agenda
Item

17. **SIGNING THE CALL FOR ACTION ON ENERGY AND CLIMATE IN THE BUILDING SECTOR**
(File Ref. No. 10-6125-07-02) (REDMS No. 4773892 v. 3)

CNCL-157

See Page **CNCL-157** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the City join other regional stakeholders in the Call for Action on Energy and Climate in the Building Sector in support of a new provincial "Climate Leadership Plan", as presented in the staff report titled "Signing the Call for Action on Energy and Climate in the Building Sector," dated November 17, 2015, from the Director, Engineering.



Consent
Agenda
Item

18. **HARVEST POWER AIR QUALITY PERMIT REVIEW**
(File Ref. No. 10-6175-02-01) (REDMS No. 4813746 v. 9)

CNCL-162

See Page **CNCL-162** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That comments regarding Harvest Fraser Richmond Organics Ltd. air quality permit renewal application in the staff report titled "Harvest Power Air Quality Permit Review," dated November 17, 2015, from the Director, Engineering, be forwarded to Metro Vancouver's Environmental Regulation and Enforcement branch;*

- (2) *That the staff report titled “Harvest Power Air Quality Permit Review,” dated November 17, 2015, from the Director, Engineering, be forwarded to Vancouver Coastal Health, including James Lu, Environmental Health, for their comments and recommendations; and*
- (3) *That the comments stress with Metro Vancouver the need for more effective enforcement.*



Consent
Agenda
Item

19. **2016 CAPITAL BUDGET**

(File Ref. No. 03-0970-01) (REDMS No. 4761439 v. 8)

CNCL-167

See Page **CNCL-167** for full report

FINANCE COMMITTEE RECOMMENDATION

That the 2016 Capital Budget totalling \$104.1M be approved and staff authorized to commence the 2016 Capital Projects.



Consent
Agenda
Item

20. **ALEXANDRA ROAD UNDERGROUNDING WORKS AGREEMENT**

(File Ref. No. 10-6060-01) (REDMS No. 4815044 v. 3)

CNCL-304

See Page **CNCL-304** for full report

PLANNING COMMITTEE RECOMMENDATION

That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized on behalf of the City to enter into one or more agreements with each of Polygon Jayden Mews Homes Ltd. (or a related company), Am-Pri Developments (2012) Ltd., 0846930 BC Ltd., British Columbia Hydro and Power Authority, Telus Communications Inc. and Shaw Cablesystems Limited, as required to facilitate the undergrounding of BC Hydro, Telus and Shaw infrastructure on Alexandra Road as described in the report from the Director, Engineering, dated November 19, 2015.



Consent
Agenda
Item

21. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY ARUL MIGU THURKADEVI HINDU SOCIETY OF BC FOR NON-FARM USE AT 8100 NO. 5 ROAD**

(File Ref. No. 12-8060-20-009506; AG14-657892) (REDMS No. 4823402)

CNCL-310

See Page CNCL-310 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road to develop a Hindu temple and off-street parking on the westerly 110 metres of the site be endorsed as presented to the Planning Committee on May 20, 2015 and forwarded to the Agricultural Land Commission;*
- (2) *That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9506 that adds No. 5 Road Backlands Policies in Section 7.0 of the OCP be introduced and given first reading and forwarded to the February 2016 Public Hearing meeting;*
- (3) *That Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act;*
- (4) *That Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043 and Section 882(3)(c) of the Local Government Act, will be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing;*
- (5) *That this report and Bylaw 9506, be forwarded to the Richmond Agricultural Advisory Committee for comments in advance of the Public Hearing;*
- (6) *That staff be directed to host a public information meeting with all affected property owners along the No. 5 Road corridor to explain the proposed OCP amendment (i.e., changes to the No. 5 Road Backlands Policy) in advance of the Public Hearing;*
- (7) *That Policy 5037 "No. 5 Road Backlands Policy" be rescinded once Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506 is adopted; and*

- (8) *That staff be directed to continue to monitor the progress of the George Massey Tunnel Replacement project and report back when the impacts on the Backlands are better known.*



Consent
Agenda
Item

22. **APPLICATION BY KENNETH KEVIN MCWILLIAM FOR REZONING AT 10631 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**
(File Ref. No. 12-8060-20-009508; RZ 15-690379) (REDMS No. 4825043)

CNCL-417

See Page CNCL-417 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9508, for the rezoning of 10631 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2),” be introduced and given first reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

FINANCE COMMITTEE

Mayor Malcolm D. Brodie, Chair

23. **2016 ONE-TIME EXPENDITURES**
(File Ref. No. 03-0970-01) (REDMS No. 4763304 v. 6)

CNCL-432

See Page CNCL-432 for full report

FINANCE COMMITTEE RECOMMENDATION

Opposed: Cllr. Day

That the recommended one-time expenditures in the amount of \$1.635M, as outlined in the staff report titled “2016 One-Time Expenditures”, be approved for funding from the Rate Stabilization Account.



Council Agenda – Monday, December 14, 2015

Pg. #

ITEM

24. **2016 COUNCIL COMMUNITY INITIATIVES ONE-TIME EXPENDITURES**

(File Ref. No. 03-0970-01) (REDMS No. 4811158 v. 3)

CNCL-440

See Page **CNCL-440** for full report

FINANCE COMMITTEE RECOMMENDATION

- (1) *That the one-time expenditure requests as outlined in Attachment 1 of the staff report titled “2016 Council Community Initiatives One-Time Expenditures” from the Director, Finance, be approved as follows:*
- (a) *2017 Canada 150th Steveston Ships to Shore Events in the amount of \$895,000;*
 - (b) *Richmond Gateway Theatre Society Sustainability in the amount of \$24,000; and*
- (2) *That funding for the initiatives outlined above be included in the City’s 5-Year Financial Plan (2016-2020) Bylaw.*

PLEASE NOTE: The following recommendation was DEFEATED at Finance Committee with Cllrs. Au, Dang, Day, Johnston, and McPhail opposed.

- (1) (c) *Interurban Tram Restoration Project in the amount of \$396,000.*



PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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



CNCL-445 (1) Lynda Pasacreta, representing the Richmond Garden Club, to present the Club’s **2016 Paulik Park calendar**.

CNCL-446 (2) Michael McKnight, CEO, United Way of the Lower Mainland, and Mary Ellen Schaafsma, Director, Research and Product Development, United Way of the Lower Mainland, to provide Richmond-specific **socio-demographic information** to help inform planning and strategies.

Council Agenda – Monday, December 14, 2015

Pg. #

ITEM

26. *Motion to rise and report.*

☐

RATIFICATION OF COMMITTEE ACTION

☐

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-519 Inter-municipal Business Licence Bylaw No. 9040, Amendment **Bylaw No. 9492**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-520 Inter-municipal Business Licence Agreement **Bylaw No. 9493**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-526 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9243**
(10291 No. 5 Road, RZ 15-694974)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

ADJOURNMENT

☐



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

Place: Grand Ballroom
Executive Airport Plaza Hotel
7311 Westminster Highway, Richmond

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

David Weber, Corporate Officer

Absent: Councillor Harold Steves

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

**1. ESTABLISHMENT OF UNDERLYING ZONING FOR LAND USE
CONTRACTS THAT INCLUDE SINGLE FAMILY PROPERTIES
AND EARLY TERMINATION OF LAND USE CONTRACTS**

(Location: Multiple Properties throughout Richmond; Applicant: City of Richmond)

Applicant's Comments:

Wayne Craig, Director, Development, accompanied by John Hopkins, Planner, provided the following background information:

- the proposed bylaws are to (i) establish underlying zoning in areas currently governed by Land Use Contracts (LUC) affecting single-family lots as required by provincial legislation, and (ii) terminate LUC's in areas with single-family lots;



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- in 2014, the provincial government amended the *Local Government Act* to (i) provide for the termination of all LUCs by June 30, 2024, (ii) require that local governments adopt underlying zoning for all LUC properties by June 30, 2022, (iii) establish a process under which local governments could undertake the early termination of LUCs, and (iv) provide the City's Board of Variance (BOV) with new authority to hear appeals regarding the timing of early termination bylaws;
- the proposed LUC early termination bylaws have an effective termination date of one-year following adoption which is consistent with the minimum requirements permitted by the provincial legislation;
- anyone wishing to develop in accordance with the LUC would be required to submit a complete building permit application prior to the end of the transition period;
- should a property owner feel that the early termination causes them hardship, they would have the ability to apply to the City's BOV for a request to have the transition period extended;
- the City's BOV would have the ability to consider the request but would not be able to grant an extension beyond the June 30, 2024 date;
- the BOV's decisions are specific to the property owner;
- any appeals to the City's BOV must be made within six months of adoption of the LUC termination bylaw; and
- any BOV request must be considered within six months of the receipt of the completed application.

Written Submissions:

- (a) Elizabeth and Bob Hardacre, 5391 Woodpecker Drive (Schedule 1)
- (b) Mark Ting, Richmond resident (Schedule 2)
- (c) Mark Ting, Richmond resident (Schedule 3)
- (d) Michelle Li, Richmond resident (Schedule 4)
- (e) Lynda ter Borg, Richmond resident (Schedule 5)
- (f) Cheuk, Elaine, Richard, and Anna Tang, 11340 and 11320 Galleon Court (Schedule 6)
- (g) David and Elizabeth Currie, 5860 Kittiwake Drive (Schedule 7)
- (h) Tony Burns, Richmond resident (Schedule 8)



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (i) Richard Tang, Richmond resident (Schedule 9)
- (j) Mike Kelly, 10770 Hollybank Drive (Schedule 10)
- (k) Clayton Ablett, 10740 Fundy Drive (Schedule 11)
- (l) Paul Wright, 3071 Williams Road (Schedule 12)
- (m) Richmond School District No. 38 (Schedule 13)
- (n) Joanne Kim, 11540 Pelican Court (Schedule 14)
- (o) Gordon and Julie Halfnights, 5184 Sapphire Place (Schedule 15)
- (p) Ken and Linda Epps, 6341 Sheridan Road (Schedule 16)
- (q) Trevor Barnett, 5180 Bunting Avenue (Schedule 17)
- (r) Elia Nagaria, 8200 Colonial Drive (Schedule 18)
- (s) Bruce Imrie, Richmond resident (Schedule 19)
- (t) Ted Bruce, Richmond resident (Schedule 20)
- (u) Neil Cumming, Richmond resident (Schedule 21)
- (v) Karen Cowl, Hollymount Drive (Schedule 22)
- (w) David Currie, Westwind Resident (Schedule 23)
- (x) Graham Johnsen, John ter Borg, and Lyn ter Borg (Schedule 24)
- (y) Andrew Tan regarding 6911 Graybar Road (Schedule 25)
- (z) Patrick Weeks regarding 9508 Palmer Road (Schedule 26)
- (aa) Scott Nakade, Hollycroft Drive (Schedule 27)
- (bb) Margaret and Ted Mortensen, 10540 Seamount Road (Schedule 28)
- (cc) Betty Boland, Richmond resident (Schedule 29)
- (dd) Rob McLaren, 4340 Craigflower Drive (Schedule 30)
- (ee) Mick, Richmond resident (Schedule 31)
- (ff) Han Tuyet Linh, 8891 Craigflower Gate (Schedule 32)
- (gg) Jason Fung, 6111 Tiffany Boulevard (Schedule 33)
- (hh) Hongda Wu, 6231 Woodward Road (Schedule 34)
- (ii) Leon and Rita Chan, 10740 Whistler Court (Schedule 35)



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (jj) Raymond Pare, 4120 Tyson Place (Schedule 36)
- (kk) David and Elizabeth Currie, 5860 Kittiwake Drive (Schedule 37)
- (ll) Pamela O'Donnell, 11211 Galleon Court (Schedule 38)
- (mm) Jim and Teri Barkwell, 8251 Coldfall Court (Schedule 39)
- (nn) Raphael and Jackie Lui, 8391 Mirabel Court (Schedule 40)
- (oo) Tamara Melder, Richmond resident (Schedule 41)
- (pp) Mary Ann Williamson, 8166 Mirabel Court (Schedule 42)
- (qq) Eric and Lillian Ah-Yon, 8011 Mirabel Court (Schedule 43)
- (rr) Karen and Paul Cowl, Richmond residents (Schedule 44)
- (ss) Clarence and Frances Anne Ash, 8171 Mirabel Court (Schedule 45)
- (tt) David Currie, Richmond resident (Schedule 46)
- (uu) Kevin Wei, 5880 Kittiwake Drive (Schedule 47)
- (vv) Anil Kotadia, 8231 Mirabel Court (Schedule 48)
- (ww) Don and Rosemary Neish, 6900 Gainsborough Drive (Schedule 49)
- (xx) Antonio, Emperatriz, and Patrice Banting, 8131 Mirabel Court (Schedule 50)
- (yy) Antonio, Emperatriz, and Patrice Banting, 8131 Mirabel Court (Schedule 51)
- (zz) Jim and Marilyn Donaldson, 4891 Lancelot Drive (Schedule 52)
- (aaa) Bernabe and Maria Ellorin, 8311 Mirabel Court (Schedule 53)
- (bbb) Gary and Carol Chen, 8160 Mirabel Court (Schedule 54)
- (ccc) T. and J. Meier, Richmond residents (Schedule 55)
- (ddd) Jim Barkwell, Richmond resident (Schedule 56)
- (eee) Charlene Liu and Charles Shi, 10291 Defoe Street (Schedule 57)
- (fff) Wilbur Walrond, Richmond resident (Schedule 58)
- (ggg) Eddie Lee, Vivien Wong, and Ming Wong, 8140 Mirabel Court (Schedule 59)
- (hhh) Ping Xi, 8280 Mirabel Court (Schedule 60)



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (iii) Kirk Johnstone, 9151 Pauleshin Crescent (Schedule 61)
- (ijj) Kathleen Beaumont, 6415 London Road (Schedule 62)
- (kkk) Jeffrey Li, 4251 Tyson Place (Schedule 63)
- (lll) Patricia and Patrick Stapleton, 5291 Hollycroft Drive (Schedule 64)
- (mmm) Alice Chang, 10581 Hollybank Drive (Schedule 65)
- (nnn) Karen McDonald, 7111 Lynwood Drive (Schedule 66)
- (ooo) Eric Ah-Yon, Richmond resident (Schedule 67)
- (ppp) John and Sharon Parrott, 8960 Lancelot Gate (Schedule 68)
- (qqq) Tony and Nancy Yurkovich (Schedule 69)
- (rrr) Robert and Sally Breen, 12032 Osprey Court (Schedule 70)
- (sss) Janet Khong, Richmond resident (Schedule 71)
- (ttt) Graham Taylor, 8571 Fairhurst Road (Schedule 72)
- (uuu) Alan Wong, 7991 Bennett Road (Schedule 73)
- (vvv) Alexander and Margaret Brodie, 4091 Lancelot Drive (Schedule 74)
- (www) Rae and Brian Seay, 8211 Mirabel Court (Schedule 75)
- (xxx) Michael Seidelman, 8860 No. 1 Road (Schedule 76)
- (yyy) Debbie and Craig Matsuzaki, 11131 Caravel Court (Schedule 77)
- (zzz) Sandy and Tim VanOstrand (Schedule 78)
- (aaaa) Mary and William Hobbs, 4711 Camlann Court (Schedule 79)
- (bbbb) John ter Borg, 5860 Sandpiper Court (Schedule 80)
- (cccc) Carlo Pechuanco, 6361 Sheridan Road (Schedule 81)
- (dddd) Helen Pettipiece, 5811 Sandpiper Court (Schedule 82)
- (eeee) Lee Bennett, 5371 Woodpecker Drive (Schedule 83)
- (ffff) [REDACTED], [REDACTED] (Schedule 84)
- (gggg) Marion Smith, 6580 Mayflower Drive (Schedule 85)
- (hhhh) Lyn ter Borg, 5860 Sandpiper Court (Schedule 86)
- (iiii) Anne Marie Kirkpatrick, 6580 Gainsborough Drive (Schedule 87)



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (jjjj) Miranda MacKelworth, 11191 Schooner Court (Schedule 88)
(kkkk) Ann Rees, Richmond resident (Schedule 89)
(llll) Bev Loo, Richmond resident (Schedule 90)
(mmmm) Ted Bruce, Richmond resident (Schedule 91)
(nnnn) Robert Williamson, 8166 Mirabel Court (Schedule 92)
(oooo) Darren Bernaerdt, 4771 Garry Street (Schedule 93)
(pppp) Joseph Lai, 4291 Cabot Drive (Schedule 94)
(qqqq) Jeffrey Li, 4251 Tyson Place (Schedule 95)
(rrrr) Wendy Yang, 7508 Williams Road (Schedule 96)
(ssss) Marilyn Glier, 9191 Maskall Drive (Schedule 97)
(tttt) Jerry Lee, Realtor, 4249 Lancelot Drive (Schedule 98)
(uuuu) Unknown Resident (Schedule 99)
(vvvv) Elizabeth Hardacre, 5391 Woodpecker Drive (Schedule 100)
(wwwv) Wayne Craig, Director of Development response to concerns of Elizabeth Hardacre (Schedule 101)
(xxxx) Jim Barkwell, Richmond resident (Schedule 102)
(yyyy) Martin Woolford, 5951 Egret Court (Schedule 103)
(zzzz) Steven Folk, 11331 Caravel Court (Schedule 104)
(aaaaa) Eric Tung, 5820 Goldeneye Place (Schedule 105)
(bbbbb) Monita Chan, 4140 Waller Drive (Schedule 106)
(ccccc) Christina Giuliani, Richmond resident (Schedule 107)
(ddddd) Jim Wright, 8300 Osgoode Drive (Schedule 108)
(eeee) Chunyu Kan and Gongyun Shen, 11420 Plover Drive (Schedule 109)
(ffff) Aaron and Cailan Wang, 5860 Puffin Court (Schedule 110)
(ggggg) Daishan Chen, 5860 Plover Court (Schedule 111)
(hhhhh) [Name] [Address] (Schedule 112)
(iiii) Ziyun Qiu, 5591 Warbler Avenue (Schedule 113)



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

(jjjjj) Petition in Favour of Terminating LUC 114 (Schedule 114)

Submissions from the floor:

Jim Barkwell, 8251 Coldfall Court, spoke in opposition to the early termination of the LUCs and read from his written submission (attached to and forming part of these Minutes as Schedule 102).

Arnold Shuchat, 5240 Jaskow Drive, was of the view that the proposed early termination of the LUCs would have financial implications to the property owners and that the one year transition period was insufficient time to allow for rebuild. In addition, he commented that current owners should have grandfathering rights which would allow them to rebuild to the LUC specifications. He suggested that a Design Panel be implemented to address concerns regarding the large scale homes.

Sonia Saldanha, 4520 Cabot Drive, commented that her zero lot line property falls under LUC 042 and expressed concern with the "Semi-Detached Zero Lot Line" labelling related to the proposed zoning requesting that it be amended to include detached single-family dwellings. She further commented that under the proposed bylaw her property would be re-classified from detached to semi-detached which would impact future property valuation.

Marion Smith, spoke in favour of the proposed zoning and LUC bylaws and read from her written submission (attached to and forming part of these Minutes as Schedule 85).

Lan Zhou, 9751 Ashwood Drive, spoke in opposition to the proposed termination of LUC 088 and provided a comparative analysis of LUC 088 and the proposed RS1/B zoning (attached to and forming part of these Minutes as Schedule 115). She commented that early termination of the LUCs would not remove any of the existing large scale homes but would serve to accelerate construction of homes under the LUC in the short term. She further commented on the economic benefits and additional property taxes generated by LUC development and suggested that a solution be found that would benefit all stakeholders.

Lee Bennett, 5371 Woodpecker Drive, spoke to concerns regarding the early termination process and read from his written submission (attached to and forming part of these Minutes as Schedule 83).

██████████, ██████████, spoke in support of the proposed bylaws and read from a written submission (attached to and forming part of these Minutes as Schedule 84).



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

Paul Winkleman, 8260 Colonial Drive, expressed concerns with the neighbouring three-storey home that has eliminated privacy for his property.

Jason Ma, 6220 Goldsmith Drive, addressed concerns regarding the construction of the large scale homes under LUCs and their effect on the areas liveability, character and equitable property evaluation.

Richard Tang, 11340 Galleon Court, spoke to the proposed early termination of LUC 015 and its impact on future plans to renovate his property under the terms of the LUC that would benefit a special needs situation. Mr. Tang commented that he neither can afford to build immediately nor would the proposed zoning allow the necessary square footage to meet his family's needs.

Helena Duchowska, 3760 Bamfield Drive, expressed concern for the shortage and cost of senior or nursing care housing and was of the view that additional nursing homes were needed.

Bryant Pike, 5560 Woodpecker Drive, spoke to his future plans to renovate the existing dwelling and was of the opinion that the proposed one year sunset clause did not allow enough time for the submission of a building application under the LUC. Also, he was concerned that the proposed zoning would not allow him to rebuild the current dwelling in the event of a fire or disaster and suggested grandfathering existing owners to some extent.

Teri Barkwell, 8251 Coldfall Court, spoke in opposition to the proposed bylaws and read from her written submission (attached to and forming part of these minutes as Schedule 116).

Kevin Wei, 5880 Kittiwake Drive, spoke in opposition to the proposed early termination of LUC 012 and was of the view that the proposed bylaw would create financial hardship for property owners. Also, he commented that the transition period was not sufficient time to plan for the future and suggested that the LUCs remain in place until June 30, 2024.

With the aid of translator Esnie Shum, 10551 Truro Drive, Sunny Wu, 8580 Delaware Drive, spoke in opposition to the proposed bylaws and was of the view that, should the City proceed with the termination of the LUCs, homeowners be financial compensated for the devaluation of their properties due to the loss of allowable square footage. He commented that, as the LUCs are enforceable, the LUC option should not be removed.



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

Alex Au-Yeung, 4271 Cabot Drive, stated that, should LUC 042 be terminated and the proposed zoning implemented, his zero lot line home would be zoned as a semi-detached zero lot line home. Mr. Au-Yeung requested that his property remain designated as a single-family residential dwelling.

Rahimmah Ip, 11420 Pelican Court, expressed concern with regard to the process for the implementation of underlying zoning and early termination of LUC. Also, she was of the opinion that the one year period after adoption of the proposed termination bylaws was not sufficient and may encourage a rush of building applications. Ms. Ip then cited concern with regard to the potential loss in her property's value should underlying zoning take effect, and was dissatisfied that the City could implement such changes unilaterally. Ms. Ip read from her submission (attached to and forming part of these Minutes as Schedule 117).

William Wan, 9991 Ashwood Drive, cited concern with regard to the potential loss in property value for homes under LUC should underlying zoning take effect. He suggested that a new single-family zone be created specifically for homes under LUC – one with greater density than that of the RS1/B zone.

Sandra Lopez, 4280 Tyson Place, stated that her property falls under LUC 042 and spoke to characteristics of zero lot line properties like hers. Ms. Lopez then remarked that should the proposed zoning be implemented, her property could no longer be listed for sale as single-family; instead, she noted that it would have to be listed as semi-detached, and was of the opinion that this would lower its appeal in the real estate market. Ms. Lopez then provided a comparison of property values of zero lot line homes and single-family homes in her neighbourhood, and submitted a petition (attached to and forming part of these Minutes as Schedule 118) by property owners with homes on Tyson Place and Cabot Drive in favour of the proposed early termination of LUC and the implementation of zoning on the condition that the ZS24 zone be amended to read "Single Family Zero Lot Line."

Discussion ensued with regard to (i) the "detached and/or semi-detached" dwellings under the LUCs associated with Tyson Place and Cabot Drive, (ii) the definition of semi-detached dwelling under the proposed zoning, and (iii) the zoning bylaw amendment process to allow for detached homes in the area.



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

Bud Sakamoto, 4348 Bonavista Drive, stated that his property falls under LUC 111, and was of the opinion that the proposed zoning does not complement the existing neighbourhood character. Mr. Sakamoto then requested that Council consider deferring this matter to further review the compatibility of the proposed zoning regulations in conjunction with other LUC areas. Concern was expressed that one year was not enough time to consider building.

John ter Borg, 5860 Sandpiper Court, spoke in favour of the early termination of LUC and the proposed zoning regulations and read from his submission (attached to and forming part of these Minutes as Schedule 80).

Leane Van Beusekom, 4191 Tyson Place, spoke in favour of the early termination of LUC and the proposed zoning regulations, however requested that her zero lot line property, which falls under LUC 042, remain labelled single-family. Ms. Van Beusekom read from her submission (attached to and forming part of these Minutes as Schedule 119).

Discussion ensued regarding zero lot line properties and the "Semi-Detached Zero Lot Line (ZS24)" labelling under the proposed zoning bylaws. It was suggested that a resolution be considered to amend the titling in all four proposed zoning bylaws referencing "Semi-Detached Zero Lot Line (ZS24).

Donald Mak, 9620 Ashwood Drive, spoke in opposition to the proposed bylaws and read from his written submission (attached to and forming part of these Minutes as Schedule 120).

Bob Ethier, 10471 Truro Drive, spoke in opposition to the proposed zoning and early termination of LUC bylaws. He cited concern with regard to the potential loss in property value as owners with homes under current LUC will lose allowable density should underlying zoning take effect. Mr. Ethier suggested that area specific zoning be considered and was of the opinion that additional time was required prior to Council's consideration of the proposed zoning and early termination of LUC bylaws.

With the aid of translator Cailan Zeng, 5860 Puffin Court, Chunyu Kan, 11420 Plover Drive, spoke on building activity in her neighbourhood, noting that her home is now between two new large homes, which has reduced the amount of daylight into her home. Ms. Kan then remarked that should the proposed zoning for her property be adopted, she would no longer be able to rebuild her home in such a manner that permits more daylight to enter her home.



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

Pratima Milaire, 6100 Tiffany Boulevard, spoke in favour of the proposed zoning and early termination of LUC bylaws, and was of the opinion that it will preserve the quality and liveability of the city's neighbourhoods.

Erica Hargeave, 8060 Colonial Drive, queried the proposed zoning for her building.

Andre Savard, 4280 Tyson Place, was of the view that the proposed zoning regarding LUC 042 be amended to residential single-detached, which would allow detached single-family housing and read from his written submission (attached to and forming part of these Minutes as Schedule 121).

John Montgomery, 5880 Sandpiper Court, spoke in favour of the proposed zoning and early termination of LUC bylaws, noting that LUC regulations were never intended to supersede City zoning regulations.

Lyn ter Borg, 5860 Sandpiper Court, spoke in favour of the proposed zoning and early termination of LUC bylaws and read from her written submission (attached to and forming part of these Minutes as Schedule 122).

Elvyn C. Wittensleger, 10631 Hollymount Drive, expressed concern with the size of homes permitted to be built under LUC and their impact to neighbours and privacy

Robert Lo, 8824 Cook Crescent, commented on the size of homes built under LUC and was of the opinion that Council should provide guidance and clarity on the City's vision.

Ivan Pak, 5380 Opal Place, stated that his property falls under LUC 134, and was of the opinion that the consideration of all properties under LUC in one meeting was rushed. Mr. Pak suggested that specific zoning be considered for each LUC, and expressed concern with the allowable square footage under the proposed zoning regulations.

Vicki Lingle, 4391 Windjammer Drive, spoke to concerns regarding the scale of new home construction and was of the opinion that streetscape drawings be submitted and reviewed at the time of building application. Also, she suggested that the streetscape drawings be circulated to area residents for comment and that the amount of light reaching backyards be considered to support backyard gardens.

Bernard Jones, 3688 Howell Court, commented that the properties under LUC 081 are unique and could accommodate larger homes than what the LUC dictated. He expressed concern that, in the event the current home was destroyed, the proposed zoning bylaw would prevent him from rebuilding the same dwelling.



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

Yuri Afanasiev, 9577 Pickering Drive, spoke in favour of the proposed zoning and LUC termination bylaws and was of the view that an architect be engaged by the City to review new residential projects.

A written submission from Erik Li, 6197 Tiffany Boulevard, was distributed and read into the minutes (attached to and forming part of these Minutes as Schedule 123).

Martin Forbes, 6691 Shawnigan Place, expressed the view that the proposed zoning bylaws should maintain the existing parameters of the LUCs as the lots in his neighbourhood are small and would not accommodate a large scale home.

Mayor Brodie acknowledged the conclusion of the hearing of delegations.

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

SPH15/1-1

It was moved and seconded

That the designation name "Semi-Detached Zero Lot Line (ZS24)" be changed to "Single-Family Zero Lot Line (ZS24)" as it appears in Bylaws 9324, 9334, 9338 and 9342.

The question on Resolution No. SPH15/1-1 was not called as discussion ensued regarding (i) the merits of the proposed name change, (ii) the new title not affecting the proposed zoning requirements related to any existing attached homes in the LUC, and (iii) the submission of a zoning bylaw amendment application would be required should the owner of an attached home wished to pursue a detached dwelling.

The question on Resolution No. SPH15/1-1 was then called and it was **CARRIED**.

SPH15/1-2

It was moved and seconded

That the following Richmond Zoning Bylaw 8500 Amendment Bylaws be given second and third readings:

- (1) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300;*
- (2) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9302;*
- (3) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304;*
- (4) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9306;*
- (5) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9308;*
- (6) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9310;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (7) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9312;*
- (8) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314;*
- (9) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9316;*
- (10) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9318;*
- (11) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9320;*
- (12) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9322;*
- (13) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9324;*
- (14) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326;*
- (15) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9328;*
- (16) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330;*
- (17) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332;*
- (18) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9334;*
- (19) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336;*
- (20) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9338;*
- (21) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9340;*
- (22) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9342;*
- (23) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9344;*
- (24) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9346;*
- (25) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9348;*
- (26) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9350;*
- (27) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9352;*
- (28) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9354;*
- (29) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9356;*
- (30) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9358;*
- (31) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9360;*
- (32) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9362;*
- (33) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9364;*



Special Council meeting for Public Hearings
Tuesday, November 24, 2015

- (34) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9366;*
- (35) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9368;*
- (36) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9370;*
- (37) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9372;*
- (38) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9374;*
- (39) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9376;*
- (40) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9378;*
- (41) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9380;*
- (42) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9382;*
- (43) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9384;*
- (44) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9386;*
- (45) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9388;*
- (46) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9390;*
- (47) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9392;*
- (48) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9394;*
- (49) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9396;*
- (50) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9398;*
- (51) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9400;*
- (52) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9402;*
- (53) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9404;*
- (54) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9406;*
- (55) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9408;*
- (56) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9410;*
- (57) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9412;*
- (58) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9414;*
- (59) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9416;*
- (60) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9418;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (61) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9420;*
- (62) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9422;*
- (63) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9424;*
- (64) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9426;*
- (65) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9428;*
- (66) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9430;*
- (67) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9432;*
- (68) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9434;*
- (69) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9436;*
- (70) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9438;*
- (71) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9440;*
- (72) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9442;*
- (73) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9444;*
- (74) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9446;*
- (75) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9448;*
- (76) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9450;*
- (77) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9452;*
- (78) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9454;*
- (79) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9456;*
- (80) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9458;*
- (81) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9460;*
- (82) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9462;*
- (83) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9464;*
- (84) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9466;*
- (85) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9468;*
- (86) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9470;*
- (87) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9472;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (88) Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474;*
- (89) Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9476;*
- (90) Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9478;*
- (91) Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9480;*
- (92) Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9482; and*
- (93) Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9484.*

The question on Resolution No. SPH15/1-2 was not called as discussion ensued regarding the provision for “grandfathering” privileges that would allow dwellings to be rebuilt to their existing dimension in the event of a catastrophe. Such a provision would require (i) amendments to the density provisions of the proposed zoning bylaws, (ii) a subsequent public hearing, and (iii) grandfathering provisions specific to each lot.

In addition to the following comments, Council thanked the public for their input and staff for the efforts in delivering a fair public process.

Councillor McPhail supported the motion on the floor and commented on the importance of preserving the quality of life and liveability of residents and on the options for those residents that may have a hardship with the transition timeline to apply to the BOV or to Council for a zoning amendment.

Councillor Loo expressed the view that it may not be fair to terminate the LUCs as the BOV process may be too onerous for property owners, they may be unsure as to what they wish to do, or they may not know how to express themselves in terms of meeting the hardship criteria.

Councillor Dang supported the proposed bylaws and expressed concern related to the re-development options for properties that are already impacted by neighbouring large scale re-development.

Councillor McNulty spoke in favour of the motion and commented that the proposed bylaws are a move in the right direction and that Council has been listening to the concerns of residents regarding building height limitations for single-family homes. He commented that the process has been a good process and that the public has provided a lot of input for consideration.



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

Councillor Au commented that the LUC issue has been complex and spoke in support of the motion. He commented on the impact of development under the LUC to neighbourhoods and that waiting until the termination of the LUCs in 2024 was not a viable option. He further commented that the BOV appeal and/or zoning amendment process would hopefully address some of the concerns raised by residents.

Councillor Johnston spoke in support of the proposed bylaws and commented that the same regulations must apply to all residential development. He was of the opinion that (i) the termination of the LUCs would not have a significant impact on property values, (ii) extending the transition period to five years would not create a stable development environment in Richmond, and (iii) in the event of a catastrophe, a site specific zoning amendment would be considered by the Council of the day. Councillor Johnston also noted that residents could appeal to the BOV, but that in the end, it is important that all residents be on equal footing when it comes to development rights.

Councillor Day commented that it is important to maintain the quality of life in Richmond and to regain control with reasonable zoning, applied fairly throughout the city, which allows residential development in keeping with the existing neighbourhood. Also, Councillor Day commented that the process and the amount of information available has been considerable and the issue has been thoroughly examined for years. She encouraged residents to get involved, ask questions, and express their views about development in their neighbourhoods.

Mayor Brodie expressed support for the motion and thanked the Planning and Development Department and the City Clerk's Office for their efforts and the public for their input.

The question on Resolution No. SPH15/1-2 was then called and it was **CARRIED.**

SPH15/1-3

It was moved and seconded

That the following Richmond Land Use Contract Early Termination Bylaws be given second and third readings:

- (1) *Richmond Land Use Contract 002 Early Termination Bylaw No. 9301;*



Special Council meeting for Public Hearings
Tuesday, November 24, 2015

- (2) *Richmond Land Use Contract 003 Early Termination Bylaw No. 9303;*
- (3) *Richmond Land Use Contract 006 Early Termination Bylaw No. 9305;*
- (4) *Richmond Land Use Contract 007 Early Termination Bylaw No. 9307;*
- (5) *Richmond Land Use Contract 009 Early Termination Bylaw No. 9309;*
- (6) *Richmond Land Use Contract 010 Early Termination Bylaw No. 9311;*
- (7) *Richmond Land Use Contract 011 Early Termination Bylaw No. 9313;*
- (8) *Richmond Land Use Contract 012 Early Termination Bylaw No. 9315;*
- (9) *Richmond Land Use Contract 014 Early Termination Bylaw No. 9317;*
- (10) *Richmond Land Use Contract 015 Early Termination Bylaw No. 9319;*
- (11) *Richmond Land Use Contract 018 Early Termination Bylaw No. 9321;*
- (12) *Richmond Land Use Contract 020 Early Termination Bylaw No. 9323;*
- (13) *Richmond Land Use Contract 023 Early Termination Bylaw No. 9325;*
- (14) *Richmond Land Use Contract 027 Early Termination Bylaw No. 9327;*
- (15) *Richmond Land Use Contract 030 Early Termination Bylaw No. 9329;*
- (16) *Richmond Land Use Contract 031 Early Termination Bylaw No. 9331;*
- (17) *Richmond Land Use Contract 032 Early Termination Bylaw No. 9333;*



Special Council meeting for Public Hearings
Tuesday, November 24, 2015

- (18) *Richmond Land Use Contract 033 Early Termination Bylaw No. 9335;*
- (19) *Richmond Land Use Contract 036 Early Termination Bylaw No. 9337;*
- (20) *Richmond Land Use Contract 037 Early Termination Bylaw No. 9339;*
- (21) *Richmond Land Use Contract 041 Early Termination Bylaw No. 9341;*
- (22) *Richmond Land Use Contract 042 Early Termination Bylaw No. 9343;*
- (23) *Richmond Land Use Contract 043 Early Termination Bylaw No. 9345;*
- (24) *Richmond Land Use Contract 044 Early Termination Bylaw No. 9347;*
- (25) *Richmond Land Use Contract 048 Early Termination Bylaw No. 9349;*
- (26) *Richmond Land Use Contract 049 Early Termination Bylaw No. 9351;*
- (27) *Richmond Land Use Contract 050 Early Termination Bylaw No. 9353;*
- (28) *Richmond Land Use Contract 052 Early Termination Bylaw No. 9355;*
- (29) *Richmond Land Use Contract 053 Early Termination Bylaw No. 9357;*
- (30) *Richmond Land Use Contract 054 Early Termination Bylaw No. 9359;*
- (31) *Richmond Land Use Contract 057 Early Termination Bylaw No. 9361;*
- (32) *Richmond Land Use Contract 058 Early Termination Bylaw No. 9363;*
- (33) *Richmond Land Use Contract 060 Early Termination Bylaw No. 9365;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (34) *Richmond Land Use Contract 063 Early Termination Bylaw No. 9367;*
- (35) *Richmond Land Use Contract 065 Early Termination Bylaw No. 9369;*
- (36) *Richmond Land Use Contract 066 Early Termination Bylaw No. 9371;*
- (37) *Richmond Land Use Contract 069 Early Termination Bylaw No. 9373;*
- (38) *Richmond Land Use Contract 071 Early Termination Bylaw No. 9375;*
- (39) *Richmond Land Use Contract 072 Early Termination Bylaw No. 9377;*
- (40) *Richmond Land Use Contract 074 Early Termination Bylaw No. 9379;*
- (41) *Richmond Land Use Contract 077 Early Termination Bylaw No. 9381;*
- (42) *Richmond Land Use Contract 081 Early Termination Bylaw No. 9383;*
- (43) *Richmond Land Use Contract 083 Early Termination Bylaw No. 9385;*
- (44) *Richmond Land Use Contract 084 Early Termination Bylaw No. 9387;*
- (45) *Richmond Land Use Contract 088 Early Termination Bylaw No. 9389;*
- (46) *Richmond Land Use Contract 089 Early Termination Bylaw No. 9391;*
- (47) *Richmond Land Use Contract 090 Early Termination Bylaw No. 9393;*
- (48) *Richmond Land Use Contract 093 Early Termination Bylaw No. 9395;*
- (49) *Richmond Land Use Contract 095 Early Termination Bylaw No. 9397;*



Special Council meeting for Public Hearings
Tuesday, November 24, 2015

- (50) *Richmond Land Use Contract 098 Early Termination Bylaw No. 9399;*
- (51) *Richmond Land Use Contract 099 Early Termination Bylaw No. 9401;*
- (52) *Richmond Land Use Contract 101 Early Termination Bylaw No. 9403;*
- (53) *Richmond Land Use Contract 102 Early Termination Bylaw No. 9405;*
- (54) *Richmond Land Use Contract 105 Early Termination Bylaw No. 9407;*
- (55) *Richmond Land Use Contract 107 Early Termination Bylaw No. 9409;*
- (56) *Richmond Land Use Contract 109 Early Termination Bylaw No. 9411;*
- (57) *Richmond Land Use Contract 110 Early Termination Bylaw No. 9413;*
- (58) *Richmond Land Use Contract 111 Early Termination Bylaw No. 9415;*
- (59) *Richmond Land Use Contract 112 Early Termination Bylaw No. 9417;*
- (60) *Richmond Land Use Contract 113 Early Termination Bylaw No. 9419;*
- (61) *Richmond Land Use Contract 114 Early Termination Bylaw No. 9421;*
- (62) *Richmond Land Use Contract 116 Early Termination Bylaw No. 9423;*
- (63) *Richmond Land Use Contract 117 Early Termination Bylaw No. 9425;*
- (64) *Richmond Land Use Contract 120 Early Termination Bylaw No. 9427;*
- (65) *Richmond Land Use Contract 121 Early Termination Bylaw No. 9429;*



Special Council meeting for Public Hearings
Tuesday, November 24, 2015

- (66) *Richmond Land Use Contract 123 Early Termination Bylaw No. 9431;*
- (67) *Richmond Land Use Contract 124 Early Termination Bylaw No. 9433;*
- (68) *Richmond Land Use Contract 125 Early Termination Bylaw No. 9435;*
- (69) *Richmond Land Use Contract 129 Early Termination Bylaw No. 9437;*
- (70) *Richmond Land Use Contract 130 Early Termination Bylaw No. 9439;*
- (71) *Richmond Land Use Contract 132 Early Termination Bylaw No. 9441;*
- (72) *Richmond Land Use Contract 133 Early Termination Bylaw No. 9443;*
- (73) *Richmond Land Use Contract 134 Early Termination Bylaw No. 9445;*
- (74) *Richmond Land Use Contract 135 Early Termination Bylaw No. 9447;*
- (75) *Richmond Land Use Contract 136 Early Termination Bylaw No. 9449;*
- (76) *Richmond Land Use Contract 137 Early Termination Bylaw No. 9451;*
- (77) *Richmond Land Use Contract 140 Early Termination Bylaw No. 9453;*
- (78) *Richmond Land Use Contract 141 Early Termination Bylaw No. 9455;*
- (79) *Richmond Land Use Contract 142 Early Termination Bylaw No. 9457;*
- (80) *Richmond Land Use Contract 143 Early Termination Bylaw No. 9459;*
- (81) *Richmond Land Use Contract 144 Early Termination Bylaw No. 9461;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (82) *Richmond Land Use Contract 145 Early Termination Bylaw No. 9463;*
- (83) *Richmond Land Use Contract 146 Early Termination Bylaw No. 9465;*
- (84) *Richmond Land Use Contract 147 Early Termination Bylaw No. 9467;*
- (85) *Richmond Land Use Contract 148 Early Termination Bylaw No. 9469;*
- (86) *Richmond Land Use Contract 149 Early Termination Bylaw No. 9471;*
- (87) *Richmond Land Use Contract 152 Early Termination Bylaw No. 9473;*
- (88) *Richmond Land Use Contract 157 Early Termination Bylaw No. 9475;*
- (89) *Richmond Land Use Contract 159 Early Termination Bylaw No. 9477;*
- (90) *Richmond Land Use Contract 160 Early Termination Bylaw No. 9479;*
- (91) *Richmond Land Use Contract 161 Early Termination Bylaw No. 9481;*
- (92) *Richmond Land Use Contract 162 Early Termination Bylaw No. 9483; and*
- (93) *Richmond Land Use Contract 164 Early Termination Bylaw No. 9485.*

CARRIED

SPH15/1-4

It was moved and seconded

That the following Richmond Zoning Amendment Bylaws be adopted:

- (1) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300;*



Special Council meeting for Public Hearings
Tuesday, November 24, 2015

- (2) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9302;*
- (3) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304;*
- (4) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9306;*
- (5) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9308;*
- (6) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9310;*
- (7) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9312;*
- (8) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314;*
- (9) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9316;*
- (10) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9318;*
- (11) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9320;*
- (12) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9322;*
- (13) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9324;*
- (14) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326;*
- (15) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9328;*
- (16) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330;*
- (17) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332;*
- (18) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9334;*
- (19) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336;*
- (20) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9338;*
- (21) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9340;*
- (22) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9342;*
- (23) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9344;*
- (24) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9346;*
- (25) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9348;*
- (26) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9350;*
- (27) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9352;*
- (28) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9354;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (29) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9356;*
- (30) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9358;*
- (31) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9360;*
- (32) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9362;*
- (33) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9364;*
- (34) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9366;*
- (35) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9368;*
- (36) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9370;*
- (37) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9372;*
- (38) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9374;*
- (39) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9376;*
- (40) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9378;*
- (41) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9380;*
- (42) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9382;*
- (43) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9384;*
- (44) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9386;*
- (45) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9388;*
- (46) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9390;*
- (47) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9392;*
- (48) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9394;*
- (49) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9396;*
- (50) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9398;*
- (51) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9400;*
- (52) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9402;*
- (53) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9404;*
- (54) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9406;*
- (55) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9408;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (56) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9410;*
- (57) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9412;*
- (58) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9414;*
- (59) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9416;*
- (60) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9418;*
- (61) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9420;*
- (62) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9422;*
- (63) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9424;*
- (64) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9426;*
- (65) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9428;*
- (66) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9430;*
- (67) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9432;*
- (68) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9434;*
- (69) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9436;*
- (70) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9438;*
- (71) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9440;*
- (72) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9442;*
- (73) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9444;*
- (74) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9446;*
- (75) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9448;*
- (76) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9450;*
- (77) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9452;*
- (78) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9454;*
- (79) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9456;*
- (80) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9458;*
- (81) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9460;*
- (82) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9462;*



Special Council meeting for Public Hearings
Tuesday, November 24, 2015

- (83) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9464;*
- (84) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9466;*
- (85) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9468;*
- (86) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9470;*
- (87) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9472;*
- (88) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474;*
- (89) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9476;*
- (90) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9478;*
- (91) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9480;*
- (92) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9482; and*
- (93) *Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9484.*

CARRIED

SPH15/1-5

It was moved and seconded

That the following Richmond Land Use Contract Early Termination Bylaws be adopted:

- (1) *Richmond Land Use Contract 002 Early Termination Bylaw No. 9301;*
- (2) *Richmond Land Use Contract 003 Early Termination Bylaw No. 9303;*
- (3) *Richmond Land Use Contract 006 Early Termination Bylaw No. 9305;*
- (4) *Richmond Land Use Contract 007 Early Termination Bylaw No. 9307;*
- (5) *Richmond Land Use Contract 009 Early Termination Bylaw No. 9309;*
- (6) *Richmond Land Use Contract 010 Early Termination Bylaw No. 9311;*
- (7) *Richmond Land Use Contract 011 Early Termination Bylaw No. 9313;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (8) *Richmond Land Use Contract 012 Early Termination Bylaw No. 9315;*
- (9) *Richmond Land Use Contract 014 Early Termination Bylaw No. 9317;*
- (10) *Richmond Land Use Contract 015 Early Termination Bylaw No. 9319;*
- (11) *Richmond Land Use Contract 018 Early Termination Bylaw No. 9321;*
- (12) *Richmond Land Use Contract 020 Early Termination Bylaw No. 9323;*
- (13) *Richmond Land Use Contract 023 Early Termination Bylaw No. 9325;*
- (14) *Richmond Land Use Contract 027 Early Termination Bylaw No. 9327;*
- (15) *Richmond Land Use Contract 030 Early Termination Bylaw No. 9329;*
- (16) *Richmond Land Use Contract 031 Early Termination Bylaw No. 9331;*
- (17) *Richmond Land Use Contract 032 Early Termination Bylaw No. 9333;*
- (18) *Richmond Land Use Contract 033 Early Termination Bylaw No. 9335;*
- (19) *Richmond Land Use Contract 036 Early Termination Bylaw No. 9337;*
- (20) *Richmond Land Use Contract 037 Early Termination Bylaw No. 9339;*
- (21) *Richmond Land Use Contract 041 Early Termination Bylaw No. 9341;*
- (22) *Richmond Land Use Contract 042 Early Termination Bylaw No. 9343;*
- (23) *Richmond Land Use Contract 043 Early Termination Bylaw No. 9345;*



Special Council meeting for Public Hearings
Tuesday, November 24, 2015

- (24) *Richmond Land Use Contract 044 Early Termination Bylaw No. 9347;*
- (25) *Richmond Land Use Contract 048 Early Termination Bylaw No. 9349;*
- (26) *Richmond Land Use Contract 049 Early Termination Bylaw No. 9351;*
- (27) *Richmond Land Use Contract 050 Early Termination Bylaw No. 9353;*
- (28) *Richmond Land Use Contract 052 Early Termination Bylaw No. 9355;*
- (29) *Richmond Land Use Contract 053 Early Termination Bylaw No. 9357;*
- (30) *Richmond Land Use Contract 054 Early Termination Bylaw No. 9359;*
- (31) *Richmond Land Use Contract 057 Early Termination Bylaw No. 9361;*
- (32) *Richmond Land Use Contract 058 Early Termination Bylaw No. 9363;*
- (33) *Richmond Land Use Contract 060 Early Termination Bylaw No. 9365;*
- (34) *Richmond Land Use Contract 063 Early Termination Bylaw No. 9367;*
- (35) *Richmond Land Use Contract 065 Early Termination Bylaw No. 9369;*
- (36) *Richmond Land Use Contract 066 Early Termination Bylaw No. 9371;*
- (37) *Richmond Land Use Contract 069 Early Termination Bylaw No. 9373;*
- (38) *Richmond Land Use Contract 071 Early Termination Bylaw No. 9375;*
- (39) *Richmond Land Use Contract 072 Early Termination Bylaw No. 9377;*



Special Council meeting for Public Hearings
Tuesday, November 24, 2015

- (40) *Richmond Land Use Contract 074 Early Termination Bylaw No. 9379;*
- (41) *Richmond Land Use Contract 077 Early Termination Bylaw No. 9381;*
- (42) *Richmond Land Use Contract 081 Early Termination Bylaw No. 9383;*
- (43) *Richmond Land Use Contract 083 Early Termination Bylaw No. 9385;*
- (44) *Richmond Land Use Contract 084 Early Termination Bylaw No. 9387;*
- (45) *Richmond Land Use Contract 088 Early Termination Bylaw No. 9389;*
- (46) *Richmond Land Use Contract 089 Early Termination Bylaw No. 9391;*
- (47) *Richmond Land Use Contract 090 Early Termination Bylaw No. 9393;*
- (48) *Richmond Land Use Contract 093 Early Termination Bylaw No. 9395;*
- (49) *Richmond Land Use Contract 095 Early Termination Bylaw No. 9397;*
- (50) *Richmond Land Use Contract 098 Early Termination Bylaw No. 9399;*
- (51) *Richmond Land Use Contract 099 Early Termination Bylaw No. 9401;*
- (52) *Richmond Land Use Contract 101 Early Termination Bylaw No. 9403;*
- (53) *Richmond Land Use Contract 102 Early Termination Bylaw No. 9405;*
- (54) *Richmond Land Use Contract 105 Early Termination Bylaw No. 9407;*
- (55) *Richmond Land Use Contract 107 Early Termination Bylaw No. 9409;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (56) *Richmond Land Use Contract 109 Early Termination Bylaw No. 9411;*
- (57) *Richmond Land Use Contract 110 Early Termination Bylaw No. 9413;*
- (58) *Richmond Land Use Contract 111 Early Termination Bylaw No. 9415;*
- (59) *Richmond Land Use Contract 112 Early Termination Bylaw No. 9417;*
- (60) *Richmond Land Use Contract 113 Early Termination Bylaw No. 9419;*
- (61) *Richmond Land Use Contract 114 Early Termination Bylaw No. 9421;*
- (62) *Richmond Land Use Contract 116 Early Termination Bylaw No. 9423;*
- (63) *Richmond Land Use Contract 117 Early Termination Bylaw No. 9425;*
- (64) *Richmond Land Use Contract 120 Early Termination Bylaw No. 9427;*
- (65) *Richmond Land Use Contract 121 Early Termination Bylaw No. 9429;*
- (66) *Richmond Land Use Contract 123 Early Termination Bylaw No. 9431;*
- (67) *Richmond Land Use Contract 124 Early Termination Bylaw No. 9433;*
- (68) *Richmond Land Use Contract 125 Early Termination Bylaw No. 9435;*
- (69) *Richmond Land Use Contract 129 Early Termination Bylaw No. 9437;*
- (70) *Richmond Land Use Contract 130 Early Termination Bylaw No. 9439;*
- (71) *Richmond Land Use Contract 132 Early Termination Bylaw No. 9441;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (72) *Richmond Land Use Contract 133 Early Termination Bylaw No. 9443;*
- (73) *Richmond Land Use Contract 134 Early Termination Bylaw No. 9445;*
- (74) *Richmond Land Use Contract 135 Early Termination Bylaw No. 9447;*
- (75) *Richmond Land Use Contract 136 Early Termination Bylaw No. 9449;*
- (76) *Richmond Land Use Contract 137 Early Termination Bylaw No. 9451;*
- (77) *Richmond Land Use Contract 140 Early Termination Bylaw No. 9453;*
- (78) *Richmond Land Use Contract 141 Early Termination Bylaw No. 9455;*
- (79) *Richmond Land Use Contract 142 Early Termination Bylaw No. 9457;*
- (80) *Richmond Land Use Contract 143 Early Termination Bylaw No. 9459;*
- (81) *Richmond Land Use Contract 144 Early Termination Bylaw No. 9461;*
- (82) *Richmond Land Use Contract 145 Early Termination Bylaw No. 9463;*
- (83) *Richmond Land Use Contract 146 Early Termination Bylaw No. 9465;*
- (84) *Richmond Land Use Contract 147 Early Termination Bylaw No. 9467;*
- (85) *Richmond Land Use Contract 148 Early Termination Bylaw No. 9469;*
- (86) *Richmond Land Use Contract 149 Early Termination Bylaw No. 9471;*
- (87) *Richmond Land Use Contract 152 Early Termination Bylaw No. 9473;*



**Special Council meeting for Public Hearings
Tuesday, November 24, 2015**

- (88) *Richmond Land Use Contract 157 Early Termination Bylaw No. 9475;*
- (89) *Richmond Land Use Contract 159 Early Termination Bylaw No. 9477;*
- (90) *Richmond Land Use Contract 160 Early Termination Bylaw No. 9479;*
- (91) *Richmond Land Use Contract 161 Early Termination Bylaw No. 9481;*
- (92) *Richmond Land Use Contract 162 Early Termination Bylaw No. 9483; and*
- (93) *Richmond Land Use Contract 164 Early Termination Bylaw No. 9485.*

CARRIED

ADJOURNMENT

SPH15/1-6

It was moved and seconded
That the meeting adjourn (10:29 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
November 24, 2015.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

For Metro Vancouver meetings on Friday, November 27, 2015

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg Valou, 604-451-6016, Greg.Valou@metrovanancouver.org or Jean Kavanagh, 604-451-6697 Jean.Kavanagh@metrovanancouver.org.

Greater Vancouver Regional District - Parks**George Ross Legacy Stewardship Program Framework****APPROVED**

In July 2013, the late George Ross left a \$2.8 million bequest to Metro Vancouver Regional Parks. The funds are held by the GVRD in a Legacy Fund reserve account.

In order to best dispense of these funds, the Board approved the Legacy Stewardship Program framework. This authorizes staff to enter into a George Ross Legacy Stewardship Program Administration Agreement between the Greater Vancouver Regional District and the Pacific Parklands Foundation for a three-year term from January 1, 2016 to December 31, 2018. Interest from the Legacy Reserve Fund earned between July 2013 and December 31, 2015 will be dispensed at the end of the year. And from January 1, 2016, annual interest from the fund will be dispensed for the term of this agreement.

Campbell Valley Regional Park - South Carvolth School Building Future**APPROVED**

The Board approved deconstruction of the disused school house in Campbell Valley Regional Park. This will allow the land to become available for regional park use.

Mining Lease Application for Sumas Mountain: Fraser Valley Regional District Electoral Area G - Sumas Mountain Inter-regional Park**APPROVED**

The mining lease application for an area within and adjacent to Sumas Mountain Inter-regional Park referred to Metro Vancouver by the provincial Ministry of Energy and Mines in August 2015 raises serious concerns for the environmental and cultural values of the inter-regional park. There are also concerns regarding the public's use and enjoyment of the park lands and the trail corridor that supports the Experience the Fraser project.

The Board will write to the Ministry of Energy and Mines, with copies to the City of Abbotsford and the Fraser Valley Regional District, expressing opposition to the proposed mining lease application submitted by 266531 BC Ltd.



Greater Vancouver Regional District

Electoral Area A Grants – Regional District Basic Grants

APPROVED

The Board approved \$20,000 of 2015 Regional District Basic Grants monies to aid Electoral Area A communities outside of fire protection areas to purchase firefighting and health & safety equipment.

Gerald McGavin UBC Rugby Centre – Liquor Licence Application

APPROVED

The University of British Columbia has applied to the BC Liquor Control and Licensing Branch for a liquor primary licence for the Gerald McGavin UBC Rugby Centre. Metro Vancouver acts as the local government for liquor licence applications in Electoral Area A, including applications within UBC.

The Board recommended to the BC Liquor Control and Licensing Branch that the license be issued.

Metro Facts in Focus Policy Backgrounder: Green Infrastructure

RECEIVED

The Board received for information the Green Infrastructure Facts in Focus policy backgrounder, which provides an overview of the concept of green infrastructure, and describes the many benefits that a green infrastructure network delivers to the Metro Vancouver region.

The Green Infrastructure Facts in Focus document will be disseminated to member municipalities, ecological educational institutions, and other organizations promoting ecological health. It will also be available on the Metro Vancouver website.

Green Infrastructure Technical Report: Connecting the Dots

RECEIVED

The Board received for information a technical report prepared in support of ongoing efforts by Metro Vancouver member municipalities to maintain and enhance a regional green infrastructure network.

Connecting the Dots: A Regional Green Infrastructure Network Resource Guide describes different forms of green infrastructure and how they benefit the region when they form a network. The document will be disseminated to member municipalities as an information resource.

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

APPROVED

Metro Vancouver appoints Bylaw Officers who are able to enter onto lands, conduct investigations, and collect evidence to enforce Metro Vancouver's air quality bylaws.



The Board appointed Donna Hargreaves as an Officer pursuant to the Environmental Management Act and Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008.

Air Quality Bulletins During Cool Weather Months

RECEIVED

The Board received for information Metro Vancouver's new Air Quality Bulletins that will help keep people informed about short-term air quality issues in their neighbourhoods. Air Quality Bulletins will be used during the winter months when there is considerable wood smoke in specific areas of the region.

2015 Christmas Campaign – Create Memories, Not Garbage

RECEIVED

This is the eighth year of Metro Vancouver's Christmas season waste-reduction campaign, and the fifth year of the "Create Memories, Not Garbage" advertising campaign. In 2011, the theme shifted away from how much garbage we create to the message that Christmas memories are created by spending time with loved ones, giving experiences or purchasing quality gifts that last.

The Board received for information a report on the campaign elements that include advertising on public transit, with an emphasis on buses throughout the region, in movie theatres, television commercials, and targeted online ads. Other elements include sponsored ads on social media, e-cards, and posters at municipal facilities.

Metro Vancouver Support for National Zero Waste Council Federal Tax Incentive to Reduce Edible Food Waste

APPROVED

The Board:

- a) Expressed its support for the National Zero Waste Council's (NZWC) food waste reduction federal tax incentive proposal, and will request that the Government of Canada implement tax incentives for food producers, suppliers, and retailers to donate unsold edible food, thereby reducing the environmental impact of food waste.
- b) Will forward this resolution to the Federation of Canadian Municipalities asking them to consider the resolution at the FCM's upcoming Annual General Meeting.
- c) Will forward this resolution to the appropriate federal Minister(s).
- d) Instructed that Metro Vancouver work with the NZWC to conduct research and policy work on the issues surrounding the end recipients of food donations.

Restoring the Mandatory Long Form Census in 2016**APPROVED**

The Board will write to the federal Minister of Innovation, Science and Economic Development to express appreciation for restoration of the mandatory long-form census in 2016.

Township of Langley Request for Sewerage Area Extension**APPROVED**

The Township of Langley, at its September 28, 2015 Council meeting, requested that the GVS&DD Board extend the Fraser Sewerage Area to include three properties.

The GVRD Board resolved that the extension of GVS&DD sewerage services to these properties is consistent with the provisions of the regional growth strategy Metro Vancouver 2040, and will forward the requested Fraser Sewerage Area expansion application to the GVS&DD Board for consideration.

Draft Regional Food System Action Plan**RECEIVED**

The draft Regional Food System Action Plan presents local government actions planned for the next five years to advance implementation of the 2011 Regional Food System Strategy as well as new initiatives that can strengthen collaboration within the regional federation.

The Board received the report for information and will send it to member municipalities for review and comment.

Agricultural Impact Assessment Guidelines – How to Achieve Better Utilization**APPROVED**

The purpose of the Agricultural Impact Assessment Guidelines is to identify potential positive and negative impacts of non-farm development activities on agricultural land. The Board directed staff to forward the report to municipal Agricultural Advisory Committees noting that Metro Vancouver representatives could make presentations about the guidelines.

Metro Vancouver External Agency Activities Status Report October 2015**RECEIVED**

The Board received for information the following reports from Metro Vancouver representatives to external organizations:

- a) Municipal Finance Authority
- b) Delta Heritage Airpark Management Committee
- c) Experience the Fraser
- d) Pacific Parklands Foundation
- e) Fraser Valley Regional Library Board

**Metro Vancouver's 2015 Zero Waste Conference: A Future without Waste -
Redefining Value, Building the Circular Economy****RECEIVED**

Metro Vancouver's fifth annual Zero Waste Conference was held on October 29 at the Vancouver Convention Centre, and shared inspirational, informative, and relevant case studies about concepts of the circular economy for businesses, local governments, and individuals dealing with 'upstream' waste management issues.

The conference continues to grow and evolve, and attracts local, national, and global leaders on the important issue of waste prevention. A satellite event was introduced this year in Toronto and drew 185 participants, 532 people attended the conference in Vancouver, and 606 people attended the conference online through live streaming.

National Zero Waste Council Update**RECEIVED**

The Board received for information an activity update report from the National Zero Waste Council. With active working groups and a growing membership representing a wide-range of sectors, the National Zero Waste Council continues to spearhead Canadian efforts to advance efforts for the prevention of waste, which is now a global priority.

General Liability and Property Loss Claims Policy**APPROVED**

The Board approved a General Liability and Property Loss Claims Policy that allows Metro Vancouver to maintain a reserve to mitigate the risk associated with the settlement of claims for general property damage or loss and third-party liability. The reserve will safeguard the Metro Vancouver entities for any financial burden borne relative to the insurance policy deductibles for associated general property and liability coverage.

**Memorandum of Understanding between Metro Vancouver and the University of
British Columbia****APPROVED**

Metro Vancouver and the University of British Columbia have signed a non-binding Memorandum of Understanding to strengthen ongoing collaboration to address regional economic, social, and environmental sustainability challenges. This will provide new opportunities for UBC faculty and students to work on projects that will directly benefit the region.

The Board endorsed the Strategic Collaboration Memorandum of Understanding between Metro Vancouver and the University of British Columbia.



Proposal to Adopt “Tim Jones Peak” on Mount Seymour

APPROVED

The Board agreed to write a letter to the BC Geographical Names Office, provincial Ministry of Forests, Lands and Natural Resource Operations, indicating Metro Vancouver’s support for the naming proposal to adopt “Tim Jones Peak” as the official place name for the second of three summits on Mount Seymour in British Columbia.

GVRD Security Issuing Bylaw No. 1224, 2015 Regarding GVWD Borrowing Bylaw No. 248, 2015

APPROVED

The Board approved a bylaw to allow the issuance of debenture in the amount of \$700 million for the Greater Vancouver Water District, and to provide long-term capital borrowing authority for the anticipated requirements for the next five years. The Board will forward the bylaw to the Inspector of Municipalities for Certificate of Approval.

GVRD Geospatial Reference System Fees and Charges Bylaw No. 1226, 2015

APPROVED

The Board approved a bylaw for the Regional Geospatial Reference System (GPS) outlining the allocation of net service costs and fees charged for private sector usage.

Greater Vancouver Sewage and Drainage District

Lions Gate Secondary Wastewater Treatment Plant – Quarterly Report

RECEIVED

The Board received for information a quarterly update on the Lions Gate Secondary Wastewater Treatment Plant.

Liquid Waste Public Outreach Program – Residential Grease Pilot Behaviour Change Project Update

RECEIVED

The Board received a report for information about the problems caused for Metro Vancouver and its member municipalities by blockages when grease goes into the sewers. Metro Vancouver is conducting a pilot project with the City of Surrey to test approaches to convince residents to put grease in their green bin instead of down the drain or toilet. Findings from this pilot will be used to develop a regional grease campaign for 2016. Metro Vancouver is also working with the BC Restaurant and Food Association to develop approaches for the restaurant sector for 2016.



Transfer Station Operation and Maintenance Services Procurement

RECEIVED

The Board approved the evaluation criteria and weighting for the following transfer station operations Requests for Proposals: Surrey and North Shore Transfer Stations: Experience and Reputation (30%); Technical (30%); Financial and Commercial (40%). Langley and Maple Ridge Transfer Stations: Qualifications (30%); Technical (30%); Financial and Commercial (40%).

2015 Integrated Solid Waste and Resource Management Plan Biennial Report

APPROVED

The Board approved the submission of the 2015 Integrated Solid Waste and Resource Management Plan (ISWRMP) Biennial Report to the provincial Ministry of Environment. The report includes both high-level summaries and detailed information on key ISWRMP actions and performance measures.

Update on Waste-to-Energy Facility Operational Certificate Progress

RECEIVED

The Board received for information an update on the progress of developing an Operational Certificate for the Metro Vancouver Waste-to-Energy Facility.

Solid Waste Management Planning Guideline Update

APPROVED

The provincial Ministry of Environment is updating the Solid Waste Management Planning Guideline, and has released an intentions paper for comment. Metro Vancouver staff have reviewed and provided comments, which the Board received for information.

GVS&DD Fermentation Operations Bylaw No. 294 and Sewer Use Amending Bylaw No. 295

APPROVED

The discharge of spent grains and waste yeast from fermentation operations such as breweries can stress the operation of the collection and treatment systems, especially at the primary wastewater treatment plants. A new bylaw contains requirements for both solids and pH management. Extensive consultation was conducted with fermentation operators and other industry representatives to develop the bylaw that will regulate the discharge of solids from this sector.

The Board approved the new bylaw that establishes standards to better manage discharge from these operations.



GVS&DD Development Cost Charge Amending Bylaw No. 292, 2015

APPROVED

Development Cost Charges pay for growth-related GVS&DD capital projects. The Board passed a bylaw amending GVS&DD Development Cost Charges, and will forward a copy to the provincial Local Government Infrastructure and Finance Branch.

The amendments clarify that Bylaw 254 does not apply to secondary suites and laneway houses. This provides certainty to building permit applicants, and ensures that the bylaw is applied consistently across the region.

Greater Vancouver Water District

Water Conservation Campaign 2015 – Water Wagon Program & Water Restrictions Communications

APPROVED

Communication and public outreach on water conservation are important components of Metro Vancouver's Board Strategic Plan. The Board received for information a report on the 2015 Water Conservation Campaign.

Water Shortage Response Plan Review Process

APPROVED

The Water Shortage Response Plan (WSRP) is intended to manage demand for drinking water during the dry summer months when water consumption almost doubles due to outdoor use, or during periods of drought or in times of emergency.

Following a particularly dry 2015 summer season, Metro Vancouver is commencing a review of the WSRP. This review will identify amendments to the WSRP to ensure it meets the needs of a growing region, addresses weather pattern changes, and addresses implementation concerns raised by municipalities, businesses, and the public during the summer of 2015.

The Board approved the Water Shortage Response Plan Review Process as outlined in the report, and authorized amending the activation period for Stage 1 of the Water Shortage Response Plan from June 1 to September 30 to May 15 to October 15.



Award of Contract Resulting from Tender No. 15-093: Coquitlam Water Treatment Plant Improvements Project – Hypochlorite Conversion, Gate House and Multi-Use Storage Building

APPROVED

The Board authorized the award of a contract in the amount of \$5,226,000 (exclusive of taxes) to Maple Reinders Inc. for the Coquitlam Water Treatment Plant Improvements Project.

The contract includes several improvements to the Coquitlam Water Treatment Plant, including conversion of the existing gaseous chlorine storage and feed systems to a new sodium hypochlorite storage and chemical feed system, the construction of a new watershed security gate house, and a new multi-use storage building to provide storage for both Watershed Operations and Water Treatment Operations and Maintenance.

Award of Contract Resulting from RFP No. 15 - 127: Consulting Engineering Services for Preliminary Design, Detailed Design, and Construction Engineering of Annacis Water Supply Tunnel

APPROVED

The Board authorized the award of a contract in the amount of \$5,386,942 (exclusive of taxes) to Hatch Mott MacDonald for Phase A, Preliminary Design of the Annacis Water Supply Tunnel.

The Annacis Water Supply Tunnel will replace two existing marine crossings of the Fraser River. The new tunnel crossing will provide increased capacity to meet future demand, long-term scour protection, and improved resiliency to withstand a major earthquake.

Greater Vancouver Water District Borrowing Bylaw Number 248, 2015

APPROVED

The Board approved a bylaw to provide long-term capital borrowing authority for the anticipated requirements of the next five years for the GVWD, and to authorize the issuance of debenture debt for this purpose through the Greater Vancouver Regional District and the Municipal Finance Authority of British Columbia in the aggregate amount of \$700 million dollars.



Parks, Recreation and Cultural Services Committee

Date: Tuesday, November 24, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Ken Johnston, Vice-Chair
Councillor Carol Day
Councillor Bill McNulty
Councillor Linda McPhail

Absent: Councillor Harold Steves

Call to Order: The Vice-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 October 27, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, December 16, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **2015-2020 SENIORS SERVICE PLAN**
(File Ref. No. 07-3400-01) (REDMS No. 4732067 v. 3)

Heather Muter, Coordinator - Leisure/Seniors, briefed Committee on the proposed Seniors Service Plan, noting that the Service Plan will set the goals and actions for seniors' services and programs in the City for the next six years.

Parks, Recreation & Cultural Services Committee

Tuesday, November 24, 2015

Discussion ensued with regard to (i) encouraging the participation of seniors, (ii) collaborating with community partners, and (iii) the changing demographics of the city.

In reply to queries from Committee regarding the resources available to implement the Service Plan, Ms. Muter noted that actions are reviewed annually and are realigned based on needs.

It was moved and seconded

That the Community Services 2015-2020 Seniors Service Plan: Active and Healthy Living, presented as Attachment 1 in the staff report titled "2015-2020 Seniors Service Plan," dated November 9, 2015, from the General Manager, Community Services, be adopted.

CARRIED

2. MANAGER'S REPORT

Branscombe House

Jane Fernyhough, Director, Art Culture and Heritage Services, updated Committee on the Branscombe House, noting that the contract for the artist residency is being finalized and that the building is available for rent.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:07 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 24, 2015.

Councillor Ken Johnston
Vice-Chair

Evangel Biason
Legislative Services Coordinator (Aux.)



General Purposes Committee

Date: Monday, December 7, 2015

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Harold Steves

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on November 16, 2015, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **2016 COUNCIL AND COMMITTEE MEETING SCHEDULE**
(File Ref. No. 01-0105-00) (REDMS No. 4779755)

It was moved and seconded

That the 2016 Council and Committee meeting schedule, attached to the staff report, dated November 16, 2015, from the Director, City Clerk's Office, be approved, including the following revisions as part of the regular August meeting break and December holiday season:

General Purposes Committee

Monday, December 7, 2015

- (1) *That the Regular Council meetings (open and closed) of August 8, August 22, and December 28, 2016 be cancelled; and*
- (2) *That the August 15, 2016 Public Hearing be re-scheduled to September 6, 2016 at 7:00 pm in the Council Chambers at Richmond City Hall.*

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. **SIGNING THE CALL FOR ACTION ON ENERGY AND CLIMATE IN THE BUILDING SECTOR**

(File Ref. No. 10-6125-07-02) (REDMS No. 4773892 v. 3)

In reply to queries from Committee, Peter Russell, Senior Manager, Sustainability and District Energy, commented that (i) the intent of the report is to advocate for the inclusion of the energy and climate action targets in the revised Provincial Climate Leadership Plan, (ii) staff was not aware of the Province's actions related to their public buildings, and (iii) it is anticipated that the Province's revised Plan will be released in March 2016.

It was moved and seconded

That the City join other regional stakeholders in the Call for Action on Energy and Climate in the Building Sector in support of a new provincial "Climate Leadership Plan", as presented in the staff report titled "Signing the Call for Action on Energy and Climate in the Building Sector," dated November 17, 2015, from the Director, Engineering.

CARRIED

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

(File Ref. No. 10-6175-02-01) (REDMS No. 4813746 v. 9)

In response to queries from Committee, Peter Russell, Senior Manager, Sustainability and District Energy, provided the following comments:

- Metro Vancouver (MV) regulates both solid waste and air quality;
- meat products are processed through the bio-digester in an enclosed facility and products composted go through a different process with additional levels of odour control;
- staff are requesting that MV clearly define pollution and indicate the health impacts being considered through the permit process;
- MV Permit and Enforcement Departments monitor the odour and air quality at the Harvest Power facility and staff is requesting MV enforce their bylaws and conditions of the Air Quality Permit;

General Purposes Committee

Monday, December 7, 2015

- MV monitors the facility by reviewing the emission and concentrate flow rates reports submitted by Harvest Power and investigating complaints registered regarding odour and pollution in the area;
- discussions with Harvest Power related to odour and pollution are ongoing;
- the City will have an opportunity to examine the outcomes between MV and Harvest Power regarding the Air Quality Permit process and that the City's concerns are addressed; and
- MV compliant process involves (i) identifying the source, such as the Harvest Power facility or a farm operation, (ii) meeting with Harvest Power to examine the operation, and (iii) enforcing the permit with the issuance of a ticket.

In reply to a query from Committee, Robert Gonzalez, General Manager, Engineering and Public Works, advised that Harvest Power have made a number of changes with their filtration, storage, and handling processes; however, the modifications have not proven successful. He further advised that MV enforcement would have curtailed any odour issues.

In response to questions from Committee, Mr. Russell stated that odour management can be achieved through (i) reducing the pile heights, (ii) ensuring more balanced chemical environments, (iii) effectively managing the collection of material on-site, (iv) requiring effectively treating air emissions through the use of more biofilters and/or stack or carbon filters, and (v) installing adequate dispersal equipment.

Discussion ensued regarding (i) the need to address the odour issue, (ii) consulting with Vancouver Coastal Health on the matter, (iii) the feasibility of placing a moratorium on the volume of product processed at the Harvest Power facility, (iv) potential technologies not being utilized by Harvest Power, and (v) the need for effective enforcement of the permit by MV.

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

It was moved and seconded

- (1) *That comments regarding Harvest Fraser Richmond Organics Ltd. air quality permit renewal application in the staff report titled "Harvest Power Air Quality Permit Review," dated November 17, 2015, from the Director, Engineering, be forwarded to Metro Vancouver's Environmental Regulation and Enforcement branch;*

General Purposes Committee

Monday, December 7, 2015

- (2) *That the staff report titled "Harvest Power Air Quality Permit Review," dated November 17, 2015, from the Director, Engineering, be forwarded to Vancouver Coastal Health, including James Lu, Environmental Health, for their comments and recommendations; and*
- (3) *That the comments stress the need with Metro Vancouver for more effective enforcement.*

The question on the motion was not called as staff was directed to seek public input through Let's Talk Richmond and forward said comments to Metro Vancouver.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:33 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 December 7, 2015.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Legislative Services Coordinator



Finance Committee

Date: Monday, December 7, 2015

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:34 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on November 2, 2015, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **2015 AUDIT ENGAGEMENT**
(File Ref. No. 03-0905-01) (REDMS No. 4814774)

It was moved and seconded

That the 2015 Audit Planning Letter from KPMG, LLP, dated November 13, 2015, be received for information.

CARRIED

Finance Committee
Monday, December 7, 2015

2. FINANCIAL INFORMATION – 3RD QUARTER SEPTEMBER 30, 2015
(File Ref. No.) (REDMS No. 4786970)

In response to queries from Committee, Jerry Chong, Director, Finance, accompanied by Cindy Gilfillan, Manager, Financial Reporting, advised that (i) gaming revenues are on target to meet the 2015 budgeted allocation of \$18 million, (ii) Council may review the transfer of operating surpluses to the Rate Stabilization Account at their discretion, and (iii) impacts to gaming revenue, due to the additional conditions introduced by the BC Lottery Corporation, will not be realized until the end of the 4th Quarter. Mr. Chong commented that applying the operating surpluses to the City's budget, while achieving a one-time reduction to the budget, would potentially increase budgets in future years. He further commented on the Real Estate Investment Strategy that will examine diversifying the City's funds and the need to maintain safe investment portfolios given the uncertain economic climate.

It was moved and seconded

That the staff report titled, "Financial Information – 3rd Quarter September 30, 2015", dated November 18, 2015 from the Director, Finance be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

3. 3RD QUARTER 2015 – FINANCIAL INFORMATION FOR THE RICHMOND OLYMPIC OVAL
(File Ref. No.) (REDMS No. 4818693)

In reply to questions from Committee, Rick Dusanj, Controller, Richmond Olympic Oval Corporation (ROOC), noted that in-house marketing expenses for the Richmond Olympic Experience and other business initiatives will be realized in the 4th Quarter financials and that operating surpluses will be transferred into the ROOC's Capital Reserves.

It was moved and seconded

That the report on Financial Information for the Richmond Olympic Oval Corporation for the third quarter ended September 30, 2015 from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

COMMUNITY SERVICES DIVISION

4. 2016 OPERATING AND CAPITAL BUDGETS FOR RICHMOND PUBLIC LIBRARY

(File Ref. No.) (REDMS No.)

Greg Buss, Chief Librarian and Secretary to the Board, Richmond Public Library, provided background information and spoke to the ongoing transition from print-based information service to a blend of traditional and digital services and the request for an ongoing \$200,000 increase to the collection budget.

Discussion ensued in which Mr. Buss provided the following information:

- the new loan policies designed to provide better access to the collection while also increasing fine collection and printing charges will be reviewed within three months after its implementation in early 2016;
- the additional \$200,000 one-time funding received in 2015 was utilized to upgrade the collections to the Steveston, Ironwood and Brighthouse library branches;
- the ongoing additional \$200,000 funding would be used to maintain the print-form and digit collections;
- recent computer upgrades will allow for electronic fine notification and other service initiatives;
- increases in revenues are anticipated in 2016 due to cost effective technology;
- Regional comparisons indicate that the library's operating efficiencies are higher, its per capital expenditures are slightly below average, and its per capita support is significantly below the average;
- Inter-municipal borrowing revenue has been dramatically reduced due in part to the growth in the Chinese language collections at other libraries and to the limited resources to purchase new material;
- a portion of the 2015 operating surplus will be used towards establishing *The Launchpad* space at the Brighthouse Library branch; and
- the proposed budget increase of 2.96% plus additional funding of \$200,00 would maintain existing service levels and allow for the continued investment to the print-form and digit collections.

Discussion ensued regarding the allocation of the 2015 operating surplus, the ongoing additional level funding request and the proposed budget undergoing further review. Committee directed that 2015 actual figures and regional comparisons be provided.

Finance Committee
Monday, December 7, 2015

In response to a question from Committee, Cathryn Volkering Carlile, General Manager, Community Services, commented that the Library Board's proposed budget does not undergo the same level of scrutiny by the City Senior Management Team as the line Department's budgets although the request for ongoing additional funding in the amount of \$200,000 was fully considered along with the other requests and was not recommended by staff.

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

It was moved and seconded

That the 2016 Richmond Public Library Operating and Capital budgets be referred back to staff for further analysis.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

5. **2016 CAPITAL BUDGET**

(File Ref. No. 03-0970-01) (REDMS No. 4761439 v. 8)

Andrew Nazareth, General Manager, Finance and Corporate Services, accompanied by Mr. Chong provided information regarding the proposed 2016 Capital Budget as follows:

- the proposed Capital Budget aligns with the 2014-2018 Council Term Goals and aligns the assets and the financing to achieve the service levels approved by Council;
- the building program is not included in the proposed budget;
- Parks Develop Cost Charges (DCC) funds were used for major park acquisitions in 2015;
- the 2016 land acquisition program aligns with the Investment Land Strategy approved earlier in 2015;
- the new fire vehicle and equipment is anticipated to be purchased in 2016;
- the City's DCC program consists of projects and the costs are allocated between existing development and new growth. There is a range of percentages depending on each program and the City funds a percentage for projects that benefit the existing population (benefit factor); and
- the City also funds a percentage of all DCC projects as it would be unfair to impose on new development all of the costs that are attributable to new development; therefore, the City funds an assist factor of 1%.

Finance Committee
Monday, December 7, 2015

In response to a query from Committee, Jim Young, Senior Manager, Capital Building Project Development, advised that the Garratt Wellness Centre requires upgrades to the electrical and mechanical systems.

In reply to a query from Committee, Mike Redpath, Senior Manager, Parks, commented that staff is in negotiations through the Council/School Board Liaison Committee regarding the potential disposition and/or acquisition of school property.

In response to a question from Committee, Robert Gonzalez, General Manager, Engineering and Public Works, noted that, regarding the LED Street Light Replacement Plan and the changing technologies, several products are undergoing testing to determine whether they meet performance standards prior to entering into discussions with potential suppliers regarding providing the products at no cost.

In reply to a query from Committee, Jane Fernyhough, Director, Arts, Culture and Heritage Services, advised that the Interurban Tram Restoration funding request would allow for the complete refurbishing of the tram, both inside and out.

It was moved and seconded

That the 2016 Capital Budget totalling \$104.1M be approved and staff authorized to commence the 2016 Capital Projects.

CARRIED

6. 2016 PROPOSED OPERATING BUDGET

(File Ref. No. 03-0970-01) (REDMS No.)

In response to questions from Committee, Mr. Nazareth and Mr. Chong provided the following information regarding the 2016 Proposed Operating Budget:

- the proposed budget does not include any provision for an increase in police officers;
- a “Corporate Reset” involves examining the Rate Stabilization Accounts, the budget for increased revenues, deferred savings through delayed replacements, and historic surplus balances to arrive at a figure that would reset the base line on a one-time bases only;
- a “Corporate Reset” and/or utilizing operating surpluses to offset the operating budget may expose the City to the risk of higher budget increases in subsequent years or depleting reserve funds;
- the Rate Stabalization Account assists the City in achieving minimal increases to the Operating budget by providing a source for one-time initiatives;

Finance Committee

Monday, December 7, 2015

- the City is statutorily restricted in terms of the types of investments it invests in and that principal must be protected at all times;
- the City is in a solid financial position; however, one major incident could dramatically affect the City's resources;
- the *Community Charter* requires municipalities to fix one tax rate per class, such as residential, commercial, and industrial, etc.;
- the impact of the City's Service Level Review process to the proposed budget would be challenging to quantitatively demonstrate;
- 98% of the budget increase can be attributed to salaries (65%), RCMP contract increases (17%), and senior level of government downloading (15%);
- the largest portion of the Law and Community Safety budget related to contract services is the RCMP contract, the Community Services contract services relate to the Community Centres, and the Engineering and Public Works budget has a variety of contract services;
- one-time expenditures are not included in the Operating budget as requests are funded through the Rate Stabilization Accounts;
- staff would examine the additional level funding, the Rate Stabilization Account, and revenue increases in an effort to achieve a 2% budget increase;
- relying on casino revenue to offset the Operating budget may cause the City to be at risk to higher budget increases in future years in the event the casino revenues decline in the future; and
- casino revenues have been allocated towards specific projects; however, Council may make changes at any time.

In reply to a question from Committee, Ms. Fernyhough commented that it is difficult to project over the long-term whether the funds requested for the Arts Centre Recreation Leader Auxiliary Hours would be offset by increased program registrations.

Discussion ensued regarding (i) including Item #19 "Increased BSW Hours for Steveston Museum/Tram" (Attachment 11) in the Operating Budget, (ii) staff providing a breakdown of the Law and Community Safety Operating Budget into its various components, (iii) staff including the City's Organizational Chart in the report, and (iv) strategies for achieving a 2% budget increase; (v) staff providing further details pertaining to personnel vacancies and the impact of vacancies to the organization.

Finance Committee
Monday, December 7, 2015

In response to a query from Committee, George Duncan, Chief Administrative Officer, advised that, in the event of a staff vacancy, a review is undertaken to ensure that the position should be legitimately filled; therefore, the delay in filling the position generates savings during the vacancy. He further advised that a portion of the budget increase reflects the projected pay increases for the coming year and that, while the City's turnover rate is low, vacancies are an ongoing process.

In reply to a query from Committee, Superintendent Renny Nasset, Officer in Charge (OIC), Richmond RCMP, stated that an extensive review of police resource levels and that the proposed additional staff request is necessary to adequately service the city. Also, he commented that over the past five years requests for additional resources have been between 0 and 2 officers per year.

In response to a question from Committee, Ms. Fernyhough advised that the current Arts Outreach Van is not a part of the fleet inventory replacement program; therefore resources are not available for the van's future replacement.

In reply to a query from Committee, Ed Warzel, Manager, Community Bylaws, commented that the request for an Agrologist Contractor would be an off-site resource and the contractor is critical for the timely processing of applications.

Discussion ensued regarding (i) a strategy related to police services and the cost implications to the Operating budget, (ii) the need for additional information related to the rationale for not recommending certain ongoing expenditure requests, (iii) a breakdown of the Law and Community Safety budgets to show the various services separately, (iv) an analysis of the "Corporate Reset", and (v) further details pertaining to personnel vacancies and the impact of vacancies for the City.

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

It was moved and seconded

That the 2016 Proposed Operating Budget be referred back to staff for further information related to the following:

- (1) the rationale as to why the items listed in "Attachment 11 - Ongoing Expenditures Request (Not Recommended)," were not recommended by staff;***

Finance Committee
Monday, December 7, 2015

- (2) *a breakdown of the Law and Community Safety budget to show the Richmond RCMP budget separately;*
- (3) *a description of the "Corporate Reset" as discussed by staff;*
- (4) *details pertaining to personnel vacancies and the impact of vacancies; and*
- (5) *strategies for reducing the proposed tax increase to 2% and the impacts to the proposed budget.*

The question on the motion was not called as discussion ensued regarding (i) the Richmond RCMP staffing request (outlined in Attachment 10), (ii) maintaining 2015 tax levels, and (iii) examining the corporate surpluses and Rate Stabilization Fund. Committee directed that, if possible, staff report back to the December 14, 2015 General Purposes Committee meeting.

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

7. 2016 ONE-TIME EXPENDITURES

(File Ref. No. 03-0970-01) (REDMS No. 4763304 v. 6)

In reply to a question from Committee, Mr. Nazareth advised that the request for the Public Safety Mobile Command Vehicle is not a part of the recommended one-time expenditures total.

In response to a query from Committee, Fire Chief John McGowan, Richmond Fire-Rescue (RFR), spoke to the poor condition of the Public Safety Mobile Command Vehicle and to the need for its replacement.

Regarding a query related to the Museum Development Plan, Ms. Fernyhough commented that staff is currently examining various museum models and that future development plans would be presented to Council for approval.

In reply to a question from Committee, Mr. Redpath noted that the Steveston Harbour Log Debris Removal would cover the harbour from Gilbert Beach through to the Cannery channel. In addition, he noted that, while log removal is the responsibility of the Federal government, the request is for a one-time expenditure for the City's harbour to address navigational hazards.

In response to a query from Committee, Victor Wei, Director, Transportation, commented that the request to fund new traffic and speed counters is for the replacement of existing outdated equipment and would be used throughout the city.

In reply to a query from Committee, Serena Lusk, Senior Manager, Recreation and Sport Services, advised that the bulk of the funds requested related to the Community Services Communications/Marketing Plan would be directed towards the cost of external consultants to assist the marketing staff.

Finance Committee
Monday, December 7, 2015

Grant Fengstad, Director, Information Technology, commented that the City Grants System Improvements are to fund enhancements to the existing web-based application system.

Fire Chief McGowan stated that the RFR Mobile Inspections are tablet computers useful for building inspections, on-site recordings, and various HAZMAT applications.

Ms. Fernyhough advised in reply to questions, that the Heritage Inventory Review funding request would update the inventory database and allow for additional resources to complete the update. She further advised that the proposed Museum Development Plan funding is for works associated with Phase 1 of the Plan that would allow staff to (i) examine museum models, (ii) undertake a feasibility study, and (iii) gather other detailed information regarding development partnerships.

It was moved and seconded

That the recommended one-time expenditures in the amount of \$1.635M, as outlined in the staff report titled "2016 One-Time Expenditures", be approved for funding from the Rate Stabilization Account.

CARRIED

Opposed: Cllr. Day

8. 2016 COUNCIL COMMUNITY INITIATIVES ONE-TIME EXPENDITURES

(File Ref. No. 03-0970-01) (REDMS No. 4811158 v. 3)

Discussion ensued regarding the merits of the proposed Council Community Initiatives One-Time Expenditures and the feasibility of including the Interurban Tram Restoration Capital Project to the list of initiatives.

In reply to queries from Committee, Ms. Fernyhough advised that the rehabilitation of the tram would cost approximately \$396,000 and that the ongoing expenditure request to increase the operating hours at the tram building was not recommended. She further advised that the current hours of operation are (i) from July and August - Tuesday through Sunday, and (ii) from September to June - Saturday and Sunday. Also, the ongoing expenditure request would extend the daily operating hours from May through to the end of September.

It was moved and seconded

(1) That the one-time expenditure requests as outlined in Attachment 1 of the staff report titled "2016 Council Community Initiatives One-Time Expenditures" from the Director, Finance, be approved as follows:

(a) 2017 Canada 150th Steveston Ships to Shore Events in the amount of \$895,000;

Finance Committee
Monday, December 7, 2015

- (b) Richmond Gateway Theatre Society Sustainability in the amount of \$24,000;*
- (c) Interurban Tram Restoration Project in the amount of \$396,000; and*
- (2) That funding for the initiatives outlined above be included in the City's 5-Year Financial Plan (2016-2020) Bylaw.*

The question on the motion was not called as staff was directed to provide a memorandum to Council on the history of the tram prior to the next regular meeting of Council. There was agreement to deal with Parts (a), (b), and (c) separately.

The question on Part (a) 2017 Canada 150th Steveston Ships to Shore Events was then called and it was **CARRIED**.

The question on Part (b) the Richmond Gateway Theatre Society Sustainability was then called and it was **CARRIED**.

The question on Part (c) the Interurban Tram Restoration Project was then called and it was **DEFEATED** with Cllrs. Au, Dang, Day, Johnston, and McPhail opposed.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6:52 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Finance
Committee of the Council of the City of
Richmond held on December 7, 2015.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Legislative Services Coordinator



Planning Committee

Date: Tuesday, December 8, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day

Absent: Councillor Harold Steves

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on November 17, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

The Chair advised that the Planning Committee meeting scheduled for December 15, 2015 will be cancelled and that the next Planning Committee meeting will be scheduled for January 5, 2016 (tentative date) at 4:00 p.m. in the Anderson Room.

The Chair advised that Tree Bylaw Review will be considered as Item No. 4A and that the order of the agenda would be varied to consider Item No. 4 before Item No. 3.

Planning Committee
Tuesday, December 8, 2015

COMMUNITY SERVICES DIVISION

1. AFFORDABLE HOUSING STRATEGY UPDATE AND HOUSING ACTION PLAN

(File Ref. No. 08-4057-01) (REDMS No. 4715093 v. 14)

Dougal Forteath, Affordable Housing Coordinator and Joyce Rautenberg, Planner 1, gave a brief overview of the Affordable Housing Strategy (AHS) and the Housing Action Plan (HAP) phases.

In reply to queries from Committee, Ms. Rautenberg noted that staff will present the draft AHS to Metro Vancouver and will be seeking input on the matter.

Discussion ensued with regard to prioritizing access to affordable housing for Richmond residents.

Discussion then took place with regard to the household annual income thresholds used for affordable housing qualification and the varying housing costs throughout the province.

In reply to queries from Committee, Mr. Forteath noted that household annual income thresholds are established through BC Housing and that it is possible to review the thresholds. Cathryn Volkering Carlile, General Manager, Community Services, added that policy analysis will be done during the first phases of the AHS and HAP and that staff will keep Council updated on the matter.

Discussion ensued with regard to alternative development options that can be utilized for affordable housing.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted the City does not direct the type of developments built by developers and that recent examples of developments that provided lock-off suites and single-storey dwelling units within townhouse projects can be circulated to Council.

In reply to queries from Committee, Ms. Rautenberg noted that the City has met or exceeded its annual affordable housing targets with the exception of the Affordable Entry Level Ownership type.

As a result of the discussion, staff were directed to provide Council with an updated list of the affordable housing inventory and achievements.

In reply to queries from Committee, Mr. Erceg commented on the City's AHS and noted that over 1000 units have been secured for affordable housing through the development process and that staff can examine affordable housing models for new developments.

2.

Planning Committee
Tuesday, December 8, 2015

Deirdre Whalen, representing the Richmond Poverty Response Committee, spoke on the proposed Affordable Housing Strategy and Housing Action Plan, and read from her submission (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee, Mr. Erceg noted that (i) a housing agreement is registered on title of the property when the City secures affordable housing units, (ii) secondary suites are not required to register a housing agreement, (iii) secondary suites are a permitted use in residential zones, and (iv) some suites may need to be upgraded to meet the current building code.

As a result of the discussion, staff were directed to examine options to register housing agreements for secondary suites in phase two of the AHS update.

Discussion ensued with regard to (i) discussing with the Province to increase rental subsidies and income ceilings to qualify for assistance, (ii) the number of demolished single-family homes that could have been used for temporary housing, and (iii) the process to legitimize secondary suites in the city.

In reply to queries from Committee, Mr. Erceg noted that the City has simplified the process to legitimize secondary suites. He added that secondary suite applicants that may not meet current building codes are allowed to pursue BC Building Code equivalency options.

Discussion then ensued with respect to examining options to establish a local housing authority to oversee affordable housing in the city.

It was moved and seconded

That the staff report titled "Affordable Housing Strategy Update and Housing Action Plan" dated November 2, 2015, from the General Manager, Community Services, be received for information.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. **ALEXANDRA ROAD UNDERGROUNDING WORKS AGREEMENT**
(File Ref. No. 10-6060-01) (REDMS No. 4815044 v. 3)

3.

Planning Committee
Tuesday, December 8, 2015

It was moved and seconded

That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized on behalf of the City to enter into one or more agreements with each of Polygon Jayden Mews Homes Ltd. (or a related company), Am-Pri Developments (2012) Ltd., 0846930 BC Ltd., British Columbia Hydro and Power Authority, Telus Communications Inc. and Shaw Cablesystems Limited, as required to facilitate the undergrounding of BC Hydro, Telus and Shaw infrastructure on Alexandra Road as described in the report from the Director, Engineering, dated November 19, 2015.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

4. APPLICATION BY KENNETH KEVIN MCWILLIAM FOR REZONING AT 10631 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)

(File Ref. No. 12-8060-20-009508; RZ 15-690379) (REDMS No. 4825043)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9508, for the rezoning of 10631 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)," be introduced and given first reading.

CARRIED

3. AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY ARUL MIGU THURKADEVI HINDU SOCIETY OF BC FOR NON-FARM USE AT 8100 NO. 5 ROAD

(File Ref. No. 12-8060-20-009506; AG14-657892) (REDMS No. 4823402)

Wayne Craig, Director, Development, provided an overview of the staff response to the Committee referral made on the April 29, 2015 Planning Committee meeting regarding the No. 5 Road Backlands, and briefed Committee on the proposed application at 8100 No. 5 Road, noting that:

- the No. 5 Road Backlands Policy would allow for institutional uses on the front 110 metres, provided the remainder of the parcel is used for agricultural purposes;

Planning Committee
Tuesday, December 8, 2015

- staff are recommending that (i) the No. 5 Road Backlands Policy be incorporated in the 2041 Official Community Plan (OCP), (ii) applicants for institutional use in Backland properties register a statutory right-of-way (SRW) in favour of the City for future farm road access, and (iii) should a property owner choose to not farm the Backlands, provisions have been added to the Policy which would allow the City to gain ownership of the land or enter into appropriate legal agreements to farm the Backlands;
- staff are recommending to secure land along the east portion of the Backlands for the future farm access road;
- all properties that have a requirement to farm the Backlands are actively farming;
- in-stream applicants have indicated to staff that they want to retain and actively farm the Backlands; and
- staff are recommending that property owners be given the option to dedicate the Backlands to the City once they have made improvements to agricultural production, or in cases where there is an inability to create a parcel, enter into a legal agreement to secure City access to the Backlands.

Mr. Craig then commented on the proposed application at 8100 No. 5 Road, advising that the applicant has provided (i) a farm plan, (ii) a monetary security as a condition of the rezoning, and (iii) a SRW for future farm road access. He added that staff are recommending that the application be endorsed by Council and be forwarded to the Agricultural Land Commission (ALC).

In reply to queries from Committee regarding the future expansion of Highway 99, Mr. Craig noted that (i) preliminary designs of the highway expansion indicate that widening would occur along the west side of the highway, (ii) the City is working with the ALC and the Ministry of Transportation and Infrastructure on the future highway expansion, and (iii) the City will work with applicants to ensure that the future farm access road remains on private property and will not be affected by the future highway expansion.

In reply to queries regarding permissive tax exemption, Ivy Wong, Manager, Revenue, noted that the City annually sends out a request for tax exemption applications and that inspectors are periodically dispatched to Backland properties to ensure farming compliance.

Discussion ensued with regard to the benefit of a farm road along the Backlands.

In reply to queries from Committee, Mr. Craig noted that as an alternative to a strict property transfer to the City, property owners may enter into a legal agreement to secure City access to farm the Backlands.

Planning Committee
Tuesday, December 8, 2015

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, advised that should the proposed OCP amendments proceed to Public Hearing, the public information meeting for the No. 5 Road Backlands Policy would be tentatively scheduled late in January 2016.

Anton Taddei, property owner of 8100 No. 5 Road, wished to indicate that the subject site is not directly adjacent to the area that will be affected by the future highway widening.

It was moved and seconded

- (1) *That the application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road to develop a Hindu temple and off-street parking on the westerly 110 metres of the site be endorsed as presented to the Planning Committee on May 20, 2015 and forwarded to the Agricultural Land Commission;*
- (2) *That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9506 that adds No. 5 Road Backlands Policies in Section 7.0 of the OCP be introduced and given first reading and forwarded to the February 2016 Public Hearing meeting;*
- (3) *That Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act;*
- (4) *That Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043 and Section 882(3)(c) of the Local Government Act, will be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing;*
- (5) *That this report and Bylaw 9506, be forwarded to the Richmond Agricultural Advisory Committee for comments in advance of the Public Hearing;*
- (6) *That staff be directed to host a public information meeting with all affected property owners along the No. 5 Road corridor to explain the proposed OCP amendment (i.e., changes to the No. 5 Road Backlands Policy) in advance of the Public Hearing;*

Planning Committee
Tuesday, December 8, 2015

- (7) *That Policy 5037 "No. 5 Road Backlands Policy" be rescinded once Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506 is adopted; and*
- (8) *That staff be directed to continue to monitor the progress of the George Massey Tunnel Replacement project and report back when the impacts on the Backlands are better known.*

CARRIED

4A. TREE BYLAW REVIEW

(File Ref. No.)

Discussion ensued with regard to aspects of the City's Tree Protection Bylaw No. 8057, and as a result the following **referral** was introduced:

It was moved and seconded

That staff review the Tree Protection Bylaw No. 8057, as it relates to replacement planting requirements and report back.

CARRIED

5. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:56 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 8, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

December 8, 2015 Planning Committee, City of Richmond

My name is Deirdre Whalen and my address is 13631 Blundell Road Richmond.

I am here to speak on behalf of the **Richmond Poverty Response Committee**. The Richmond PRC is "*a coalition of Richmond residents and agencies working together to reduce poverty and the impacts of poverty with research, projects and public education.*"

excellent
In reading the Affordable Housing Strategy and the Staff Report it was a walk down memory lane. For those who may not know, Richmond PRC has seen affordable housing as one of our key aims since our inception in the year 2000. One of the first advocacy actions of the Richmond PRC was to urge City Council to develop a **Standards of Maintenance** bylaw for Richmond rental properties.

Then in 2008-2009, the PRC developed and monitored the **Homes For All - Study Circles** project with the Richmond Civic Engagement Network and the City of Richmond.

In 2009 the Richmond PRC started the **Richmond Homeless Connect** event with their Faith Housing Group task force. It is now organized and carried out by the Richmond Homelessness Coalition and we had our 7th successful event in October 2015.

In 2010 we organized the "**Building Hope**" **Housing Forum**, inviting 15 housing specialists from Metro and beyond to speak about their challenges and successes and new ideas for housing. Actions arising from the Forum included the creation of a **Drop In Centre** and the **Richmond Homelessness Coalition – Homes For All**. As founding members of both of these initiatives, the Richmond PRC remains active at these planning tables.

In viewing the stakeholder groups in the AHS update staff report I note that the Richmond PRC is not specifically mentioned. But in understanding our commitment to affordable housing, I hope you will include us!

Although the AHS has met many milestones, it is now evident that it needs an update. The Richmond PRC would recommend the Housing Action Plan consider the following:

1. Join BC municipalities in urging the provincial government to increase rent supplements for low-income individuals and families as well as increase the income ceilings for these supplements.

The current affordability gap is getting bigger and people have to use money earmarked for food, transportation, childcare and utilities to fill that gap every month.

2. Work with developers to prioritize the building of purpose-built affordable rental properties that will stay rentals in perpetuity.

The current 5% AH units in new developments is not keeping up with the need for affordable rental units. In addition, demolition of older, but perfectly sound single family homes housing two families is creating a dearth of affordable options for low-income families. Finally, encouraging the building of secondary suites does not necessarily translate into rented-out affordable housing units. The Richmond PRC's Rental Connect project found only 70 landlords out of the thousands of secondary suites that were willing to rent at below market.

3. Investigate the feasibility of establishing a local Housing Authority or similar entity.

The purpose of authority would include coordinating activities such as: ease of administering affordable rental units in new developments; providing a snapshot of vacant rentals with private providers (eg. Caprent); creating a one-stop shop for renters seeking accommodation; establishing uniformity in eligibility criteria for renters.



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Cathryn Volkering Carlile
General Manager, Community Services

Re: **2015-2020 Seniors Service Plan**

Date: November 9, 2015

File: 07-3400-01/2015-Vol
01

Staff Recommendation

That the Community Services 2015-2020 Seniors Service Plan: Active and Healthy Living, presented as Attachment 1 in the staff report titled "2015-2020 Seniors Service Plan", dated November 9, 2015, from the General Manager, Community Services, be adopted.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage Parks Services Recreation Services	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

At the May 11, 2015 Council Meeting, Council received a report regarding the draft 2015-2020 Seniors Service Plan. At that time, Council adopted the following resolution:

That the staff report titled Update to the Older Adults Service Plan, dated April 8, 2015, from the General Manager, Community Services, be circulated for comment to a wide array of partners and community organizations that the Community Services Division works with in service provision to older adults.

In addition, Council directed staff to circulate the draft to the Prime Minister, Premier, Minister for Seniors, MP's and MLA's, and to use the City's Let's Talk Richmond platform for public input. Staff circulated the Draft and sought comments from the public and a wide array of partners and community organizations, including the aforementioned parties. Based on the feedback received, staff revised the Draft and prepared the final version of the Seniors Service Plan presented in Attachment 1.

The purpose of this report is to provide an overview of the process undertaken to obtain comments on the draft Seniors Service Plan and to seek Council adoption of the amended final version.

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.

2.2. *Effective social service networks.*

Findings of Fact

Background

With a vision to be a nurturing, connected community that promotes healthy and active aging, the 2015-2020 Seniors Service Plan: Active and Healthy Living represents a comprehensive, update of the previous Service Plan and sets the goals and actions for seniors' services and programs in Richmond for the next six years.

The Seniors Service Plan has been developed by building on the achievements of the previous Service Plan and conducting consultation with seniors, key stakeholders and community partners. As well, a Steering Committee comprising of seniors representatives, community stakeholders from a variety of community organizations and staff working to support seniors' services in Richmond provided guidance and advice to the development of the Seniors Service Plan.

The 2015-2020 Seniors Service Plan reflects Richmond's current reality including demographic changes and emerging social and health trends and their impacts on the health and wellness of seniors. It builds on best practices gleaned from literature, lessons learned from other jurisdictions, and is consistent with the City's strategic mandates and objectives.

The process for preparation of the Seniors Service Plan involved:

Phase 1: Information Review

- Review of best practices related literature and jurisdictional scan.
- Review of demographic profile, social and emerging trends of Richmond's local population.
- Review of program and service data.

Phase 2: Data Collection and Engagement

- A survey of 378 Richmond seniors through the City's Let's Talk Richmond platform and the distribution of hard copies.
- Fourteen focus groups engaging 161 individuals from a range of stakeholder groups, including seniors and service providers.
- In-depth interviews with 23 key informants, including four seniors representing vulnerable target groups, senior service providers in the city and key city personnel.
- Community mapping at 10 locations around the city.

Phase 3: Development of the draft 2015-2020 Seniors Service Plan

Phase 4: Circulation of draft Seniors Service Plan for comment

Phase 5: Revision and Seniors Service Plan adoption

Solicitation of Comments on Draft Seniors Service Plan

A concerted, multi-pronged approach was used to solicit comments on the draft Seniors Service Plan. To support the process of gathering feedback, a feedback form (Attachment 2) was developed. The following channels were used to solicit comments:

- Distribution of draft Seniors Service Plan and feedback form to Community Associations/Societies, community groups, external organizations, Provincial ministries, Federal MPs offices and MLA offices.
- Posting of the draft Seniors Service Plan and feedback form on the City of Richmond website – a section on the 55+ page was created to provide updates since the launch of the Seniors Service Plan update, which included links to related information and documents.
- Hosting the draft Seniors Service Plan and feedback form on the City's Let's Talk Richmond platform – public comments were sought from August 18, 2015 to September 18, 2015.

- Placing hard copies of the draft Seniors Service Plan and feedback form at various locations¹ across the city. Comment period was open from August 18, 2015 – September 18, 2015.
- Presenting the draft Seniors Service Plan and facilitating feedback at meetings with the Minoru Seniors Society, Richmond Seniors Advisory Committee, the City's Area Coordinators and Association's Seniors Coordinators.

In total, 54 submissions were received – 38 from the public and 16 from community partners and community organizations. The anecdotal comments received are included in Attachment 3. Summarized below are key themes that emerged from the feedback received:

1. Respondents felt the Seniors Service Plan was progressive in its approach and covered comprehensive needs; as one respondent noted, "No one is left behind."
2. Respondents were overwhelmingly supportive of the proposed Strategic Directions, and associated actions and outcomes.
3. Questions emerged pertaining to the development of implementation and evaluation plans for the Seniors Service Plan.
4. Respondents requested to see the addition of proposed partners across more of the proposed actions.
5. Respondents provided examples of programs that they would like to see implemented.
6. Suggestions for minor wording revisions to provide clarity in particular areas and to certain terms.

Seniors Service Plan Revisions

While the response was overwhelmingly positive, based on careful consideration of the feedback received as well as further reflection from staff, revisions have been made to the Seniors Service Plan. The key changes undertaken include the following:

- Added to the Executive Summary of the Seniors Service Plan, the intended next step of developing an implementation plan and an evaluation plan to support the execution of the Seniors Service Plan.
- Added information related to the purpose of the Age-Friendly Assessment and Action Plan in order to distinguish between the mandate of the Age-Friendly Plan and the Seniors Service Plan.
- Added proposed partners across all actions, as appropriate.
- Minor wording changes to sections and actions of the Service Service Plan.
- Added definitions to provide clarity to certain terms.

¹ City Hall, Minoru Place Activity Centre and community centres (Cambie, City Centre, Hamilton, Sea Island, South Arm, Steveston, Thompson or West Richmond)

Some comments received to the draft Seniors Service Plan may be of relevance to other areas of the City and/or to community partners, therefore comments will be forwarded to relevant parties as deemed appropriate.

Implementation

The 2015-2020 Seniors Service Plan provides a guiding framework and outlines key service priorities and actions to be addressed by the City and its partners over the next six years. Implementation of the plan will be the joint responsibility of the City, its partners and a range of other community organizations. It is only through partnership that the Seniors Service Plan's vision will be realised.

Financial Impact

None.

Conclusion

Preparation of the 2015-2020 Seniors Service Plan involved an extensive process encompassing engagement and consultation at the crux. Following presentation of the draft Seniors Service Plan to Council in May 2015, a rigorous effort was made to reach out to the public, partners and community organizations to elicit comments on the Draft. Although major revisions were not warranted, it is believed that the revised Seniors Service Plan is a stronger document than the earlier version and offers an effective planning tool for addressing the priorities for Richmond's seniors for the next six years.

It is recommended that the 2015-2020 Seniors Service Plan, presented in Attachment 1 of this report, be adopted. Following adoption of the Seniors Service Plan, staff will begin the implementation process in collaboration with the City and its community partners.



Mandeep Bains
Project Manager
(604-247-4682)



Heather Muter
Coordinator, Seniors Services
(604-238-8459)

- Att. 1: 2015-2020 Seniors Service Plan: Active and Healthy Living
2: Feedback Form
3: Summary of Feedback Received



Seniors Service Plan
Active and Healthy Living
2015–2020



ACKNOWLEDGMENTS

The process of updating this Service Plan depended on the involvement of many stakeholders and members of the community who volunteered their time to complete surveys and participate in focus groups and interviews. We are grateful to all of those who contributed and we would like to acknowledge the special contribution of:

Steering Committee

- Claire Adamson, Program Manager, Corporate Programs Management Group
- Mandeep Bains, Project Manager, Performance
- Olive Bassett, Richmond Seniors Advisory Committee
- Henry Beh, Richmond Chinese Community Society
- Belinda Boyd, Vancouver Coastal Health
- Susie Burbidge, Richmond Communities
- Eva Busich-Veloso, Coordinator, Seniors Services
- Aileen Cormack, Richmond Seniors Advisory Committee
- Rishma Dhalla, Fall Prevention Team, Vancouver Coastal Health
- Carol Dickson, Richmond Cares, Richmond Gives
- John Foster, Manager, Community Social Development
- Francine Gosselin, Richmond Addiction Services
- Ji-Seon Kim, Fall Prevention Team, Vancouver Coastal Health
- Serena Lusk, Senior Manager, Recreation and Sport
- Bill Sorenson, Minoru Seniors Society
- Donna Wilson, Older Adults Coordinator, West Richmond Community Association

Other Contributors—City of Richmond

- Cathryn Carlile, General Manager, Community Services
- Dave Semple, General Manager, Community Services
- Sean Davies, Diversity Services Coordinator
- Debbie Hertha, Seniors Wellness Coordinator
- Heather Muter, Community Facilities Coordinator
- Lesley Sherlock, Social Planner

Consultants

- Kate Milne and Natasha Bailey, Cardea Health Consulting



CONTENTS

ACKNOWLEDGMENTS.....	1
EXECUTIVE SUMMARY	4
1.0 INTRODUCTION	7
Background	7
2015–2020 Seniors Service Plan Framework	7
Vision and Guiding Principles	10
Link to the Official Community Plan and the Social Development Strategy	11
Official Community Plan 2012–2041	11
City of Richmond Social Development Strategy (2013–2022)	11
2.0 CREATING THE 2015–2020 SENIORS SERVICE PLAN.....	13
3.0 KEY OPPORTUNITIES	15
4.0 SERVICE PLAN DIRECTION.....	16
Direction #1: Communication and Awareness	17
Direction #2: Responsive and Relevant Services	18
Direction #3: Respect, Inclusion and Sense of Belonging.....	21
Direction #4: Coordinated Service Delivery	23
Direction #5: Targeted Training and Professional Development	25
5.0 IMPLEMENTATION AND MONITORING	27
Evaluation and Monitoring	28
CONCLUDING COMMENTS	29
APPENDIX A: GLOSSARY	30
APPENDIX B: 55+ / SENIORS—CITYWIDE SERVICES	32
APPENDIX C: CREATING THE 2015–2020 SENIORS SERVICE PLAN THE PROCESS	34
A.1.1 Analysis	35
A.1.2 Key trends found in the review of the related literature	35
A.1.3 Key trends reported by interviewees during data collection	36
A.1.4 The Local Demographic Profile	37
A.1.5 Demographics notes in area plans.....	37
A.1.6 Cultural Diversity.....	38
A.1.7 Socioeconomics and Housing.....	39
A.1.8 Other important trends in Richmond’s demographic information.....	40
APPENDIX D: PROGRESS & ACHIEVEMENTS SUMMARY	41



EXECUTIVE SUMMARY

In 2008, the City of Richmond developed the 2008-2012 Older Adults Service Plan to address service needs of the important and growing demographic of those 55+. The Service Plan aimed to ensure that effective, meaningful and appropriate services, programs, and opportunities were provided for seniors in Richmond. Objectives and actions for planning, development, and monitoring of seniors services over the course of five years were established. Many of the objectives and actions were achieved and the Service Plan provided an important framework from which to meet the needs of seniors in Richmond.

This updated 2015–2020 Seniors Service Plan¹ has been developed by building on the achievements of the previous Service Plan, collecting best-practice information from other jurisdictions in Canada, exploring related research, and conducting extensive community consultations with seniors, key stakeholders, and **community partners**.²

The community consultation took place from May to September 2014 and in order to paint a valid picture of the needs of seniors, a mix of data collections/strategies were used. These included:

- A representative survey of 378 seniors from the city. Responses from seniors were obtained through community centres, local service providers and the “Let’s Talk Richmond” website.
- Fourteen focus groups engaging 161 individuals from a range of stakeholder groups, including seniors and service providers.
- In-depth interviews with 23 key informants, including seniors representing vulnerable target groups, seniors service providers in the city and key City personnel.
- Community mapping at 10 locations around the city.

The vision of the 2015–2020 Seniors Service Plan is for the City of Richmond to be a nurturing, connected community that promotes healthy and active aging. This vision will be best realized by maintaining a focus on inclusion that ensures accessibility, and promotes intercultural and intergenerational interaction while coordinating services that collaborate with partners, volunteers, and seniors. Creating comfortable environments that are welcoming, safe, responsive and empowering will allow seniors the most positive environment to age in place.

¹ For the purpose of this Service Plan and future programs and services, the 55+ demographic will be referred to as seniors rather than older adults.

² Words in ***bold italic*** are defined in Appendix A: Glossary.

One of the most recurrent topics identified through the consultation process was a recognition of the significant and growing **diversity** of the seniors population in Richmond. Respondents also noted the positive impact of many health promotion initiatives, including the range of active living offerings, wellness clinics, free or low cost meal provision for those in need, and the success of the Community Garden programs. Challenges that were identified included increasing difficulty in addressing the complex needs of frail and vulnerable seniors, those seniors living independently in their communities, as well as effectively supporting newcomer and visible minority older people.

Recognizing both the achievements realized and the opportunities ahead, this Service Plan serves as the blueprint for the next six years to meet the service and program needs of the diverse seniors population of Richmond. The framework of the 2015–2020 Seniors Service Plan (see Figure 1 on page 8) consists of five strategic directions (with associated items for action) and is guided by overarching principles and a vision statement. The proposed length of the actions are specified as short, medium, and long-term. Each action includes a description of the role of the City as well as the potential partners, as appropriate. Finally, suggestions for implementation and monitoring are outlined.

The actions identified in this document have been framed at a broad level. A comprehensive implementation and evaluation plan with detailed and specific actions and associated measures of progress will be developed as part of the next phase of the planning process.





1.0 INTRODUCTION

As the population ages, cities are increasingly aware of the necessity to design services and programs appropriate for addressing the unique needs of seniors. Supporting active aging is a key factor in assisting those over the age of 55 to not only live longer, but to age with a better quality of life. Healthy aging is multidimensional; it encompasses the avoidance of disease and disability, the maintenance of physical and cognitive function, and sustained engagement in social and productive activities. Active aging emphasizes the benefits of maintaining an active lifestyle throughout a lifetime, and is comprised of having meaningful work (either paid or in a volunteer role); play (including hobbies and creative expression); relationships and connections with family, friends, and community; giving service to others; maintaining physical and spiritual health; and continued learning through self-discovery and gaining new skills. Seniors regularly seek out services and programs within their city to meet these needs.

Background

In 2008, the City of Richmond developed the 2008–2012 Older Adults Service Plan as a means to provide a framework to recognize the unique service and program delivery needs of an older population. The Service Plan outlined the City's commitment, "...to be a community where seniors live healthily and actively in a cooperative, welcoming and inclusive environment, which promotes engagement, encourages lifelong learning, and values the contribution of seniors." The 2008–2012 Older Adults Service Plan focused and guided service delivery to ensure that effective, meaningful and appropriate services, programs and activities were provided for seniors in Richmond. Since that time, great strides have been made and many of the original actions of the Plan have since been achieved.

2015–2020 Seniors Service Plan Framework

The updated 2015–2020 Seniors Service Plan will orient the actions and decision-making of the City for coming years. A focused effort on the Service Plan will help ensure that a responsive and effective program and service portfolio meets the evolving needs of Richmond's seniors population. The following vision and guiding principles provide a framework for the work proposed in this 2015–2020 Seniors Service Plan.

Seniors in Richmond have the highest life expectancy in Canada and are living an average of 84.9 years, four years longer than the national average of 81.

Statistics Canada, 2011 Census



Figure 1: 2015–2020 Seniors Service Plan Framework

Direction #1: Communication and Awareness

Objective: Communication with seniors is timely, effective and appropriately delivered and received.

Outcomes:

- Increased knowledge and awareness among the diverse seniors population (e.g. under-informed seniors, diverse populations, frail, isolated, etc.) of programs and services available.
- Promotional materials for family focussed events encourage participation of seniors.
- Improved knowledge of health and wellness benefits.

Direction #2: Responsive and Relevant Services

Objective: Programs and services are developed based on best practices, direct consultation, and program evaluation to reflect changing needs and priorities.

Outcomes:

- The needs of underserved segments of the seniors population (e.g. men, hard-to-reach) are met through the offering of a wide range of program and service opportunities.
- Intergenerational understanding among program participants, and the community, is enhanced.
- Programs and services reflect the diversity of the seniors demographic group (e.g. function, age, ethnicity, etc.).
- A wide range of volunteer opportunities are provided to support seniors to be active, productive members of the community.

Direction #3: Respect, Inclusion and Sense of Belonging

Objective: There is a citywide focus and understanding of seniors' needs and wants. Seniors are celebrated and recognized as valued community members.

Outcomes:

- Seniors' needs are met by a range of culturally appropriate and relevant programming.
- Diverse seniors have a conduit to share their knowledge and skills within the community.
- City buildings have welcoming spaces to support unstructured gatherings.
- Improved access and reduction of barriers for frail and isolated seniors (e.g. transportation to community programs, Fee Subsidy program, etc.).
- Consistent terminology, that is reflective of this segment of the population, is established.
- Seniors are positively portrayed in all City communications.
- An informed community that respects the contributions and needs of seniors.

Direction #4: Coordinated Service Delivery

Objective: The City, works with partners including **Community Associations** and **community organizations** to ensure services to seniors are coordinated citywide.

Outcomes:

- Improved collaboration, information sharing, and transparency among partners to bring a coordinated and collaborative response to service delivery to seniors in Richmond.
- Service delivery is enhanced through standardized referral processes and defined parameters on service boundaries.

Direction #5: Targeted Training and Professional Development

Objective: City staff, volunteers, and community partners are aware of the most current, evidence-based information related to seniors programs and services.

Outcomes:

- Roles and responsibilities, in the delivery of services, for community partners and staff are clear and defined.
- An informed, knowledgeable staff, volunteer, and community partner team to serve seniors.
- A seamless, consistent approach of service delivery at all civic facilities.
- Staff and community hold positive perceptions of seniors, reducing stereotypes and ageism.

Vision and Guiding Principles

The vision of the City of Richmond is:

"For the City of Richmond to be the most appealing, livable, and well-managed community in Canada."

In order to create an environment that encourages opportunities for Richmond's seniors population to live healthy and active lives, the following vision has been created to help direct this Service Plan:

"Richmond is a nurturing, connected community that promotes healthy and active aging."

Along with both vision statements, the following guiding principles will be embraced in the delivery of services and programs to seniors:

- Maintaining a focus of respect and inclusion that ensures accessibility, and promotes intercultural and intergenerational interaction.
- Coordinating services that collaborate with partners, volunteers and seniors.
- Creating comfortable environments that are welcoming, safe, responsive and empowering.



Link to the Official Community Plan and the Social Development Strategy

Over the years, a number of founding strategies have shaped the work of the City and helped to align service and program areas under common objectives. The City of Richmond's Official Community Plan and City of Richmond Social Development Strategy are two founding documents that are critical to consider in developing the priorities, and actions of the 2015–2020 Seniors Service Plan.

Official Community Plan 2012–2041

The City of Richmond's Official Community Plan 2012–2041 (OCP) provides a framework for long-term future community planning within a city. The OCP recognizes the unique needs of seniors through policies, many of which are relevant to this Service Plan update. This includes efforts to:

- Continue to target 'hard to reach' populations (e.g. new immigrants, socially isolated individuals), people with disabilities, seniors and youth (especially low-asset youth).
- Promote opportunities for active lifestyles for aging populations and programs that allow seniors to 'age in place'.
- Respect and capitalize on the knowledge, skills and abilities of Richmond's seniors by providing them with opportunities to continue to make meaningful contributions to the community through volunteer activities and advice.
- Adopt "seniors planning for seniors" approach to the planning and delivery of seniors programs and services.

City of Richmond Social Development Strategy (2013–2022)

The City of Richmond's Social Development Strategy (2013–2022) includes a direction that the 2008–2012 Older Adults Service Plan be updated, placing priority attention on:

- Pursuing approaches that involve planning with, not for, the seniors population.
- Expanding the volunteer base to serve the seniors population, as well as providing meaningful volunteer opportunities for seniors.
- Ensuring seniors and their families and caregivers are aware of available recreation, leisure, wellness and health promotion opportunities in the community.
- Expanding recreation, leisure and wellness services and programs to frail and isolated seniors allowing them to remain in their own homes for as long as possible.





- Reviewing the pricing structure for City programs for seniors to ensure it remains equitable and sustainable, while also being affordable for those with limited incomes.
- Exploring partnerships with service providers, strata councils and housing providers to bring wellness outreach programs into buildings with a high concentration of seniors.
- Connecting non-English speaking seniors with appropriate recreation and wellness services and programs (e.g. through the use of multilingual volunteers, translation services and partnerships with community groups).
- Developing a communication strategy to increase the awareness of the young-old (55–65 years) regarding health, wellness, the aging process, legislation, programs and benefits available to seniors.

Other City of Richmond Strategies and Plans that relate to the 2015–2020 Seniors Service Plan are the:

- Parks and Open Space Strategy, 2012–2022
- Richmond Arts Strategy, 2012–2017
- Parks, Recreation and Cultural Services Volunteer Management Strategy, 2007–2012
- Richmond Affordable Housing Strategy, 2007
- Age Friendly Community Plan
- Richmond Intercultural Strategic Plan and Work Program, 2012–2015
- Richmond Community Wellness Strategy, 2010–2015
- Richmond Sport for Life Strategy, 2010–2015
- Museum and Heritage Strategy, 2007



2.0 CREATING THE 2015–2020 SENIORS SERVICE PLAN

Implementation of the Seniors Service Plan falls within the mandate of the Community Social Development Department of the Community Services Division—a multi-disciplinary division, established in 2009 to address social, recreation, arts, heritage and parks opportunities and challenges facing Richmond in forthcoming years.

The Community Social Development Department focuses on working cooperatively with other agencies in the development of networks, programs and processes to promote social interaction and cultural enrichment. It focuses on responding to the needs of vulnerable populations, respecting social diversity, and ensuring the City puts priority on nurturing and enhancing the community's social capital.

The Division structure better enables the City to address the opportunities and challenges facing Richmond in forthcoming years. Within this structure, the scope of seniors programs, services and initiatives implemented through the 2015–2020 Seniors Service Plan spans beyond a parks, recreation and culture focus to encompass a more cohesive and holistic response to the wellbeing of seniors; thus creating an environment that encourages opportunities for Richmond's seniors to live connected, healthy and active lives.



The update process began with a review of the related literature. This was completed in order to provide an overview of current research and best practices as they relate to selected topics in City services and programs for seniors. A jurisdictional review was then conducted to provide a snapshot of planning and delivery of services in similar jurisdictions, both locally and nationally. From the information compiled in both reviews, a foundation-setting strategy and community engagement strategy was developed.

During the course of developing the 2015–2020 Seniors Service Plan, the City of Richmond was concurrently developing the Age-Friendly Assessment and Action Plan. The community consultation process for the 2015–2020 Seniors Service Plan was completed in collaboration with the Age Friendly Assessment and Action Plan, as many of the same stakeholders, members of the seniors' population and City staff were consulted for both projects. In addition, a joint Older Adult Service Plan Update/Age Friendly Assessment and Action Plan Steering Committee was formed. The Committee represented a spectrum of stakeholders including seniors, Community Associations, non-profit agencies and City staff, who worked to provide input into the development of both documents. Although both plans were developed in a collaborative process, each has a distinct focus and purpose in serving Richmond's seniors population.

The purpose of the Age-Friendly Assessment and Action Plan is to provide an assessment of current Age-Friendly features in the City and to outline a framework that addresses priority areas moving forward. While Richmond has many age-friendly attributes, the City is seeking to increase the number and scope of these features, as well as to further develop age-friendly policies and programs.

The 2015–2020 Seniors Service Plan represents a comprehensive, evidence based update of the 2008–2012 Older Adults Service Plan and sets the goals and actions for planning and development of services and programs for seniors in Richmond for the next six years. The Service Plan is consistent with the City of Richmond's strategic priorities and builds on the innovative approaches and best practice delivery of the 2008–2012 Older Adults Service Plan.



3.0 KEY OPPORTUNITIES

The 2015–2020 Seniors Service Plan communicates a continued commitment to Richmond’s seniors population. Over the next six years, emerging opportunities and challenges will require the City and its partners to work in new and creative ways. While input was received from Richmond’s seniors, key stakeholder groups, and City staff, the data collection process confirmed that many of the existing directions of the 2008–2012 Older Adults Service Plan are still valid. It also flagged the need for a renewal of these directions to keep focused on the key priorities that matter most for addressing the needs of the seniors population. Key opportunities as determined in the data collection process:

- Targeted efforts around both services and programs and promotion and communication for particular groups.
- The City is perceived as having a key role in awareness-raising and disseminating information about community supports and health services for seniors.
- There is a need to increase dedicated resources for responding to the needs of seniors.
- A number of the Service Plan goals will need to be implemented in partnership with Community Associations and other partners (e.g. Vancouver Coastal Health, non-profit agencies).
- There is a high demand for intergenerational programming.
- There is a need for more targeted social opportunities for seniors, including intercultural events where seniors from diverse backgrounds can meet and mix.
- Seniors aged 65–74 need some extra support around physical wellness as their rating of their physical health as “excellent” or “good” was quite low.
- Civic engagement of seniors emerged as a need across more than one strategic direction.
- The sense of belonging that older residents feel to the community of Richmond can be harnessed and promoted by the City. There is a need to provide more recognition of seniors and foster ongoing volunteer opportunities. Doing so could address seniors need for more civic engagement.
- A prevalence of demand for services and programs targeted at the younger seniors (for those who are retired or semi-retired) emerged as a need.



4.0 SERVICE PLAN DIRECTION

The following tables summarize and outline five primary directions, which have been refined and updated to reflect achievements to-date and the changing needs of Richmond seniors.

Each direction includes items for action and associated timelines for completion, which are characterized as short-term (0–2 years), medium-term (3–4 years), long-term (5+ years), and those which are ongoing. Responsibilities for implementation are outlined according to City role and key partners.

The actions identified in this document have been framed at a broad level. A robust and comprehensive implementation plan, with detailed and specific actions will be developed as part of the next phase of the planning process.



Direction #1: Communication and Awareness

Objective:

Communication with seniors is timely, effective and appropriately delivered and received.

Outcomes:

- Increased awareness and knowledge among seniors and their families (e.g. under informed seniors, caregivers, diverse populations, frail, isolated, etc.) of programs and services available.
- Promotional materials for family focussed events encourage participation of seniors.
- Improved knowledge of health and wellness benefits.

Actions	Responsibilities	Timeline
1.1) Develop and implement a promotion and communication plan	City Role: Engage and empower community Proposed Partners: Organizations serving diverse populations	Short-term
1.2) Translate appropriate City materials	City Role: Collaborate and establish partnerships Proposed Partners: Ethnocultural community partners	Short-term
1.3) Develop and implement a <i>benefits-based engagement campaign</i>	City Role: Engage and empower community Proposed Partners: Community Associations	Medium-term



Direction #2: Responsive and Relevant Services

According to the 2011 Statistics Canada census, those 55-64 years old are the largest cohort of seniors in Richmond and account for more than half of the older population.

Objective:

Programs and services are developed based on best practices, direct consultation, and program evaluation to reflect changing needs and priorities.

Outcomes:

- The needs of underserved segments of the seniors population (e.g. men, hard-to-reach) are met through the offering of a wide range of program and service opportunities.
- Intergenerational understanding among program participants and the community is enhanced.
- Programs and services reflect the diversity of the seniors demographic group (e.g. function, age, ethnicity, etc.).
- A wide range of volunteer opportunities are provided to support seniors to be active, productive members of the community.



Action	Responsibilities	Timeline
2.1) Increase the proportion of arts, culture and heritage programs	City Role: Deliver programs and services Proposed Partners: Arts, Culture and Heritage community partners, Community Associations	Medium-term
2.2) Review and assess the proportion of outreach programming for seniors	City Role: Deliver programs and services Proposed Partners: Community Associations	Short-term
2.3) Develop and implement a tailored consultation approach to gather feedback from underserved seniors	City Role: Engage and empower community Proposed Partners: Community Associations	Short-term
2.4) Expand intergenerational programming	City Role: Deliver programs and services Proposed Partners: Community Associations	Short-term
2.5) Form a committee to establish a <i>functional segmentation</i> approach in service delivery	City Role: Undertake planning, research and/or policy development Proposed Partners: Community Associations	Medium-term
2.6) Create a welcoming environment for seniors at family and community events	City Role: Engage and empower community Proposed Partners: Community Associations	Medium-term



Action	Responsibilities	Timeline
2.7) Continue to implement and expand civic engagement opportunities to orient seniors to City operations	City Role: Engage and empower community	Long-term
2.8) Expand the scope and range of volunteer opportunities creating more long-term volunteer options	City Role: Undertake planning, research and/or policy development Proposed Partners: Community Associations	Medium-term

Direction #3: Respect, Inclusion and Sense of Belonging

Objective:

There is a citywide focus and understanding of seniors' needs and wants. Seniors are celebrated and recognized as valued community members.

Outcomes:

- Seniors' needs are met by a range of culturally appropriate and relevant programming.
- Diverse seniors have a conduit to share their knowledge and skills within the community.
- City buildings have welcoming spaces to support unstructured gatherings.
- Improved access and reduction of barriers for frail and isolated seniors (e.g. transportation to community programs, Fee Subsidy program etc.).
- Consistent terminology, that is reflective of this segment of the population, is established.
- Seniors are positively portrayed in all City promotional material and communications
- An informed community that respects the contributions and needs of seniors.

According to the 2011 National Household Survey (NHS) almost 60% of Richmond residents were immigrants compared to 28% in BC.

Action	Responsibilities	Timeline
3.1) Maintain and improve a program planning and service delivery process with a lens on diversity	City Role: Deliver programs and services Proposed Partners: Community Associations	Medium-term
3.2) Continue to partner with programs (e.g. Community Actions Ambassadors) to serve as a bridge between seniors and information, resources, services and programs	City Role: Engage and empower community; Deliver programs and services Proposed Partners Ethno-cultural Community Partners	Ongoing

Action	Responsibilities	Timeline
3.3) Explore and respond to opportunities to increase dedicated space available for seniors to socialize and gather in City buildings	City Role: Provide land, space, or funding Proposed Partners: Ethno-cultural Community Partners and Community Associations	Ongoing
3.4) Work with Community Associations to expand outreach to vulnerable populations	City Role: Engage and empower community; Deliver programs and services Proposed Partners: Community Associations	Long-term
3.5) Incorporate the needs of low-income seniors in subsidy and pricing to enhance access to programs	City Role: Undertake planning, research and/or policy development Proposed Partners: Community Associations	Short-term
3.6) Create consistency in terminology to address seniors across the City	City Role: Undertake planning, research and/or policy development	Short-term
3.7) Incorporate images that are representative of the diversity of seniors and portray a positive image of aging in all promotional and communication materials	City Role: Engage and empower community Proposed Partners: Community Associations	Medium-term
3.8) Launch an educational campaign to combat stereotypes and ageist attitudes	City Role: Engage and empower community	Medium-term

Direction #4: Coordinated Service Delivery

Objective:

The City works with partners including Community Associations and community organizations to ensure services to seniors are coordinated citywide.

Outcomes:

- Improved collaboration, information sharing, and transparency among partners to bring a coordinated and collaborative response to service delivery.
- Service delivery is enhanced through standardized referral processes and defined parameters on service boundaries.

Seniors in Richmond had one of the highest rates of self-reported good functional health (73%) in the Lower Mainland.

2011 United Way Seniors Vulnerability Report: Community Profiles

Action	Responsibilities	Timeline
4.1) Develop a Communication Plan for the dissemination and adoption of the Seniors Service Plan Citywide	City Role: Undertake planning, research and/or policy development Proposed Partners: Community partners	Short-term
4.2) Work with health care Community Partners on the development of a <i>scope of practice</i> for seniors service providers in the City	City Role: Undertake planning, research and/or policy development; Collaborate and establish partnerships Proposed Partners: Community partners	Long-term

A vibrant seniors community contributes to the economy, supports extended families, and makes Richmond a nurturing, connected community that promotes healthy and active aging.

Action	Responsibilities	Timeline
4.3) Develop a network among key stakeholders, community partners, and the City that focuses and advances a systems view of service delivery	<p>City Role: Undertake planning, research and/or policy development; Engage and empower community; Collaborate and establish partnerships</p> <p>Proposed Partners: Health Care and other relevant community partners</p>	Medium-term
4.4) Make pertinent research data and information available to Community partners upon request	<p>City Role: Undertake planning, research and/or policy development; Collaborate and establish partnerships</p>	Short-term



Direction #5: Targeted Training and Professional Development

Objective:

City staff, volunteers, and community partners are aware of the most current, evidence-based information related to seniors programs and services.

Outcomes:

- Roles and responsibilities in the delivery of services for staff, community partners are clear and defined.
- An informed, knowledgeable staff, volunteer, and community partner team to serve seniors.
- A coordinated seamless, consistent approach of service delivery at all civic facilities.
- Staff and community hold positive perceptions of seniors, reducing stereotypes and ageism.

According to the 2011 Statistics Canada census, 53,650 residents of Richmond were 55 years or older.

Action	Responsibilities	Timeline
5.1) Develop a scope of practice for the Senior Services Team staff	City Role: Undertake planning, research and/or policy development Proposed Partners: Community Associations	Medium-term
5.2) Offer information sessions to community partners on the service needs of seniors	City Role: Collaborate and establish partnerships Proposed Partners: Community Associations	Medium-term

Action	Responsibilities	Timeline
5.3) Implement professional development training to staff, volunteers, and partners on the needs of seniors	City Role: Undertake planning, research and/or policy development Proposed Partners: Community Associations	Ongoing
5.4) Provide educational opportunities to staff, volunteers, and partners to dispel myths and stereotypes of seniors and aging	City Role: Undertake planning, research and/or policy development Proposed Partners: Community Associations	Short-term and ongoing

5.0 IMPLEMENTATION AND MONITORING

Implementation of this 6-year Seniors Service Plan will be guided by a phased availability of financial and staffing resources. Timelines provided recognize that it is not realistic to implement all actions at once, but to stage their implementation as resources allow. Implementation of this Service Plan will be the responsibility of the City in partnership with Richmond's Community Associations as well as a range of other community organizations and partners. It is only through engaging with and maximizing the expertise and leadership of all partners to better serve seniors needs that this Service Plan's vision will be realized. Key staff and other respective roles in addressing the Service Plan are as follows:

- The Coordinator, Seniors Services position, located within the Community Social Development Department is a Citywide position which provides expert advice, strategic direction, information and support related to aging and seniors issues to Community Associations, agencies and staff.
- The Seniors Wellness Coordinator located within the Community Social





Development Department provides wellness related initiatives for seniors, supports monthly Wellness clinics across Richmond and acts as a resource to individuals, groups and caregivers.

- Seniors Coordinators located throughout the city at community centres, and employed by Community Associations and are ultimately accountable to those organizations, are responsible for the development and implementation of comprehensive programs for seniors 55+, for a designated geographic area, in a recreational setting.

Annually, the City will develop and update an implementation plan highlighting priorities for work to be done over the year that relate to each Service Plan direction. The implementation plan will primarily serve as an internal resource, however the Seniors Services Team, comprised of City and Community Association dedicated staff for seniors services and programming, will provide advice and guidance to community groups on initiatives to implement the Service Plan. As well, given the natural connection between the 2015–2020 Seniors Service Plan and the Age-Friendly Action Plan, a strong and permanent linkage of these two documents will be established.

Opportunities to seek alternative sources of funds will also be investigated. With the increase in seniors in the overall population, there are many resources being allocated for seniors initiatives at both the Provincial and Federal government levels.

Evaluation and Monitoring

To measure outcomes and monitor work progress an evaluation plan will be developed. The Senior Services Team will meet on an ongoing basis to review and realign actions and will produce annual reports highlighting progress made towards the Service Plan directions and achievements realized.

Every two years an information communique summarizing the progress and achievements realized will be produced and disseminated to the public and community organizations serving seniors.

CONCLUDING COMMENTS

The 2015–2020 Seniors Service Plan builds on and advances the momentum achieved through the 2008–2012 Older Adults Service Plan. The Service Plan articulates a framework that provides opportunities to foster positive outcomes in the community and support Richmond's vision "to be the most appealing, livable and well-managed community in Canada."

The challenge and opportunity for the next six years and beyond is how to meet the needs of the significant and growing diversity of the seniors population in Richmond. Supporting active aging is a key factor in assisting seniors to live longer and to age with a better quality of life. Through involvement in programs and services, seniors will continue to feel that they are an important part of community life. The Service Plan identifies beneficial and meaningful opportunities to enhance seniors quality of life and promotes the possibilities, promise and value of aging in the community. The Service Plan will continue to move Richmond towards becoming a nurturing, connected community that promotes healthy and active aging. By collaborating and working together we can make a difference in the lives of seniors.



APPENDIX A: GLOSSARY

Acculturation: Acculturation is a process in which members of one cultural group adopt the beliefs and behaviors of another group.

Assistive technology: is defined as “Any equipment or system that helps people who have difficulties, due to age or disability, in carrying out everyday activities. Assistive technology aims to provide its users with the ability to control their environment more effectively partly by physical manipulation.”¹

Benefits-based engagement campaign: A promotional campaign designed to highlight the positive outcomes and benefits which can be realized through participating in services and programs.

Community Action Ambassadors: trained senior volunteers who offer peer-to-peer support to isolated seniors from all cultures, connecting them to community services and educating them about healthy aging, including mental health issues and the use of alcohol and drugs.

Community Association: Non-profit community organizations with which the City operates community facilities. The City provides the facilities and core staffing, while the partners plan and fund programs and services. The Association’s mandate is to reflect the needs of the residents of the neighbourhood area and provide recreational opportunities to meet those needs.

Community organization: Non-profit agency providing programs and services for seniors in Richmond.

Community partners: The City and their community partners (i.e. community associations, Minoru Seniors Society, Vancouver Coastal Health, etc.) together offer a variety of recreational, cultural, educational, and social opportunities for those over the age of 55 to be involved in the community and stay active.

Diversity: The unique characteristics that people possess that distinguish them as individuals and that identify them as belonging to a group or groups. Notions of diversity include age, culture, ethnicity, class, gender, religion, sexual orientation or disability and other.

Functional segmentation: Functional segmentation is a way to differentiate seniors with different, needs, abilities, and experiences that moves away from chronological segmentation.

Chronological segmentation classifies seniors based on how many years that they have been alive rather than how they are aging. One of the ways to create a more representative way to segment groups of seniors is to use the measure of functional age. Functional aging is used to make a distinction of how people are able to function regardless of chronological age. One’s functional age is dependent on one’s socio-economic location, life story, and perceptions and representations of one’s own abilities.

¹ Barlow, J., & Venables, T. (2004). Will technological innovation create the true lifetime home?. *Housing Studies*, 19(5), 795-810. doi:10.1080/0267303042000249215.

Geolocation technology: Geolocation technology such as ASKIT or MAPPED can empower users by providing a higher degree of independence and ultimately improved quality of life. This technology can also increase mobility, social connectedness, and help users navigate transportation systems in the most efficient and cost effective way possible. Cities can benefit from encouraging users to interact with their communities in a more accessible way while improving the use of public transit.²

Grey resources: Those resources that fall outside the scope of academic scientific literature (e.g. professional bodies or organizations, websites, news feeds etc.).

LGBTQ: Lesbian, Gay, Bisexual, Transgender, Two-spirit, Queer and Questioning.

Scope of practice: describes the procedures, actions, and processes that an individual is permitted to undertake in keeping with the terms of their professional role.

Structural lag: Refers to the time delay between the changes in the needs of a specific population and the associated political and societal change needed to address these changes. This lag has meant that seniors have less opportunities for meaningful social roles than their younger counterparts. Urban settings are thought to be best positioned to provide effective symbiotic programs that use the skills and expertise of seniors while simultaneously increasing their activity levels, social connectedness, and need for meaningful engagement.³

-
- 2 Boulos, M., Anastasiou, A., Bekiaris, E., & Panou, M. (2011). Geo-enabled technologies for independent living: Examples from four European projects. *Technology & Disability*, 23(1), 7-17. doi:10.3233/TAD-2011-0300.
 - 3 Fried, L.P., Carlson, M.C., Frick, K.D., Glass, T.A., McGill, S., Rebok, G.W., Seeman, T., Tielsch, J., Wasik, B., & Zeger, S. (2004). A social model for health promotion for an aging population: Initial evidence on the Experience Corps Model. *Journal of Urban Health*, 81(1), 64-78.

APPENDIX B: 55+/SENIORS— CITYWIDE SERVICES

Citywide Health/Wellness Programs— Wellness Clinics & Holistic Health Services

Health monitoring, holistic health options and information/education sessions are offered at the following locations:

Steveston Community Centre.....	604-238-8098
South Arm Community Centre	604-238-8070
East Richmond Community Hall	604-233-8399
Minoru Place Activity Centre	604-238-8450
Beth Tikvah – Kehila Society of Richmond	604-271-1973
Thompson Community Centre	604-238-8429
Hamilton Community Centre	604-718-8055
West Richmond Community Centre	604-238-8405
City Centre Community Centre	604-204-8588

Information and Referral Services

Richmond Cares, Richmond Gives provides this free service to assist seniors to find the resources and information they need, either by phone or in person (by appointment). This program is offered in collaboration with Vancouver Coastal Health/Richmond Health Services and in partnership with the City of Richmond, Seniors Services.

Volunteers offer a wide variety of information on topics of concern to seniors including: such as housing, government pensions, BC Medical Plan, Fair PharmaCare, Shelter Aid for Elderly Renters.

For more information, call 604-279-7020 or email at info@volunteerrichmond.ca.

Seniors Peer Counselling

Senior Peer Counselling (SPC) is a province-wide program developed based on the belief that when seniors are experiencing worry, frustration and loss they prefer to talk to other seniors who may have similar life experiences.

This one-on-one service is offered at no charge to Richmond seniors. A referral is not required for this service. Please call or leave a message at 604-279-7034 or visit www.volunteerrichmond.ca.

Richmond Seniors Directory

Richmond has a wide range of services and programs to help seniors lead healthy and independent lives. The Richmond Seniors Directory has information about health services and other programs and services available to seniors living in Richmond.

Previously the directory was produced through a partnership between Richmond Cares, Richmond Gives and The Richmond Review. Moving forward the directory will produced in partnership between Richmond Cares, Richmond Gives and the Richmond News.

Community Leisure Transportation

Supported by the Minoru Seniors Society and City of Richmond, the Community Leisure Transportation program reduces transportation barriers to allow Richmond residents opportunities to participate in the programs and services offered by the Community Services Division and other partners. For more information call 604-238-8456.

APPENDIX C: CREATING THE 2015–2020 SENIORS SERVICE PLAN THE PROCESS

In order to embark on an update of the 2008–2012 Older Adults Service Plan, a Steering Committee was formed. The Committee represented a spectrum of stakeholders including seniors, Community Associations, non-profit agencies and City staff, who worked to provide input into updating this plan.

The update process began with a review of related grey and academic literature. This was completed in order to provide an overview of current research and best practices as they relate to selected topics in city services and programs for seniors. A jurisdictional review was then conducted to provide a snapshot of planning and delivery of services in similar jurisdictions both locally and nationally. From the information compiled in both reviews a foundation-setting strategy and qualitative and quantitative data collection strategy was developed. The work of these strategies included:

- **Conducting a representative survey** of 378 subjects aged 55+ from Richmond. A convenience sample was developed through community centres, local service providers and the “Let’s Talk Richmond” website.
- **Facilitating fourteen focus groups** which engaged 161 individuals from a range of stakeholder groups, (including seniors and service providers).
- **Carrying out in-depth interviews** with 23 key informants, including four seniors (who represented vulnerable target groups), seniors service providers in the city, and key City personnel.
- **Reviewing City strategic policies and documents.**
- **Reviewing characteristics, demographic profiles, social and emerging trends** of Richmond’s local population.
- **Assessing achievements realized in the past five years** from the implementation of the current Service Plan, which included evaluative data compiled by the City.
- **Reviewing secondary data** including administrative level program and service data including current program and service inventories.

A.1.1 Analysis

During the qualitative analysis, data was thematically coded both according to which strategic direction it belonged. As is common with qualitative analysis, frequencies are not given but comment was provided on the emphasis on the themes in the data. Quantitative data was then analyzed to generate descriptive statistics from the sample, including frequencies for each item in the survey and cross-tabulations with the main demographic variables tracked through the survey. This included age, gender, ethnicity and City of Richmond Planning Area.

All of the information was collated, analyzed and reported in three comprehensive background documents (available upon request). The following information summarizes the key trends which were identified in each stage of the Service Plan update process.

A.1.2 Key trends found in the review of the related literature

A review of related academic literature was completed to provide an overview of the current research and best practices as they relate to selected topics in City services and programs for seniors. General Internet searches were performed to identify additional or **grey resources**. Website reviews were also used in order to access additional resources and references not easily available from traditional database searches. Of particular interest were municipal bodies, organizations, universities and research groups engaged in emergent or ongoing research or practice related to City services and programs for seniors.

Some of the most significant trends and gaps noted in the review included:

- A movement away from chronological segmentation and towards functional segmentation as a way to differentiate seniors who have different, needs, abilities and experiences.
- A recognition of how socioeconomic status can impact functional mobility and disability rates among seniors.
- A concerning note that homelessness in the seniors population is on the rise.
- A notable gap in service and in a significant volume of literature that exists for the older Lesbian, Gay, Bisexual, Transgender, Two-spirit, Queer and Questioning (**LGBTQ**) community and urban-dwelling Aboriginal/ First Nations seniors.
- A recommendation to use the International Classification of Functioning Disability and Health model⁴ as a basis for programming and service delivery for those seniors with functional impairments and disability.
- A recognition of how physical, intellectual, and social wellness in seniors is impacted by **structural lag**.

4 Rejeski, W., Ip, E., Marsh, A., Miller, M., & Farmer, D. (2008). Measuring disability in Seniors: The International Classification System of Functioning, Disability and Health (ICF) framework. *Geriatrics & Gerontology International*, 8(1), 48-54. doi:10.1111/j.1447-0594.2008.00446.x.

- A prevalence of demand for education on a variety of topics for those who are retired or semi-retired. Many cities have already started to shift programming and funding to meet this demand.
- A notable shift in **assistive technology**; **geolocation technology** was found to be one of the most rapidly growing assistive technology fields currently in use with seniors.

A.1.3 Key trends reported by interviewees during data collection

Key informant interviewees were asked to summarize the important trends regarding seniors in Richmond. The main overarching trends that interviewees identified were:

- The recognition that seniors (55+) are a rapidly growing demographic group in Richmond, and that this group can be further sub-divided into a range of different cohorts, either by age, functionality or specific target group (e.g. those with mental illness or living in poverty). The challenge is how to respond to the differing needs of each of these cohorts, including the best strategy for the City to take in segmenting seniors customers.
- Many service providers noted the increasingly complex needs of the frail and vulnerable clients. They reported that because clients are living longer, their needs increase making them more vulnerable to mental and physical health difficulties. This situation makes service delivery more complex and makes drawing service boundaries a challenge. Helping those with complex needs to access City programs and services requires outreach and perhaps individualized support.
- The difficulty assisting seniors to access and negotiate services that they require within the context of increasingly complex needs and already overburdened services (e.g. respite and day care services, mental health services, etc.).
- The challenge of supporting the integration of newcomer and visible minority seniors through service provision so that they do not become isolated due to obstacles such as language barriers and, in some cases, lack of family or social support.

A.1.4 The Local Demographic Profile

Table 1.4 City of Richmond Age Cohorts

Age	Population	Male	Female
55 to 64 years	27,625	13,235	14,390
65 to 74 years	14,210	6,735	7,475
75 to 84 years	8,635	3,940	4,695
85 years plus	3,180	1,125	2,055
Total	53,650	25,035	28,615

According to the 2011 Statistics Canada census, 53,650 residents of Richmond were 55 years or older. This represents 28% of the total population. Women make up a larger portion of the seniors population overall (53%). Those 55 to 64 years old are the largest cohort of seniors in Richmond and account for more than half of the older population (Table 1.4).

Overall life expectancy in Richmond is the highest in Canada at 84.9 years.⁵ Projection reports estimate that there will be a 195% increase in seniors living in Richmond by 2036 with a 127% projected increase in residents 80 years and older.⁶ However, seniors in Richmond are not a homogenous group. The following sections provide information regarding the different geographical distribution by age cohorts, numbers of those living alone, and other social and emerging trends facing older residents in Richmond.

A.1.5 Demographics notes in area plans

The seniors population in Richmond reside in all parts of the city. When examined by City planning areas,⁷ the largest concentration of older residents (almost a quarter of the older population) live in the City Centre. Steveston, Broadmoor, and Blundell make up a further 39% of older residents with the remaining 37% disbursed throughout the rest of the city. The areas with the lowest numbers of seniors are Gilmore (n=190 or less than 1%), Sea Island (n=165 or less than 1%), and Fraserlands (n=60 or less than 1%).

5 Statistics Canada, 2011 Census of Population, Age(1310 and Sex (3) for the Publication of Canada, Topic Based Tabulations, Statistics Canada Catalogue Number 98-311-XCB2011018. Retrieved from: <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/tbt-tt/Index-eng.cfm>.

6 Population Projections (2013). BC Stats. Province of British Columbia. Retrieved from <http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx>.

7 Statistics Canada, 2011 Census.

A.1.6 Cultural Diversity

The population of seniors in Richmond is a culturally diverse, growing group. According to the 2011 National Household Survey (NHS) almost 60% of Richmond residents were immigrants (those born outside of Canada). This compares to approximately 28% in the overall British Columbia population. China and Hong Kong were the most common countries of birth for Richmond's immigrant residents. Overall, visible minorities make up approximately 70% of the population in Richmond with the largest groups identifying as Chinese or South Asian.⁸

There were 1390 senior immigrants who settled in Richmond between 2000–2010 (13% of Metro Vancouver numbers and 11% of BC respectively).⁹ For new immigrants, the **acculturation** process is a multidimensional one that includes physical, psychological, financial, spiritual, social, and family adjustments. This process can be very stressful for immigrant elders because they typically have fewer resources (e.g. income and education) to assist them in adapting to their new life situation.¹⁰

Many seniors immigrants in Richmond also face significant language barriers. Within Metro Vancouver municipalities, Richmond has the highest proportion of seniors who could not speak English (24.4%). Those who speak English as a second language most frequently reported their mother tongue to be Mandarin, Chinese, and Cantonese.¹¹

8 Statistics Canada. Ottawa: Statistics Canada. National Household Survey. 2012. Available from: <http://www.statcan.gc.ca/survey-enquete/household-menages/5178-eng.htm>.

9 Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). Seniors in the Lower Mainland: A Snapshot of Facts and Trends.

10 Mui, A. C., & Kang, S. (2006). Acculturation Stress and Depression among Asian Immigrant Elders. *Social Work*, 51(3), 243-255.

11 Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). Seniors in the Lower Mainland: A Snapshot of Facts and Trends.

A.1.7 Socioeconomics and Housing

Socioeconomic status is typically defined by income, education and occupation.¹² Low socioeconomic status among Richmond seniors is a growing problem. The United Way reported that in 2006 19% of males and 24% of females 65+ living in Richmond were considered to be of low income status. A quarter of all seniors in Richmond live below the poverty line and 8.5% of Richmond seniors (the largest percentage in Metro-Vancouver) receive the maximum Government Income Supplement.

Housing types for those 55+ also vary. The most common kind of housing for seniors in Richmond is single detached houses without a secondary suite (45%), followed by low rise apartments. Although many seniors in Richmond may own their homes, there is still a significant proportion who rent. Rent in Richmond has increased by 5% since 2006 making non-market a necessity for many seniors. Richmond also has the fourth highest number of seniors non-market housing units in the Lower Mainland (1,036).¹³

There are 18.7% of seniors residents living alone citywide in Richmond. This number is much lower than other census tracts in the Lower Mainland, where in many instances 40% or more of seniors live alone. Of significant note is that the number of seniors living alone decreased between 2000 and 2010 (in 2000 21% lived alone).

12 Grundy, E., & Holt, G. (2001). The socioeconomic status of Seniors: How should we measure it in studies of health inequalities? *Journal of Epidemiology and Community Health*, 55(12), 895-904.

13 Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

A.1.8 Other important trends in Richmond's demographic information

Some other important consideration about seniors in Richmond are:

- Seniors in Richmond have the highest life expectancy in Canada and are living an average of 84.9 years, almost four years longer than the national average of 81.
- In research conducted by the United Way, seniors in Richmond had the one of highest rates of self-reported good functional health (73%) in the Lower Mainland.¹⁴
- 50% of seniors 65+ in Richmond reported having activity limitations.
- In 2011, seniors in Richmond reported one of the lowest rates of a sense of community belonging in the Lower Mainland at 67.1%.¹⁵
- The number of seniors who have a regular medical doctor has been steadily declining since 2003.¹⁶
- There is a high number (41%) of seniors living with arthritis (a significant factor for chronic pain and reduced function) in Richmond when compared to the rest of the Lower Mainland.¹⁷

14 2011 United Way Seniors Vulnerability Report: Community Profiles. United Way of the Lower Mainland.

15 Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

16 2011 United Way Seniors Vulnerability Report: Community Profiles. United Way of the Lower Mainland.

17 2011 United Way Seniors Vulnerability Report: Community Profiles. United Way of the Lower Mainland.

APPENDIX D: PROGRESS & ACHIEVEMENTS SUMMARY

2008–2012 Older Adults Service Plan

Working together with the Minoru Seniors Society, Community Associations and other Community Partners progress was made towards realizing the vision of the Older Adults Service Plan, 2008–2012:

Richmond to be a community where seniors live healthy and active lives in a cooperative, welcoming and inclusive environment, which promotes engagement, encourages lifelong learning, and values the contribution of seniors.

Strategic Direction #1: Ensuring Seniors are Well Informed

- ✓ Special events and official recognition celebrating seniors:
 - United Nations International Day of Older Persons/National Seniors Day in October.
 - Annual Positive Aging Photo Campaign featuring Richmond residents 55+.
 - Seniors Week (first week of June) citywide programs and events.
 - Activate Wellness Fair.
- ✓ Developed marketing tools targeting older people:
 - Focus on Wellness Newsletter was created by Senior Services to increase awareness of the many diverse health and wellness opportunities for seniors city-wide.
 - City increased translated promotional documents targeting Chinese and Punjabi.
 - Restructured 55+ section of Parks, Recreation and Culture Guide to make navigating more user-friendly.
 - City of Richmond website alterations to based on feedback from seniors.
 - Richmond News promotional insert for Minoru Seniors Society programs/services.
- ✓ Increased referrals and information dissemination related to programs and services for seniors between Community Associations and Vancouver Coastal Health.

Strategic Direction #2: Providing Relevant and Appropriate Services

- ✓ Increased and purposeful Intergenerational programming with partner agencies (SD 38, City Centre Community Centre, Arts Centre, Minoru Seniors Society).
- ✓ Seniors Services, Minoru Seniors Society and Community Associations have increased adaptive exercise programming to serve seniors with physical limitations.
- ✓ The Wellness Connections Program, an outreach to frail and isolated seniors service, evolved from a Union of BC Municipalities (UBCM) funded pilot project. In partnership with Vancouver Coastal Health (VCH) Richmond Health, this service received a BC Recreation and Parks Association (BCRPA) program Excellence Award in 2009, and was featured in a national publication by the Active Living Coalition for Seniors.
- ✓ Seniors Services has recognized the varying needs of the young and active seniors, an emerging market niche. Specialized programs, events, and workshops are slowly replacing more traditional pursuits to meet the needs of Baby Boomers.
- ✓ Partnership with Simon Fraser University and Kiwanis Senior Citizens Housing Society to ensure adequate use of social amenity space in the City of Richmond Kiwanis Tower Development.

Strategic Direction #3: Promoting Cultural Inclusion and Harmony

- ✓ An increase in participation from seniors of South Asian and Chinese descent in programs such as Chinese Senior Circle, Wellness Connections and through various volunteer opportunities.
- ✓ Community Action Ambassadors supporting seniors with language skills to reach out to others in their first language at Wellness Clinics, facility tours and specialized services.
- ✓ The Wellness Connections Program has been offered in Chinese as well as English.
- ✓ Seniors Services and Community Associations worked with internal and external partner specialists to assist and bridge cultural understanding.

Strategic Direction #4: Building a Sense of Belonging

- ✓ Increased community gardening opportunities promoting self-reliance and enabling seniors to connect with youth and the community in East Richmond, City Centre and Terra Nova.
- ✓ Increased opportunities for peer to peer education, for example the Acting Out Troupe and Tech Lab at Minoru Place Activity Centre.
- ✓ West Richmond Outdoor Fitness and Wellness Circuit. The first seniors fitness circuit in Richmond designed for seniors to provide a free option to improve flexibility, balance, strength and endurance.
- ✓ Increased dedicated space and allocated resources for seniors at community centres.

Strategic Direction #5: Providing Affordable Access to Programs

- ✓ Standardized pricing for programs and services at Community Centres based on industry standards developed by a Citywide Fees and Charges Committee.
- ✓ Wellness Clinics provide a combination of free and very low cost services.
- ✓ Access to low-cost/no-cost information and educational workshops.
- ✓ Fee subsidy established by Community Associations on demand.
- ✓ Tax Clinic for low-income offered citywide.

Strategic Direction #6: Increasing Volunteerism

- ✓ A coordinated Citywide volunteer management system with an up-to-date database of opportunities and a method to track hours.
- ✓ Facilitated hundreds of City and community partners meaningful volunteer opportunities focusing attracting younger seniors and new immigrants to Richmond.
- ✓ Utilization of the Community Action Ambassadors program of Volunteer Richmond Information Services was very instrumental at targeting seniors to assist with implementation of programs and translation at events.
- ✓ Dedicated volunteer management staff at numerous community facilities.

Strategic Direction #7: Coordinating Citywide Delivery of Services through Partnerships

- ✓ Seniors Services worked closely with community partners, Associations/ Societies, and agencies combining resources and expertise to provide programs and services.
- ✓ The City increased health promotion, inclusion, and diversity events/ programs with community partners.
- ✓ City of Richmond depiction in Age-friendly community videos produced by the Ministry of Health, Healthy Living Secretariat.
- ✓ Increased Community Associations partnerships in delivery of specialty programs for seniors with specific needs (e.g. Steadyfeet fitness program, Vancouver Coastal Health).
- ✓ Coordinated approach of education and information sessions delivered by community partners (e.g. Minds in Motion, Alzheimer's Society).

Strategic Direction #8: Easy Physical Access and Providing Comfortable Places

- ✓ City of Richmond hazard reporting system has allowed seniors and the general public in Richmond to report unsafe areas to make sure the city is safe and accessible.
- ✓ Improved comfort, accessibility and aesthetics of seniors spaces at community centres.
- ✓ Enhanced Community Leisure Transportation program with additional accessible buses available to community organizations.
- ✓ Provision of education for transit riders including HandyDart and Translink.
- ✓ Community facilities were assessed by the Rick Hansen Foundation's Planat accessibility ranking process.

Strategic Direction #9: Involving Seniors through Consultation

- ✓ City and Community Associations engaged seniors to contribute to policies, programs and services through Planning Committees including Boards.
- ✓ City conducted an Older Adult Needs Assessment as part of the overall Community Needs Assessment in 2009.

Strategic Direction #10: Monitoring & Evaluating the Service Plan

- ✓ Utilized data collection for annual reporting of progress by the City and Community Associations.
- ✓ City and Community Associations annual staff work plans reflecting the priorities of the Plan implementation.



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone: 604-276-4000
www.richmond.ca

CNCL - 130

DRAFT 2015-2020 SENIORS SERVICE PLAN

FEEDBACK FORM CIRCULATED TO SUPPORT COMMENTS TO DRAFT SERVICE PLAN

Draft Seniors Service Plan 2015-2020: Active and Healthy Living

FEEDBACK FORM

Service Plan vision statement: Richmond to be a nurturing, connected community that promotes healthy and active aging

	Strongly Disagree	Disagree	Agree	Strongly Agree
Q1. I support the draft vision of the Seniors Service Plan for <i>Richmond to be a nurturing, connected community that promotes healthy and active aging</i>	1	2	3	4

Here are other comments and suggestions on the vision statement

Direction 1: Communication and Awareness - Communication with seniors is timely, effective and appropriately delivered and received.

	Strongly Disagree	Disagree	Agree	Strongly Agree
Q2a. I agree <i>Communication and Awareness</i> is a priority Direction	1	2	3	4
Q2b. I support the Actions identified for the <i>Communication and Awareness</i> Direction	1	2	3	4

I have the following comments to provide on this Direction and associated Actions.

Direction 2: Responsive and Relevant Services - Programs and services are developed based on best practices, direct consultation, and program evaluation to reflect changing needs and priorities.

	Strongly Disagree	Disagree	Agree	Strongly Agree
Q3a. I agree <i>Responsive and Relevant Services</i> is a priority Direction	1	2	3	4
Q3b. I support the Actions identified for the <i>Responsive and Relevant Services</i> Direction	1	2	3	4

I have the following comments to provide on this Direction and associated Actions.

Direction 3: Respect, Inclusion and Sense of Belonging - There is a citywide focus and understanding of seniors needs and wants. Seniors are celebrated and recognized as valued community members.

	Strongly Disagree	Disagree	Agree	Strongly Agree
Q4a. I agree <i>Respect, Inclusion and Sense of Belonging</i> is a priority Direction	1	2	3	4
Q4b. I support the Actions identified for the <i>Respect, Inclusion and Sense of Belonging</i> Direction	1	2	3	4

I have the following comments to provide on this Direction and associated Actions.

Direction 4: Coordinated Service Delivery - The City works with partners including Community Associations/Societies and community organizations to ensure services to seniors are coordinated citywide.

	Strongly Disagree	Disagree	Agree	Strongly Agree
Q5a. I agree <i>Coordinated Service Delivery</i> is a priority Direction	1	2	3	4
Q5b. I support the Actions identified for the <i>Coordinated Service Delivery</i> Direction	1	2	3	4

I have the following comments to provide on this Direction and associated Actions.

Direction 5: Targeted Training and Professional Development - City staff, volunteers, and community partners are aware of the most current, evidence-based information related to seniors programs and services.

	Strongly Disagree	Disagree	Agree	Strongly Agree
Q6a. I agree <i>Targeted Training and Professional Development</i> is a priority Direction	1	2	3	4
Q6b. I support the Actions identified for the <i>Targeted Training and Professional Development</i> Direction	1	2	3	4

I have the following comments to provide on this Direction and associated Actions.

Q7. In my opinion, the following important areas related to the Richmond seniors population, program development, and service delivery to this group have been left out:

Q8. Here are my other comments and suggestions to strengthen the document:

SUMMARY OF FEEDBACK RECEIVED TO DRAFT 2015 – 2020 SENIORS SERVICE PLAN

- Feedback was sought between August 18, 2015 – October 2, 2015
- 38 Responses were received from the public
- 16 Responses were received from the following community partners and organizations:

City Centre Community Association
West Richmond Community
Association
East Richmond Community
Association
Thompson Community Centre
Association Seniors Advisory Group

South Arm Community Association
Richmond Seniors Advisory
Committee
Minoru Seniors Society
Steveston Community Centre Society
Richmond Intercultural Advisory
Committee
Richmond Fitness and Wellness
Association

Immigrant Service Society of British
Columbia
Richmond Centre for Disability
Vancouver Coastal Health
London Heritage Farm Society
Office of the Seniors Advocate
BC Seniors' Health Promotion, BC
Ministry of Health

TABLE 1:

The following table summarizes the responses received to the rating questions from the Feedback Form

	Public Feedback	Community Partners & Organizations
	<i>Respondents indicating strongly agree or agree:</i>	<i>Respondents indicating strongly agree or agree:</i>
Draft vision of the Seniors Service Plan for Richmond to be a nurturing, connected community that promotes healthy and active aging Vision Statement	93%	100%
Direction 1: Communication and Awareness - Communication with seniors is timely, effective and appropriately delivered and received.	96%	100%
Direction 2: Responsive and Relevant Services - Programs and services are developed based on best practices, direct consultation, and program evaluation to reflect changing needs and priorities.	96%	100%
Direction 3: Respect, Inclusion and Sense of Belonging - There is a citywide focus and understanding of seniors needs and wants. Seniors are celebrated and recognized as valued community members.	100%	100%

	Public Feedback	Community Partners & Organizations
	<i>Respondents indicating strongly agree or agree:</i>	<i>Respondents indicating strongly agree or agree:</i>
Direction 4: Coordinated Service Delivery - The City works with partners including Community Associations/Societies and community organizations to ensure services to seniors are coordinated citywide.	96%	100%
Direction 5: Targeted Training and Professional Development - City staff, volunteers, and community partners are aware of the most current, evidence-based information related to seniors programs and services.	92%	100%

TABLE 2:

The following table provides the anecdotal comments received to the draft Service Plan.

*The comments noted below are verbatim based on what was received from respondents.

Feedback on draft vision statement: Richmond to be a nurturing, connected community that promotes healthy and active aging	
Public Feedback	<ol style="list-style-type: none"> 1) I am quite new to Richmond. I find the plan to be comprehensive and forward-thinking. Thank you. 2) Prefer the name older adults rather than seniors. I also think that the younger older adults need to be accommodated. there is a vast difference between the needs of the 55+ and the 80+ 3) Richmond's seniors promote an active physical and mental environment in their golden years. 4) I agree seniors need more access to all the City of Richmond facilities and events. 5) More advertisement of these facilities and events will entice seniors to get out and visit the facilities and get involved in the events for them. 6) I like identification of whether the goal is short term, medium or long term, I think it will provide focus/direction achieving easy wins and working on a highly identified need first 7) For reasonably active/healthy or even those more frail seniors it does great job. It needs to reference more to seniors with ongoing health issues ie: macular degeneration and services to accommodate. strategies for inclusion of partners/caregivers of those with issues such as dementia (which often prevent the caregiver/spouse from attending any programs) working more with VCH to provide more adult daycare to allow spouses to be involved in wellness activities for themselves 8) As long as it is implemented and not just another plan that gets put on the shelf to gather dust.

Feedback on draft vision statement: Richmond to be a nurturing, connected community that promotes healthy and active aging (continued).

Community Partners and Organizations

- 1) We liked: the 5 directions (very appropriate); short/medium/long term goals; that the document is open for facilities to choose how they would like to address the various objectives. We did not like: how some of the wording was too fluffy, vague or non-concrete; how some of the goals would be difficult to measure or evaluate; how the document does little to address/include seniors who are younger or coming of age; lack of examples.
- 2) Well captured, progressive
- 3) The vision statement covers all 5 of the key directions, very strong, clear and proactive statements.
- 4) The City of Richmond has worked with the Ministry of Health on the age-friendly BC strategy. The Seniors Service Plan complements the Age friendly assessment and actions plan.
- 5) The vision statement is an encompassing one that includes a broad spectrum of scopes and goals. We particularly like the word "connected" because looking at the Service Plan Direction and some key opportunities presented, "being connected" is crucial to the success of this service plan; also maybe one that the target population is mostly yearning for. The statement also carries a positive connotation about "healthy" and "active" aging. In the diverse cultural environment within the City of Richmond, some groups may not view "aging" as a positive and the service plan may provide a paradigm shift for a brighter and more fulfilling senior livelihood.
- 6) RSAC is happy with the draft vision.
- 7) For Richmond to be a nurturing, connected community that promotes healthy and active we recommend. Under guiding principles, first bullet, move the word "promote" in the second line

Feedback on Direction 1: Communication and Awareness - Communication with seniors is timely, effective and appropriately delivered and received.

Public Feedback

- 1) The City should take responsibility for the program over the long term not just engage and empower.
- 2) I have some concerns about this. I agree communication is important but I don't want to see a large amount of money spent on marketing. I'd like to see it targeted in a practical way that seniors relate to. News letters pamphlets, information sessions etc.
- 3) But the whole report is way too flowery needs to be much crisper and focused
- 4) Translated resources will be key in this area. How will advertising be done? We are now down to one local newspaper, but I would think that only reaches a small number of Richmond residents. Continued use of Chinese radio/newspapers will be an important. I always feel bus shelters advertising is a good place, but I imagine it is too costly.
- 5) If no one knows about it then it will surely fail so communication is key.
- 6) "Face to face communication is best because some seniors have poor eyesight, hearing and comprehension."
- 7) I think there should be a action where we can mix and mingle with elementary age children - teach them, manners, respect, and old fashioned charm. Ask a 10 year old to hold a door for an elderly person they look at you like you're crazy.

Feedback on Direction 1: Communication and Awareness - Communication with seniors is timely, effective and appropriately delivered and received (continued).

Community Partners and Organizations

- 1) With changes: section 1.3 needs more clarity; "city role" is vague and repetitive; small groups and community users need to be encouraged to guide, not always to be guided.
- 2) What languages? How do you determine the number of languages and what they are?
- 3) Direction 1 will also fit into the "Age-friendly assessment and Action Plan" deliverables on communication and information. Richmond may wish to include as an action item under this direction #1.
- 4) There is no doubt that communication and awareness are important factor to bring the information to the targeted population. For Action 1.2, translation will be helpful; nonetheless to be more cost-effective and conducive to inclusion-promoting, using simplified, direct and everyday English in promotional materials may also be received well. Moreover visual promotional tools can also be impactful. The community is more diverse; and to nurture sense of belonging needs to bridge gaps by finding some common grounds. Nonetheless for some translation is necessary, perhaps some simple English accompanying may be appropriate. For Action 1.3, a benefits-based engagement campaign is an interesting idea. Without much information of this action it is challenging and unfair to comment. However, just looking at the action and corresponding outcomes, we believe the main focus will be on accessibility and affordability for the seniors.
- 5) The outcomes and subsequent actions identified in this area help support directions championed by the Office of the Secretariat to empower, entitle and engage seniors. The RSAC likes the action words being used and it is admirable that these will be measureable. The RSAC would like to see more rigor developed in the implementation plan that identifies who and how the plan is implemented.
- 6) Awareness - Communication with seniors is timely, effective and appropriately delivered and received.

For purposed partners on page 17, I will suggest to include Richmond seniors residents be included.

Under "Outcomes" expand and spell out what is meant by "diverse" seniors. In Richmond over 60% of the population are a visible minority. What is the V.M. % of the seniors population? Whatever the figure, the VM distribution would show that seniors' population of that segment will continue to increase.
- 7) More concrete actions with metric
 - 1.1 add community associations as partner; how do we measure
 - 1.3 - benefits - too jargony; benefits of participation rather than activity

Feedback on Direction 2: Responsive and Relevant Services - Programs and services are developed based on best practices, direct consultation, and program evaluation to reflect changing needs and priorities.

Public Feedback

- 1) 55+ do not go to the senior centre they are still working!! the age range should be 65+
- 2) Programs for seniors should be developed through consultations with seniors. As volunteers are scarce, I believe that the City staff should volunteer their services at the senior centre as part of their employment conditions.
- 3) But the whole report is way too flowery needs to be much crisper and focused
- 4) This is larger than a City of Rmd issue, but the ability to be aware of and access appropriate services is a concern for myself as I age, and currently for my mother who is older. Guides/ one stop information that would link/ provide access to who to contact where and for what services. The Province of BC does have a guide, but even it is not the most user friendly. I'm sure there are issues with keeping up to date with programs/ services
- 5) I think this is crucial to develop this more. I can't remember if affordability and transportation was in this section, but I view this as being one of the main determinants of seniors being able to access leisure/health services.
- 6) Who decides the relevant services? People affected or some committee that thinks it knows what is needed.
- 7) "You must be quick to change required action or service i.e. be onsite and daily interaction."
- 8) There needs to be some sort of communication between the health providers and the community centres. The Dr knows this OAP is sitting at home and can't get out now how do we get them to comment. A active person lives longer and less change of dementia.

Feedback on Direction 2: Responsive and Relevant Services - Programs and services are developed based on best practices, direct consultation, and program evaluation to reflect changing needs and priorities (continued).

Community Partners and Organizations

- 1) Following changes: 2.2 add education for seniors; 2.3 should include not just frail, but everyone including ethnic groups. Add another point; 2.5 what is functional segmentation? Could state "please refer to glossary"; 2.7 civic engagement is very vague, can it be reworded? Can it be in marketing section?; 2.9 provide education for pre-seniors, people coming of age, so they can plan and be proactive in maintaining their health and planning for retirement.; include examples of effective and successful strategies that provide a clearer picture of "engagement".
- 2) All well and good but there should be no increase in taxes to fund all 5 actions.
- 3) Agree with the action item.
- 4) We think that to reach the underserved segments of the seniors population, specialized program and services are needed. Sometimes it is not as straightforward as it seems; some seniors are hard to reach or isolated because of myriads of reasons, other than the more apparent ones like transportation or lack of awareness/knowledge. There may be psychological factor, social status issues, financial hardship, health challenges, loneliness; it takes more than outreach programming to address them. Their engagement will be lengthy and requires the collaboration of many services agencies and healthcare professionals. This will be better addressed if it is a stand-alone issue.
- 5) The RSAC feels that this is greater than just a City role. How do the other partners fit into these actions and does it fit with their mandates? If partners are involved in the actions, how do they report on their actions that help contribute to the objective? The RSAC finds the wording of Action 2.5 to be confusing. Could this be reworded to be clear on what the action is? The RSAC likes Action 2.7 and would like to see more options created. This could provide more opportunities for seniors to contribute and provide a "gift to the City"
- 6) Responsive and Relevant services - Programs and services are developed based on best practices, direct consultation and program evaluation to reflect changing needs and priorities.
- 7) Missed community associations as partners 2.2-2.8
2.1 don't reduce programs - increase
remove "and activities for those 55+"
2.8 harnessing volunteers who have recently retired.

Feedback on Direction 3: Respect, Inclusion and Sense of Belonging - There is a citywide focus and understanding of seniors needs and wants. Seniors are celebrated and recognized as valued community members.

Public Feedback

- 1) Services provided are excellent and the older adult centre should be run like a community centre.
- 2) Work with Community Associations/Societies to expand outreach to vulnerable populations with a shuttle bus between community centres.
- 3) Should include and respect all cultures not just new immigrant cultures. We are losing our sense of belonging in Richmond.
- 4) As above - if you provide an excellent infrastructure of good facilities programs and resources then this would be automatic !!!
- 5) I am not sure if I feel this is as important, as I personally am not sure if we do not already "respect/include" the elderly already. Richmond sense of community had really declined over the years I have resided here, and I do feel it is important to improve this. Public spaces need to be age friendly/ mobility wise/ even sitting spaces (seats are often too low).
- 6) Working WITH senior adults is important as we have a lifetime of experience and knowledge to draw from. Coming from different backgrounds and countries only adds to the expertise
- 7) Inclusion for all not just a small section of the community.
- 8) "We need access & reduction of barriers - hopefully the new building will have all that. We do not want to have access where young people are running around. We need separate access."
- 9) "Properly trained and paid caregivers, volunteers, supervisors etc. to only provide service excellence but prevent senior abuse"
- 10) Long time resident and I have walked into groups and I feel as tho I don't belong. This shouldn't happen in my community!! I want to see English 1st on all signs. Our 2nd language is French - wow can't remember seeing that on any signs. This is Canada all programs should be offered in English.

Feedback on Direction 3: Respect, Inclusion and Sense of Belonging - There is a citywide focus and understanding of seniors needs and wants. Seniors are celebrated and recognized as valued community members (continued).

**Community
Partners and
Organizations**

- 1) Changes: 3.2 Cultural Ambassador program needs more clarification or put in the glossary; 3.6 is fuzzy. Change to "identify" or "standardize" instead of "harmonize", on how to portray seniors. Pre-seniors would be good to include also.
- 2) Again, no increase in taxes. A re-allocation of existing \$ is best. Not sure 3.8 is applicable these days
- 3) Direction 3 fits into the Age-friendly assessment and action plan - section 2.5 respect and social inclusion.
- 4) Richmond offers support for seniors groups for the diverse population and celebrate the value members provide to their community. Support all the action items in direction 3.
- 5) When it comes to terminology, it is interesting to note that the previous service plan was for Older Adults, and this one is for "Seniors". We think the overall action plan is good, particularly Action 3.5
- 6) The RSAC believes that Action 3.3 is "Ongoing" as it is likely tied in with future development of public facilities. We would like to ensure that the funding in put in place to support these actions and allows the appropriate spaces to be made available.
- 7) The RSAC question whether there are enough resources to enact many of these actions. Will there be additional staff required for Seniors Services to help move the service plan along?
- 8) The Action 3.7 should be moved to a short-term action.
- 9) Respect inclusion and sense of belonging - There is a citywide focus and understanding of seniors' needs and wants. Seniors are celebrated and recognized as valued community members.

Action 3.1) Lens on Cultural diversity. Change timeline to short term.

Action 3.4) "Spell out" vulnerable population; to include Ethnic seniors from third world countries.

3.7) Specifically mention "cultural diversity" as a major part of that overall diversity.
- 10) objective - seniors
city promotional communications
3.3) provide land (remove) or funding - should be space only
ethno cultural community partners
provide vs. increase? Remove dedicated suitable? Seniors friendly

	<p>-seniors vs. older adults</p> <p>harmonize should be standardize. Link to social development strategy.</p>
--	---

Feedback on Direction 4: Coordinated Service Delivery - The City works with partners including Community Associations/Societies and community organizations to ensure services to seniors are coordinated citywide.

Public Feedback	<ol style="list-style-type: none"> 1) I wouldn't like to see this translate into a whole load of new government jobs. Coordinate through access to information on websites. Use technology for the professionals not more jobs. 2) Very important so resources are best used, services are not duplicated (or gaps in services can be noted) 3) One stop shopping will all health/wellness needs is always ideal! 4) There is wide variety of abilities re: technology for senior adults so reliance on computer or technology is not the best. Having a person to point out the available opportunities, navigate the bureaucracy or answer questions is imperative. 5) Not sure how this will be implemented. 6) "City resources are stretched thin and will require even more as seniors longevity and health needs increase. 7) If services to seniors are coordinated city wide would I pay the same at all centers and shouldn't all programs be offered at all centers.
Community Partners and Organizations	<ol style="list-style-type: none"> 1) Could we have a list of community association partners and organizations as examples; 4.2 identify individuals to services and their responsibilities to them. 2) 4.2 Are you saying you haven't been working "with health care community partners..." or is it "continue to work with..." 3) Suggestion: Creating a central repository on what services re available to seniors in their community. Ensuring the information is current for the older adult population in Richmond. For example, other age friendly communities have developed yearly resource guide or one-stop resource centre for seniors to obtain information. Not all seniors use the computer, it is important to have other options available. 4) Action 4.2 is particularly important. We wonder if there is a more concrete plan outlining the approach to be taken, the strategies, the potential partners, etc. Is there any buy-in from the healthcare professional? 5) Coordinated services Delivery - The City works with partners including Community Association/Society and community organizations to ensure services to seniors are coordinated citywide. 6) Clarify com

	<p>4.1 The City, too jargony, scope of proactive, systems view transparency?</p> <p>Outcomes - not clear on first bullet</p> <p>4.4 research data - made available</p>
--	--

Direction 5: Targeted Training and Professional Development - City staff, volunteers, and community partners are aware of the most current, evidence-based information related to seniors programs and services.	
Public Feedback	<ol style="list-style-type: none"> 1) I would like to see annual open houses held for families to see what is available for their grandparents. 2) The seniors do not have a role? 3) Senior citizen should well aware that the world now is all i-related, be prepared to get in the i-world through latest technology and equipments. City should provide relevant info and teach them how to fit in to the on-line world, and they them walk in pace with the modern technology. 4) Very keen to the success of the program. 5) "A video of related subject may assist the new staff volunteers who may hold the position for a short while. Training sessions can be wasted and exhausted by manpower" 6) "On site training is more relevant and cost efficient" 7) This booklet is lovely but at what cost? How much could have been saved do it in black and white? Actions are stronger than words. I believe hospitals, Dr's, etc. should have communication with seniors reps at the centers. We have a senior advisor at each center and all these centers do they talk weekly/monthly so it is united?
Community Partners and Organizations	<ol style="list-style-type: none"> 1) All good. 2) Agree with outcome - no suggestions 3) We would think that Better Practices have already been established from past service plan and previous experience. Some of the actions here seem to be duplicating that; unless it is perceived to be a need to "develop more practices" etc. 4) We have the following comments to provide on this Direction and associated Actions. The RSAC felt that the actions in this Direction were slightly repetitive. It is really about developing a network and system wide approach. It was felt that the actions could be consolidated rather than restating similar actions. The RSAC would like to ensure that cultural sensitivity is also included as part of any training curriculum.

	<p>It is important to recognize that training in this area needs to be attended by relevant staff and community partners. Often, the people who attend that training are those who understand that importance and the need to be informed. Those who may choose not to attend training sessions can often not recognize the importance and benefit to attending and participating. We believe that training is important and helpful in providing appropriate services for seniors.</p> <p>The training is currently a stand-alone direction; however, it could have been integrated through all the other directions.</p> <p>There is repetition between Action 5.4 and Action 3.8.</p> <p>The RSAC believes that Community Partners are missing in the Responsibilities in Direction 5. They need to be added as they work with the City in the delivery of programs and services for seniors.</p> <p>5) 5.4 - Timeline should be in order - short-term to long term</p>
--	--

Other comments provided:	
Public Feedback	<ol style="list-style-type: none"> 1) I would like to see regular bus trips from the senior centre to other community centres that have seniors programs in order to promote a stronger connectivity with all the older adults in Richmond 2) A seniors' committee should be involved and report to Council on the effective and timely implements of the plan and the performance of the City staff and volunteers responsible for providing the seniors service plan. 3) Document is way too long and flowery needs to be much crisper and focused - a good report is often not the longest!! 4) Transportation - I don't want to live in the concrete city centre, but have concerns about being able to age in place in my home (or even if I move to townhouse) as walking out to a transit link can be difficult to impossible as I age/ if my mobility becomes less. My mother lives in Vancouver in an apartment, within 1 block of a bus line. At 80, this has allowed her to age in place - she can take the bus downtown to the YMCA to participate in aquafit 3 times a week and never really have to walk more than a couple blocks. It is the issue that may force me to leave Richmond as I get older/ if my mobility gets less. I believe it is also the issue that leads to some of the current senior isolation. 5) Nice plan but keep the costs down for the individual senior. They don't all have deep pockets. 6) I strongly support the emphasis on facilitating volunteering for seniors. As you undoubtedly know, it is a great way to get people engaged! 7) think it was well done 8) VCH needs to work closer with city and provide more programs targeted to
Public Feedback	

Public Feedback

keeping seniors active - ie adult day care which allows the caregiver/family to keep their loved one longer but keep themselves healthy. work different with seniors health issues - most will not be "cured" in traditional way but learning to live with ongoing health issue for themselves and family and allow city to provide appropriate recreation programs to support them ie: fighting obesity, managing diabetes, living with macular degeneration, recognizing hearing loss, etc.

- 9) Many asian seniors have the English language barrier, may be we could have a small group designated those have the English barrier.
- 10) Keep Richmond GREEN!!!! Stop the overdevelopment and dessimating our small forests!!! It is unhealthy and will shorten our life spans. Richmond is no longer balancing buildings and green space
- 11) "Seniors Teaching students is good! Music and dancing is so important for all!
- 12) "Easy access to social and physical activity ie. On bus route or walking distance or in same building."
- 13) "The Minoru Seniors Café is a good location in the current status. It is isolated from swimming pool and ice rink. Easy access with wheel chair. The café is a 'gem' for disability who may simply bring the own containers to get the food for next meal. The changes are reasonable and reasonable and the food qualities are very well keeping."
- 14) "The report of the Seniors Service Plan is too academic, which looks like a thesis paper for the University graduate studies and which seems to be a bit difficult for other ordinary people to get the whole picture in a concrete way. Is easier for us to understand if there's a table, summary, which summarizes all the important ideas. Appendix D is a good LONG summary and provides practical ways to deal with the need. However it's too long. Just make the appendix simple, short and easy for us to understand."
- 15) "Build a housing and service centre in cooperation with churches i.e. Gilmore Park United Church and Gilmore Gardens. The church(es) would donate the land, the church members could invest their RRSP's, proceeds from the sale of their homes, other interested parties could invest i.e. Diversicare, Provincial gov't i.e, John Yap, MLA, federal gov't i.e. Alice Wong and banks i.e. TD. The centre could be run similar to a community centre association with City participation et al. I believe this concept would minimize direct City funding and allow greater participation especially from seniors rich or poor, healthy or sick. Especially since this is a federal election year and provincial and municipal politics involve seniors issues i.e. housing and health care and many churches have dying congregations, I believe we could be laying foundations before the end of this year!"
- 16) All of the "Directions" make sense, but are somewhat generic and "apple pie". As such, I am only returning this first page of the Feedback Form.
-I am now a senior (age 66) and disabled (MS). My mobility is getting very

limited and I am now going through the process of reviewing housing and care options.

-I am finding that the advice or recourses available are spotty, at best (they may be there, if one can only find them).

-What resources that are available tend to be generic and not much specific to Richmond.

-What I would like to see (perhaps part of Direction 1) is:

1. A coordinated and staffed resource/information centre with a specific mandate of providing assistance on the transition steps and option.

Advice, specific to Richmond, on resources for home care, assisted living and extended care

Advice on the transition steps including time lines.

Materials advising of these resources distributed to the care homes and hospitals, to be distributed as a matter of course"

- 17)** Many Richmond residents want to take a course or join a group at 1, 2 or more community centers in Richmond. I believe we should pay 1 fee for all community centers. It becomes costly paying a fee at each center. More handicapped parking at centers is a priority for senior to want to come there needs to be a close parking space and or a bus stop. I understand the city decides where bus shelters and bus benches are on the street perhaps someone could look into seats and or shelters be at all community centers this would benefit all of the community. If we can't get to or from the centers what is the use of any of this???

Other comments provided (continued):

Community
Partners and
Organizations

- 1) More examples; more lists (community partners); more about pre-seniors - continuum of services
- 2) All-encompassing plan.
- 3) All is good.
- 4) Note: Executive summary on page 4 would be much more clear if it was re-worded as PURPOSE. The process was cumbersome and time-consuming.
- 5) No suggestions, everything has been covered and well thought out.
- 6) FYI: I think Volunteer Richmond Information Services (page 29) is now Richmond Cares, Richmond Gives.
- 7) intro too texty; executive summary should be more prescriptive, more succinct
- 8) The Subsidy age of 55 should be reviewed
- 9) Concur with the Seniors Service Strategy and nothing to add at this point in time
- 10) Thank you for the opportunity to provide feedback. The draft document is very thorough and will complement the age friendly assessment and action plan. Congratulations on all the work that went into creating the service plan.
- 11) Richmond received Age friendly BC recognition this year and also developed an Age-friendly assessment and action plan. With both plans, Richmond will be well prepared for the growth of the aging population. Thank you for your work on supporting seniors health and well being.
- 12) The needs for seniors in different age categories. Seniors over the age of 75 and 85 years often have different needs than those 55-65 years.
- 13) Communication with the health authority and improved coordination of community and health services.
- 14) Needs of more vulnerable seniors with physical and/or cognitive challenges.
- 15) Needs of caregivers of seniors with physical and/or cognitive challenges.
- 16) Improved access and reduction of barriers for frail and isolated seniors (e.g. Transportation to community programs, financial subsidy program, etc.).
- 17) While these two elements are important, I feel that this determinant of seniors health deserves a stronger profile in the Plan including opportunities for assessment and improvement. If it's not too late to include another dimension, including physical environments as dimension #6 should be considered.
- 18) The Centre for Hip Health and Mobility's Walk the Talk research program has identified the following built and social aspects that influence older adults outdoor mobility:

sidewalks and crosswalks, neighbourhood features, social opportunities, other social factors, perceptions of safety, aesthetics and personal ability. 'Sidewalks

**Community
Partners and
Organizations**

and crosswalks' and 'neighbourhood features' themes were perceived to have the highest ratings for both importance and feasibility to change.

[http://www.hiphealth.ca/media/CHHM%20-](http://www.hiphealth.ca/media/CHHM%20-%20Concept%20Mapping%20OTHER%20STAKEHOLDERS%20--%20Final.pdf)

[%20Concept%20Mapping%20OTHER%20STAKEHOLDERS%20--%20Final.pdf](http://www.hiphealth.ca/media/CHHM%20-%20Concept%20Mapping%20OTHER%20STAKEHOLDERS%20--%20Final.pdf)

In particular, the elements of the physical environment that were identified as important are as follows:

- Access to public transportation
- Places to go to meet/socialize with people
- Well-lit streets, roads, parks and buildings
- Presence of benches
- Accessible parking
- Sidewalks on at least one side of the street for safety
- Streets and sidewalks cleared of mobility hazards such as snow, ice, sand and gravel
- Curb cuts
- Presence of handrails

In addition, the strategic directions of the Seniors Plan should be reflected in other important strategies of the City of Richmond such as the Community Wellness Strategy.

19) We feel that the intergenerational programming would be very beneficial to attain the set-up outcomes and purposes of the service plan. The society is composed of a continuum of people at different ages; it is certain that the senior population will be dominant in number, but youth presence is also important especially the seniors are indeed a wealth of knowledge and experience on many aspects of life. Many seniors gear their quality of life on the company of the younger generation, hence it is important to engage the seniors, and similarly crucial to have participation and involvement of the younger generation.

20) Moreover, educating the general public, especially the middle-aged group of citizens of healthy and active aging will assist a smooth transition for many into older adulthood.

21) My only note would be the lack of settlement services (information & referrals and form-filling especially) for seniors who have become citizens. Many have minimal English, but under both CIC and provincial funding there's very little we are allowed to do for them.

Service Canada used come onsite at many of the settlement service offices in BC once a week and offer service to citizens in Mandarin, Cantonese and other relevant languages based on the area, but they stopped in June of 2014. We still get people, usually seniors, coming in looking for Service Canada and all we can do is give them directions to the office on Cooney, where they might, or

**Community
Partners and
Organizations**

might not, be able to get help in their first language.

- 22) The evaluation piece she felt was deserving of more attention.
- 23) The needs of seniors in different age categories. Seniors over the age of 75 and 85 years often have different needs than those of 55-65 years.

Communication with the health authority and improved coordination of community and health services.

Needs of more vulnerable seniors with physical and/or cognitive challenges.

Needs of caregivers of seniors with physical and/or cognitive challenges.

- 24) Seniors with mental and addiction issues have been left out in this document. We would like this population to be part of the discussion.

Page 11 of the draft, first bullet: In "hard to reach population" include ethno-cultural seniors, in particular those from the third world countries who do not speak English.

Page 13, of the draft, second paragraph. Spell out what we mean by "vulnerable population" - include ethno-cultural seniors.

- 25) "There were 1,390 senior immigrants who settled in Richmond between 2000-2010. For new immigrants, the acculturation process is a multidimensional one that includes physical, psychological, financial, spiritual, social, and family adjustments. This process can be very stressful for immigrant elders because of they typically have fewer resources (e.g. income and education) to assist them in adapting to their new life situation"

"Many seniors immigrants in Richmond also face significant language barriers. Within Metro Vancouver municipalities, Richmond has the highest proportions of seniors who could not speak English (24.4%). "(Page 35)

More specific and practical actions are needed to help those most vulnerable and most in need seniors.

Recognizing the difficulties alone is not enough. Saying to work with community partners to bring a coordinated and collaborative response without measurements and accountability is also not enough.

- 26) The RSAC feels that this is a comprehensive report and congratulates the committee on putting this draft together. We feel that all areas important to improving seniors program and service delivery in Richmond have been covered and look forward to seeing further implementation. We also felt that the report was put together in a format that is easy to follow.

The RSAC will look forward to seeing progress reports on the directions once the plan has been passed by City Council.

- 27) It would be great to work with the immigration department (CIC). Start to engage new immigrants in an early stage. It can help them to understand their community better and build a sense of belonging.

**Community
Partners and
Organizations**

There are certain aspects of community's concerns on seniors that are recognized but not that clearly laid out in those planned actions.

"Challenges that were identified included increasing difficulty in addressing the complex needs of community dwelling, frail and vulnerable seniors, as well as effectively supporting newcomer and visible minority older people." (Page 5)

"The OCP recognizes the unique needs of seniors through policies. This includes efforts to; Continue to target 'hard to reach' populations (e.g. new immigrants, socially isolated individuals), people with disabilities, seniors and youth (especially low-asset youth)..." (Page 11)

"There were 1,390 senior immigrants who settled in Richmond between 2000-2010. For new immigrants, the acculturation process is a multidimensional one that includes physical, psychological, financial, spiritual, social, and family adjustments. This process can be very stressful for immigrant elders because of they typically have fewer resources (e.g. income and education) to assist them in adapting to their new life situation"

"Many seniors immigrants in Richmond also face significant language barriers. Within Metro Vancouver municipalities, Richmond has the highest proportions of seniors who could not speak English (24.4%). "(Page 35)

More specific and practical actions are needed to help those most vulnerable and most in need seniors.

Recognizing the difficulties alone is not enough. Saying to work with community partners to bring a coordinated and collaborative response without measurements and accountability is also not enough.

28) Add grandparents taking care of grandchildren

City Centre pg. 29

29) Steveston Society concurred with the Seniors Service Strategy and had nothing to add at this point in time.

30) The needs of seniors in different age categories. Seniors over the age of 75 and 85 years often have different needs than those of 55-65 years.

Communication with the health authority and improved coordination of community and health services.

Needs of more vulnerable seniors with physical and/or cognitive challenges.

Needs of caregivers of seniors with physical and/or cognitive challenges.



City of Richmond

Report to Committee

To: General Purposes Committee

Date: November 16, 2015

From: David Weber
Director, City Clerk's Office

File: 01-0105-00

Re: 2016 Council and Committee Meeting Schedule


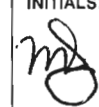
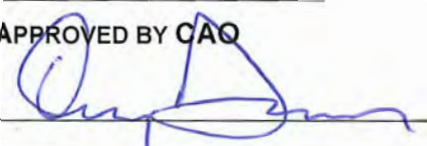
Staff Recommendation

That the 2016 Council and Committee meeting schedule, attached to the staff report, dated November 16, 2015, from the Director, City Clerk's Office, be approved, including the following revisions as part of the regular August meeting break and December holiday season:

- (1) That the Regular Council meetings (open and closed) of August 8, August 22, and December 28, 2016 be cancelled; and
- (2) That the August 15, 2016 Public Hearing be re-scheduled to September 6, 2016 at 7:00 pm in the Council Chambers at Richmond City Hall.

David Weber
Director, City Clerk's Office

Att. 1

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

Staff Report

Origin

Under the *Community Charter* and the Council Procedures Bylaw, Council must provide for advance public notice of Council and Committee meetings and, at least once per year, advertise the availability of the Council meeting schedule. Accordingly, the 2016 Council meeting schedule is being presented at this time (see Attachment 1) to provide certainty and advance notice of Council's regular meeting schedule.

Analysis

August Meeting Break

In accordance with the Council Procedures Bylaw No. 7560, Council resolutions are required for any changes to the prescribed Council meeting schedule. Therefore, to accommodate the August meeting break, it is recommended that the Regular Council meetings of August 8 and 22, 2016 be cancelled. Also, as a result of the City Hall closure over the holiday season, it is recommended at the Regular Council meeting of December 28, 2016 also be cancelled.

Changes to the Committee meeting dates can be altered at the call of the Chair as circumstances arise closer to the dates of the meetings, and do not require a Council resolution. The only change that staff propose to the Committee schedule is a change to the Parks, Recreation and Cultural Services Committee (PRCS) meeting that would normally fall on July 26, 2016, the day after the last Council meeting before the August meeting break. Instead, and in order for Council to consider any recommendations from this meeting at the Regular Council meeting of July 25, 2016, it is proposed that the PRCS meeting be moved to the previous week (Thursday, July 21, 2016).

With regard to the August Public Hearing, in keeping with past practice, staff propose that it be re-scheduled from August 22, 2016 to September 6, 2016. This change to the Public Hearing schedule minimizes the delay, due to the August meeting break, for consideration of land use applications that have been given first reading. There would be no need for a second scheduled Public Hearing during the third week of September.

December Holiday Season

City Hall will be closed from Monday, December 26, 2016, and will be re-opening on Tuesday, January 3, 2017 in recognition of the holiday season. Staff propose that the December 28, 2016 PRCS meeting be moved to December 21, 2016 – immediately following Public Works and Transportation Committee. A Special Council meeting would likely be called in conjunction with the last Committee meetings of the year in order to deal with any business arising from the committees that is of a time-sensitive nature.

Financial Impact

None.

November 16, 2015

Conclusion

It is recommended that the 2016 Council and Committee meeting schedule be approved with the suggested allowances for the Regular Council meeting break in August, and the holiday season in December, on the understanding that a Special Council meeting can be called with 24 hours notice should any unusual or urgent circumstances arise outside of the usual schedule. Such a meeting may be facilitated using a conference call, as permitted by the Council Procedures Bylaw No. 7560, for those Council members who wish to participate but are unable to attend in person.



Michelle Jansson
Manager, Legislative Services

Att. 1 – Proposed 2016 Council and Committee Meeting Schedule

2016 MEETING SCHEDULE - PROPOSED

SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT			
JANUARY							FEBRUARY							MARCH									
					STAT 1	2		GP FC PC	2	3	4	5	6			1	2	3	4	5			
3	GP FC PC	4	5	6	7	8	9	7	STAT 8	CO 9	GS DP	10	11	12	13	6	GP FC PC	7	8	9	10	11	12
10	CO 11	GS 12	DP 13	14	15	16	17	14	GP PH PC	15	PWT 16	17	18	19	20	13	CO 14	GS 15	DP 16	17	18	19	20
17	GP PH PC	18	PWT 19	20	21	22	23	21	CO 22	PRC 23	DP 24	25	26	27	28	20	GP PH PC	21	PWT 22	23	24	STAT 25	26
24	CO 25	PRC 26	DP 27	28	29	30	31	28	29							27	STAT 28	CO 29	PRC DP	30	31		
APRIL							MAY							JUNE									
					1	2	1	GP FC PC	2	3	4	5	6	7			1	2	3	4			
3	GP FC PC	4	5	6	7	8	9	8	CO 9	GS 10	DP 11	12	13	14	5	GP FC PC	6	7	8	9	10	11	12
10	CO 11	GS 12	DP 13	14	15	16	17	15	GP PH PC	16	PWT 17	18	19	20	21	12	CO 13	GS 14	DP 15	16	17	18	19
17	GP PH PC	18	PWT 19	20	21	22	23	22	STAT 23	CO 24	PRC DP	25	26	27	28	19	GP PH PC	20	PWT 21	22	23	24	25
24	CO 25	PRC 26	DP 27	28	29	30		29	30	31						26	CO 27	PRC DP	28	29	30		
JULY							AUGUST							SEPTEMBER									
					STAT 1	2		1	2	3	4	5	6				1	2	3				
3	GP FC PC	4	5	6	7	8	9	7	STAT 8	9	DP 10	11	12	13	4	STAT 5	GP FC PC	6	7	8	9	10	
10	CO 11	GS 12	DP 13	14	15	16	17	14	15	16	17	18	19	20	11	CO 12	GS 13	DP 14	15	16	17	18	
17	GP PH PC	18	PWT 19	20	21	22	23	21	22	23	DP 24	25	26	27	18	GP PH PC	19	PWT 20	21	22	23	24	
24	CO 25	26	DP 27	28	29	30		28	29	30	31				25	CO 26	PRC DP	27	28	29	30		
31																							
OCTOBER							NOVEMBER							DECEMBER									
						1			1	2	3	4	5				1	2	3				
2	GP FC PC	3	4	5	6	7	8	6	GP FC PC	7	8	9	10	STAT 11	12	4	GP FC PC	5	6	7	8	9	10
9	STAT 10	CO 11	GS DP	12	13	14	15	13	CO 14	GS 15	DP 16	17	18	19	11	CO 12	GS 13	DP 14	15	16	17	18	
16	GP PH PC	17	PWT 18	19	20	21	22	20	GP PH PC	21	PWT 22	23	24	25	26	18	GP PH PC	19	PWT 20	21	22	23	24
23	CO 24	PRC 25	DP 26	27	28	29		27	CO 28	PRC 29	DP 30					25	STAT 26	STAT 27	28	29	30	31	
30	31															1 JAN	STAT 2 JAN						
														* Special Council Meeting									

CO Regular Council Mtg., 7:00pm
 Regular (Closed) Council Mtg., 4:00pm
CS Community Safety, 4:00pm
DP Development Permit Panel, 3:30pm
FC Finance, following 1st General Purposes Meeting of each month
GP General Purposes, 4:00pm

PC Planning, 4:00pm
PH Public Hearing, 7:00pm
PRC Parks, Recreation & Cultural Services, 4:00pm
PWT Public Works & Transportation, 4:00pm

Note: All meeting dates are subject to change.



City of Richmond

Report to Committee

To: General Purposes Committee

Date: November 17, 2015

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

File: 10-6125-07-02/2015-
Vol 01

Re: **Signing the Call for Action on Energy and Climate in the Building Sector**

Staff Recommendation

That the City join other regional stakeholders in the Call for Action on Energy and Climate in the Building Sector in support of a new provincial "Climate Leadership Plan", as presented in the staff report titled "Signing the Call for Action on Energy and Climate in the Building Sector," dated November 17, 2015 from the Director, Engineering.

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

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

Staff Report

Origin

The province announced its intention to develop a revised Climate Leadership Plan. This report recommends that the City sign a Call for Action on Energy and Climate in the Building Sector.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. Continued implementation of the sustainability framework.

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

5.1. Advancement of City priorities through strong intergovernmental relationships.

Background

City Commitments

In 2008, the province of British Columbia released a Climate Action Plan, which outlined an array of climate action commitments. Correspondingly, in 2010, Council adopted targets in Richmond's OCP to reduce community GHG emissions 33 percent below 2007 levels by 2020, and 80 percent below 2007 levels by 2050. Council specified that these targets are "subject to the understanding that senior levels of government undertake necessary GHG reduction improvements within their jurisdictions."

Richmond's subsequent 2014 Community Energy and Emissions Plan (CEEP) outlines an array of strategies that the City is taking to pursue its energy and emissions goals. Modeling conducted for the CEEP suggests that City emissions reduction targets will only be achieved with "Big Breakthroughs," including:

- All new buildings being constructed to achieve zero carbon performance by 2025.
- Widespread uptake of deep energy retrofits to existing buildings.

The CEEP recognizes that these reductions are not achievable by the City alone; rather, they require provincial and federal regulatory changes, market innovation, increasing carbon pricing, and coordinated efforts between all levels of government and industry.

Provincial Climate Leadership Plan

On May 12, 2015, the province announced its intention to develop a Climate Leadership Plan. The province noted that a draft version of the plan will be released in December 2015, and a final version in March 2016. In September 2015, Council endorsed comments on a Climate Leadership Plan Discussion Paper released by the province. Among other items, these comments included requesting that the province articulate an energy code roadmap to achieve zero carbon new buildings, and a plan for widespread deep energy retrofits.

Analysis

The Urban Development Institute Pacific Region, the Royal Architectural Institute of Canada, and the Pembina Institute are seeking formal endorsement of a “Call for Action on Energy and Climate in the Building Sector” (Attachment 1). The statement and the list of its supporters will be delivered to Premier Clark to inform the development of British Columbia’s Climate Leadership Plan. The cities of Victoria, Vancouver, Smithers, Powell River, and North Vancouver are signatories to the Call for Action. Likewise, staff understand that other municipalities are considering supporting the Call for Action. A declaration supporting the inclusion of a “Roadmap” for low-carbon buildings has been developed (Attachment 1).

This declaration outlines key provincial policies and actions that are considered necessary to achieve low-carbon buildings and the province’s legislated goals to reduce GHG emissions 80% by 2050. The Call for Action asks that the Province:

- Set a clear target for the end performance goal for new buildings — for example, for new buildings to be net-zero energy ready by 2030.
- Lead by example by requiring that all new planned public buildings meet this goal starting in 2016, and by establishing a renovation program for existing public buildings to reduce their carbon emissions by half in the next decade.
- Launch a multi-year incentive program to accelerate market transformation for high performance new construction and deep retrofits, prioritizing affordable housing and high visibility projects.
- Develop financing mechanisms to redistribute incremental costs of high performance buildings to the beneficiaries of lower energy bills and more comfortable, healthy buildings (e.g. financing through property taxes or utility bills, or loans to strata).
- Ensure access to energy performance data to monitor progress and provide feedback on policies and behaviour.
- Support integrated land use and transportation planning to encourage location efficient development.
- Strengthen the price signal for efficiency and conservation through utility rates and carbon pricing.
- Support local governments and resource the Building Safety and Standards Branch to facilitate code changes, streamline approval of innovative solutions through variances or alternative solutions, decrease permitting times and increase code compliance.

The Call for Action is consistent with comments the City has already made on the provincial BC Climate Leadership Plan Discussion Paper, and with the actions identified in Richmond's CEEP as necessary to meet the City's emissions targets.

Financial Impact

None.

Conclusion

This report recommends the City join other regional stakeholders in signing a Call for Action on Energy and Climate in the Building Sector.



Brendan McEwen
Sustainability Manager
(604-247-4676)

BM:bm

Att. 1: Text of the Call for Action on Energy and Climate in the Building Sector

ARCHITECTURE CANADA

RAIC | IRAC

Urban Development Institute
Pacific RegionPEMBINA
institute

The Royal Architectural Institute of Canada, the Urban Development Institute Pacific Region, and the Pembina Institute are seeking formal endorsement of a call for action on energy and climate in the building sector.

The statement and the list of its supporters will be delivered to Premier Clark prior to the release of British Columbia's draft Climate Leadership Plan, expected in early December 2015.

To sign on or for more information, please contact Karen Tam Wu: karentw@pembina.org, 778-846-5647. Deadline to sign on is November 20.

Call for Action on Energy and Climate in the Building Sector

We support the B.C. government's commitment to implement a new Climate Plan.

We expect the plan will include ambitious new actions that lead to:

- *a strong economy with opportunities for all British Columbians*
- *a province powered by clean energy*
- *a more equitable society*
- *cleaner air and water supporting healthy communities and ecosystems*
- *protection from a changing climate.*

We can't afford to delay. Now is the time to lead the transition to a clean energy economy.

In this transition, the built environment offers unique opportunities for carbon reductions and economic growth.

As energy and building professionals, trades and businesses, we provide world class products and services to meet customer needs, satisfy regulations and compete in the global marketplace. We are employers, taxpayers, community partners, and leaders in our field.

As local governments, we are committed to the sustainability of our communities. We engage our citizens and staff to reduce emissions, we foster local economic development, and we prepare for a changing climate.

Together, we are ready to transition to a resilient and efficient building sector. We call on the B.C. government to:

- *Set a clear target for the end performance goal for new buildings — for example, for new buildings to be net-zero energy ready by 2030 — and work with stakeholders to develop, within six months of the release of the Plan, a roadmap clarifying the timeline and approach to meet this goal*
- *Lead by example by requiring that all new planned public buildings meet this goal starting in 2016, and by setting up an aggressive renovation program for existing public buildings to reduce their carbon emissions by half in the next decade*
- *Launch a multi-year incentive program to accelerate market transformation for high performance new construction and deep retrofits, prioritizing affordable housing and high visibility projects*
- *Develop financing mechanisms to redistribute incremental costs, e.g. financing through property taxes or utility bills, or loans to strata*
- *Ensure the construction and real estate industry, the government and the public have access to energy performance data to monitor progress and provide feedback on policies and behaviour*
- *Support integrated land use and transportation planning to encourage location efficient development*
- *Strengthen the price signal for efficiency and conservation through rates and carbon pricing.*
- *Support local governments and resource the Building Safety and Standards Branch to facilitate code changes, streamline approval of innovative solutions through variances or alternative solutions, decrease permitting times and increase code compliance.*

By pursuing these opportunities, we can reduce our carbon footprint while saving money, creating local jobs, and opening export markets for B.C.-made components and designs. We can also ensure all British Columbians live and work in buildings that improve community health, happiness, and productivity.

Note: this statement is an extension of a more general [Call for Action](#) launched by the Energy Forum, a collaboration between industry and non-government organizations working to promote clean energy. The first three sentences (in italics) are shared between the two statements. You can sign on to one or both by contacting Karen Tam Wu: karentw@pembina.org, 778-846-5647.



City of Richmond

Report to Committee

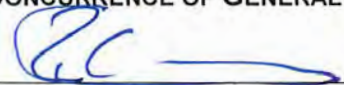


To: General Purposes Committee
From: John Irving, P.Eng. MPA
Director, Engineering
Re: Harvest Power Air Quality Permit Review

Date: November 17, 2015
File: 10-6175-02-01/2015-
Vol 01

Staff Recommendation

That comments regarding Harvest Fraser Richmond Organics Ltd. air quality permit renewal application in the report titled, "Harvest Power Air Quality Permit Review," dated November 17, 2015, from the Director, Engineering, be forwarded to Metro Vancouver's Environmental Regulation & Enforcement branch.


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

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

Staff Report

Origin

At the October 26th, 2015 Council meeting, Council received information about actions being undertaken to reduce odour complaints at the Harvest Fraser Richmond Organics Ltd. Richmond facility (Harvest Power). The report identified that Harvest Power was in the process of working with Metro Vancouver to renew their Air Quality permit and that public and stakeholder feedback was an opportunity in the permit renewal process. On November 10, 2015, Metro Vancouver invited the City to provide input on Harvest Power's application. Staff have reviewed the draft application and have listed comments for Council's consideration for endorsement in this report.

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.

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

Background

Metro Vancouver has delegated authority from the Province, under the *Environmental Management Act*, to provide the service of air pollution control and air quality management by controlling the discharge of air contaminants through bylaws adopted by the Greater Vancouver Regional District Board. Air Quality Permits are the operational tools that authorize specific discharges. Harvest Power recently submitted an application to Metro Vancouver, pursuant to the *Greater Vancouver Regional District Air Quality Management Bylaw No. 1082*, to renew their permit and public and stakeholder feedback is being sought. The permit renewal process is an iterative process which will include input from the City and consultation with Metro Vancouver engineers and subject experts. An Air Quality Permit identifies sources of odour and other air pollutants, identifies standards for various regulated parameters (nitrogen oxides, particulates, volatile organic compounds, etc.) and sets out a monitoring system to assure compliance. Harvest Power is currently operating under a temporary permit to facilitate this iterative process, and to assure the establishment of appropriate standards.

Harvest Power has been operating a compost, soil recycling, and biofuel energy production facility at 7028 York Road for several years. The operation of the green waste processing facility has held a Composting Facility License since 1997. The operation includes open row composting of mixed organic wastes (soils, lawn waste, and food scraps) and enclosed digestion of high-calorie organic wastes (residential and commercial food scraps) for the production of biogas that is in turn burned to generate electricity (the "Energy Garden"). Harvest Power has been receiving organic materials collected by the City of Richmond since it started recycling organic

waste, initially with yard trimmings then growing to include organics. The City's current agreement with Harvest Power is valid through to June 30, 2019; the City has options for two additional terms of sixty months each.

Metro Vancouver advises that odour complaints in the City are often linked to Harvest Power; odour management at the facility has been an issue of late with an increase in complaints.

Analysis

An Air Quality Permit application is an opportunity to have odour from Harvest Power addressed. In terms of odour control, the permit renewal application identifies that:

- Biofilters and best management practices will be used to control emissions;
- A desulphurization unit, regular engine maintenance, and good combustion practices will be used to control emissions from the combined heat and energy engine, which produces and supplies electricity to the main power grid;
- A smoke-less emergency flare and a back-up generator is on-site to ensure that un-combusted biogas is not released;
- The control and prevention of on-site and off-site odours will be managed with a Progressive Odour Management Plan, which is regularly updated and improved to include current best management practices and control technology; and
- No odorous air contaminants can pass the plant boundary such that pollution occurs.

As part of the application process, Metro Vancouver also requires applicants to identify the total proposed authorized emissions, expressed in tonnes/year. As this metric is not practical to measure during field tests, Metro Vancouver monitors flow rates and concentrations of regulated compounds in the effluent from identified sources, and interpolates these into a total annual amount. The proposed thresholds are greater than those in the current permit, as Harvest Power's research indicates the current thresholds are significantly more stringent than any other jurisdiction in North America. Metro Vancouver reports that Harvest Power exceeded both flow rate and concentrations under the current permit many times over the course of a year. As a result, the increased permitted discharge in the proposed permit would not represent an increase in emissions relative to the current operation.

The final permitted flow rates and concentrations will be determined through ongoing review and negotiated outcomes between Metro Vancouver and Harvest Power. The City's feedback, listed below, identifies that the current requirements regarding emissions are insufficient and the City is requesting that more be done to address the emissions and odour issues.

Another important condition identified in the permit is that "no odorous air contaminants can pass the plant boundary such that pollution occurs". Similar language appears in the existing permit as "[no odours] past the plant boundary such that the District Director determines that pollution occurs". This requirement is critical for the City of Richmond, as the ongoing complaints indicate that significant nuisance and quality of life issues are being felt by residents,

which constitutes “pollution” in the City’s opinion. While Harvest Power recently implemented changes to their operations to reduce odour issues, the City anticipates that unless significant improvements are made, complaints and odour issues will arise again in the future. Also, the diversion of organics from landfills is expected to increase regionally. As a result, Harvest Power is more likely to increase plant throughput than decrease it. A growth in plant throughput could lead to a growth in odour issues.

Through the permit process, feedback is being sought from the City and stakeholders regarding the topics below. The City’s comments are as follows:

- **Comments and Concerns:**

- Based on past experience, if the permit is approved as submitted with the proposed emission thresholds and odour management measures, the City expects that odour complaints from community members will persist.
- The City met with Harvest Power and Metro Vancouver to discuss solutions and some changes were made at the Harvest Power facility as a result. The changes made have not yielded durable results.
- In consultation with experts, Harvest Power’s current methods of odour management were ‘out of date’ with best practices. The City is concerned that Harvest Power has not carefully considered all technology options.
- As the number of composting facilities is increasing across the region, a more substantial approach to odour management, and clear definitions of what constitutes “pollution” in regards to odour, will be required to mitigate community impacts. Otherwise, noticeable odours will continue unabated from non-permitted facilities.

- **Items that would Satisfy the City’s Concerns relating to odours and emissions:**

- Overall, additional approaches to odour and emissions management that go beyond current permit requirements (e.g. technologies, best practices) would satisfy the City. The following measures should be considered as part of the permitting process:
 - Measures to prevent odours and emissions: Lower pile heights, 24/7 operations, managing feedstock at other facilities in the region at peak periods and/or limit the total plant volume should be considered. Enclosed receiving areas where food waste is delivered need to be throughout the facility. By effectively managing feedstock, both emissions and respective odours will be controlled.
 - Ensuring more balanced chemical environments: Ensuring media and chemical components in biofilters and scrubbers address volatile organic compound emissions and that the pH is monitored and adjusted frequently.
 - More effective air and odour collection: Considering more enclosures or a completely enclosed facility that minimizes any fugitive emissions. If the odour management depends on staff noses, electronic noses should be considered as

odours can become insidious to site operators over time. The City believes this to be the case currently.

- Treatment Equipment: Requiring new and more effective chemical treatment of air emissions and/or using more filters. Biofilters have potential to create odours if not well maintained, which is potentially an issue at Harvest Power. Greater focus on biofilter maintenance and monitoring should be carried out.
- Dispersal equipment: The final scrubbed and treated effluent from the facility should be better collected and dispersed, potentially at a higher elevation (e.g. through a stack) to ensure year round vertical mixing of air emissions. Dispersal equipment could use activated carbon filters to reduce most, if not all, odour causing compounds.
- Creating a level playing field for all composting facilities across the region to further incentivise the adoption of more advanced odour management practices as regional organic waste management needs increase.
- The City would like an opportunity to comment on any Reporting Requirements that may be developed as part of the permitting process in later stages.
- A public meeting to give the proponent an opportunity to explain their compliance plan to the public be required

Financial Impact

None.

Conclusion

Metro Vancouver invited the City to provide input on Harvest Power's recent air quality permit renewal application. Staff have reviewed the available materials and have listed comments for Council's consideration for endorsement. While the city acknowledges that Harvest Power operates a facility of critical importance to meeting the City's zero waste goals, there remains concerns with Harvest Power's ability to consistently manage odours from their operations. The City has concerns that no new odour management measures have been included in the application and have requested that additional measures be considered as part of the permit renewal process.



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

PR:pr



City of Richmond

Report to Committee

To: Finance Committee

Date: November 30, 2015

From: Jerry Chong, CPA, CA
Director, Finance

File: 03-0970-01/2015-Vol
01




Re: 2016 Capital Budget

Staff Recommendation

That the 2016 Capital Budget totalling \$104.1M be approved and staff authorized to commence the 2016 Capital Projects.

Jerry Chong, CPA, CA
Director, Finance
(604-276-4064)

Att. 7

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY SMT	INITIALS: 
APPROVED BY CAO 	

Executive Summary

Capital funds are directed towards infrastructure and asset management programs ranked based on the highest priority projects to respond to Council direction and provide services to the citizens of Richmond. The 2016 Capital Budget of \$104.1M includes significant investment in infrastructure renewal to maintain community viability. A more detailed breakdown of each program is included in the appendices to this report.

The following is an overview of the major program areas funded through the capital budget with selected highlights of proposed 2016 initiatives being recommended to Council.

Infrastructure – \$43.8M:



The City's Infrastructure Program funds assets that include: dykes, roads, drainage and sanitary pump stations, drainage, water, and sanitary mains.

The 2016 program includes No. 2 Road Widening from Steveston Highway to Dyke Road (\$7.3M), No. 7 Road South Drainage Pump Station Upgrade (\$4.5M), Spires Area Water, Sanitary and Drainage Upgrade (\$4.5M), City Centre Watermain Replacement (\$4.0M), residential water metering, and pavement upgrades.

Land – \$21.2M:



The 2016 land acquisition program relates to the acquisition of real property for the City. Funds for land acquisition to meet the Council Approved Strategic Real Estate Investment Plan, other than DCC and other special reserve funded projects, are set aside in the Capital Reserve under the Industrial Use Fund. Council approval is required for each acquisition; funding is in place to act on opportunities as they arise.

Parks – \$15.1M:



Richmond is renowned for its high quality parks and recreation facilities, with over 120 parks totaling approximately 1,700 acres. In addition to the City's parks, Richmond also has 50 kilometers of recreational trails.

The 2016 program includes strategic Parkland Acquisition (\$8.0M) to satisfy the OCP objective of maintaining the parks provision standard of 7.66 acres/1000 population, Garden City Lands Phase 2 (\$3.1M), Cambie Avanti Park (\$1.2M), West Cambie Park (\$0.7M) and Richmond High Artificial Turf Field Replacement (\$0.6M).

Equipment – \$8.1M:



The 2016 equipment program includes continued implementation of the digital strategy including Peoplesoft HR and Payroll System Upgrade & Workforce Management, Customer Response Management System (CRM) and Business Process Management Suite (BPMS). It also includes fleet and equipment purchases, as well as fire vehicle replacement purchases.

Building – \$2.1M:



The building program funds major building construction and renovation projects as well as minor facility upgrades.

The 2016 building program activities is scaled down as the City is still in the midst of the \$124.1M Phase 1 of the Major Facilities Replacement Plan approved by Council in 2014 to build a new Minoru Complex, No. 1 Brighthouse Fire Hall and the recently-opened City Centre Community Centre.

The City is in the process of planning for Phase 2 of the Major Facilities Replacement Plan. Significant investment is expected and the Capital Plan will be amended once finalized.

Staff Report

Origin

Subsection 165(1) of the Community Charter requires the City to adopt a Five-Year Financial Plan (5YFP) Bylaw on or before May 15th of each year. The 5YFP Bylaw includes operating, utility and capital budgets for the current year (2016) and provides estimates for the remaining years of the five-year program. The 5YFP (2016-2020) Bylaw provides the City with the authority to proceed with spending as outlined in the Bylaw. The 5YFP must be balanced and therefore includes proposed funding sources.

The 5YFP provides authorization for the use of certain funding sources such as Development Cost Charges (DCCs) and Statutory Reserves. The 5YFP will be prepared once Council has approved each of the 2016 components.

The Capital Budget (the “budget”) is one of the main components in preparing the 5YFP. The budget includes all expenditures that improve, replace and extend the useful life of the City’s asset inventory, which has a net book value greater than \$1.9 billion. The Capital budget allows the City to sustain existing civic infrastructure, while also adding new assets and services to serve the growing community.

The Long Term Financial Management Strategy (LTFMS) is a set of principles created by Council to guide the financial planning process. It is Council policy and a key component of the LTFMS to ensure that sufficient long term capital funding for infrastructure replacement and renewal is in place in order to maintain community viability and generate economic development.

Analysis

This report presents the proposed 2016 Capital Budget and seeks Council review and approval on 2016 recommended projects and the operating expenditures associated with each respective project. The proposed Capital Budget for 2016 is \$104.1 million.

The City’s capital budget ensures appropriate planning for required projects and their related funding to demonstrate the complete impact of major multi-year projects. Capital requirements are driven by many factors including growth, maintenance of current ageing infrastructure and ensuring that the City is consistently meeting industry standards as well as legislated and regulatory requirements.

The City continues to see sustained population and economic growth. Significant additional growth is projected through 2041 under the Official Community Plan. This new growth requires expansion of City infrastructure in order to maintain the high level of civic services expected by new and current residents. As the City continues to mature, existing infrastructure is nearing the end of its lifespan and/or capacity. Continuous, ongoing investment in replacement and maintenance of ageing infrastructure is required to maintain service levels and protect civic assets. Capital investment allows the City to take advantage of new technology and building practices to improve operational efficiency and accrue environmental benefits from use of more sustainable building practices and equipment. Finally, the Capital budget also includes internal

transfers and debt repayment to replenish reserve accounts used to provide interim funding for various projects.

2016 Capital Process

Each division sets priorities specific to their area of expertise. A project submission is completed detailing the scope of work, review of alternatives, financial impact, and proposed funding source. In addition, the submission is self-ranked using established criteria summarized in Appendix 1. The process behind the 2016-2020 Capital Budget is illustrated in Appendix 2.

The Capital Review Committee which is comprised of Directors/Senior Managers from each City division reviewed and ranked each project submission. To ensure consistent application of the established ranking criteria, the Capital Review Committee determines the final ranking for each submission giving consideration to strategic and master plans, policies and Council priorities.

The ranked projects are consolidated and the projects are recommended based on funding availability. Project funding recommendations are then reviewed by the Senior Management Team (SMT) and the CAO and the final recommendation is consolidated to form the 2016 Capital Budget presented to Finance Committee for review and approval.

Finance Committee Input

At the Committee's discretion, any Capital project recommended for funding may be removed from the recommended list. Appendix 3 provides a list of the recommended projects. In addition, any Capital project that is not recommended for funding may be reconsidered. Appendix 4 provides a list of those projects not recommended for funding.

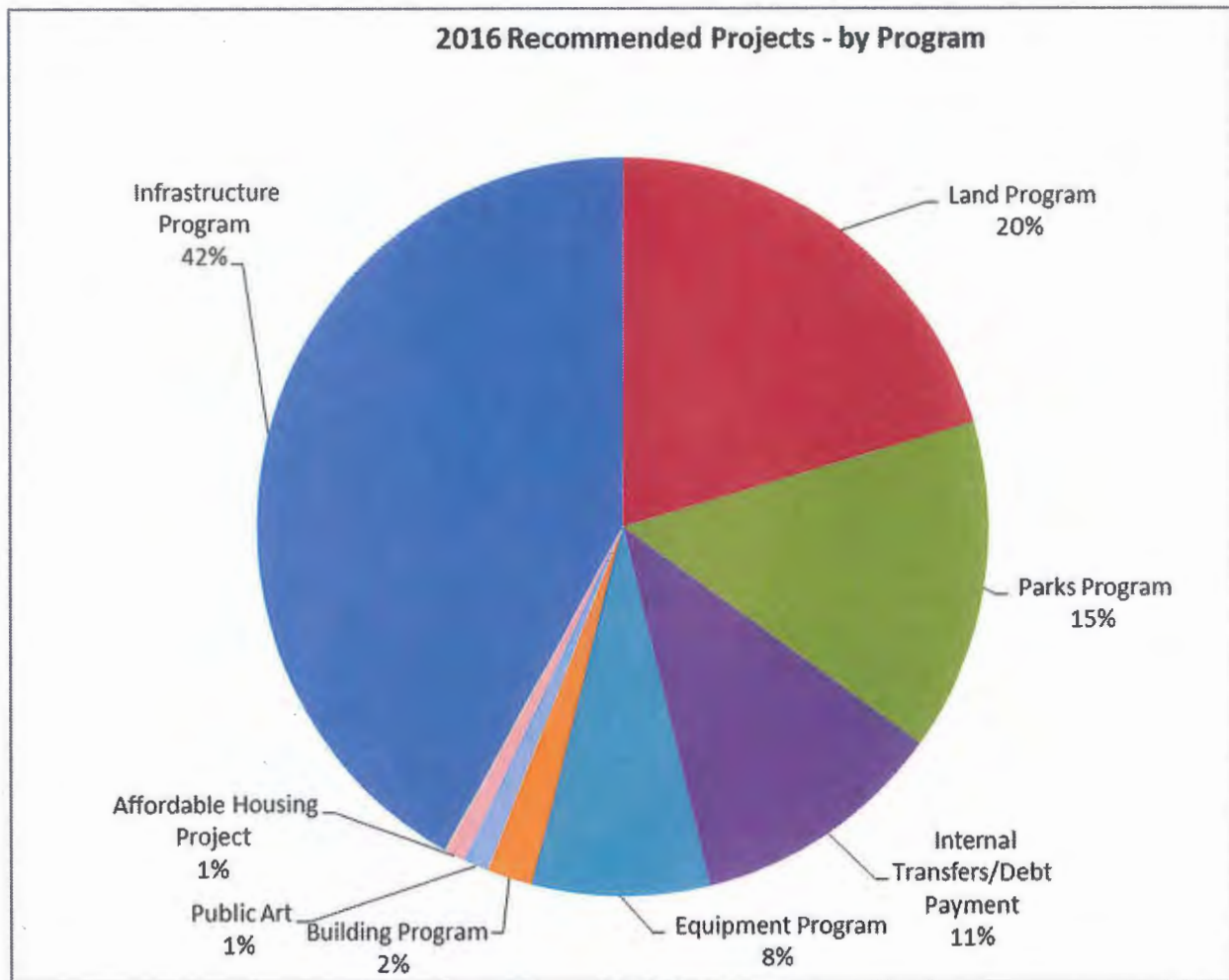
For information purposes, Appendix 5 summarizes the projects recommended for funding from the Revolving Fund.

For 2016, the capital budget includes \$21.2M for Strategic Land Acquisition, which approximates the average of \$19.6M for the years 2012 to 2015. This is to position the City for acquisitions to meet the Council Approved Strategic Real Estate Investment Plan.

The 2016 Building Program has been scaled down as the City is implementing Phase 1 of the Major Facilities Replacement Plan that includes building a new Minoru Complex (Aquatics and Older Adult Centre) and No. 1 Brighthouse Fire Hall, as well as the recently-opened City Centre Community Centre. The City is in the process of planning for Phase 2 of the Major Facilities Replacement Plan. Significant investment is expected and the Capital Plan will be amended once finalized.

The 2016 recommended capital projects by program are summarized in Figure 1.

Figure 1 – 2016 Recommended Projects – by Program



The following is an overview of the recommended Capital program that supports new infrastructure needs compared to the replacement of existing infrastructure.

New 2016 Capital Costs

The new Capital costs total \$61.8M (59%) of the 2016 Capital Budget including highlights such as:

- No. 2 Road Widening, Steveston Highway to Dyke Road – \$7.3M (page 31)
- Strategic Land Acquisition – Acquisitions require Council approval – \$21.2M (page 98)
- Parkland Acquisitions – Acquisitions require Council approval – \$8.0M (page 94)
- Garden City Lands Phase 2 – \$3.1M (page 83), Cambie Avanti Park - \$1.2M (page 82) and West Cambie Park – \$0.7M (page 88)
- Water – Residential Water Metering – \$1.9M (page 53)
- Equipment Program – PeopleSoft HR and Payroll System Upgrade & Workforce Management – \$1.8M (page 118) and Customer Relationship Management System – \$0.9M (page 115)
- Infrastructure Advance Design – \$1.3M (page 72)
- Roads – Donald Road Local Area Service Program – \$1.0M (page 25)
- Public Art Program – \$1.0M (page 96)

Replacement 2016 Capital Costs

The Replacement costs total \$30.6M (30%) of the 2016 Capital Budget, which includes:

- Drainage replacement – No. 7 Road South Drainage Pump Station Upgrade – \$4.5M (page 50) and Dike Upgrades \$0.8M (page 44)
- Water Main replacement – Spires Area Water, Sanitary and Drainage Upgrade – \$4.5M (page 54) City Centre
- Lulu Island West Area – \$4.0M (page 56)
- Sanitary Sewer replacement – City Centre Sanitary Sewer Rehabilitation and Granville Avenue Infrastructure Upgrade – \$2.1M (page 58 and 60)
- Annual repaving program – \$3.5M (page 22-23)
- Equipment Program – Annual Fleet Replacement and Fire Vehicle Replacement Reserve Purchases – \$3.2M (page 105 and 108)
- Building Program – Garratt Wellness Centre – \$0.5M (page 79)
- Parks Program – Richmond High Artificial Turf Replacement - \$0.6M (page 87)

Internal Transfers and Debt Repayment

Internal Transfer and Debt Repayment total \$11.7M (11%) of the 2016 Capital Budget includes:

- Transfer of funding from Revolving Fund to Watermain Replacement – \$6.0M (page 128)
- General Parkland Acquisition Repayment – \$2.0M (page 124)
- River Road/North Loop (2005) Repayment – \$1.7M (page 126)
- West Cambie Parkland Acquisition Repayment – \$1.6M (page 129)

The details of each recommended project is attached in Appendix 6.

2016 Capital Budget Funding Sources

The 2016 capital budget uses a variety of funding sources which include:

- Development Cost Charges (DCCs) – These contributions are made through development and are used for growth related projects.
- External Sources – These include grants awarded from Provincial and Federal Governments, developer contributions (other than DCCs) and other non-City related sources.
- Reserves – These are funds established by bylaws for specific purposes and are funded primarily by budgeted contributions from the Operating and Utility Budgets and developer contributions plus interest earned on fund balances.
- Surplus – These refer to appropriated surplus (provisions).

The funding of the recommended projects has been allocated while maintaining the long-term strategy of building reserve balances to fund future infrastructure replacement and improvements. Generally, projects are funded up to the annual amount transferred into each available reserve.

The funding sources of the 2016 recommended projects are summarized in Table 1.

Table 1 – 2016 Funding Sources

Funding Sources	Amount
Reserves	\$61.6
Surplus	11.5
<i>Subtotal - Internal</i>	<i>\$73.1</i>
DCCs	26.9
External Sources	4.1
<i>Subtotal - External</i>	<i>\$31.0</i>
Total 2016 Funding	\$104.1

Approximately \$62 million of this year's capital plan is funded by the Reserves and \$31 million through external sources and DCCs, which are contributed by developers, significantly reducing the potential impact of these projects upon taxpayers.

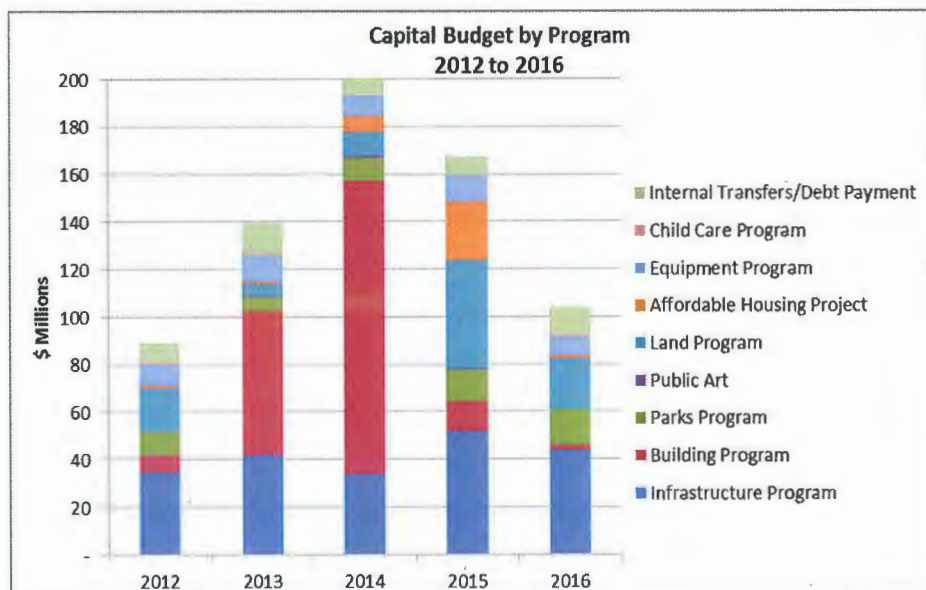
Appendix 3 includes a legend of the funding sources for each project. Funding details of each individual submission are included in Appendix 6.

Recommended 2016 versus Historical (2012-2015) Capital Budget Analysis

Figure 2 provides analysis of the program types of the capital budget as amended for the past four years compared to the 2016 recommended capital plan. For the years 2012-2015, Capital Budgets as amended average \$119.0 million annually after adjusting for the major facilities approved in the 2014 capital plan.

In 2014, Council approved \$124.1 million for major facilities, of which \$50M was financed through Municipal Finance Authority (MFA). This included funding for the Minoru Complex, new No.1 Brighthouse Fire Hall and City Centre Community Centre.

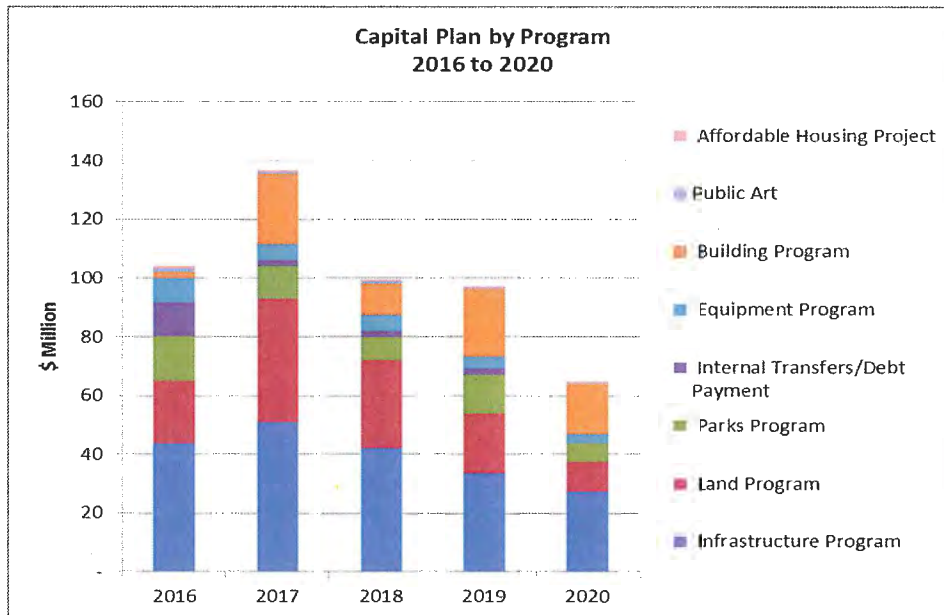
Figure 2 – Capital Budget by Program 2016 vs Historical



Draft 2016-2020 Capital Budget

Figure 3 shows the estimates for the remaining years of the 5 Year Capital Plan, which proposes to continue to invest an average of \$101M each year in the City's assets. The estimates do not include the next phase of the Major Facilities Replacement Plan.

Figure 3 – Draft 5 Year Capital Plan 2016 to 2020



The year 2017 proposed capital budget includes Strategic Land Acquisition of \$42M.

Details of the 2017-2020 Capital Budgets will be presented as part of the 2016-2020 5YFP Report.

2016 Operating Budget Impact

Upon completion of capital projects, new assets are added to the City's inventory. There are costs associated with maintaining these new assets, for example a new building will require staffing, janitorial services, gas and hydro utility costs. A new park will include annual maintenance and labour costs. This ongoing maintenance cost is the Operating Budget Impact (OBI) associated with the new asset which is added to the operating budget.

OBIs were reviewed by the Capital Review Committee as part of the Capital submission review process. The total OBI relating to the 2016 recommended projects is \$545K. \$138K of the OBI is associated with water and sewer utility projects and if the respective projects are approved, these will be incorporated into the 2017 utility budget. The remaining \$407K will be added to the operating budget if the associated projects are approved. To minimize the budget impact, an OBI phase in plan is adopted each year. For the recommended 2016 Capital Program, the OBI is proposed to be phased in over two years.

Table 2 presents a summary of the recommended Capital Budget and associated OBI by program.

Table 2: Recommended 2016 Funding and OBI by Program (in millions)

Program (in millions)	Amount	OBI
Infrastructure Program	\$43.8	\$0.36
Land Program	21.2	0.00
Parks Program	15.1	0.11
Internal Transfer/Debt Repayment	11.7	0.00
Equipment Program	8.1	0.07
Building Program	2.1	0.00
Public Art Program	1.1	0.01
Affordable Housing Project	0.9	0.00
Child Care Program	0.1	0.00
Total 2016 Funding & OBI	\$104.1	\$0.55

Financial Impact

The 2016 Capital Budget with a total value of \$104.1 million will enable the City to maintain and advance the asset inventory that continues to provide necessities and benefits to the community. The OBI associated with these projects is \$545K and once approved will be incorporated into the 2016-2020 5YFP.

Conclusion

The recommended Capital budget for 2016 is \$104.1 million. The Capital Review Committee worked closely with SMT and the CAO to represent the interests of all stakeholders to ensure that the 2016 capital program addresses City priorities and meets the needs of the community while effectively utilizing available funding.



Melissa Shiau, CPA, CA
Manager, Financial Planning and Analysis
(604-276-4231)

MS:jgt

- Appendix 1: Capital Ranking Criteria
- Appendix 2: Capital Budget Process
- Appendix 3: 2016 Summary of Recommended Projects
- Appendix 4: 2016 Summary of Unfunded Projects
- Appendix 5: 2016 Summary of Projects Funded by the Revolving Fund
- Appendix 6: 2016 Details of Recommended Projects by Program
- Appendix 7: 2016 Details of Unfunded Projects by Program

Capital Ranking Criteria



Capital Budget Process



2016 Summary of Capital Projects - RECOMMENDED

Appendix 3

Project Name	Source	Total Investment	Total OBI	Ref
INFRASTRUCTURE PROGRAMS				
Roads				
Accessible Pedestrian Signal Program	D/R	250,000	17,710	20
Active Transportation Improvement Program	D/R	320,000	9,592	21
Annual Asphalt Re-Paving Program - MRN	E	914,000	-	22
Annual Asphalt Re-Paving Program - Non-MRN	A	2,610,000	-	23
Arterial Roadway Improvement Program	D/R	300,000	16,955	24
Donald Road - Local Area Service Program	R	1,011,000	9,183	25
Dyke Road Fraserwood Road Widening and Trail Connection	D/R	1,000,000	-	26
Functional and Preliminary Design (Transportation)	D/R	25,000	-	27
Granville Avenue Lighting Upgrade	R	140,000	-	28
LED Street Light Replacement Plan	R	375,000	-	29
Neighbourhood Walkway Program	D/R	250,000	12,287	30
No. 2 Road Widening, Steveston Highway to Dyke Road	D/E/R	7,300,000	34,321	31
Root Damaged Surfaces	R	460,000	-	32
Shell Road Walkway	R	621,000	5,876	33
Sidaway Road Street Lighting	R	250,000	17,625	34
Special Crosswalk Program	D/R	350,000	17,680	35
Street Light Pole Replacement - Seafair & Richmond Gardens - Phase 2	R	120,000	-	36
Traffic Calming Program	D/R	100,000	10,882	37
Traffic Signal Program	D/R	600,000	25,480	38
Transit-Related Amenity Improvement Program	E/D/R	250,000	6,917	39
Transit-Related Roadway Improvement Program	E/D/R	200,000	6,807	40
Total Roads		\$17,446,000	\$191,315	
Drainage				
Aquatic Invasive Species Management	R	175,000	-	42
Development Coordinated Works in Capital	R	200,000	-	43
Dike Upgrades	R	750,000	-	44
Drainage System and Irrigation Upgrades - South Sidaway Area Phase 2	R	450,000	1,250	45
Gilley and Westminster Hwy Culvert Replacement	R	1,250,000	1,570	46
Laneway Drainage - Dennis Crescent (West)	R	245,000	3,344	47
Laneway Drainage - Swinton Cr (East)	R	240,000	3,298	48
No. 4 Road Box Culvert Section Replacement	R	630,000	-	49
No. 7 Road South Drainage Pump Station Upgrade	R	4,500,000	10,465	50
Total Drainage		\$8,440,000	\$19,927	
Watermain Replacement				
Development Coordinated Works in Capital	R	250,000	-	52
Residential Water Metering	A/R	1,920,000	96,250	53
Spires Area Water, Sanitary, and Drainage Upgrade	R/D/E	4,500,000	2,493	54
Watermain Installation - Lulu Island East Area	R	370,000	6,250	55
Watermain Replacement - Lulu Island West Area	R/D	4,040,000	-	56
Total Watermain Replacement		\$11,080,000	\$104,993	

Legend: *A*=Appropriated Surplus; *D*=Development Cost Charges; *E*=External Sources; *R*=Reserves;

Project Name	Source	Total Investment	Total OBI	Ref
INFRASTRUCTURE PROGRAMS				
<i>Sanitary Sewer</i>				
City Centre Sanitary Sewer Rehabilitation	R	1,160,000	1,246	58
Development Coordinated Works in Capital	R	150,000	2,493	59
Granville Ave Infrastructure Upgrade	R	900,000	1,838	60
Miscellaneous SCADA System Improvements	R	250,000	18,785	61
Sanitary Pump Replacements	R	150,000	2,493	62
Sanitary Pump Station Rehabilitation	R	300,000	2,493	63
Steveston Sanitary Sewer Rehabilitation	R	410,000	1,246	64
Total Sanitary Sewer		\$3,320,000	\$30,594	
<i>Minor Public Works</i>				
Drainage Minor Capital	R	450,000	1,250	66
Public Works Minor Capital - Sanitary	R	300,000	1,838	67
Public Works Minor Capital - Water	R	560,000	-	68
PW Minor Capital - Traffic	R	250,000	8,250	69
Roads Minor Capital	R	250,000	1,250	70
Total Minor Public Works		\$1,810,000	\$12,588	
<i>Infrastructure Advanced Design</i>				
PW Infrastructure Advanced Design	R/D	1,255,000	-	72
Total Infrastructure Advanced Design		\$1,255,000	\$0	
<i>District Energy Utility</i>				
City Centre District Energy Utility	A	400,000	-	74
Total District Energy Utility		\$400,000	\$0	
TOTAL INFRASTRUCTURE PROGRAM		\$43,751,000	\$359,417	
BUILDING PROGRAMS				
<i>Building</i>				
Brighthouse Park Fieldhouse & Caretaker - Roof & Deck Repairs	R	250,000	-	76
Direct Digital Control Upgrade and Consolidation	A	250,000	-	77
Energy Management Projects - 2016	A	754,500	-	78
Garratt Wellness Centre - Renewals & Upgrades	R/E	525,000	-	79
Project Development Advanced Design 2016	R	300,000	-	80
TOTAL BUILDING PROGRAM		\$2,079,500	\$0	

Legend: *A*=Appropriated Surplus; *D*=Development Cost Charges; *E*=External Sources; *R*=Reserves;

Project Name	Source	Total Investment	Total OBI	Ref
PARKS PROGRAM				
<i>Major Parks/Streetscapes</i>				
Cambie Avanti Park	D/R	1,200,000	-	82
Garden City Lands - Phase 2	D/R/E	3,100,000	77,515	83
Park Characterization - Terra Nova	D/R	150,000	3,544	84
Parks Advance Planning & Design	D/R	550,000	-	85
Parks and Open Space Resource Management Planning Project	D/R	150,000	-	86
Richmond High Artificial Turf Field Replacement	R	600,000	-	87
West Cambie Park	D/R	700,000	12,559	88
Total Major Parks/Streetscapes		\$6,450,000	\$93,618	
<i>Minor Parks</i>				
Parks Ageing Infrastructure Replacement Program	R	140,000	-	90
Parks General Development	D/R	350,000	6,166	91
Playground Improvement Program	R	200,000	8,349	92
Total Minor Parks		\$690,000	\$14,515	
<i>Parkland Acquisition</i>				
Parkland Acquisition	D/R	8,000,000	-	94
Total Parkland Acquisition		\$8,000,000	\$0	
TOTAL PARKS PROGRAM		\$15,140,000	\$108,134	
PUBLIC ART PROGRAM				
Public Art Program	R	1,119,813	12,500	96
TOTAL PUBLIC ART PROGRAM		\$1,119,813	\$12,500	
LAND PROGRAM				
<i>Land Acquisition</i>				
Strategic Land Acquisition	R	21,200,000	-	98
TOTAL LAND PROGRAM		\$21,200,000	\$0	
AFFORDABLE HOUSING PROJECT				
Affordable Housing 2016 Operating Initiatives	R	130,000	-	100
Affordable Housing Projects - City Wide	R	400,000	-	101
Affordable Housing Projects - West Cambie	R	225,000	-	102
Affordable Housing Strategy Update	R	175,000	-	103
TOTAL AFFORDABLE HOUSING PROJECT		\$930,000	\$0	

Legend: *A*=Appropriated Surplus; *D*=Development Cost Charges; *E*=External Sources; *R*=Reserves;

Project Name	Source	Total Investment	Total OBI	Ref
EQUIPMENT PROGRAM				
<i>Annual Fleet Replacement</i>				
Vehicle and Equipment Reserve Purchases (PW and Corporate Fleet)	R/A	1,612,000	-	105
Total Annual Fleet Replacement		\$1,612,000	\$0	
<i>Fire Dept Vehicles</i>				
Fire Equipment Replacement	R	25,500	-	107
Fire Vehicle Replacement Reserve Purchases	R	1,629,500	-	108
Total Fire Dept Vehicles and Equipment		\$1,655,000	\$0	
<i>Technology</i>				
2016 Server Replacements	A	303,000	-	110
Anderson Room Improvements	A	105,000	-	111
Annual Computer Hardware Refresh	A	408,919	-	112
Business Process Management Suite (BPMS)	A	600,000	55,000	113
Bylaws License Plate Recognition (LPR) System	A	197,120	(161,405)	114
Customer Relationship Management System (CRM)	A	900,000	100,000	115
Developing Asset Models for Eng. & Public Works	R	150,000	-	116
Log Management Implementation - Payment Card Industry Compliance	A	120,000	-	117
PeopleSoft HR and Payroll System Upgrade & Workforce Management	A	1,751,000	82,000	118
Software Deployment Replacement Solution	A	115,000	(12,000)	119
WiFi Network Expansion Phase II	A	204,500	1,000	120
Total Technology		4,854,539	\$64,596	
TOTAL EQUIPMENT PROGRAM		\$8,121,539	\$64,596	
CHILD CARE PROGRAM				
<i>Child Care Program</i>				
Child Care Projects - City Wide	R	50,000	-	122
TOTAL CHILD CARE PROGRAM		\$50,000	\$0	
INTERNAL TRANSFERS/DEBT PAYMENT				
<i>Internal Transfers/Debt Payment</i>				
General Parkland Acquisition Repayment	D/R	1,992,825	-	124
Nelson Road Interchange Repayment	D	385,098	-	125
River Rd/North Loop (2005) Repayment	D	1,685,056	-	126
Shovel - Ready Grant (2009) Repayment Lansdowne Rd Extension	D	77,263	-	127
Transfer of funding to Revolving Fund from Watermain Replacement	D	6,000,000	-	128
West Cambie Parkland Acquisition Repayment	D	1,600,000	-	129
Total Internal Transfers/Debt Payment		\$11,740,242	\$0	
TOTAL INTERNAL TRANSFERS/DEBT PAYMENT		\$11,740,242	\$0	
Total 2016 Capital Program		\$104,132,094	\$544,647	

OBI Type	
Operating OBI	\$407,222
Utility OBI	137,425
Total OBI	\$544,647

Legend: A=Appropriated Surplus; D=Development Cost Charges; E=External Sources; R=Reserves;

2016 Summary of Capital Projects - NOT RECOMMENDED

Appendix 4

Project Name	Source	Total Investment	Revolving Fund	Total OBI	Ref
BUILDING PROGRAM					
<i>Building</i>					
Interurban Tram Restoration	R	396,000	396,000	-	131
London Heritage Farm Outbuildings	R	389,360	389,360	12,702	132
Works Yard Survey Inspector System Renewals	R	315,000	315,000	-	133
TOTAL BUILDING PROGRAM		\$1,100,360	\$1,100,360	\$12,702	
EQUIPMENT PROGRAM					
<i>Miscellaneous Equipment</i>					
Emergency Supply Cabinets Project	R	125,000	125,000	-	135
Emergency Supplies Container Project	R	515,400	515,400	53,910	136
Meeting Room Evergreen & Media Distribution Network Phase 1	A	337,200	0	-	137
TOTAL EQUIPMENT PROGRAM		\$977,600	\$640,400	\$53,910	
Total 2016 Capital Program - Unfunded		\$2,077,960	\$1,740,760	\$66,612	

PURPOSE: Each year, the Revolving Fund is utilized to fund various capital projects. This summary shows the 2016 capital projects and the corresponding amounts funded by the Revolving Fund.

Project Name	Total Investment	Revolving Fund	Total OBI	Ref
Roads				
Granville Avenue Lighting Upgrade	140,000	140,000	-	28
LED Street Light Replacement Plan	375,000	375,000	-	29
Root Damaged Surfaces	460,000	460,000	-	32
Shell Road Walkway	621,000	621,000	5,876	33
Sidaway Road Street Lighting	250,000	250,000	17,625	34
Street Light Pole Replacement-Seafair & Richmond Gardens - Phase 2	120,000	120,000	-	36
Total Roads	\$1,966,000	\$1,966,000	\$23,501	
Minor Public Works				
PW Minor Capital - Traffic	250,000	250,000	8,250	69
Roads Minor Capital	250,000	250,000	1,250	70
Total Minor Public Works	\$500,000	\$500,000	\$9,500	
Major Building				
Brighthouse Park Fieldhouse & Caretaker - Roof & Deck Repairs	250,000	250,000	-	76
Garratt Wellness Centre - Renewals & Upgrades	525,000	334,000	-	79
Project Development Advanced Design 2016	300,000	300,000	-	80
Total Major Building	\$1,075,000	\$884,000	\$0	
Minor Parks				
Parks Ageing Infrastructure Replacement Program	140,000	140,000	-	90
Playground Improvement Program	200,000	200,000	8,349	92
Total Minor Parks	\$340,000	\$340,000	\$8,349	
Total 2016 Projects Funded by Revolving Fund	\$3,881,000	\$3,690,000	\$41,350	

The City Assist Factor on Roads DCC and Parks DCC projects are also funded by the Revolving Fund.

City Assist Factor on Parks Acquisition	\$595,651
City Assist Factor on Parks Development	\$352,538
City Assist Factor on Roads DCC	\$405,000
Total Funding from Revolving Fund	\$5,043,189

Infrastructure Program 2016

The City's Infrastructure Program assets include: road, drainage and sanitary pump stations, drainage, water, and sanitary mains.

2016 Recommended Infrastructure – Roads Program

Table of Contents

Accessible Pedestrian Signal Program	20
Active Transportation Improvement Program	21
Annual Asphalt Re-Paving Program - MRN	22
Annual Asphalt Re-Paving Program - Non-MRN	23
Arterial Roadway Improvement Program	24
Donald Road - Local Area Service Program	25
Dyke Road – Fraserwood Road Widening and Trail Connection	26
Functional and Preliminary Design (Transportation)	27
Granville Ave Lighting Upgrade	28
LED Street Light Replacement Plan	29
Neighbourhood Walkway Program	30
No. 2 Road Widening, Steveston Highway to Dyke Road	31
Root Damaged Surfaces	32
Shell Road Walkway	33
Sidaway Road Street Lighting	34
Special Crosswalk Program	35
Street Light Pole Replacement - Seafair & Richmond Gardens - Phase 2 of 5	36
Traffic Calming Program	37
Traffic Signal Program	38
Transit-Related Amenity Improvement Program	39
Transit-Related Roadway Improvement Program	40

Program:	Infrastructure Program		Sub-program:	Roads
Project Name:	Accessible Pedestrian Signal Program		Submission ID:	5438
Location:	Various			
Cost:	\$250,000		OBI:	\$17,710
Funding Sources:	Roads DCC: \$235,000 Roads City Assist: \$15,000			
Scope:	<p>The general scope of work includes the installation of accessible devices at existing signalized intersections that exceed the minimum criteria for prioritized locations as per the 2008 guidelines published by the Transportation Association of Canada, by providing audible messaging, Braille signage, and other accessible friendly features. The proposed funding level and project locations are to allow the City to meet its goal to outfit all existing city-owned traffic signals with APS devices by year 2020.</p> <p>The program is proposed to be funded by the DCC program funding and may be eligible for external funding contributions from ICBC. Some locations may also be funded by developer funding contribution.</p> <p>For 2016, approximately 15 existing signalized intersections are proposed for upgrade to Accessible Signal systems. The actual locations will be determined in early 2016. The exact scope of improvement may be refined due to factors such as priority review, availability of external funding and/or opportunity to pursue these improvements as part of development frontage improvements.</p>			

A photograph of a traffic signal pole at a street intersection. The pole is white and has a yellow rectangular sign with a black border. The sign features a black silhouette of a hand pointing right, a black silhouette of a person walking, and a black arrow pointing left. Below the sign is a circular pedestrian signal head with a yellow background and a black arrow pointing left. The background shows a street with trees, a blue sky, and a red fire truck.

Program:	Infrastructure Program		Sub-program:	Roads
Project Name:	Active Transportation Improvement Program		Submission ID:	4691
Location:	Various Locations			
Cost:	\$320,000		OBI:	\$9,592
Funding Sources:	Roads DCC: \$300,800 Roads City Assist: \$19,200			
Scope:	<p>The general scope involves implementing cycling and rolling improvements included as part of the Council-approved Cycling Network Plan by supporting: 1) the expansion of various on-street cycling routes and off-street multi-use pathways; and 2) cycling and rolling initiatives and on-going enhancements to existing cycling and rolling infrastructure.</p> <p>Typical elements of the program include the construction of new on-street cycling facilities, off-street multi-use pathways primarily for transportation purposes, installation of bike racks, new signage, pavement markings, associated minor road geometric improvements, and other supplementary cycling and rolling amenity improvements required to facilitate the safe and efficient movement of cyclists and users of other wheeled devices.</p> <p>The following list of improvements is currently being planned for 2016 (subject to factors such as the completion of the detailed design, and confirmation of external funding):</p> <ol style="list-style-type: none">1. Great Canadian Way (Bridgeport Road-Van Horne Way): upgrade of existing pathway and sidewalk on the west side to provide a 2-way off-street multi-use pathway;2. Upgrade of intersections along the Railway Greenway to facilitate the crossing of pathway users (e.g., relocation of signal poles, installation of curb and gutter). <p>This project is proposed to be funded by the DCC program funding and may be eligible for funding from external agencies such as the provincial government, TransLink and/or ICBC.</p>			
				

Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Annual Asphalt Re-Paving Program - MRN	Submission ID:	4866

Location: City Wide

Cost: \$914,000

OBI: \$ -

Funding Sources: MRN Rehab Reserve: \$914,000

Scope: This annual funding request is to re-pave MRN roads (Richmond's Major Road Network funded by Translink). A project list will be determined by the end of 2015. The project includes the cost of essential ancillary work such as curb and gutter repairs, sidewalk and road base repair, manhole and valve box adjustments, line painting, staff inspection time and similar.


To maximize cost efficiencies, road projects are co-ordinated with water, sanitary and drainage projects that are located within City roads and lanes.

Construction is scheduled to be completed by the end of 2016.




Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Annual Asphalt Re-Paving Program - Non-MRN	Submission ID:	4854

Location:	City Wide		
Cost:	\$2,610,000	OBI:	\$ -
Funding Sources:	Asphalt Capping Provision: \$2,610,000		
Scope:	<p>This annual funding request is to re-pave City owned Non-MRN roads (major & minor City roads and lanes) in alignment with the City's Ageing Infrastructure Strategy. A project list will be determined by the end of 2015.</p> <p>Funding from this project will be used to survey road conditions and update the existing City of Richmond Pavement Model. Model results will be used to prioritize road re-paving requirements.</p> <p>The project does not include the cost of essential ancillary work typically completed by City crews (curb and gutter repairs, road base repair, manhole and valve box adjustments, line painting, staff inspection time and similar), which are included in the City's roads operating budgets.</p> <p>To maximize cost efficiencies, projects are co-ordinated with water, sanitary and drainage projects that are located within City roads and lanes.</p> <p>Model updates and construction are scheduled to be completed by the end of 2016.</p>		



Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Arterial Roadway Improvement Program	Submission ID:	4699
Location:	Various Locations		
Cost:	\$300,000	OBI:	\$16,955
Funding Sources:	Roads DCC:	\$282,000	
	Roads City Assist:	\$18,000	
Scope:	<p>The general scope includes implementing pedestrian and traffic safety improvements along arterial roads and at arterial road intersections in order to respond in a timely basis to requests from the public and/or Council on issues related to pedestrian and traffic safety. Typical improvements include the construction of new and/or enhancement of existing walkways/sidewalks, new turn lanes, improved channelization, intersection signage enhancement, installation of pedestrian safety enhancements at intersections, and illuminated street name signs. For sidewalks/walkways along arterial roads, priority would be given to walkways/sidewalks connecting locations with high pedestrian activities, such as schools, neighbourhood service centres, bus stops, recreational service centres, shopping/retail centres, etc. that are along arterial roads with high traffic volumes.</p> <p>This project is proposed to be funded by the DCC program funding and may be eligible for funding from external agencies such as the provincial government, TransLink and/or ICBC.</p> <p>The following list of improvements is currently being planned for 2016/2017 (subject to factors such as the completion of the detailed design, confirmation of external funding, etc):</p> <ol style="list-style-type: none">1. A new walkway along the north side of Bridgeport Road, from Viking Way to No. 6 Road;2. A new southbound-to-eastbound left-turn lane at Garden City Road / Odlin Road;3. A new walkway along the eastside of No. 2 Road, from Granville Avenue to Westminster Highway.		



Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Donald Road - Local Area Service Program	Submission ID:	5591

Location: Donald Road and Gilbert Road

Cost: \$1,011,000

OBI: \$9,183

Funding Sources: Local Improvements Reserve: \$1,011,000

Scope: This Local Area Service Program project will widen pavement, install curb, gutter, sidewalk, street lights and boulevard trees from the North side of Donald road to the end of Gilbert Road. 100% of the project cost will be recovered from a local service tax over the next 15 years. Construction is scheduled to be completed by the end of 2016.



Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Dyke Road – Fraserwood Road Widening and Trail Connection	Submission ID:	5618

Location: Dyke Road and Fraserwood Road

Cost: \$1,000,000

OBI: -

Funding Sources:

Roads DCC:	\$470,000
Roads City Assist:	\$30,000
Parks DCC:	\$470,250
Parks City Assist:	\$29,750

Scope: Extend the width of the existing road and include a multi-use pathway along the north side of Dyke Road, between the 22,000 and 24,000 block of Dyke Road located in the Fraserwood waterfront area (East Richmond).


Purpose of this project is to address public concerns expressed by area residents regarding the movement of pedestrians and trail users in the area by improving the driving width and providing extended trail connection along this stretch of Dyke Road in east Richmond. The scope includes the widening of approximately 700 linear metres of existing road where necessary to better accommodate opposing large commercial vehicles passing each other, and to provide a separate multi-use trail pathway along Dyke Road. In association with road widening being proposed, the trail will provide improved passage for pedestrians and cyclists along this corridor. The land (north) side of Dyke Road is home to light industrial land uses, whereas the river (south) side of the road includes a mixture of marine and residential land uses.

This program supports Council Term Goal 2: A Vibrant, Active and Connected City and Goal 6: Quality Infrastructure Networks.



Program:	Infrastructure Program		Sub-program:	Roads
Project Name:	Functional and Preliminary Design (Transportation)		Submission ID:	4389
Location:	Various locations			
Cost:	\$25,000	OBI:	\$ -	
Funding Sources:	Roads DCC: \$23,500 Roads City Assist: \$1,500			
Scope:	<p>Project scope includes preparing the functional and preliminary designs and cost estimates required for various transportation capital projects identified within the Five-Year Capital Program. Specifically, with this project, the necessary functional road elements in horizontal alignment, cross-section, property impacts, etc. as well as high level cost estimates would be determined in order to carry out further detailed engineering design.</p> <p>The project would be funded entirely by the DCC program funding. A major component of the project is for consultant and/or auxiliary staff costs for design. Note: The cost estimate is based on 2% of the cost estimate of capital projects included within annual capital programs that require functional designs; design funds for projects with more significant scope are included separately within those projects.</p>			

Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Granville Ave Lighting Upgrade	Submission ID:	5744
Location:	Granville Ave, between Gilbert Rd and Minoru Blvd		
Cost:	\$140,000	OBI:	\$ -
Funding Sources:	Capital Revolving: \$140,000		
Scope:	Add 15 pedestrian lights to Granville Ave area, between Gilbert Rd and Minoru Blvd.		



Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	LED Street Light Replacement Plan	Submission ID:	5660

Location: City Wide

Cost: \$375,000

OBI: (\$21,500)

Funding Sources: Capital Revolving: \$375,000

Scope: The City has 3,780 HPS (high pressure sodium) light fixtures that are past the end of their useful life. Replacing these less efficient HPS light fixtures with LEDs (Light-emitting diodes) would reduce annual energy consumption and improve energy efficiency.


Phase 1 of this project proposes to replace approximately 950 of the 3,780 HPS fixtures (~25%), starting with the fixtures that are the oldest and most in need of replacement. Additional capital submissions will be brought forward for consideration in subsequent years to replace the remaining fixtures.



Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Neighbourhood Walkway Program	Submission ID:	5441
Location:	Various Locations		
Cost:	\$250,000	OBI:	\$12,287
Funding Sources:	Roads DCC:	\$235,000	
	Roads City Assist:	\$15,000	
Scope:	<p>The general scope of this project includes the construction of new and/or enhancement of existing neighbourhood walkways/sidewalks in the City, in response to requests from the public and/or Council. Consistent with OCP goals to encourage the use of sustainable transportation modes, priority would be given to walkways/sidewalks connecting locations with high pedestrian activities, such as schools, neighbourhood service centres, bus stops, recreational services centres, shopping/retail centres, etc., particularly roads with high traffic volumes/traffic conflicts. The major cost component of the program is the construction/upgrade of new/existing sidewalks, pathways, wheelchair ramps, minor curb cuts, boulevard modifications, and/or other supplementary improvements. Projects will be subject to residents' consultation, if applicable.</p> <p>The program is proposed to be funded by the DCC program and may be eligible for external funding contributions from ICBC.</p> <p>For 2016, the following has been proposed as a potential location: New walkway along the east side of Seacote Road, from the lane north of Williams Road to approximately 150m north, to fill the only gap in sidewalk along Seacote Road north of Williams Road. There may be additional walkways identified through requests by the public and Council.</p>		



Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	No. 2 Road Widening, Steveston Highway to Dyke Road	Submission ID:	5476
Location:	No. 2 Road, from Steveston Highway to Dyke Road		
Cost:	\$7,300,000	OBI:	\$34,321
Funding Sources:	Roads DCC: \$3,572,000 Roads City Assist: \$228,000 Grant: \$3,500,000		
Scope:	<p>The general scope of this project includes widening sections of No.2 Road between Steveston Highway and Dyke Road and provision of a shared continuous cycling/pedestrian pathway along No.2 Road. Major components of the project are:</p> <ul style="list-style-type: none">- At Steveston Highway and Moncton Road intersections, upgrade to arterial road standard with selective widening and appropriate intersection tapers, additional traffic (turning) lane as warranted;- Moncton Road to Dyke Road: upgrade the road to collector standard and maintain parking on the east side (no parking will be provided on the west side as per existing conditions);- A new traffic signal at Moncton Road;- A shared cycling/pedestrian pathway along No.2 Road (east side from Steveston Highway to the existing crosswalk located approximately 260m south of Andrews Road then swing over to the west side to Dyke Road); and- Hydro/Tel/cable portion of cost estimate includes pole relocation and potential cost to acquire lands along east side of No. 2 Road, where required <p>In July 2015, the federal government (Transport Canada) announced that this project was selected to receive funding from the Asia-Pacific Gateway and Corridor Transportation Infrastructure Fund (APGCTIF), up to \$3.5M of the eligible project costs (i.e., not including land acquisition costs).</p> <p>This project is proposed to be phased over 2016 and 2017, with the first phase to complete the detailed design works in early 2016. Once the design is completed, site preparation and construction will commence accordingly and the project is anticipated to be substantially completed by end of 2017.</p>		



Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Root Damaged Surfaces	Submission ID:	5659

Location: Various

Cost: \$460,000

OBI: \$ -

Funding Sources: Capital Revolving: \$460,000

Scope: To repair sidewalks damaged by trees in Terra Nova, Dover Crescent, Francis, No. 5 Rd, Bird Rd, and Vulcan Way neighborhoods where boulevard trees have been planted adjacent to sidewalks, roadways, curbs and gutters.

The trees were planted 10 or more years ago, at which time root barriers and tree wells were not a requirement. These trees have now matured and are causing significant damage to the surrounding surfaces. This damage is beyond the point of traditional maintenance type repairs. If left unattended both functionality and public safety will continue to be reduced.



Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Shell Road Walkway	Submission ID:	5592

Location: Shell Road from Alderbridge to Westminster Hwy

Cost: \$621,000

OBI: \$5,876

Funding Sources: Capital Revolving: \$621,000

Scope: Replace an 800 metre failing walkway with a widened 3.0m wide asphalt walkway along Shell Rd between Alderbridge Way and Westminster Hwy. Extruded curbs to separate the walkway from the traveled portion of the roadway. This is a two directional walkway shared between pedestrians and cyclists.

Construction is scheduled to be completed by the end of 2016.



Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Sidaway Road Street Lighting	Submission ID:	5589

Location: Sidaway Road South from Westminster Hwy to Steveston Hwy

Cost: \$250,000


OBI: \$17,625

Funding Sources: Capital Revolving: \$250,000

Scope: This is a stand-alone project to install additional street lighting on Sidaway Road South from Westminster Hwy to Steveston Hwy. 10 city street lights and 37 BC Hydro leased lights will be installed. Construction is scheduled for completion by the end of 2016.




Program:	Infrastructure Program		Sub-program:	Roads
Project Name:	Special Crosswalk Program		Submission ID:	4669
Location:	Various Locations			
Cost:	\$350,000		OBI:	\$17,680
Funding Sources:	Roads DCC: \$329,000 Roads City Assist: \$21,000			
Scope:	<p>The general scope involves implementing new traffic control standards that have been adopted by Council, at existing crosswalks on arterial roads. Typical elements of the program include the upgrade of existing crosswalks on arterial roads (typically four-lane arterials) to include overhead illuminated signs with amber flashers, pedestrian-controlled push buttons, as well as enhanced accessible devices. The upgrade would include hardware such as poles, bases, junction boxes, underground/communication conduits, controller, enhanced accessible devices, related wiring, pavement markings, illuminated crosswalk signs, amber flashers, push buttons, etc.</p> <p>The program is proposed to be funded by the DCC program funding and may be eligible for external funding contributions from ICBC. Some locations may also include funding contribution from nearby developments.</p> <p>The following is the preliminary list of potential locations identified for 2016/2017. The exact scope of improvement may be refined due to factors such as priority review, availability of external funding, etc.:</p> <ul style="list-style-type: none">- No 4 Rd. & Dayton Rd.- Garden City Rd. & Jones Rd.- Westminster Hwy & Tiffany Blvd.- Williams Rd. & Deagle Rd.- Willaims Rd. & Lassam Rd.- Granville Ave. & Bridge St.- St. Albans Rd. & Jones Rd.			




Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Street Light Pole Replacement - Seafair & Richmond Gardens - Phase 2 of 5	Submission ID:	5174
Location:	Seafair and Richmond Gardens		
Cost:	\$120,000	OBI:	\$ -
Funding Sources:	Capital Revolving: \$120,000		
Scope:	<p>Remove and replace approximately 200 existing streetlights poles and retrofit concrete bases to allow for the proper installation of new street light poles in the Seafair and Richmond Gardens subdivisions. This is phase 2 of the 5 year project, totaling \$600,000.</p> <p>Construction of phase 2 is scheduled for completion by the end of 2016.</p>		




Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Traffic Calming Program	Submission ID:	4700
Location:	Various Locations		
Cost:	\$100,000	OBI:	\$10,882
Funding Sources:	Roads DCC: \$94,000 Roads City Assist: \$6,000		
Scope:	<p>The general scope involves the implementation of traffic measures to address concerns regarding through (short-cutting) traffic and excessive speed on the City's public roads. Specifically, these measures are intended to address concerns related to speed violations, neighbourhood through traffic intrusions and other traffic safety issues.</p> <p>Typical elements of the program include retrofitting existing streets with traffic calming measures to address traffic safety concerns and enhancing neighbourhood livability. The major cost component of the program is the installation of traffic calming related improvements that includes the construction of curb extensions, centre medians, extruded curbs, traffic circles, speed humps, delineated walkways, traffic signage and other traffic reducing measures. In addition, projects contained in this program may also include supplementary streetscape improvements, i.e. Planting of trees and other landscaping improvements to enhance the local pedestrian environment and overall street appearance.</p> <p>The exact scope will be determined pending on the request and complaints expected to be received by members of public and Council, as well as subject to factors such as the availability of external funding, and/or opportunity to pursue these improvements as part of development frontage improvements.</p> <p>The program is proposed to be funded by the DCC program funding and may be eligible for external funding contributions from TransLink and ICBC.</p>		




Program:	Infrastructure Program		Sub-program:	Roads
Project Name:	Traffic Signal Program		Submission ID:	4692
Location:	Various Locations			
Cost:	\$600,000		OBI:	\$25,480
Funding Sources:	Roads DCC: \$564,000 Roads City Assist: \$36,000			
Scope:	<p>The project includes the following three key components:</p> <p>1) Install new or upgrade existing traffic signals to respond to growth in traffic and public requests, to better manage pedestrian and vehicular movements and to address safety concerns;</p> <p>2) Install video detection cameras at select signalized intersections to enhance the detection of vehicles and bicycles, optimize traffic operations, provide real time video of traffic conditions to Traffic Management Centre (TMC) for observing and enhancing operations, and providing photos (in one minute intervals) of approach traffic for public information access on the City web site;</p> <p>3) Upgrade conduit and cable infrastructure to install higher capacity fibre optic cable and electronics for Ethernet to communicate with multiple remote programmable devices at traffic signals. Includes conduit, junction boxes, fibre optic cable and electronic communications switching equipment as required to link multiple traffic signal electronic components to the TMC such as controllers, electronic switches, video cameras, accessible pedestrian devices, intersection power back-up systems (UPS systems) etc.</p> <p>The major cost component of the program is the installation of traffic controllers/cabinets, poles, bases, junction boxes, underground conduits, in ground and video detection systems, enhanced accessible devices, wiring and pavement markings, traffic signal communications, minor corner property acquisitions, and minor curb cuts and boulevard modifications as necessary.</p> <p>The program is proposed to be funded by the DCC program funding and may be eligible for external funding.</p> <p>The exact scope will be determined pending requests from Council and public, as well as subject to factors such as the availability of external funding, and/or opportunity to pursue these improvements as part of development frontage improvements. Currently, two potential candidate sites for new traffic signals in 2016/2017 are Buswell St/Park Rd and Cooney Rd/Park Rd.</p>			
				

Program:	Infrastructure Program	Sub-program:	Roads
Project Name:	Transit-Related Amenity Improvement Program	Submission ID:	5440

Location:	Various Locations		
Cost:	\$250,000	OBI:	\$6,917
Funding Sources:	Roads DCC: \$94,000 Roads City Assist: \$6,000 Developer Contribution: \$150,000		
Scope:	<p>The general scope includes transit-related amenity improvements within municipal road right-of-ways that are required to support the introduction of various transit service improvements as well as on-going enhancements to existing transit infrastructure. The major cost components are expected to include the installation of new non-advertising bus stop shelters, new benches along transit routes and other pedestrian generators, and other supplementary pedestrian amenity improvements required to facilitate pedestrian traffic generated by transit passengers.</p> <p>The program is proposed to be funded by the DCC program funding (\$100,000) and developer contribution (\$150,000) and may be eligible for external funding contributions from TransLink and ICBC. Some locations may also include funding contribution from nearby developments.</p> <p>Locations for bus stop shelters will be prioritized based on boarding activity and customer requests subject to sufficient availability of right-of-way. Potential locations identified for 2016 and 2017 include:</p> <ul style="list-style-type: none">- Southbound No. 3 Rd far-side Williams Rd- Northbound No. 2 Rd far-side Danube Rd- Northbound Cooney Rd far-side Westminster Hwy- Northbound Garden City Rd far-side Ferndale Rd- Eastbound Blundell Rd far-side Moffatt Rd- Westbound Cook Rd far-side Garden City Rd- Eastbound Granville Ave far-side Gilbert Rd- Westbound Cambie Rd far-side Shell Rd- Northbound Garden City Rd far-side Williams Rd- Eastbound Cambie Rd far-side Viking Way- Southbound Garden City Rd far-side Lansdowne Rd- Westbound Chatham Street near-side 2nd Avenue- Eastbound Granville Ave far-side Minoru Blvd- Westbound Steveston Hwy far-side Seaward Gate <p>The exact scope of improvements may be refined subject to factors such as the completion of detailed design, availability of external funding, and/or opportunity to pursue these improvements as part of development frontage improvements.</p>		



Program:	Infrastructure Program		Sub-program:	Roads
Project Name:	Transit-Related Roadway Improvement Program		Submission ID:	5439
Location:	Various Locations			
Cost:	\$200,000		OBI:	\$6,807
Funding Sources:	Roads DCC: \$94,000 Roads City Assist: \$6,000 Grant: \$100,000			
Scope:	<p>The general scope includes municipal road and traffic improvements that are required to support the introduction of various transit service improvements as well as on-going enhancements to existing transit infrastructure. The major cost components are expected to include the installation of new bus stop pads, minor road geometric improvements (e.g. intersection corner improvements), minor sidewalk/walkway construction, wheelchair ramps, upgrade of existing bus stops to accessible (wheelchair) standards, etc., required to facilitate pedestrian traffic generated by transit passengers.</p> <p>The program is proposed to be funded by the DCC program funding and may be eligible for external funding contributions from TransLink and ICBC. Some locations may also include funding contribution from nearby developments.</p> <p>Locations for bus stop landing pad improvements will be prioritized based on boarding/alighting activity and customer requests subject to sufficient availability of right-of-way. Potential locations for 2016 include: Railway Ave/Francis Rd, Railway Ave/Linfield Gate, Steveston Hwy/Roseland Gate, Horseshoe Way/Horseshoe Pl, Gilbert Rd/Lucas Rd, Steveston Hwy/Bonavista Gate and approximately 20 additional locations based on priority locations to be identified by Coast Mountain Bus Company.</p> <p>The exact scope of improvement may be refined subject to factors such as the completion of detailed design, availability of external funding, and/or opportunity to pursue these improvements as part of development frontage improvements.</p>			



2016 Recommended Infrastructure – Drainage Program

Table of Contents

Aquatic Invasive Species Management.....42

Development Coordinated Works in Capital.....43

Dike Upgrades44

Drainage System and Irrigation Upgrades - South Sidaway Area Phase 245

Gilley and Westminster Hwy Culvert Replacement.....46

Laneway Drainage Upgrade - Dennis Crescent (West)47

Laneway Drainage Upgrade - Swinton Cr (East)48

No. 4 Road Box Culvert Section Replacement49

No. 7 Road South Drainage Pump Station Upgrade.....50

Program:	Infrastructure Program	Sub-program:	Drainage
Project Name:	Aquatic Invasive Species Management	Submission ID:	5707
Location:	City Wide		
Cost:	\$175,000	OBI:	\$ -
Funding Sources:	Drainage Utility: \$175,000		
Scope:	<p>The general scope includes the identification, mapping, research, removal and/or control of priority invasive species from the City drainage system and City lands, with a view to maintain the required performance of the drainage system. Typical activities will include control techniques to eliminate or minimize the spread of aggressive invasive species such as Parrot's feather and purple loosestrife, mapping and control treatments for knotweed species which pose a threat to City infrastructure (i.e. pump stations) and biodiversity, and removal of wild chervil from roadside right-of-ways and City drainage infrastructure. The intent of this program is to reduce the spread of invasive species in order to reduce the impacts on the City drainage system.</p>		
			

Program:	Infrastructure Program	Sub-program:	Drainage
Project Name:	Development Coordinated Works in Capital	Submission ID:	5306

Location: City Wide

Cost: \$200,000

OBI: \$ -


Funding Sources: Drainage Utility: \$200,000

Scope: This project will fund infrastructure upgrades and replacements co-ordinated through City or private development projects that are outside of the development's scope.

Although not currently scheduled, construction is expected to proceed through 2016 and 2017 as opportunities to leverage development occurs.



Program:	Infrastructure Program	Sub-program:	Drainage
Project Name:	Dike Upgrades	Submission ID:	5160
Location:	City Wide		
Cost:	\$750,000	OBI:	\$ -
Funding Sources:	Drainage Utility: \$750,000		
Scope:	Raise a section of existing dike by approximately 1.2 meters, along the Fraser River's North and South Arm. Construction is scheduled to be completed by the end of 2017.		



Program:	Infrastructure Program	Sub-program:	Drainage
Project Name:	Drainage System and Irrigation Upgrades - South Sidaway Area Phase 2	Submission ID:	5585

Location: Sidaway Road and Steveston Hwy

Cost: \$450,000

OBI: \$1,250

Funding Sources: Drainage Utility: \$450,000

Scope: Replace and lower culvert watercourse crossings and reprofile watercourses along Steveston Highway between Sidaway Road and Palmberg Road and on Sidaway Road between Steveston Highway and the Francis Road Right-of-Way for approximately 1,800m. The work is being undertaken in 3 phases to balance other drainage funding priorities. Construction for the first two phases is scheduled to be completed by the end of 2016.



Program:	Infrastructure Program	Sub-program:	Drainage
Project Name:	Gilley and Westminster Hwy Culvert Replacement	Submission ID:	5586

Location: Gilley Road and Westminster Hwy


Cost: \$1,250,000

OBI: \$1,570

Funding Sources: Drainage Utility: \$1,250,000

Scope: Replace the existing 25 metres long drainage culvert with 2x 85 metres 1500mm diameter High Density Polyethylene (HDPE) pipes at the intersection between Westminster Hwy and Gilley road. Construction is scheduled to be completed by the end of 2016.



Program:	Infrastructure Program	Sub-program:	Drainage
Project Name:	Laneway Drainage Upgrade - Dennis Crescent (West)	Submission ID:	4763
Location:	Dennis Crescent West Laneway from Wilkinson Road to Aquila Road		
Cost:	\$245,000	OBI:	\$3,344
Funding Sources:	Drainage Utility: \$245,000		
Scope:	<p>Install drainage and upgrade 375m of pavement along the Dennis Crescent (West) lane between Aquila Road and Wilkinson Road. Does not include the addition of street lighting, curbs or gutters. Construction is scheduled to be completed by the end of 2016.</p> <p>Funding is requested from the Drainage Utility. Paving will be completed under the Annual Asphalt Paving Program.</p>		
			

Program:	Infrastructure Program	Sub-program:	Drainage
Project Name:	Laneway Drainage Upgrade - Swinton Cr (East)	Submission ID:	4784

Location: Swinton Crescent between Aquila Road and Maddocks Road

Cost: \$240,000


OBI: \$3,298

Funding Sources: Drainage Utility: \$240,000

Scope: Install drainage and upgrade 370m of pavement along the Swinton Crescent (East) lane between Aquila Road and Maddocks Road. Does not include the addition of street lighting, curbs or gutters. Construction is scheduled to be completed by the end of 2016.

Funding is requested from the Drainage Utility. Paving will be completed under the Annual Asphalt Paving Program.



Program:	Infrastructure Program	Sub-program:	Drainage
Project Name:	No. 4 Road Box Culvert Section Replacement	Submission ID:	5760
Location:	South of the No 7 Road Right-of-Way		
Cost:	\$630,000	OBI:	\$-
Funding Sources:	Drainage Utility: \$630,000		
Scope:	<p>Scope of work includes upgrade of approximately 30 metres of 1.52m x 3.4m box culvert at No. 4 road by Tuttle Ave. The existing culvert has undergone repairs in the past couple of years and there are signs of deterioration due to the end of service life. Completion of this work will upgrade the overall condition and performance of the drainage system.</p> <p>Construction is scheduled to be completed by Summer of 2016.</p>		
			

Program:	Infrastructure Program	Sub-program:	Drainage
Project Name:	No. 7 Road South Drainage Pump Station Upgrade	Submission ID:	4809

Location: South of the No 7 Road Right-of-Way

Cost: \$4,500,000

OBI: \$10,465

Funding Sources: Drainage Utility: \$4,500,000

Scope: Demolish the existing pump station and rebuild it to a modern standard, make local dike upgrades, and landscape the construction area. Construction is scheduled to be completed by the end of 2017.



2016 Recommended Infrastructure – Water Main Replacement Program

Table of Contents

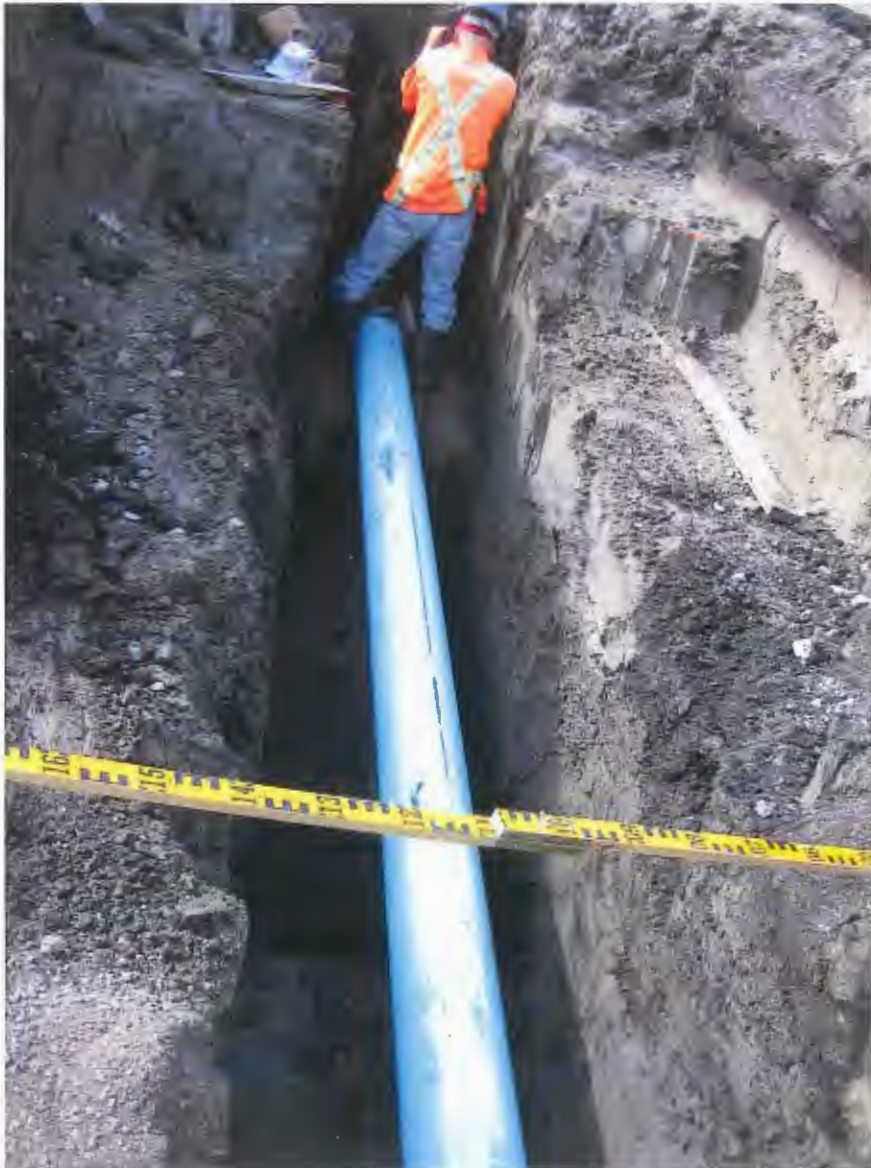
Development Coordinated Works in Capital.....52

Residential Water Metering53


Spires Area Water, Sanitary, and Drainage Upgrade54

Watermain Installation - Lulu Island East Area55


Watermain Replacement - Lulu Island West Area56

Program:	Infrastructure Program	Sub-program:	Water Main Replacement
Project Name:	Development Coordinated Works in Capital	Submission ID:	5310
Location:	City Wide		
Cost:	\$250,000	OBI:	\$ -
Funding Sources:	Water Utility: \$250,000		
Scope:	<p>This project will enable the City to leverage development over the next year to design and construct water infrastructure outside of what would be required as part of their development.</p> <p>These are upgrades and replacement of ageing infrastructure that the City would complete separately but economic and engineering efficiencies can be achieved by having the developer complete this work at the same time the development takes place.</p>		
			

Program:	Infrastructure Program		Sub-program:	Water Main Replacement
Project Name:	Residential Water Metering		Submission ID:	5162
Location:	City Wide			
Cost:	\$1,920,000		OBI:	\$96,250
Funding Sources:	Water Utility:		\$600,000	
	Water Metering Provision:		\$1,320,000	
Scope:	This project is year 3 of the 5-year universal metering program for single-family dwellings, and a volunteer metering program for multi-family dwellings.			



Program:	Infrastructure Program	Sub-program:	Water Main Replacement
Project Name:	Spires Area Water, Sanitary, and Drainage Upgrade	Submission ID:	5587
Location:	Cooney Rd, Spires Gate, Cook Gate and Cook Rd		
Cost:	\$4,500,000	OBI:	\$2,493
Funding Sources:	Drainage Utility: \$947,000 Water Utility: \$1,378,124 Sanitary Utility: \$994,005 Water DCC: \$424,876 Sewer DCC: \$581,873 Developer Contribution: \$174,122		
Scope:	Watermain, sanitary sewer, drainage sewer replacement and upgrades will be constructed in the Cooney Rd. and Cook Rd. area as follows: Watermain (1500metres): \$1,803,000 Sanitary Sewer (390metres): \$1,750,000 Drainage Sewer (400metres): \$947,000 Where possible costs will be recovered through rezoning cash-in-lieu contributions. Construction is scheduled to be completed by the end of 2016.		



Program:	Infrastructure Program	Sub-program:	Water Main Replacement
Project Name:	Watermain Installation - Lulu Island East Area	Submission ID:	4796

Location: See Scope


Cost: \$370,000 **OBI:** \$6,250

Funding Sources: Water Utility: \$370,000

Scope: This project includes the installation of 370m of 300mm diameter watermain to connect two dead ends on Sidaway Rd, between Blundell Rd and Westminster Hwy.



Program:	Infrastructure Program	Sub-program:	Water Main Replacement
Project Name:	Watermain Replacement - Lulu Island West Area	Submission ID:	5302
Location:	See scope		
Cost:	\$4,040,000	OBI:	\$ -
Funding Sources:	Water Utility:	\$3,503,580	
	Water DCC:	\$531,109	
	Water City Assist:	\$5,311	
Scope:	<p>This project includes the installation of 4700 meters of 200mm diameter watermain to replace the existing infrastructure.</p> <p>The Waterworks Capital Program is based on watermain age, material, break history and the proposed road-paving program.</p> <p>The program replaces ageing infrastructure prior to failure and improves fire protection.</p>		



2016 Recommended Infrastructure – Sanitary Sewer Program

Table of Contents

City Centre Sanitary Sewer Rehabilitation58

Development Coordinated Works in Capital.....59

Granville Ave Infrastructure Upgrade60

Miscellaneous SCADA System Improvements.....61

Sanitary Pump Replacements62

Sanitary Pump Station Rehabilitation63

Steveston Sanitary Sewer Rehabilitation64

Program:	Infrastructure Program	Sub-program:	Sanitary Sewer
Project Name:	City Centre Sanitary Sewer Rehabilitation	Submission ID:	5013

Location: Various Locations

Cost: \$1,160,000

OBI: \$1,246

Funding Sources: Sanitary Utility: \$1,160,000

Scope: This project involves rehabilitation (trenchless point repairs, external point repairs, and concrete grouting) of sanitary sewer mains in various locations of the City Centre Sanitary Sewer Area. The rehabilitation work is based on deficiencies identified through the sanitary sewer CCTV inspection program.

Rehabilitation will extend the service life of sanitary sewers, lower their lifecycle costs and prevent related infrastructure failures, such as sinkholes.

If ageing sanitary sewers are not rehabilitated, service levels will decrease, operation and maintenance costs will increase and the risk of damage to local road and utility infrastructure will increase.

The project supports an objective in the Official Community Plan (OCP) to maintain an efficient sewage system to protect public health and safety.



Program:	Infrastructure Program	Sub-program:	Sanitary Sewer
Project Name:	Development Coordinated Works in Capital	Submission ID:	5316

Location: Various Locations

Cost: \$150,000


OBI: \$2,493

Funding Sources: Sanitary Utility: \$150,000

Scope: This project will enable the City to leverage development over the next year to design and construct sanitary infrastructure outside of what would be required as part of their development. These are upgrades and replacement of ageing infrastructure that the City would complete separately but economic and engineering efficiencies can be achieved by having the developer complete this work at the same time the development takes place.



Program:	Infrastructure Program		Sub-program:	Sanitary Sewer
Project Name:	Granville Ave Infrastructure Upgrade		Submission ID:	5742
Location: Granville Ave, between Gilbert Rd and Minoru Blvd				
Cost:	\$900,000		OBI:	\$1,838
Funding Sources:	Drainage Utility: \$210,000 Water Utility: \$190,000 Sanitary Utility: \$500,000			
Scope:	Water, sanitary and drainage upgrades to Granville Ave area, between Gilbert Rd and Minoru Blvd, as follows: Water \$190,000 Sanitary \$500,000 Drainage \$210,000			





Program:	Infrastructure Program	Sub-program:	Sanitary Sewer
Project Name:	Miscellaneous SCADA System Improvements	Submission ID:	4841
Location:	Various Locations		
Cost:	\$250,000	OBI:	\$18,785
Funding Sources:	Sanitary Utility: \$250,000		
Scope:	<p>This project involves rehabilitating and upgrading computer, instrument and electrical installations throughout the SCADA network.</p> <p>Via its SCADA system, the City monitors and controls over 200 sanitary system sites that contain mechanical and electrical equipment. This project will maintain and improve sanitary sewer system operation, as well as maintain system security and technological viability.</p> <p>Failure to complete the work will result in increased risk of sanitary system failure, thereby reducing service levels and increasing cost and disruption of unplanned maintenance and emergency repairs.</p>		
			

Program:	Infrastructure Program		Sub-program:	Sanitary Sewer
Project Name:	Sanitary Pump Replacements		Submission ID:	5392
Location:	Various Locations			
Cost:	\$150,000	OBI:	\$2,493	
Funding Sources:	Sanitary Utility: \$150,000			
Scope:	<p>This project includes replacing existing sanitary pumps with new energy-efficient models. The existing pumps have been in service for up to 43 years, which is significantly over the manufacturer's suggested service life. The new pumps would reduce maintenance costs, energy consumption, and service disruptions.</p> <p>Planned upgrades include the following pump stations:</p> <p>Colbeck, Cheviot, Donald, Livingstone, McLennan, Piggott East, Piggott West, Utah North, Utah South, Berry, Daniels, Gabriola, Lurgan, Minler, Palmer</p>			



Program:	Infrastructure Program	Sub-program:	Sanitary Sewer
Project Name:	Sanitary Pump Station Rehabilitation	Submission ID:	5630
Location:	Various Locations		
Cost:	\$300,000	OBI:	\$2,493
Funding Sources:	Sanitary Utility: \$300,000		
Scope:	This project involves the rehabilitation of existing sanitary pump stations, including Burkeville, Bennett East, and Edgemere. Scope of work includes electrical kiosk replacement, power supply upgrade, new motor control center (MCC) installation, pump rewinding, and concrete slab and aluminum hatch installation.		



Program:	Infrastructure Program	Sub-program:	Sanitary Sewer
Project Name:	Steveston Sanitary Sewer Rehabilitation	Submission ID:	5391
Location:	Various Locations		
Cost:	\$410,000	OBI:	\$1,246
Funding Sources:	Sanitary Utility: \$410,000		
Scope:	<p>This project involves rehabilitation (trenchless point repairs, external point repairs, and concrete grouting) of sanitary sewer mains in various locations of the Steveston Sanitary Sewer Area. The rehabilitation work is based on deficiencies identified through the sanitary sewer CCTV inspection program.</p> <p>Rehabilitation will extend the service life of sanitary sewers, lower their lifecycle costs and prevent related infrastructure failures, such as sinkholes.</p> <p>If ageing sanitary sewers are not rehabilitated, service levels will decrease, operation and maintenance costs will increase and the risk of damage to local road and utility infrastructure will increase.</p> <p>The project supports an objective in the Official Community Plan (OCP) to maintain an efficient sewage system to protect public health and safety.</p>		
			

2016 Recommended Infrastructure – Minor Public Works Program

Table of Contents

Drainage Minor Capital66

Public Works Minor Capital - Sanitary67

Public Works Minor Capital - Water68

PW Minor Capital - Traffic69

Roads Minor Capital70

Program:	Infrastructure Program	Sub-program:	Minor Public Works
Project Name:	Drainage Minor Capital	Submission ID:	4765

Location: City Wide

Cost: \$450,000


OBI: \$1,250


Funding Sources: Drainage Utility: \$450,000

Scope: Complete minor drainage infrastructure upgrades or rehabilitation that includes inspection, chamber installation, sewer pipe and manhole rehabilitation, minor pump station projects, installation of monitoring equipment, safety upgrades, testing of new technologies to improve efficiencies and responding to resident service requests. Although not currently scheduled, construction is expected to proceed through 2016.



Program:	Infrastructure Program		Sub-program:	Minor Public Works
Project Name:	Public Works Minor Capital - Sanitary		Submission ID:	4831
Location:	Various Locations			
Cost:	\$300,000.		OBI:	\$1,838
Funding Sources:	Sanitary Utility: \$300,000			
Scope:	<p>This project involves minor work related to the sanitary infrastructure, including pump station upgrades, modifications to improve operational efficiency and functionality, testing of new technologies, forcemain repairs, site-specific repairs in response to resident complaints, and manhole and valve box repairs.</p> <p>Every year, Engineering and Public Works receives a number of requests for minor projects. The minor capital program allows the department to respond to these requests in a timely and cost-effective manner.</p>			



Program:	Infrastructure Program	Sub-program:	Minor Public Works
Project Name:	Public Works Minor Capital - Water	Submission ID:	789
Location:	Various Locations		
Cost:	\$560,000	OBI:	\$ -
Funding Sources:	Water Utility: \$560,000		
Scope:	<p>This project involves minor work related to the water infrastructure, including minor watermain repairs and replacements, operational efficiencies, changes to safety requirements, testing of new technologies, and response to resident complaints that require minor upgrades.</p> <p>Every year, Engineering and Public Works receives a number of requests for minor projects. The minor capital program allows the department to respond to these requests in a timely and cost effective manner.</p>		
			

Program:	Infrastructure Program	Sub-program:	Minor Public Works
Project Name:	PW Minor Capital - Traffic	Submission ID:	4705
Location:	Various Locations		
Cost:	\$250,000	OBI:	\$8,250
Funding Sources:	Capital Revolving: \$250,000		
Scope:	<p>The general scope of this program includes various improvements to traffic systems as required. The program includes the following major components:</p> <p>A. Traffic Improvements: for unforeseen capital improvements of a minor nature including wheelchair ramps, traffic signage, pavement markings and traffic safety improvements. These are separate from the programs which fund specific projects / locations.</p> <p>B. Traffic Signal/Communications Network: infrastructure renewal, physical plant upgrading, ongoing infrastructure development testing and communications network conduit/cable (whereas Roads DCC would fund new traffic signals).</p> <p>This program is an annual recurring program funded by the revenues from non-DCC sources such as general revenue. Funding assistance from ICBC and TransLink's MRN sources for some of these projects may be available and applications would be submitted to the appropriate agency.</p>		



Program:	Infrastructure Program	Sub-program:	Minor Public Works
Project Name:	Roads Minor Capital	Submission ID:	4895

Location: City Wide

Cost: \$250,000

OBI: \$1,250

Funding Sources: Capital Revolving: \$250,000

Scope: Complete minor road related infrastructure upgrades or rehabilitation that include, but are not limited to, the installation of wheel chair ramps, the replacement of uneven sidewalks, curbs and small road sections (e.g. that are damaged through tree root ingress or settlement), street light repair, and responding to resident service requests.



2016 Recommended Infrastructure – Infrastructure Advanced Design Program

Table of Contents

PW Infrastructure Advanced Design72

Program:	Infrastructure Program	Sub-program:	Infrastructure Advanced Design & Land
Project Name:	PW Infrastructure Advanced Design	Submission ID:	5041
Location:	City-Wide		
Cost:	\$1,255,000	OBI:	\$ -
Funding Sources:	Drainage Utility: \$500,000 Water Utility: \$430,000 Sanitary Utility: \$270,000 Roads DCC: \$51,700 Roads City Assist: \$3,300		
Scope:	The scope of work includes hiring consultants and contractors to plan and design the 2017 capital plan and deliver reports that define long-term infrastructure upgrades. Sanitary Project Design and Planning \$220,000 Sanitary System Modelling \$50,000 Water Project Design and Planning \$380,000 Water System Modelling \$50,000 Drainage Project Design and Planning \$500,000 Roads \$55,000 Total \$1,255,000		

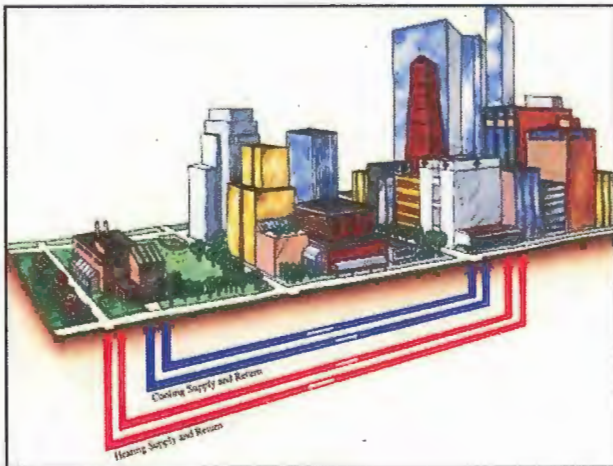
A photograph of a desk with architectural plans, a ruler, a magnifying glass, and other drafting tools. The plans are spread out on the desk, and a ruler is placed across them. A magnifying glass is also visible, along with some pens and a small container. The desk is cluttered with various items, including a black bag and some papers.



2016 Recommended Infrastructure – District Energy Utility Program

Table of Contents

City Centre District Energy Utility74

Program:	Infrastructure Program		Sub-program:	District Energy Utility
Project Name:	City Centre District Energy Utility		Submission ID:	5601
Location:	City Centre			
Cost:	\$400,000		OBI:	\$ -
Funding Sources:	Water Utility: \$400,000			
Scope:	Advanced design of the district energy ready (DE-ready) developments in the City Centre neighbourhoods, including DEU corridors. Coordinating design with the incoming new developments. Legal fees for negotiation, development and registration of DE-ready covenants. Coordinating negotiation of DEU servicing agreements, and implementation of City Centre DEU. Negotiation and implementation of a Request for Expressions of Interest (RFEOI) to execute the plan to provide district energy services in the City Centre North (Capstan) area. Professional fees for transfer of the Alexandra DEU assets under the Lulu Island Energy Corporation (LIEC).			
				

Building Program 2016

The building program includes major building construction and renovation projects as well as minor facility upgrades and repairs. The City’s building assets include: arenas, pools, community centres, libraries, heritage buildings, police stations, fire halls and other government facilities.


2016 Recommended Building Program


Table of Contents


Brighthouse Park Fieldhouse & Caretaker - Roof & Deck Repairs	76
Direct Digital Control Upgrade and Consolidation	77
Energy Management Projects - 2016	78
Garratt Wellness Centre - Renewals & Upgrades	79
Project Development Advanced Design 2016	80

Program:	Building Program	Sub-program:	Major Building
Project Name:	Brighthouse Park Fieldhouse & Caretaker - Roof & Deck Repairs	Submission ID:	5405
Location:	7840 Granville Ave.		
Cost:	\$250,000	OBI:	\$ -
Funding Sources:	Capital Revolving: \$250,000		
Scope:	<p>The facility currently is in poor condition with a Facility Condition Index (FCI) of 33%. Performing the life-cycle renewals will correct identified requirements reducing maintenance costs and reduce the FCI to 10% ensuring many more years of service to the community.</p> <p>Existing wood observation deck is rotten and affecting the integrity of the roof underneath. The membrane underneath is deteriorating and will be replaced. The roof with concrete pavers has deteriorated and some pavers are cracked with vegetation growing. Metal roofing requires inspection, screws, fasteners, and grommets, which will be replaced as needed.</p> <p>Miscellaneous upgrades identified as work proceeds.</p>		



Program:	Building Program	Sub-program:	Major Building
Project Name:	Direct Digital Control Upgrade and Consolidation	Submission ID:	5621
Location:	Various City Facilities		
Cost:	\$250,000	OBI:	\$ -
Funding Sources:	Enterprise: \$250,000		
Scope:	<p>The general scope of work for this Phase 2 of 3 project is to replace and upgrade direct digital control systems associated with HVAC and lighting controls at select City facilities, as per the DDC Upgrade and Management Plan.</p> <p>There are approximately 25 City buildings that have direct digital control (DDC) systems that control mechanical and lighting functions. These systems are used to monitor and adjust comfort parameters, equipment performance, and building scheduling, as well as remotely diagnose problems. Currently the City has seven different types of control applications, with some of the systems having reached their end of life. The number of different systems and the fact that some systems are now obsolete, makes it challenging to effectively and efficiently manage, program, monitor, and operate the comfort systems in those City buildings.</p> <p>The replacement and upgrading of these systems will allow for more efficient building operation, increased ability for effective and timely in-house programming, reduced training requirements for multiple legacy systems, and increased ability for energy use monitoring and system anomaly notification. (See associated spreadsheet for the timing and estimate costs, REDMS # 4307751)</p> <p>The DDC upgrade plan will be phased over 3 years with a funding breakdown of:</p> <ul style="list-style-type: none">- Year 1: \$290,000 (2015 capital submission - being implemented)- Year 2: \$241,500- Year 3: \$195,000 <p>Similar to Phase 1 of this project, it is proposed for Phase 2 to be funded from the Enterprise Fund, with the anticipated energy utility cost savings (~\$38,000/year) from increased energy efficient operation of these buildings used to re-pay the fund.</p> <p>In addition to internal funding, external incentives opportunities will be explored to potentially offset the capital cost of the project or repay the Enterprise fund sooner.</p>		
			

Program:	Building Program	Sub-program:	Minor Building
Project Name:	Energy Management Projects - 2016	Submission ID:	4837
Location:	Various Locations		
Cost:	\$754,500	OBI:	\$ -
Funding Sources:	Enterprise: \$754,500		
Scope:	Reduce the energy used at City infrastructure through the following energy conservation measures at City locations;		
	<div>1. Fire Hall No.4, Fire Hall No.5, and Fire Hall No.6 - Optimize heating and cooling systems</div> <div>2. Community Safety Building - Optimize heating, control, and lighting systems.</div> <div>3. Thompson Community Centre - Re-commission and optimize the geo-exchange system</div> <div>4. East Richmond Community Hall - Optimize heating, cooling and lighting systems</div> <div>5. City Hall - Install a solar photovoltaic system at City Hall</div> <div>6. South Arm Community Centre - Optimize heating and cooling systems</div> <div>7. Lighting Retrofits - Conduct 2-4 lighting retrofit and upgrade projects at needed facilities</div>		
	<div>Upon project completion, these measures are anticipated to save \$101,000 in energy cost avoidance, reduce GHG emissions, and help to maintain the City of Richmond's Power Smart Leadership status. The Enterprise Fund will be repaid from the anticipated savings.</div>		
	<div></div>		

Program:	Building Program	Sub-program:	Major Building
Project Name:	Garratt Wellness Centre - Renewals & Upgrades	Submission ID:	5406
Location:	7504 Chelsea Place		
Cost:	\$525,000	OBI:	\$ -
Funding Sources:	Capital Revolving: \$334,000 Grant: \$191,000		
Scope:	<p>Exterior:</p> <p>Exterior walls require repairs to stucco and wood. Wood window frames have rotten members which will be repaired or replaced.</p> <p>Exterior doors are original to building (1960's) and are aged and deteriorating and will be replaced and door hardware modernized.</p> <p>Mechanical:</p> <p>The Perimeter Heat System, original to the building, is still operational but has reached the end of expected service life. The facility was originally a grade 1 - 4 elementary school but is now being used as a rehabilitative fitness and wellness centre. There is no mechanical ventilation nor air conditioning in the building. A heat pump AC system will be installed to provide comfort cooling during the summer and more efficient heating during the winter. This heating and cooling system upgrade will eliminate the green house gas emissions associated with the existing boiler, which would no longer be necessary.</p> <p>Electrical and Lighting:</p> <p>Light fixtures in the building are aged, damaged and past their life expectancy. Significant increases to the lighting effectiveness and reductions in electricity can be realized with the replacement of these inefficient lights. Electrical panels and wiring are aged and past their useful life, and will also be replaced.</p> <p>The fire alarm system does not conform to the Barrier-Free requirements of the BC Building Code which requires both audio and visual devices to be installed as part of the fire alarm system. The fire alarm panel is beyond life and will be replaced.</p> <p>The existing exit signs are antiquated and beyond life expectancy. Exit signs within the building use inefficient incandescent or fluorescent lamps. New LED type fixtures will be installed.</p> <p>Miscellaneous:</p> <p>Required upgrades identified as the work proceeds.</p>		
			

Program:	Building Program	Sub-program:	Major Building
Project Name:	Project Development Advanced Design 2016	Submission ID:	5697

Location: City Wide

Cost: \$300,000

OBI: \$ -

Funding Sources: Capital Revolving: \$300,000

Scope: Engage the appropriate consultants (i.e. Architects, engineers, cost consultants) for a variety of proposed facility projects to provide a range of professional services from project concept to completion.



Parks Program 2016

Richmond is renowned for its high quality parks and recreation facilities. The City's park system has over 120 parks that total approximately 1,700 acres. Parks are unique places designed and developed for the enjoyment of all city residents as well as visitors to Richmond. These sites usually contain a wide variety of recreational and sports facilities, play equipment and other specialized facilities. In addition to parks, Richmond has 50 kilometers of recreational trails.

2016 Recommended Parks – Major Parks/Steetscapes Program

Table of Contents

Cambie Avanti Park	82
Garden City Lands - Phase 2	83
Park Characterization – Terra Nova	84
Parks Advance Planning & Design	85
Parks and Open Space Resource Management Planning Project	86
Richmond High Artificial Turf Field Replacement	87
West Cambie Park	88

Program:	Parks Program	Sub-program:	Major Parks/Streetscapes
Project Name:	Cambie Avanti Park	Submission ID:	5755

Location: Cambie Road & Hazelbridge

Cost: \$1,200,000

OBI: -

Funding Sources: Parks Development DCC: \$1,128,600
Parks Development City Assist: \$71,400

Scope: The creation of a new neighbourhood park in the City Centre's Capstan Village area is the result of residential development to the north of the park by Polygon Homes. The Cambie Avanti Park plan was approved by Council in October 2013. The total cost of the park construction is estimated at \$ 4.2 million. Phase one construction is valued at \$ 2.7 million, and will include base development such as grading the land; installing drainage, sanitary sewer, water, irrigation, lighting and power services; building pathways; and planting landscape features. Special items such as a dog off-leash area; a plaza; feature walls; pedestrian bridge; and an ornamental water feature will also be completed in this phase. Funding sources include \$ 1.5 million in Park capital approved in 2014, and this new \$ 1.2 million in Park Development dccc payable by the developer.

This phase of park development will begin in 2015 with completion anticipated in spring 2016.




Program:	Parks Program	Sub-program:	Major Parks/Streetscapes
Project Name:	Garden City Lands - Phase 2	Submission ID:	5461
Location:	Garden City Road & Westminster Hwy.		
Cost:	\$3,100,000	OBI:	\$77,515
Funding Sources:	Drainage Utility: \$500,000 Parks Development DCC: \$2,186,662 Parks Development City Assist: \$138,338 Developer Contribution: \$275,000		
Scope:	<p>Garden City Lands Phase 2 Water Management Infrastructure and Public Amenities</p> <p>This is Phase Two of the Garden City Lands project and includes construction of water managment infrastructure which will support the sustainability of the bog ecosystem on the site at the same time as enabling agricultural uses. Extensive tree planting around the perimeter will support both the ecological objectives of the Garden City Lands ("GCL") Legacy Landscape Plan and create a buffer between the perimeter trails and the major streets surrounding the site. In addition, development of public amenities such as trails, a picnic area and parking will provide expanded public access to the 136.5 acre site.</p> <p>After an extensive public process, City Council adopted the GCL Legacy Landscape Plan on June 9, 2014 as the guide for developing these public lands for community use (File Ref. No. 06-2345-20 REDMS No. 4219968). The Legacy Plan outlines over 25 City policies and objectives that development of the GCL supports within a variety of focus areas such as sustainability, agricultural, ecological health, community wellness, arts and culture, and city vibrancy.</p>		
			


Program:	Parks Program	Sub-program:	Major Parks/Streetscapes
Project Name:	Park Characterization – Terra Nova	Submission ID:	317
Location:	Terra Nova		
Cost:	\$150,000	OBI:	\$3,544
Funding Sources:	Parks Development DCC: \$141,075 Parks Development City Assist: \$8,925		
Scope:	<p>The purpose of this capital program is to enhance the overall function and character of existing parks within the City's Park and Open Space system. The proposed project for 2016 is the creation of a detailed program, interpretation, and restoration plan for the heritage buildings and cultural landscapes on the north side of Terra Nova Rural Park. The plan will focus on Parsons House, Mellis House and the Cannery Store and will result in an increased level of service for Richmond residents.</p> <p>The Council-endorsed Terra Nova Concept Plan (2004) calls for the preservation and adaptive reuse of the park's heritage buildings and for interpretation of the farming and fishing history of Terra Nova. The Edwardian Cottage was completed and is now successfully operating as the Terra Nova Nature Preschool. Potential uses for the site's other buildings include an interpretive centre, multi-purpose program space, artist or farmer in residence, caretaker suite, retail space, and/or office space. The Terra Nova Conservation Review (2014) details the heritage value and character defining elements of both the landscape and the buildings addressed in this project.</p>		



Program:	Parks Program	Sub-program:	Major Parks/Streetscapes
Project Name:	Parks Advance Planning & Design	Submission ID:	835
Location:	Various Locations		
Cost:	\$550,000	OBI:	\$ -
Funding Sources:	Parks Development DCC: \$517,275 Parks Development City Assist: \$32,725		
Scope:	<p>This annual project submission for Parks Advance Design is to provide ongoing planning, research, consultation, project management, and construction detailing of both immediate and future projects in park construction or strategic open space planning.</p> <p>The scope of work includes: researching best practices; collecting data, topographical surveys and geographical information; and securing consultation for landscape architectural and engineering services as part of a planning and design process. The design process includes preparing and producing concept designs, reports, presentations and detailed construction drawings for upcoming Major Capital projects. Projects are both community and opportunity driven. This includes working with developers with the design and preparation of a new park that will serve a new development area within the City.</p> <p>For 2016, projects include the design and consultation for Minoru Park and Britannia National Historical Park master planning process.</p> <p>This program supports Council Term Goals of a Well Planned Community and is relative to multiple Strategic Initiatives including: Placemaking (Creating Experiences, Unique Parks & Open Spaces, Parkland Acquisition Plan, World Class Waterfront, Excellence in Design, Connected Neighbourhoods, Event Friendly City); Financial Strategies (Infrastructure Replacement), and Sustainability (Vibrant Communities). It contributes towards the City's vision of being the most appealing and livable city in Canada.</p> <p>2016 Projects may also include:</p> <p>Conceptual Park & Open Space Planning for various sites. Topographical Surveys (engineering site survey pick-up) Waterfront & Trails Strategy Implementation projects Park Characterization projects GIS implementation for Parkland Inventory Best practices research</p>		
			

Program:	Parks Program	Sub-program:	Major Parks/Streetscapes
Project Name:	Parks and Open Space Resource Management Planning Project	Submission ID:	5628
Location:	City Wide		
Cost:	\$150,000	OBI:	\$ -
Funding Sources:	Parks Development DCC: \$141,075 Parks Development City Assist: \$8,925		
Scope:	<p>The Parks and Open Space Strategy, adopted by Council in 2013, included several actions for improving the planning for parks capital projects and management of parks infrastructure. As Richmond's parks and open space system expands, greater capacity for planning for that expansion and improved tracking of new infrastructure is required. Through this project a comprehensive review of the methods and systems used for planning and management (e.g., analysis of service gaps in the parks and open space system) will be conducted and recommendations for changes will be implemented. The project will also include planning for expanded use of the City's Geographical Information System. A consultant team will be retained to assist staff in completing this project (e.g., to perform data collection and analysis).</p>		



Program:	Parks Program	Sub-program:	Major Parks/Streetscapes						
Project Name:	Richmond High Artificial Turf Field Replacement	Submission ID:	5240						
Location:	Richmond High, Granville Ave and Minoru Blvd.								
Cost:	\$600,000	OBI:	\$ -						
Funding Sources:	Special Sports: \$600,000								
Scope:	<p>The purpose of this project is the removal, disposal and replacement of the artificial turf surface at Richmond High.</p> <p>Richmond High artificial turf field was constructed in 2005 as a joint partnership between the School District and the City. Since the field serves as the only "green space" available for the school, it is used for all purposes and activities during school hours including sports, gathering areas and special events until 6:00 pm. After 6:00 pm the fields are consistently booked for both public and organized programmed use.</p> <p>Artificial turf fields generally have a lifecycle of up to 10 years before the turf layer starts to breakdown due to wear and tear. Since this field has extended demands from both the School and public use year round on a daily basis, its surface has deteriorated more rapidly than other artificial turf fields in the City.</p> <p>This project will be funded through the Special Sports Reserve account (collection from the sports fields user fees program).</p> <p>This project supports Council Term Goals of a vibrant, active, and connected city and maintaining quality infrastructure for the sports and schools community.</p> <p>Scope of work involves the removal, replacement and disposal of the artificial turf layer at Richmond High.</p> <p>Estimated cost:</p> <table><tr><td>Removal and disposal of existing turf</td><td>\$80,000</td></tr><tr><td>Replacement and installation of new turf</td><td>\$450,000</td></tr><tr><td>Design and contingencies for base preparation</td><td>\$70,000</td></tr></table>			Removal and disposal of existing turf	\$80,000	Replacement and installation of new turf	\$450,000	Design and contingencies for base preparation	\$70,000
Removal and disposal of existing turf	\$80,000								
Replacement and installation of new turf	\$450,000								
Design and contingencies for base preparation	\$70,000								
									

Program:	Parks Program	Sub-program:	Major Parks/Streetscapes
Project Name:	West Cambie Park	Submission ID:	3858

Location: West Cambie Area

Cost: \$700,000

OBI: \$12,559

Funding Sources: Parks Development DCC: \$658,350
Parks Development City Assist: \$41,650

Scope: This park and greenway are the main open spaces for the Alexandra neighbourhood of West Cambie. The park is six acres in size, and is centrally located within the area. It is unique because it contains stands of large trees, and remnants of garden landscapes from the original single family lots. The greenways will complete the connection to other sites within the overall City network, particularly to the Garden City Lands to the south. A major objective will be to preserve existing natural features while introducing new open space and recreational amenities, as well as district energy utility features to the park site.

This project supports Council's Term Goals 2.3 - "Outstanding places, programs, and services that support active living, wellness, and a sense of belonging; and 3.2 - A strong emphasis on physical and urban design."

Work on the park has been deferred until expansion of the Alexandra District Energy Utility centre and installation of the geo-exchange field are completed in late fall of 2015. Park planning will include community consultation. This phase will focus on works including: installation of storm drainage and other underground utilities; completion of grading; construction of a pathway system; first phase implementation of the play environment; landscape planting; and installation of site furniture.




2016 Recommended Parks – Minor Parks Program

Table of Contents

Parks Ageing Infrastructure Replacement Program.....90

Parks General Development91

Playground Improvement Program.....92

Program:	Parks Program	Sub-program:	Minor Parks								
Project Name:	Parks Ageing Infrastructure Replacement Program	Submission ID:	4722								
Location:	Various Locations										
Cost:	\$140,000	OBI:	\$ -								
Funding Sources:	Capital Revolving:	\$140,000									
Scope:	<p>The purpose of this replacement program consists of a multi-year phased approach to replace failed hard surfaces, parks and open space infrastructure. These include outdoor tennis, basketball, lacrosse, and hockey courts, baseball backstops, sports lighting fixtures and other amenities that cannot be funded through Parks DCCs because of the DCC Bylaw Restrictions for Capital Construction eligibility.</p> <p>Many of these types of amenities have not been replaced for over 40 years and are in severely damaged condition. As a result, City Staff, Community Centres and their Associations are consistently being contacted to address the safety concerns from the public and sports groups. This program addresses the Council term goals of providing Quality Infrastructure Networks and a Safe Community.</p> <p>For 2016, Thompson lacrosse box and tennis courts will be resurfaced. Blundell tennis courts also require repair. Also included are various chainlink fencing retrofits to backstops and park perimeter fencing.</p> <table><tr><td>Chainlink fencing retrofit (various sites)</td><td>\$70,000</td></tr><tr><td>Tennis Courts</td><td>\$30,000</td></tr><tr><td>Lacrosse box retrofit</td><td><u>\$40,000</u></td></tr><tr><td>Total</td><td>\$140,000</td></tr></table>			Chainlink fencing retrofit (various sites)	\$70,000	Tennis Courts	\$30,000	Lacrosse box retrofit	<u>\$40,000</u>	Total	\$140,000
Chainlink fencing retrofit (various sites)	\$70,000										
Tennis Courts	\$30,000										
Lacrosse box retrofit	<u>\$40,000</u>										
Total	\$140,000										
											

Program:	Parks Program	Sub-program:	Minor Parks
Project Name:	Parks General Development	Submission ID:	4685

Location: Various

Cost: \$350,000

OBI: \$6,166

Funding Sources: Parks Development DCC: \$329,175
Parks Development City Assist: \$20,825


Scope: This ongoing program addresses special opportunities, emergency requests, and safety driven concerns from the public. As per City Council, this program funds new improvements of various park amenities and facilities that are not part of other larger park capital programs. This funding allows the City the flexibility and ability to respond to Council directions and appropriate public requests in a timely fashion.

Examples of projects that have been funded by General Development include new community gardens, new dog off-leash areas, walkways and pathways, benches and picnic tables and new drainage systems.

This project is relative to Council term goals of providing Quality Infrastructure Networks and a Safe Community.



Program:	Parks Program	Sub-program:	Minor Parks
Project Name:	Playground Improvement Program	Submission ID:	300
Location:	Various Locations		
Cost:	\$200,000	OBI:	\$8,349
Funding Sources:	Revolving Fund: \$200,000		
Scope:	<p>This Capital program addresses older playgrounds that do not meet the current safety guidelines (according to the industry standard, the Canadian Standards Association's "Children's Playspaces and Equipment", or can no longer be maintained to meet the guidelines due to age, obsolescence or vandalism. The program is directed toward replacing all or part of a playground and includes replacement of playground equipment, playground infrastructure (e.g. Resilient surfacing, borders, drainage) and landscape features.</p> <p>This program relates to the following Council Term Goals :</p> <p>Goal 2 - A Vibrant, Active and Connected City</p> <p>Goal 6 - Quality Infrastructure Networks</p> <p>The preliminary priority projects for 2016 are two playgrounds at Palmer Garden City Neighbourhood School Park.</p>		



2016 Recommended Parks – Parkland Acquisition Program

Table of Contents

Parkland Acquisition94

Program:	Parks Program	Sub-program:	Parkland Acquisition
Project Name:	Parkland Acquisition	Submission ID:	4741

Location: As per Parks DCC Land Acquisition Plan

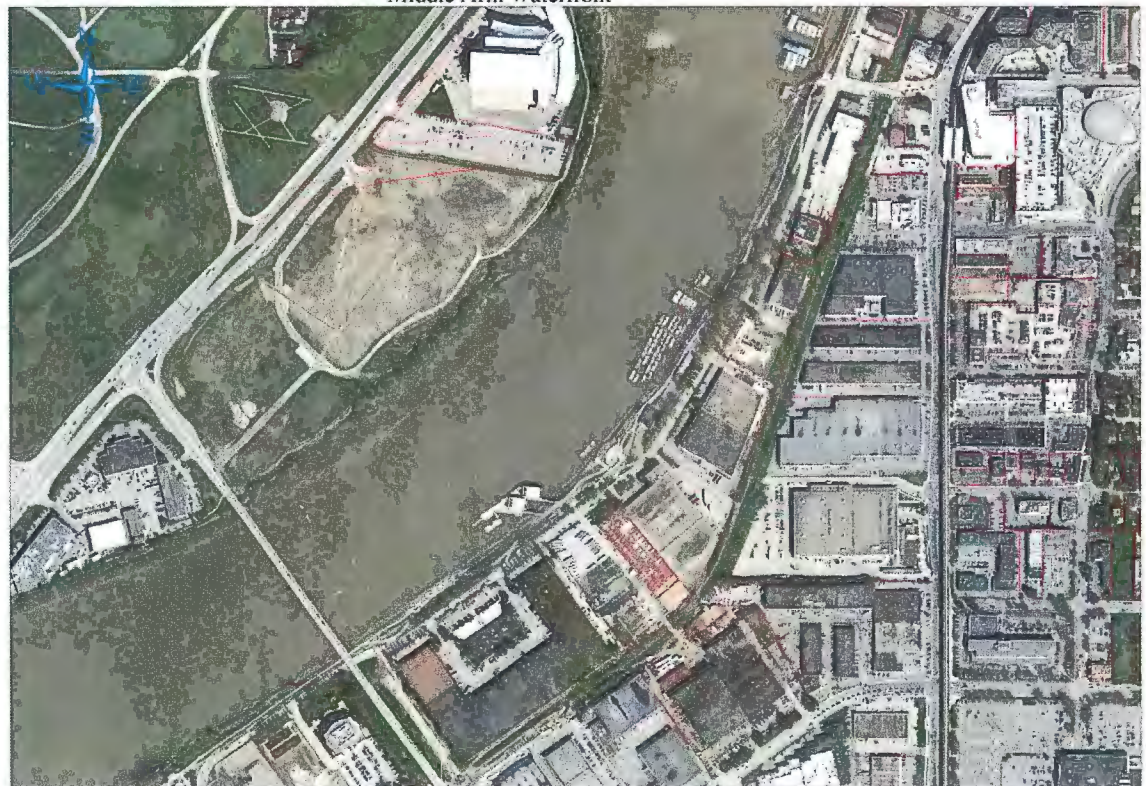
Cost: \$8,000,000

OBI: \$ -

Funding Sources: Parks Acquisition DCC: \$7,524,000
Parks Acquisition City Assist: \$476,000

Scope: The purpose of the Parkland Acquisition program is to acquire land for park requirements to address development and population growth. The program is based on the City's population projections, as per the OCP, with the objective of maintaining the parks provision standard of 7.66 acres/1000 population. The program is funded through Parkland Acquisition Developer Cost Charges (DCC's) and is guided by the Council approved 2009 Park Land Acquisition Strategy which provides the criteria for evaluating proposed acquisitions. Funding is required each year to allow the City to be strategic and responsive as properties become available, thus avoiding the need to borrow the funding from other City sources or pass bylaws to release the funds for each acquisition. The funding is typically allocated to an acquisition or acquisitions by year end.

Middle Arm Waterfront



Public Art Program 2016

The Public Art Program is a self-sustaining project funded by private development contributions to the Public Art Reserve. Council approved the updated policy (Policy 8703, adopted July 27, 2010) and the Program is supported by a Council appointed Public Art Advisory Committee. The Public Art Program also supports the initiatives expressed in the Richmond Art Strategy 2012-2017, which was presented to and supported by Council in September 2012. The above proposal assists in its annual implementation, which is necessary to its success. Private sector, private donations and community contributions are successfully sought and received.


The public art program contributes to the Council Term Goals for 2014-2018, for a vibrant, active and connected city through a commitment to strong urban design, investment in public art and place making.

2016 Recommended Public Art Program

Table of Contents

Public Art Program.....96

Program:	Parks Program	Sub-program:	Public Art
Project Name:	Public Art Program	Submission ID:	4870
Location:	Various Locations		
Cost:	\$1,119,813	OBI:	\$10,000
Funding Sources:	Public Art Program: \$1,119,813		
Scope:	<p>The scope of work consists of a variety of public art projects.</p> <p>City initiated public art projects of \$100,000 are funded by private developers contributions to the Public Art Reserve.</p> <ul style="list-style-type: none">- Artwork located within City streets, parks and buildings: \$10,000- Community public art projects: \$50,000- Public education and promotion of the public art program: \$20,000- Collaboration with other City cultural programs: \$10,000- Community public art partnerships: \$10,000 <p>Private development public art projects for \$1,019,813 are funded by private developer contributions to the Public Art Reserve for artwork that will be integrated with new development throughout the City.</p>		



Land Program 2016

The land acquisition program relates to the acquisition and disposition of real property for the City, as approved by Council.

2016 Recommended Land – Land Acquisition Program

Table of Contents

Strategic Land Acquisition98

Program:	Land Program	Sub-program:	Land Acquisition
Project Name:	Strategic Land Acquisition	Submission ID:	4922

Location: Various

Cost: \$21,200,000

OBI: \$ -

Funding Sources: Capital Industrial: \$21,200,000

Scope: Funds for land acquisition to meet the Council Approved Strategic Real Estate Investment Plan, other than DCC and other special reserve funded projects, are set aside in the Capital Reserve under the Industrial Use Fund. This capital budget submission is to use land acquisition monies from this fund as well as additional general funds approved by Council.



Affordable Housing Project Program 2016

Affordable Housing is responsible for coordinating the implementation of the Richmond Affordable Housing Strategy – a Strategy that was adopted in 2007 which contains recommendations, policies, directions, priorities, definitions and annual targets for affordable housing in the city. The City is working with other levels of government, the non-profit sector, the private sector, local groups and the community in pursuit of the Strategy’s goals.

2016 Recommended Affordable Housing Project Program




Table of Contents

Affordable Housing 2016 Operating Initiatives 100


Affordable Housing Projects - City Wide 101

Affordable Housing Projects - West Cambie 102

Affordable Housing Strategy Update 103

Program:	Affordable Housing Project		Sub-program:	Affordable Housing Project
Project Name:	Affordable Housing 2016 Operating Initiatives		Submission ID:	5703
Location:	City Wide			
Cost:	\$130,000	OBI:	\$ -	
Funding Sources:	Affordable Housing: \$130,000			
Scope:	<p>1. Affordable Housing Legal - The scope of work will include the review of operating agreements, housing agreements, and any other legal services required as the administration of these developments occur \$50,000.</p> <p>2. Single family rezoning accessory dwelling survey - At the direction of Planning Committee complete a survey of accessory dwelling units provided through single family rezonings to determine: are they rented/occupied; to whom; and for how much. The strategy will include hiring a consultant to survey a percentage of the accessory dwellings that have been created as a result of this rezoning requirement and gauge how the units are currently being used. The information gathered will inform future Council decisions with respect to the success of the requirement/supply of accessory dwellings through single family rezonings and whether this initiative is providing affordable housing solutions for residents of Richmond \$30,000.</p> <p>3. Video Production - A videographer is required to periodically film key benchmarks during the construction of the Storeys development (129 subsidized rental units targeted towards individuals at-risk of or experiencing homelessness, and community programming space). The end deliverable will be a video which will be submitted for award(s)/grant applications \$15,000.</p> <p>4. Printing, Publication, Media and Advertising - Ongoing printing and publication services through the course of the year, including meeting traditional and social media needs as they arise \$15,000.</p> <p>5. Richmond Homelessness Coalition (meeting expense) - The RHC's goal is to bring stakeholders together on a bi-monthly basis to discuss and enact initiatives to address the immediate and future needs of Richmond's homeless and at-risk/vulnerable population \$10,000</p> <p>6. Affordable Housing Economic Analysis (Consulting) - Procure the services of a consultant to complete economic analysis of complex development applications as required Amount \$10,000</p>			
				
 				

Program:	Affordable Housing Project		Sub-program:	Affordable Housing Project
Project Name:	Affordable Housing Projects - City Wide		Submission ID:	4862
Location:	Various			
Cost:	\$400,000		OBI:	\$ -
Funding Sources:	Affordable Housing: \$400,000			
Scope:	To purchase land and financially contribute to various affordable housing projects as needs are identified, in accordance with the Council-adopted Affordable Housing Strategy.			



Program:	Affordable Housing Project	Sub-program:	Affordable Housing Project
Project Name:	Affordable Housing Projects - West Cambie	Submission ID:	4868

Location: Various

Cost: \$225,000

OBI: \$ -

Funding Sources: Affordable Housing: \$225,000

Scope: To purchase land and financially contribute to various affordable housing projects as needs are identified in West Cambie, in accordance with the Council-adopted Affordable Housing Strategy.



Program:	Affordable Housing Project	Sub-program:	Affordable Housing Project
Project Name:	Affordable Housing Strategy Update	Submission ID:	5675

Location: City Wide

Cost: \$175,000

OBI: \$ -

Funding Sources: Affordable Housing: \$175,000

Scope: The scope of work will include: reviewing the existing Affordable Housing Strategy (AHS), its stated community priorities, and updating policies; stakeholder consultation on affordable housing issues/solutions; information gathering and drafting of input received/findings; creation of draft Housing Action Plan (HAP); presentation of updated AHS and draft HAP to stakeholders from comment; presentation of updated AHS and draft HAP to Council for consideration/adoption.

Richmond Affordable Housing Strategy



2016 Recommended Equipment – Annual Fleet Replacement Program

Table of Contents

Vehicle and Equipment Reserve Purchases (PW and Corporate Fleet).....105

Program:	Equipment Program	Sub-program:	Annual Fleet Replacement
Project Name:	Vehicle and Equipment Reserve Purchases (PW and Corporate Fleet)	Submission ID:	5664

Location: Works Yard and Various City Departments

Cost: \$1,612,000

OBI: \$ -

Funding Sources: Water Utility: \$400,000
Sanitary Utility: \$260,000
Public Works Equipment: \$952,000

Scope: Annual replacement of vehicles eligible due to age and condition in accordance with Sustainable Green Fleet Policy 2020.

Vehicle replacements in 2016 include 1 aerator, 1 trailer, 1 minivan, 1 sedan, 1 pickup, 4 Grumman style vans, 2 tandem dump trucks, 1 single axle dump truck and 1 crane truck.

Process for replacement of aging fleet is to establish needs and develop specifications for vehicle/equipment replacements. Send bid information out to the marketplace, evaluate submissions and award accordingly.



2016 Recommended Equipment – Fire Department Vehicles Program

Table of Contents

Fire Equipment Replacement.....107

Fire Vehicle Replacement Reserve Purchases.....108

Program:	Equipment Program	Sub-program:	Fire Dept Vehicles
Project Name:	Fire Equipment Replacement	Submission ID:	4673

Location: Fire-Rescue

Cost: \$25,500

OBI: \$ -

Funding Sources: Fire Equipment: \$25,500

Scope: To ensure we are able to provide fire services to the community Richmond Fire Rescue (RFR) maintains an inventory of hose.

Hose Replacement planned and funded by the Fire Equipment Reserve for 2016 is 30 lengths of hose.

Richmond Fire maintains an inventory of fire hose. This hose is inspected and tested annually and failing hose is replaced.

The objective is to maintain an adequate inventory of fire hose to effectively maintain the services.

Richmond Fire expects to continue with replacing 30 lengths of hose per year to maintain the hose inventory.



Program:	Equipment Program	Sub-program:	Fire Dept Vehicles
Project Name:	Fire Vehicle Replacement Reserve Purchases	Submission ID:	4672

Location: Fire-Rescue

Cost: \$1,629,500

OBI: \$ -

Funding Sources: Fire Equipment: \$1,629,500

Scope: To ensure we are able to provide fire services to the community

Richmond Fire Rescue (RFR) maintains a fleet of 15 Fire suppression trucks as well as support vehicles.

RFR has a designated "Vehicle & Equipment Reserve". The replacement plan for all apparatus is funded through the reserve.

In 2011 a report was approved by Council on the status of the Fire Vehicle Replacement Reserve and put forward a replacement schedule for all fire vehicles and some equipment. The replacements requested are aligned with this life cycle replacement plan.

This replacement apparatus is contemplated in the scheduled plan of the equipment reserve. To ensure that RFR has a robust modern fleet of fire apparatus to deliver Fire and Rescue services to the community, RFR has developed a replacement plan that maintains financial stability and sustainability of the "Vehicle and Equipment Reserve".

RFR strives to maintain a maximum replacement cycle of 20 years with all suppression apparatus.



Equipment Program 2016

The equipment program includes machinery and vehicles for Public Works and Fire Rescue Services, computer hardware, software, library collections, and other miscellaneous equipment.

2016 Recommended Equipment – Technology Program

Table of Contents

2016 Server Replacements 110

Anderson Room Improvements 111

Annual Computer Hardware Refresh 112

Business Process Management Suite (BPMS) 113

Bylaws License Plate Recognition (LPR) System 114

Customer Relationship Management System (CRM) 115

Developing Asset Models for Eng. & Public Works 116

Log Management Implementation Payment Card Industry Compliance 117


PeopleSoft HR and Payroll System Upgrade & Workforce Management 118


Software Deployment Replacement Solution 119


WiFi Network Expansion Phase II 120


Program:	Equipment Program	Sub-program:	Computer Capital
Project Name:	2016 Server Replacements	Submission ID:	5716


Location:	City Hall & Works Yard		
Cost:	\$303,000	OBI:	\$ -
Funding Sources:	Hardware Upgrade: \$303,000		
Scope:	<p>In order to maintain our services, data centre server infrastructure is refreshed on a five to six year cycle. After that period of time, manufacturers will no longer provide service agreements due to the age of equipment. Equipment begins to fail more frequently after this period of use. These failures can cause extended outages of applications that the public and staff rely on daily.</p> <p>This capital request covers servers used for the following purposes:</p> <p>Corporate database servers which support applications including Emergency Notification System, City web site, City GIS, and Sharepoint sites.</p> <p>Servers responsible for managing all of the City's access accounts, passwords, and security information.</p> <p>File servers which are used by staff in all departments to store files of various types, including "home" drives. There have been a few recent failures of these servers, which run PeopleSoft Financial and Human Resources systems.</p> <p>Storage controllers, which manage the high-capacity disk storage arrays. These storage arrays are used by virtually every application in the entire City.</p>		






Program:	Equipment Program	Sub-program:	Computer Capital
Project Name:	Anderson Room Improvements	Submission ID:	5709
Location:	City Hall		
Cost:	\$105,000	OBI:	\$ -
Funding Sources:	Hardware Provision: \$105,000		
Scope:	<p>The audio-visual equipment in Anderson Room and other meeting rooms is now fifteen years old. It was provided when City Hall was built. Fifteen years greatly exceeds the life expectancy of the equipment.</p> <p>The technology has advanced considerably in those fifteen years, to the point where virtual meeting facilities with wireless collaboration tools are expected. Instead, we provide users with podiums that contain VCR and Cassette equipment, which is rarely if ever used.</p> <p>Shaw has discontinued distribution of analog broadcast. This necessitates equipment replacement with HD-capable distribution equipment in many areas of City Hall</p> <p>The old analog audio equipment that requires replacing has been heavily modified and maintained by a number of contractors over the last fifteen years. As a result, the conduits that carry the signal cables are now full and extensive re-cabling will be required.</p> <p>Council Chambers equipment was replaced in 2013 at a cost of \$377K. The remaining equipment needing replacement includes that in the Anderson Room, other public meeting rooms, and staff meeting rooms in City Hall tower.</p> <p>With a proper distribution network, Anderson Room, Council Chamber, and M2.004 could be used for "spillovers" during issues such as the Land Use Contract discussions.</p> <p>Anderson Room 2016: Acoustical upgrade, paging equipment & sound system, audio-visual upgrade, audio system upgrade \$80K</p> <p>Analog to digital CATV distribution system replacement \$25K</p>		
			


Program:	Equipment Program	Sub-program:	Computer Capital
Project Name:	Annual Computer Hardware Refresh	Submission ID:	4901
Location:	City Hall		
Cost:	\$408,919	OBI:	\$ -
Funding Sources:	Hardware Upgrade Provision: \$408,919		
Scope:	<p>The IT Department Annual Computer Hardware Refresh is an equipment program where corporate computer equipment is replaced on a fixed schedule; it also provides a marginal replacement inventory for unexpected equipment failures. This approach maintains business productivity, reduces maintenance costs and ensures corporate desktop computers are technically appropriate for the software applications used in its City business services and practices.</p> <p>The planned equipment list for the 2016 Annual Computer Hardware Evergreen includes:</p> <ul style="list-style-type: none">277 Desktops13 Workstations28 Laptops4 Laptops w/Docking station212 Monitors13 iPads3 Large Footprint Printers8 Small Footprint Printers		
			

Program:	Equipment Program	Sub-program:	Computer Capital/Software
Project Name:	Business Process Management Suite (BPMS)	Submission ID:	5725
Location:	City Hall		
Cost:	\$600,000	OBI:	\$55,000
Funding Sources:	Software Provision: \$600,000		
Scope:	<p>As part of the Digital Strategy, the City of Richmond is implementing technology that will enable the city to optimize and support processes across business units. This technology will enable customers to easily request services through a common web and/or mobile application interface.</p> <p>The process management system will interface to each of our lines of business systems using the digital nervous ecosystem and enable an integrated approach in how services are managed for our customers. Through the integration of business process and customer relationship management, our customers will have an easy and consistent view of their interactions with the City.</p> <p>Processes will be created, automated and optimized across business units for enhancing the customer experience.</p> <p>Through continued use of this system, business processes can be easily documented permitting ongoing best practice reviews which enables the City to prepare for rapid change and innovation.</p>		
			


Program:	Equipment Program	Sub-program:	Technology
Project Name:	Bylaws License Plate Recognition (LPR) System	Submission ID:	5695
Location:	City Hall		
Cost:	\$197,120	OBI:	(\$161,404.50)
Funding Sources:	Enterprise:	\$197,120	
Scope:	<p>The License Plate Recognition (LPR) system is a multi-faceted solution providing an immediate increase in revenue for the City of Richmond (approximately \$261,920 annually) and a potential to reallocate resources to other needs in the City. This project will have a payback within 3 years. The LPR system moves the City to a licensed-enabled parking solution that seamlessly integrates with the City's new parking meters.</p> <p>Users enter their license plate number and time required at the meter. Data is communicated to a Parking enforcement vehicle equipped with an LPR camera and system. As the vehicle patrols streets and parking lots the camera reads license plates identifying license plates that are paid, have no permit or are unpaid. A citation is printed using a mobile printer in the LPR vehicle and the officer places the citation on the windshield of the vehicles in violation.</p> <p>This solution can use either a smart phone to issue parking tickets or handheld device similar to the one being used by staff today. They are linked to a portable thermal printer. Benefits are a significant decrease in the original purchase costs of handhelds, these devices are also cheaper to repair or replace.</p> <p>This system provides efficiencies, cost savings and improved customer service. Real-time information allows customers 24/7 access to handle parking business on-line. The ability to pay and appeal violations and purchase parking permits like the City tags and decals. Reports for statistical and audit purposes are available to save staff time and can be used to print evidence related to infractions. Other benefits include the importation of violation tickets, customer information and vehicle data, and interfaces with ICBC to obtain vehicle owner information, the Tempest system as well as the City's current collections agency.</p>		



Program:	Equipment Program	Sub-program:	Computer Capital/Software
Project Name:	Customer Relationship Management System (CRM)	Submission ID:	5723
Location:	City Hall		
Cost:	\$900,000	OBI:	\$100,000
Funding Sources:	Software Provision: \$900,000		
Scope:	<p>As part of the Digital Strategy, the City is implementing technology to enable a customer centric focus which includes Customer Relationship Management software, and a personalized Customer Web Portal.</p> <p>The vision is to provide software that will connect individuals, improve communication, and build relationships with the City's customers. The system acts as a single point of view to engage and manage customer expectations across various business units..</p> <p>The benefits of a CRM includes:</p> <ul style="list-style-type: none">- Citizens will have a single view of all their requests, case history and real time status on the City's website or mobile app.-Operational entities will set performance standards for use in responding to service requests. Actual performance will be measured and monitored.		



Program:	Equipment Program	Sub-program:	Technology
Project Name:	Developing Asset Models for Eng. & Public Works	Submission ID:	5726
Location:	City Wide		
Cost:	\$150,000	OBI:	\$ -
Funding Sources:	Computer Equipment: \$150,000		
Scope:	Public Works is proposing to engage an external consultant who can recommend and apply current financial and engineering standards and best practices as per the Canadian Municipal Data Model (CMDM) to our asset models (i.e. hierarchical structuring of Public Works and Facilities asset types). Deliverables include a project plan and budget to convert our assets and/or perform data collection and analysis. The project will also include planning for expanded use of the City's Geographical Information System.		



Program:	Equipment Program	Sub-program:	Computer Capital/Software
Project Name:	Log Management Implementation Payment Card Industry Compliance	Submission ID:	5731

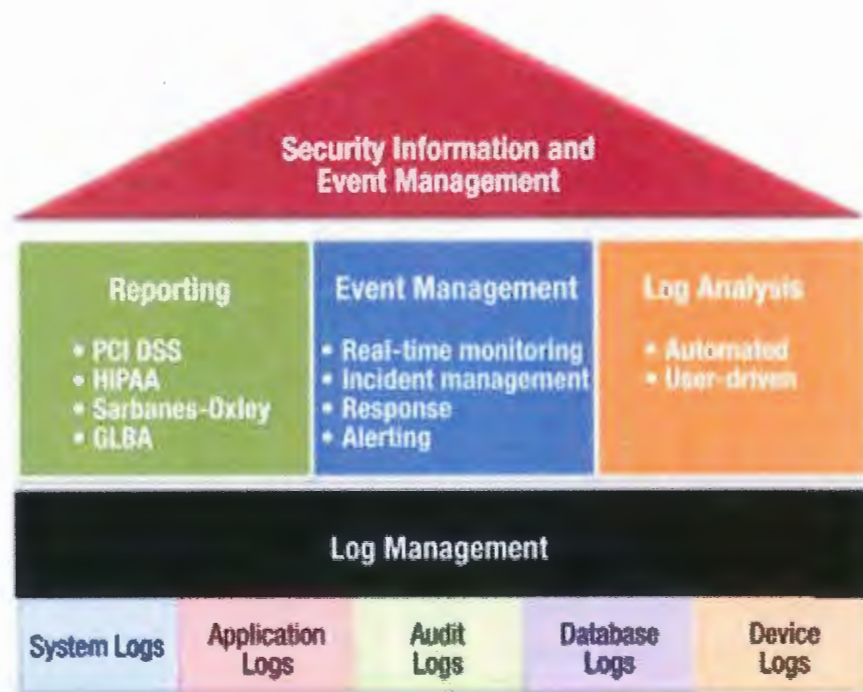
Location: City Hall

Cost: \$120,000

OBI: \$ -

Funding Sources: Other Equipment: \$120,000

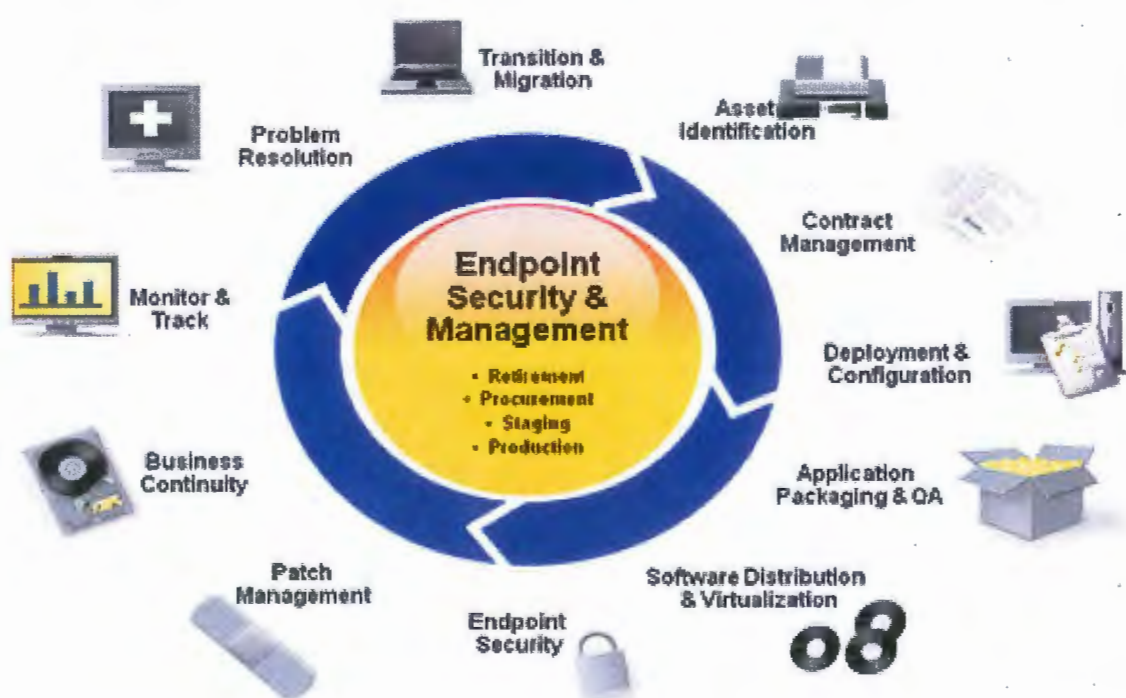
Scope: Payment Card Industry Data Security Standard (PCI DSS) is a set of information security standards to ensure that organizations that process, store or transmit credit card information are to maintain a secure environment. These standards were created to increase controls around cardholder data to reduce fraud and theft involving payment cards. As part of the compliancy process to meet these standards, the City is to implement an electronic log management system to proactively and centrally track system user activities which will enhance security, detect and minimize the impact of a data compromise.




Program:	Equipment Program		Sub-program:	Computer Capital/Software
Project Name:	PeopleSoft HR and Payroll System Upgrade & Workforce Management		Submission ID:	5724
Location:	City Hall			
Cost:	\$1,751,000		OBI:	\$82,000
Funding Sources:	Software Provision: \$951,000 Other: \$800,000			
Scope:	<p>The City is implementing technology to improve and streamline the management of its workforce. The vision is to provide software that will automate staff scheduling, time and labour entries, and generate statistics and analytics that will assist in better managing and improving operational efficiencies.</p> <p>Technology automation will include web-based portal for employee self service, automated time clocks for time entry, telephone access to schedule, automated confirmation of shifts configurations, and mobile app for schedule change requests and time entry.</p> <p>This project will be a 2-year undertaking. The funding request is for 2 years.</p> <p>The first year focused on upgrading the City's Human Resources and Payroll System (Peoplesoft Human Capital Management System).</p> <p>The second year will be the implementation of the Workforce Management System to a select number of business units.</p>			



Program:	Equipment Program	Sub-program:	Computer Capital/Software
Project Name:	Software Deployment Replacement Solution	Submission ID:	5730
Location:	City Hall		
Cost:	\$115,000	OBI:	(\$12,000.00)
Funding Sources:	Software Provision: \$115,000		
Scope:	<p>The IT Department requests funding to replace its obsolete software deployment tool, which has increasing support costs as the manufacturer has decided to no longer support this software. Replacing this tool with a newer technology will represent a decrease in the current operating costs (maintenance and support) for the existing tool of approximately \$12,000 per year. Newer technologies and capabilities will minimize the time and effort required to deploy and manage software on users' computers.</p>		



Program:	Equipment Program	Sub-program:	Technology
Project Name:	WiFi Network Expansion Phase II	Submission ID:	5468
Location:	Firehall/Community Centres/Parks/Heritage Sites		
Cost:	\$204,500	OBI:	\$1,000
Funding Sources:	Hardware Provision: \$204,500		
Scope:	<p>As part of the Digital Strategy vision, this project will extend the City's public Wi-Fi network to indoor areas in the following civic buildings and adjacent outdoor areas.</p> <p>This service will allow the guests to obtain internet access on demand, and staff will have coverage for business purposes such as mobile card scanning, and telephone portability. Coverage would be extended to all publicly accessible areas in these buildings.</p> <ul style="list-style-type: none">• Richmond Ice Centre• Watermania• Cambie CC• Branscombe House• East Richmond Community Hall• Steveston JCC & Martial Arts Building• Hamilton CC• Lang CC		
			

Child Care Program 2016

To address child care needs, the City plans the development of and partners with organizations to support a range of quality and affordable child care facilities.

2016 Recommended Child Care Program

Table of Contents

Child Care Projects - City Wide	122
---------------------------------------	-----

Program:	Child Care Program	Sub-program:	Child Care Program
Project Name:	Child Care Projects - City Wide	Submission ID:	4888
Location:	Various		
Cost:	\$50,000	OBI:	\$ -
Funding Sources:	Child Care Development Reserve: \$50,000		
Scope:	To provide sufficient funding to administer the City's 2016 Child Care Capital Grants Program. These grants support non-profit child care operators with capital improvements to enhance their child care programs, e.g., minor renovations, outdoor playground upgrades, the purchase of equipment and furnishings.		
			

Internal Transfers/Debt Payment Program 2016

The internal transfers/debt program relates to the use of capital funding for repayment of capital funds borrowed from other internal sources of funding.

2016 Recommended Internal Transfers/Debt Payment Program

Table of Contents

General Parkland Acquisition Repayment.....	124
Nelson Road Interchange Repayment	125
River Rd/North Loop (2005) Repayment.....	126
Shovel - Ready Grant (2009) Repayment Lansdowne Rd Extension	127
Transfer of funding to Revolving Fund from Watermain Replacement Reserve.....	128
West Cambie Parkland Acquisition Repayment.....	129

Program:	Internal Transfers/Debt Payment	Sub-program:	Internal Transfers/Debt Payment
Project Name:	General Parkland Acquisition Repayment	Submission ID:	5752
Location:	Finance		
Cost:	\$1,992,825	OBI:	\$ -
Funding Sources:	Parks DCC:	\$1,873,174	
	Parks City Assist:	\$119,651	
Scope:	<p>The purpose of this submission is to repay the Capital Reserve - Industrial Use Fund for previous Parkland Acquisitions from Parkland Acquisition Developer Cost Charges (DCC's).</p> <p>The purpose of the Parkland Acquisition program is to acquire land for park requirements to address development and population growth. The program is based on the City's population projections as per the OCP with the objective of maintaining the parks provision standard of 7.66 acres/1000 population. The program is funded through Parkland Acquisition Developer Cost Charges (DCC's) and is guided by the Council approved 2009 Park Land Acquisition Strategy which provides the criteria for evaluating proposed acquisitions. Funding is required each year to allow the City to be strategic and responsive as properties become available thus avoiding the need to borrow the funding from other City sources or pass bylaws to release the funds for each acquisition.</p> <p>Acquisition of land as prioritized in the Council approved 2009 Park Land Acquisition strategy for the purposes of creating or completing parks and open spaces to meet the needs of the city's growing population. The funding is typically allocated to an acquisition or acquisitions by year end.</p>		

Program:	Internal Transfers/Debt Payment		Sub-program:	Internal Transfers/Debt Payment		
Project Name:	Nelson Road Interchange Repayment		Submission ID:	5298		
Location:	Finance					
Cost:	\$385,098		OBI:	\$ -		
Funding Sources:	Roads DCC:		\$385,098			
Scope:	A total of \$2.54M is to be repaid from Roads DCC to Surplus over 8 years. The 2016 payment of \$385,098 is the 3rd of eight equal payments.					
	Payment	Year	Balance	Payment	Interest	Principal
	1	2014	\$2,540,065	\$(385,098)	114,303	270,795
	2	2015	\$2,269,270	\$(385,098)	102,117	282,981
	3	2016	\$1,986,289	\$(385,098)	89,383	295,715
	4	2017	\$1,690,574	\$(385,098)	76,076	309,022
	5	2018	\$1,381,552	\$(385,098)	62,170	322,928
	6	2019	\$1,058,624	\$(385,098)	47,638	337,460
	7	2020	\$ 721,164	\$(385,098)	32,452	352,646
	8	2021	\$ 368,518	\$(385,098)	16,583	368,515

Program:	Internal Transfers/Debt Payment			Sub-program:	Internal Transfers/Debt Payment
Project Name:	River Rd/North Loop (2005) Repayment			Submission ID:	2305
Location:	Finance				
Cost:	\$1,685,056			OBI:	\$ -
Funding Sources:	Roads DCC: \$1,685,056				
Scope:	A total of \$18.2M is to be repaid from Roads DCCs to Surplus over 18 years. The 2016 payment of \$1,685,056 is the 11th of 18 payments.				
	Payments	Year	Balance	Payment	Interest Principal
	1	2006	17,100,000	(1,769,576)	598,500 1,171,076
	2	2007	15,928,924	(1,200,000)	557,512 642,488
	3	2008	16,236,436	(1,867,000)	568,275 1,298,725
	4	2009	14,937,712	(1,867,000)	522,820 1,344,180
	5	2010	13,593,532	(468,210)	475,774 (7,564)
	6	2011	13,601,095	(300,000)	476,038 (176,038)
	7	2012	13,777,133	(200,000)	482,200 (282,200)
	8	2013	14,059,333	(1,939,202)	492,077 1,477,125
	9	2014	12,612,208	(1,317,000)	441,427 875,573
	10	2015	11,736,635	(1,685,056)	410,782 1,274,274
	11	2016	10,462,361	(1,685,056)	366,183 1,318,873
	12	2017	9,143,566	(1,685,056)	320,022 1,365,034
	13	2018	7,778,454	(1,685,056)	272,246 1,412,810
	14	2019	6,365,644	(1,685,056)	222,798 1,462,258
	15	2020	4,903,386	(1,334,953)	171,618 1,163,334
	16	2021	3,488,258	(1,334,953)	130,902 1,204,051
	17	2022	2,023,601	(1,334,953)	88,760 1,246,193
	18	2023	507,681	(1,334,955)	45,143 1,289,812

Program:	Internal Transfers/Debt Payment			Sub-program:	Internal Transfers/Debt Payment
Project Name:	Shovel - Ready Grant (2009) Repayment Lansdowne Rd Extension			Submission ID:	3781
Location:	Finance				
Cost:	\$77,263			OBI:	\$ -
Funding Sources:	Roads DCC: \$77,263				
Scope:	A total of \$626,666 is to be repaid from Roads DCC to the Watermain Replacement Reserve over 10 years.				
	The 2016 payment of \$77,263 is the 7th of 10 equal payments				
	The loan amortization schedule is:				
	Payment	Year	Balance	Payment	Interest
					Principal
	1 -	2010	626,666	\$(77,263)	25,067
	2 -	2011	574,470	\$(77,263)	22,979
	3 -	2012	520,185	\$(77,263)	20,807
	4 -	2013	463,730	\$(77,263)	18,549
	5 -	2014	405,016	\$(77,263)	16,201
	6 -	2015	343,954	\$(77,263)	13,758
	7 -	2016	280,449	\$(77,263)	11,218
	8 -	2017	214,404	\$(77,263)	8,576
	9 -	2018	145,717	\$(77,263)	5,829
	10 -	2019	74,283	\$(77,254)	2,971
					74,283

Program:	Internal Transfers/Debt Payment	Sub-program:	Internal Transfers/Debt Payment
Project Name:	Transfer of funding to Revolving Fund from Watermain Replacement Reserve	Submission ID:	5758
Location:	Finance		
Cost:	\$6,000,000	OBI:	\$ -
Funding Sources:	Revolving Fund \$6,000,000		
Scope:	<p>The purpose of this submission is to change the funding source for previously approved capital projects related to the Alexandra District Energy Utility program.</p> <p>The Alexandra District Energy Utility assets will be transferred to the Lulu Island Energy Corporation in 2016. In preparation of this transfer, the project will be funded from the Revolving Fund with future repayments to be deposited back into the Revolving Fund.</p>		

Program:	Internal Transfers/Debt Payment		Sub-program:	Internal Transfers/Debt Payment
Project Name:	West Cambie Parkland Acquisition Repayment		Submission ID:	5753
Location:	Finance			
Cost:	\$1,600,000		OBI:	\$ -
Funding Sources:	Parks DCC: \$1,600,000 Parks City Assist: -			
Scope:	<p>West Cambie Parkland Acquisition DCC is repaying General Parkland Acquisition DCC for previous Parkland Acquisitions.</p> <p>The Parkland Acquisition program is to acquire land for park requirements to address development and population growth. The program is based on the City's population projections as per the OCP with the objective of maintaining the parks provision standard of 7.66 acres/1000 population. The program is funded through Parkland Acquisition Developer Cost Charges (DCC's) and is guided by the Council approved 2009 Park Land Acquisition Strategy which provides the criteria for evaluating proposed acquisitions. Funding is required each year to allow the City to be strategic and responsive as properties become available thus avoiding the need to borrow the funding from other City sources or pass bylaws to release the funds for each acquisition.</p> <p>Acquisition of land as prioritized in the Council approved 2009 Park Land Acquisition strategy for the purposes of creating or completing parks and open spaces to meet the needs of the city's growing population. The funding is typically allocated to an acquisition or acquisitions by year end.</p>			

Building Program Unfunded Projects 2016

Due to funding constraints and higher priority projects, the following building projects are not recommended for funding.

2016 Unfunded Building Program

Table of Contents

Interurban Tram Restoration..... 131

London Heritage Farm Outbuildings..... 132

Works Yard Survey Inspector System Renewals..... 133

Program:	Building Program	Sub-program:	Major Building
Project Name:	Interurban Tram Restoration	Submission ID:	5671

Location: Steveston Park

Cost: \$396,000

OBI: \$ -

Funding Sources: Capital Revolving: \$396,000

Scope: The BC Electric Railway Interurban Tram #1220, built in 1912, is the largest and most valuable artefact in the City's collection. The first phase of restoration, funded through the Steveston Road Ends account, will be completed by mid 2016 and includes extensive mould remediation, a hazardous materials assessment, an inventory of parts, review of best practices, and a draft restoration plan. Phase 2 is the final stage of restoration and will include exterior bodywork, roof repair, detailed electrical and mechanical assessment, stabilization and repair (if necessary) of all systems including the undercarriage and trucks as well as interior finishes and furnishings. Full restoration of this artefact ensures optimum preservation for future generations while delayed restoration will risk further deterioration. Phase 2 funding was approved for 2011 but was subsequently diverted in 2012 to the Tram building completion. The OBI was approved as part of the 2011 submission.



Program:	Building Program	Sub-program:	Major Building
Project Name:	London Heritage Farm Outbuildings	Submission ID:	5708

Location: London Heritage Farm

Cost: \$389,360

OBI: \$13,611

Funding Sources: Capital Revolving: \$389,360

Scope: Repair the out buildings (barn, toolsheds, chicken coop and bee house) at London Farm and provide ongoing maintenance. London Heritage Farm (LHF) is owned by the City and operated by the London Heritage Farm Society (LHFS). LHF, designated a Heritage Site in 1979, encompasses 4.06 acres of land including gardens, a heritage building, a caretaker's residence, public washrooms and various outbuildings. Over 15,000 visitors come to LHF each year and rentals for weddings, picnics and other private functions have increased.

As demands on the site grow, there has been a challenge meeting the maintenance requirements for the outbuildings, for which historically the LHFS had assumed responsibility. This includes but is not limited to tool sheds, a gazebo, barn, chicken and bee house. LHFS does not have the resources to maintain the site as many of the maintenance issues are beyond the skill set of their staff and volunteers and exceed their resources. This has resulted in outbuilding systems reaching the end of their life-cycle without the resources to fix or replace them. Subsequently, deteriorating buildings pose a risk to public health and safety and to the heritage site.

The objective of this request is to invest in LHF to improve the outbuildings and bring them up to current safety standards, and to provide ongoing support to maintain the buildings ensuring a safe environment for visitors and volunteers. This is an opportunity to provide support for LHFS so that they may focus their work on heritage interpretation and providing the community and tourists with a unique visitor experience of a valued City heritage asset.



Program:	Building Program	Sub-program:	Minor Building
Project Name:	Works Yard Survey Inspector System Renewals	Submission ID:	5502

Location: 5599 Lynas Lane

Cost: \$315,000

OBI: \$ -

Funding Sources: Capital Revolving: \$315,000

Scope: Replacement and renewal of outdated and obsolete mechanical, electrical, building envelope and finishes that have reached the end of their useful service life.

Mechanical to include water heater and exhaust system replacement.

Electrical to include lighting upgrades and security system replacement.

Envelope and finishes to include: exterior windows, door assemblies, roofing system, ceramic tiling, flooring and ceilings. Exterior painting will also be performed.

Miscellaneous upgrades as required as the work progresses.



Equipment Program Unfunded Projects 2016

Due to funding constraints and higher priority projects, the following equipment projects are not recommended for funding.


2016 Unfunded Equipment Program

Table of Contents

Emergency Supply Cabinets Project	135
Emergency Supplies Container Project.....	136
Meeting Room Evergreen & Media Distribution Network Phase I.....	137

Program:	Equipment Program	Sub-program:	Miscellaneous Equipment
Project Name:	Emergency Supply Cabinets Project	Submission ID:	5722

Location:	City Wide		
Cost:	\$125,000	OBI:	\$ -
Funding Sources:	Capital Revolving:	\$125,000	
Scope:	<p>This Capital Project is for the supply and installation of thirty cabinets of emergency supplies in City facilities for immediate short term response to emergencies. The cabinets are of sturdy steel construction containing emergency supplies for staff that are containerized for immediate deployment.</p> <p>Cabinets would be located:</p> <ol style="list-style-type: none">1. On each floor of City Hall2. On the occupied floors of the Annex3. In one of the Minoru complex buildings4. At the Richmond Olympic Oval5. In nine cabinets at the Works Yard for the staff based there6. Eight other locations around Richmond for staff working in those areas. <p>Cabinets would contain:</p> <ol style="list-style-type: none">1. Rescue and safety equipment such as hard hats, work gloves and safety goggles.2. Emergency supplies such as emergency blankets, radio, flashlights and whistles.3. Emergency food bars and drinking water.4. First aid kits to assist until advanced medical personnel arrive. <p>This project provides critical resources and supplies at the onset of an emergency or disaster for staff to respond to the incident and provide critical services to the community. The intent of this project is for short term immediate emergency response,.</p> <p>An additional Capital Project proposal has also been submitted for the supply and installation of sea containers and emergency supplies (Emergency Supplies Container / Disaster Staging Area project) located around the City. The intent of this project is for more robust supplies in sea containers to provide staff with a physical muster point, critical emergency supplies, food, water, portable sanitation stations and additional equipment and resources to provide for a sustained response by staff for larger emergencies or disasters such as an earthquake</p>		



Program:	Equipment Program	Sub-program:	Miscellaneous Equipment
Project Name:	Emergency Supplies Container Project	Submission ID:	5694

Location:	City Wide		
Cost:	\$515,400	OBI:	\$53,910
Funding Sources:	Capital Revolving: \$515,400		
Scope:	<p>This Capital Project is for the supply and installation of ten sea containers containing sufficient emergency supplies for a sustained long term response to major emergencies or disasters. Located strategically around the city, these will serve as:</p> <ol style="list-style-type: none">1. Dedicated physical muster points for staff out working around the City to gather and establish staff accountability2. Provision of emergency supplies including first aid, food, water, portable sanitation and rescue response equipment to support staff efforts post a disaster <p>The ten containers will require insulation, heating, cooling and lighting and would be located on City property at City centre, the Works Yard and eight other strategic locations around the City.</p> <p>During a large scale emergency or disaster, supply chain management may be impacted. These caches of emergency response supplies would bridge the time period between the onset of the emergency and the re-establishment of the supply chain.</p> <p>Staff emergency supplies would include items such as work gloves, flash lights, safety goggles, tarps, portable sanitation stations and first aid equipment. Emergency food and water solutions would be selected to have a longer term shelf life (5 years), meet nutritional requirements and be ready to eat with no additional resource requirements.</p> <p>This project provides critical resources and supplies at the onset of a major emergency or disaster for staff to respond and provide critical services to the community until supply chains can be re-established. The intent of this project is for the longer term sustained response by staff for larger emergencies or disasters such as an earthquake.</p> <p>An additional Capital Project proposal has also been submitted for the supply and installation of thirty emergency supplies cabinets located around the City. The intent of this project is for short term immediate emergency response.</p>		



Program:	Equipment Program	Sub-program:	Computer Capital
Project Name:	Meeting Room Evergreen & Media Distribution Network Phase I	Submission ID:	5759

Location: City Hall

Cost: \$337,200

OBI: \$ -

Funding Sources: Hardware Upgrade Provision: \$337.200

Scope: Public Meeting Rooms paging equipment & sound system

Public Meeting Rooms video distribution network

Fibre cabling for media distribution

Analog-to-digital cable TV system upgrade

Cat-6e or fibre cabling for digital TV

Public Meeting Rooms podium & presentation systems upgrade

Upgrade the video distribution network, include conferencing for council chambers to meeting rooms (cameras in each room)





City of Richmond

Report to Committee

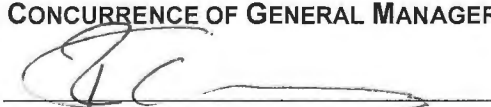
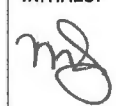
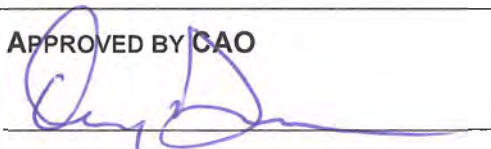
To: Planning Committee **Date:** November 19, 2015
From: John Irving, P.Eng. MPA **File:** 10-6060-01/2015-Vol
Director, Engineering 01
Re: Alexandra Road Undergrounding Works Agreement

Staff Recommendation

That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized on behalf of the City to enter into one or more agreements with each of Polygon Jayden Mews Homes Ltd. (or a related company), Am-Pri Developments (2012) Ltd., 0846930 BC Ltd., British Columbia Hydro and Power Authority, Telus Communications Inc. and Shaw Cablesystems Limited, as required to facilitate the undergrounding of BC Hydro, Telus and Shaw infrastructure on Alexandra Road as described in the report from the Director, Engineering, dated November 19, 2015.


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

Att. 2

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

Through rezoning, three separate developers are required to underground BC Hydro, Telus and Shaw infrastructure along their Alexandra Road frontages. As the developments are progressing simultaneously, the developers have asked to enter into legal agreements with the City whereby they provide full funding to the City to facilitate this work. This report requests authority to enter into those agreements.

Analysis

Polygon Jayden Mews Homes Ltd., Am-Pri Developments and 0846930 BC Ltd. (Rick Sian) are simultaneously constructing townhouse developments on their respective properties, civic addresses: 9728 Alexandra Road, 9680 Alexandra Road and 9560 Alexandra Road. Through their rezoning, each developer is required to underground BC Hydro, Telus and Shaw infrastructure along their Alexandra Road frontages. Attachment 1 is a key plan showing each development's location and the work scope.

The developers, in consultation with BC Hydro, have determined that the most effective and efficient way to complete the work is via a consolidated project. BC Hydro has indicated that it will only accept a request to complete undergrounding works from a single organization. During discussions with staff, the developers requested that on their behalf the City request BC Hydro, Telus and Shaw to design and construct the works. The developers will fully fund the works and enter into separate legal agreements with the City to allow the City to cause BC Hydro, Telus and Shaw to install the works. The works' cost will be proportional to each developer's frontage length. Attachment 2 is a schedule of the proposed material terms that will be included within the agreements.

Agreement terms will require each developer to pay additional monies should cost overruns occur. Any surplus funds would be returned to each developer in the same proportion that it was provided.

The estimated design and construction value of the works is \$700,000: Sian (\$88,000), Am-Pri (\$437,000) and Polygon (\$175,000).

The scope of work does not include the undergrounding work in front of 9800 and 9820 Alexandra Road as this work will be incorporated into the future servicing agreement requirements for these lands if and when they rezone to higher density, in keeping with the Area Plan.

The scope of work being proposed includes undergrounding the works along the City's greenway that begins at May Drive and extends east along the frontage of properties 9560 and 9680 Alexandra Road.

Financial Impact

None. All works will be fully funded by developers. The City will collect the required monies from the developers and pay out the monies to BC Hydro, Telus and Shaw pursuant to the various agreements with the developers.

Conclusion

Polygon Jayden Mews Homes Ltd. (or a related company), Am-Pri Developments and 0846930 BC Ltd. (Rick Sian) have requested they enter into legal agreements with the City to facilitate BC Hydro, Telus and Shaw undergrounding along the frontage of their Alexandra Road developments. Staff agree that this is in the City's best interests and provides an efficient and effective method of achieving the undergrounding work. Works will be fully funded by the developers with zero cost to the City.

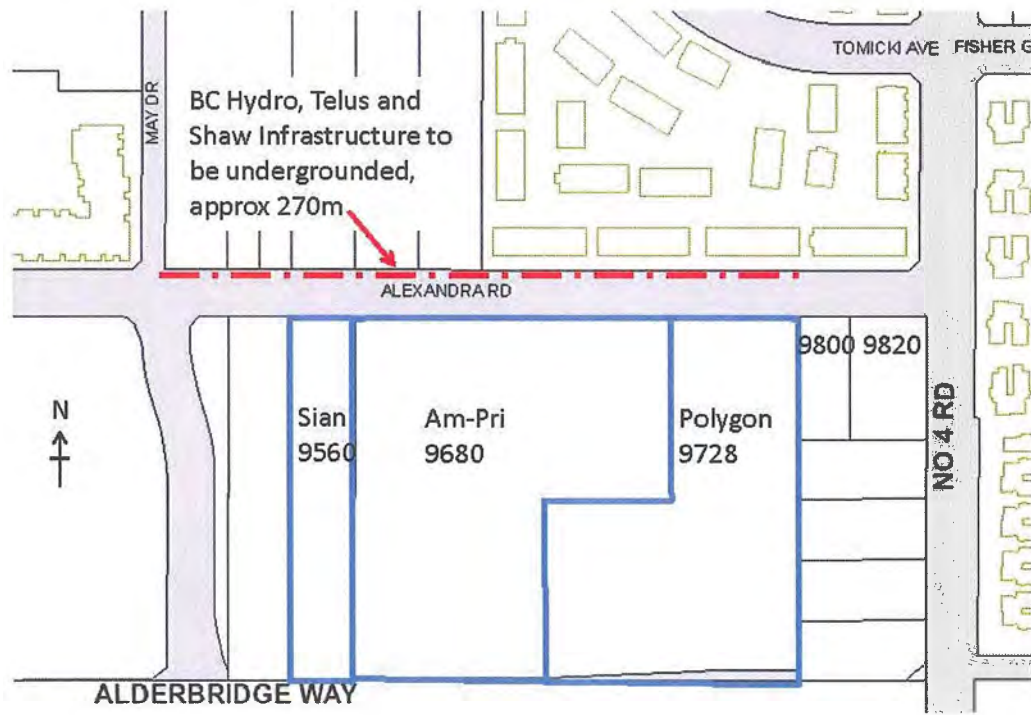


Lloyd Bie, P.Eng.
Manager, Engineering Planning
(604-276-4075)

LB:ab

Att. 1: BC Hydro/Telus/Shaw Undergrounding Location Key Plan
Att. 2: Schedule of Proposed Material Terms of Legal Agreements

Attachment 1 – Key Plan



Developer	Frontage Length %
Sian	13
(0846930 B.C. LTD.,)	
Am-Pri (AM-PRI DEVELOPMENTS (2012) LTD.)	62
Polygon (POLYGON JAYDEN MEWS HOMES LTD.)	25

Attachment 2 – Schedule of Proposed Material Terms of Legal Agreements

1. The Three Sites:

- a. **9728 Alexandra Road** (formerly owned by Polygon Jayden Mews Homes Ltd., now stratified)

Legally known and described as:

Common Property Strata Plan EPS967

Note: currently has SRWs in favour of BC Hydro, Telus and Shaw

Related servicing agreement dated Nov 24, 2014 under application number SA14-670187

- b. **9680 Alexandra Road**

Legally known and described as:

PID 029 577 241

Lot A Section 34 Block 5 North

Range 6 West NWD Plan EPP43923

Registered Owner: Am-Pri Developments (2012) Ltd.

Note: currently has SRWs in favour of BC Hydro and Telus

Related servicing agreement dated May 21, 2015 under application number SA14-665440

- c. **9560 Alexandra Road**

Legally known and described as:

PID 013 044 061

Lot A Section 34 Block 5 North

Range 6 West NWD Plan 80461

Registered Owner: 0856930 B.C. Ltd.

Note: currently has no SRWs in favour of BC Hydro or Telus

Related servicing agreement is yet to be entered into

2. Developers' obligations

Polygon Jayden Mews Homes Ltd. (or a related company), Am-Pri Developments (2012) Ltd. and 0846930 BC Ltd will each be obligated to:

- a. Install the required underground ducts to accommodate the Underground Works
- b. pay all costs whatsoever in respect to the Underground Works relating to its site
- c. permit the City to use the development's servicing agreement letter of credit to be used as security against the cost of the Underground Works relating to its site
- d. if required by the City, provide the City with cash instead to complete the Underground Works relating to its site
- e. Increase the amount of funds provided to the City should it be required
- f. locate utility boxes on private property and provide any required additional statutory rights of way and/or section 219 covenants to the City, British Columbia Hydro and Power Authority, Telus Communications Inc. and Shaw Cablesystems Limited (in connection with the site previously owned by Polygon Jayden Mews Homes Ltd. as the site has been stratified, the cooperation of the strata corporation will required in order to do this)
- g. provide a release and indemnity in favour of the City.

3. City's obligations

The City will be obligated to:

- a. Request funding from each developer in proportion to each developers' frontage length
- b. Upon receipt of developer funding, confirm the estimated costs and request BC Hydro, Telus and Shaw to proceed with designing, constructing, installing and finishing the Underground Works in relation to the three sites
- c. Using developer funding, pay BC Hydro, Telus and Shaw upon their completing the work
- d. Return any surplus funds to each developer in the same proportion as it was provided
- e. Require the developer to pay any funding deficiency

4. Condition Precedent to City's obligations

The agreement will provide that the City's obligations set out in the agreements are subject to the City being satisfied by a certain date that:

- a. The other two developers have entered or will enter into agreements with the City relating to their portions of the BC Hydro, Telus and Shaw works to be undergrounded in proximity to their lands
- b. Any required additional statutory rights of way and/or section 219 covenants have been or will be obtained and registered in connection with all three sites



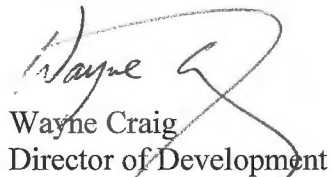
To:	Planning Committee	Date:	November 27, 2015
From:	Wayne Craig Director of Development	File:	AG14-657892
Re:	Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road		

Staff Recommendation

That:

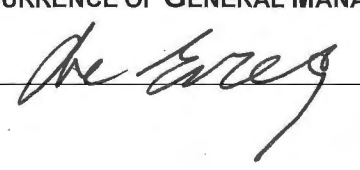
1. The application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road to develop a Hindu temple and off-street parking on the westerly 110m of the site be endorsed as presented to the Planning Committee on May 20, 2015 and forwarded to the Agricultural Land Commission;
2. Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9506 that adds No. 5 Road Backlands Policies in Section 7.0 of the OCP be introduced and given first reading;
3. Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act.
4. Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043 and Section 882(3)(c) of the Local Government Act, will be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing;
5. This report and Bylaw 9506, be forwarded to the Richmond Agricultural Advisory Committee for comments in advance of the Public Hearing;
6. Staff be directed to host a public information meeting with all affected property owners along the No.5 Road corridor to explain the proposed OCP amendment (i.e., changes to the No. 5 Road Backlands Policy) in advance of the Public Hearing.

7. Policy 5037 "No. 5 Road Backlands Policy" be rescinded once Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506 is adopted; and
8. Staff be directed to continue to monitor the progress of the George Massey Tunnel Replacement project and report back when the impacts on the Backlands are better known.


Wayne Craig
Director of Development

WC: mp

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

At the May 20, 2015 Planning Committee meeting, staff provided a report titled “Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road”. In the discussion, the Committee expressed concerns regarding a lack of active agricultural activities along the No. 5 Road Backlands in general, and discussed options to ensure that farming activities take place along the No. 5 Road Backlands.

As a result, the Committee passed the following motion:

That the staff report titled Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road, dated April 29, 2015, from the Director, Development, be referred back to staff.

At the same meeting, the Committee also passed the following motion:

That staff examine:

- 1. The overall vision for the No. 5 Road Backlands;*
- 2. Options for a farm access road along the Backlands from Blundell Road to Steveston Highway;*
- 3. Options to assemble properties along No. 5 Road to create an agricultural “green” zone; and*
- 4. The properties that comply with the requirements of the No. 5 Road Backlands Policy No. 5037.*

The purpose of this report is to respond to the referral, and bring forward the ALR non-farm use application by Arul Migu Thurkadevi Hindu Society of BC at 8100 No. 5 Road for re-consideration.

Findings of Fact

Current No. 5 Road Backlands Policy 5037 (March 27, 2000 - Policy 5037)

The current No. 5 Road Backlands Policy 5037 was adopted on March 27, 2000 to implement a stricter approach to ensure that when (1) institutional uses are allowed within the first 110 metres east from No. 5 Road, (2) active farming occurs on the remaining Backlands and all proponents of proposals for lands subject to the Policy are required to prepare an acceptable farm plan, enter into legal agreements and provide a financial guarantee to farm to ensure active farming of the Backlands (Attachment 1).

This report proposes an updated No. 5 Road Backlands Policy (e.g., a vision, clarifying ownership and farm road access options, a preferred farm access road location and limited residential uses). As well, staff are recommending that the Policy be incorporated to the 2041 Official Community Plan, to ensure that it is formally recognized by all as an important City land use policy.

Previous Backlands Policy 5006 is provided in Attachment 2 and Policy 5035 in Attachment 3. A summary chronology of No. 5 Road Backland events is provided in Attachment 4.

Summary Description of Properties within the No. 5 Road Backlands Policy Area

Various maps are provided in Attachment 5 to provide detailed information about the properties within the No. 5 Road Backlands Policy Area. A summary of the information is as follows:

- There are a total of 33 properties within the No. 5 Road Backlands Policy area (see Map 1).
- 10 parcels are wholly designated for institutional uses with no farming requirement. These parcels are relatively small and most of them are located on the south side of Blundell Road (see Map 2).
- Most of the institutional uses on the properties along Blundell Road predate the original September 10, 1990 No.5 Road Backlands Policy 5006.
- Four parcels are located outside of the ALR (i.e., the “Gardens” site) and are designated “Limited Mixed-Use” in the 2041 Official Community Plan (OCP) (see Map 2).
- 19 properties are split-designated with the westerly 110m portion designated “Community Institutional” and the remaining portion designated “Agriculture” in the 2041 OCP.
- Of these 19 split-designated properties, 10 properties have been rezoned to allow institutional uses on the westerly 110m of the properties (see Map 2 and Map 3) after the adoption of Policy 5006. Of the 10 properties:
 - The rezoning applications for the following eight properties were approved in the 1990s before a stricter procedure and requirements were put into place. The property owners were required to register a restrictive covenant on the title, to ensure that the Backland is retained for agricultural purposes, and submit a farm plan to the Agricultural Land Commission (ALC) for review and approval; however, most of the farm plans submitted for the non-farm use and rezoning approvals by the City and the ALC were not detailed (i.e., did not indicate crop or proposed infrastructure).

Eight Properties That Were Approved In The 1990s Before A Stricter Policy Was Established	
Address	Name
1. 8200 No. 5 Road	Vedic Cultural Society of BC
2. 8240 No. 5 Road	Dharm Drum Mountain Buddhist Association
3. 8320 No. 5 Road	International Sports, Arts and Educations Centre Inc. (not developed)
4. 8580 No. 5 Road	Shia Muslim Community of BC
5. 8760 No. 5 Road	Richmond Jewish Day School Society of BC
6. 9360 No. 5 Road	Catholic Independent School (not developed)
7. 10060 No. 5 Road	Lingyen Mountain Temple
8. 10260 No. 5 Road	Richmond Christian School Association

- The following two institutional developments were approved after 2000. A detailed farm plan was provided as part of the rezoning process for each property.

Two Institutional Developments That Were Approved After The Current Policy Was Approved In 2000	
Address	Name
1. 8140 No. 5 Road	Thrangu Monastery Association
2. 8280 No. 5 Road	Peace Evangelical Church

- The following four applications are currently under review (see Map 5).

Four Applications Currently Under Review			
Address	Application	Status	Details
1. 8100 No. 5 Rd (Subject of Referral)	AG14-657892 RZ14-667707	Initially considered by Planning Committee on May 20, 2015	<ul style="list-style-type: none"> – Split-designated – To rezone the westerly 110m to develop a Hindu temple and establish a blueberry farm in the Backlands – A detailed farm plan submitted for the proposed blueberry farm
2. 8480 No. 5 Rd	RZ14-674068	Under staff review	<ul style="list-style-type: none"> – Not required to farm as site is less than 110m deep – Exempt from the ALC Act as the site is less than 2 acres and was by separate title certificate prior to December 21, 1972 – To rezone the entire property to “Assembly (ASY)” to develop a Buddhist temple
3. 9500 No. 5 Rd (Former Mylora Golf Course site)	AG13-646237	Under staff review	<ul style="list-style-type: none"> – Split-designated – To rezone the westerly 110m to “Assembly (ASY)” zone and subdivide it into five parcels, – Proposes to remediate and dedicate the Backlands to the City
4. 10060 No. 5 Rd (Lingyen Mountain Temple)	RZ13-641554	Under staff review	<ul style="list-style-type: none"> – Split-designated – The westerly 110m already zoned to allow institutional uses – Proposes to expand the existing temple – A detailed farm plan submitted for review

The owners of the properties at 8100 No. 5 Road (#1 above) and 10060 No. 5 Road (#4 above) will be required to farm the Backlands. The applicant of the non-farm use application at 9500 No. 5 Road (# 3 above) proposes to dedicate the Backlands to the City. The property at 8480 No. 5 Road (# 2 above) will not be required to farm, as it is less than 110m from No. 5 Road.

- The following four split-designated properties have not been rezoned (see Map 5). Should the owners apply to develop the westerly 110m of the properties for an institutional use, they will be required to provide a farm plan and a financial guarantee for the implementation of the farm plan, and register a restrictive covenant on title to secure the Backlands for farming purposes only.

Four Split-Designated Properties Have Not Yet Been Rezoned	
Address	Name
8160 No. 5 Road	Thrangu Monastery Association
8720 No. 5 Road	Individual Owners
9220 No. 5 Road	World Growth Investment
10320 No. 5 Road	Lingyen Mountain Temple

- Currently, there are a total of 16 institutions within the No. 5 Road Backlands Policy Area. It is anticipated that as many as 10 more institutions could be located along the corridor, if all the properties within the Policy area are developed in accordance with the Policy.

Analysis

Properties that comply with the requirements of the No. 5 Road Backlands Policy No. 5037

An analysis of the Backlands reveals the following:

- Of the 33 properties, 19 properties are split-designated (institutional / agriculture) and 10 properties have been rezoned to allow institutional uses on the westerly 110m. Two of them have not been developed and eight of them are required to farm the Backlands.
- Finance staff advise of the following:
 - Annually, they contact the owners of the eight properties to verify their eligibility for tax exemption, and conduct site visits to confirm that there is evidence of farming activity.
 - For the purposes of the City's Permissive Tax Exemption, any religious property within the Policy area where staff have determined that the land is used for food production or has been recently prepared for planting, will be given an exemption. The exemption is only for the religious building and land used for religious purposes. The tax exemptions do not include the Backlands.
 - If the properties are not actively farmed, Council can withhold providing a tax exemption.
 - In 2015, all the eight properties were given the tax exemption.
- Most of the property owners initially made attempts to farm their Backlands but some of their properties have been farmed intermittently or have limited farming activities.
- Some of the property owners grow farm products for their own consumption or for community purposes.
- Most of the properties are farmed by volunteers who are not experienced farmers, and they lack the financial or business capacity to achieve commercial-scale farming operations.

Options for a North - South Farm Road Access

The purpose of the proposed north-south farm road access along the Backlands is to divert farm vehicles away from No. 5 Road, minimize potential traffic conflict between the general public and farm users, and provide continuous connected vehicular farm access to facilitate farming.

The proposed potential farm road access can be achieved through a statutory right-of-way which can be secured as part of a development application. Map 5 included in Attachment 5 shows where the current opportunities are to secure the statutory right-of-way. For example:

- On the north side of the King Road allowance, all the properties, except for four properties at 8100 No. 5 Road, 8160 No. 5 Road, 8720 No. 5 Road and 9220 No. 5 Road have been already rezoned to allow assembly uses on the westerly 110m, which limits the opportunity to secure the statutory right-of-way.
- On the south side of the King Road allowance, there is potential to negotiate for a farm road access through the following two active development applications:
 1. 10060 No. 5 Road (Lingyen Mountain Temple): Staff are processing the Lingyen Mountain Temple rezoning application at 10060 No. 5 Road, to require the applicant to prepare an acceptable farm plan, register a restrictive covenant on title to ensure that it is farmed, and provide a financial guarantee and a statutory right-of-way for a farm road

access to connect their Backlands, with 9500 No. 5 Road and the City's property to the south at 10640 No. 5 Road.

2. 9500 No. 5 Road (the former Mylora Golf Course site): The applicant of the non-farm use has proposed to remediate the Backlands and dedicate it to the City in exchange for rezoning and subdivision of the westerly 110m portion. As the City will own the Backlands, it is not necessary to secure a statutory right-of-way along the Backlands.

On the north side of King Road, as there currently is limited opportunity to establish continuous farm road access, staff recommend that any Backland property owners who would like to obtain development approvals from the City, on a case by case basis, will be required to register a statutory right-of-way on the title in favour of the City for a future farm access road.

Below are the results of staff's review of the following three farm access road location options:

1. Along the eastern edge of the Backlands (Recommended): Providing the farm access road along the eastern edge (immediately west of the existing City's Riparian Management Area to the west of Highway 99) would allow a straight north / south farm road connection and would mitigate potential conflicts between the institutional uses and agricultural activities. In the future, if necessary, this potential farm road access could be connected to No. 5 Road by improving the existing City east-west road allowances (i.e., Francis, King and William Road allowances). The potential future farm access road along the eastern edge of the Backlands is shown on Map 6 in Attachment 5.
2. Along the western edge of the Backlands (Not Recommended): staff do not recommend this location as the existing zoning boundary is not straight (i.e., some of the institutional uses are approved beyond the 110 m line) and some properties have already been rezoned to allow institutional uses, so access road would have to be acquired; therefore, the feasibility of creating a straight, efficient access road on the western edge of the Backlands is limited.
3. A combination of using the western Backland (110m line) and eastern property edges (Not Recommended): this option will take more farmland away from farming and break up a consolidated area that could be farmed.

Should Council support the above Recommended farm access road requirement, staff will identify the appropriate statutory right-of-way and driving surface widths and standards for the future farm access road. Preliminary discussions with the Transportation staff suggest that a 6m wide driving surface could suffice. (Note that the proposed farm access road will be affected by the proposed George Massey Tunnel (GMT) replacement bridge).

Options to Assemble Properties Along No. 5 Road To Create An Agricultural Green Zone

The No. 5 Road Backlands Agricultural Green Zone "Concept" simply means that the Backlands are actively farmed, owned either privately or by the City, and provide either private or City farm road access.

Since the adoption of the current No. 5 Road Backlands Policy No. 5037 (i.e., since the City implemented the stricter approach), active farming in the backlands is adequately secured based on detailed farm plans. There is limited farming activity on the properties which were rezoned in the 1990s (i.e., subject to the previous Policy 5006), but the Permissive Tax Exemption shows that, although somewhat limited, there is some farming activity on the majority of the properties.

To achieve the Concept and more adequate farming of the Backlands, it is proposed that the City encourage Backland owners who do not want to farm their Backlands, to either:

1. voluntarily donate their Backland to the City, as part of a development application review process, so that it can be farmed (e.g., by the City, or leased by the City to someone who agrees to farm it). This approach involves subdivision and legal public access to each site, to ensure effective agricultural activity, City control and farm vehicle access. Negotiations between the City and the owner would determine who builds and maintains the farm road and/or remediates the site into a suitable state for farming or gardening. Such subdivision and construction of farm road access would require the ALC's approval. Real Estate staff prefer that the City own Backland sites in fee simple and have formal farm vehicle access to sites, to facilitate farming, or
2. Alternatively, if Backland owners do not wish to voluntarily donate their land to the City for farming and vehicle access, the City could remove their burden by entering into various legal agreements with the owners to secure the ability to actively farm the Backlands on behalf of the owners and have adequate access to the Backlands. The ownership of the Backlands will remain unchanged.

Staff recommend that dedication of the Backlands be negotiated on a case-by-case basis through future development applications (e.g., 9500 No. 5 Road – former Mylora Golf Course site).

Parks staff advise that, if the City acquires Backland properties or enters into legal agreement to farm the Backlands on behalf of the owners, Parks would maintain them and the land could be made available for farming by a negotiated City's Real Estate Services lease with others (e.g., a farmer, community group, residents), as the case may be. These leased or dedicated lands could support community gardens.

Parks staff already manage several existing community gardens (e.g., Terra Nova Rural Park, the south foot of Gilbert Road, adjacent to the City's Tree Nursery, King George Park, the Garrett Wellness Centre, the Railway and Moncton intersection, Paulik Neighbourhood Park), as well as the implementation of the Garden City Legacy Landscape Plan. As necessary, in the future, a study proposal may be brought forward for consideration to better clarify, for the entire Backlands, the potential for market and community farming and how to achieve it.

Subject Referral Site - Proposed Non-farm Use at 8100 No. 5 Road (AG14-657892)

As the applicant is willing to register a statutory right-of-way (approximately 6 m wide) over the Backland for a farm access road, staff recommend that the application be supported as presented to the Planning Committee on May 20, 2015 and be forwarded to the Agricultural Land Commission. Should the ALC approve the application, there will be a requirement to register a statutory right-of-way over the Backland, as a condition of the rezoning approval. The staff report presented to the Planning Committee on May 20, 2015 is included in Attachment 7.

The Overall Vision for the No. 5 Road Backlands

Staff recommend that the current No. 5 Road Backland Policy be strengthened by:

1. Clarifying the Vision, as follows:
 - For the Frontlands (the first 110 meters from No. 5 Road): Institutional uses.

- For the Backlands (the remainder):
 - Agricultural uses
 - private or City ownership of the Backlands and the farm access road.
- 2. Clarifying Residential Uses:
 - in the first 110 metres from No. 5 Road only ancillary residential uses to the institutional uses may occur (e.g. caretaker, assembly worker dormitory; no congregate care, senior housing, single family houses), and
 - in the Backlands, no residential uses are to occur at all.
- 3. Clarifying Backland Ownership and Farm Road Access:
Backland owners will have the option to either:
 - farm Backlands (by themselves or someone else),
 - dedicate the Backlands, or
 - enter into legal agreements to grant the City or its designate the ability to access and farm the Backlands on behalf of the owners.
- 4. Clarifying Backland Ownership Annual Farm Reporting Requirements:
To ensure that the Backlands are actively farmed, staff also recommend that Backland owners be required to annually provide clear evidence that their Backlands are being farmed in accordance with the approved farm plan. This requirement is being closely monitored as part of the City's Permissive Tax Exemption process.

This clarified Policy approach will provide the City with more opportunities to manage and possibly consolidate the Backlands into more viable farm units.

As well, staff are recommending that the Policy be incorporated to the 2041 Official Community Plan, to ensure that it is formally recognized by all as an important City land use policy.

Highway 99 Widening

As noted in the staff report dated September 28, 2015 to the General Purposes Committee on the George Massey Tunnel Replacement (GMTR) project, the provincial project team had indicated that they would need to acquire additional highway right-of-way from the adjacent properties within the No. 5 Road Backlands Policy area, since the existing section of Highway 99 between Blundell Road and Steveston Highway is much narrower than the corridor to the north. In order to understand the potential impacts of the widening project on the No. 5 Road Backlands, staff have continuously requested the provincial GMTR project team to provide detailed information including the width of the required land acquisition, but they have not clarified the matter.

Subsequently, staff met with the George Massey Tunnel Replacement (GMTR) project team on October 22, 2015, to discuss environmental issues related to the project. At that meeting, the GMTR team indicated that the width of the land acquisition from the properties for the proposed Highway 99 widening could be as much as 18 m. The GMTR project team also indicated that the width of land acquisition may vary depending on the design of the Highway 99 widening and options for the Steveston Interchange and potential Blundell Interchange. Provincial staff have not provide detailed design drawings at the time of preparing this report.

As noted in the memo dated November 13, 2015 from the Director of Transportation, City staff and Ministry of Transportation and Infrastructure staff with the GMTR project team met on

November 9, 2015 as part of the on-going technical liaison meetings held every two weeks (Attachment 8). Staff have kept the GMTR team apprised of the current review of the City's No. 5 Road Backlands Policy, particularly with respect to the potential establishment of a farm access road and how any required Highway 99 widening may impact adjacent properties and the location of the road.

Issues related to potential impacts on the City's Riparian Management Area (RMA) and Environmentally Sensitive Areas (ESA) have not been resolved yet and they need to be addressed as part of the senior government Environmental Assessment process for the GMTR project. It is the City's expectation that the GMTR project would respect and address any requirements associated with the City's RMAs and ESAs. It is anticipated the CMTR detailed design work and the Environmental Assessment process will involve a lengthy and rigorous process in which the City will participate.

In summary, the proposed Provincial widening of Highway 99 has significant implications on the No. 5 Road Backlands (e.g., size of farmable Backland parcels, the location of a desired City farm access road and a necessary and possibly shared Provincial / City drainage system for the Backland farms will be affected by the extent of Provincial Highway 99 widening).

Staff will meet with the Agriculture Land Commission (ALC) staff, representatives of an affected property and a special meeting with the BC Ministry of Transportation and Infrastructure staff, to review the possible impacts on the No. 5 Road Backlands. The goal of these meetings will be to minimize the negative impacts on assembly uses, farming and access to the Backlands.

Also, City has sent a letter to the BC Minister of Transportation and Infrastructure, and the ALC with copies to all Richmond MLA's, advising them of the City's concerns regarding the potential widening of Highway 99 on the west side which will impact existing and future institutions and the Backland farming (Attachment 9).

Consultation

Staff have reviewed the proposed OCP Bylaw amendment, with respect to the BC Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report be forwarded to the ALC for comments. The table below clarifies this recommendation. Public notification for the Public Hearing will be provided as per the Local Government Act.

OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	Referral necessary, as the proposed amendment affects the properties located in the ALR.
Richmond School Board	No referral necessary. Not affected.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary. Not affected.
The Councils of adjacent Municipalities	No referral necessary. Not affected.

OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary. Not affected.
TransLink	No referral necessary. Not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary. Not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary. Not affected.
Richmond Coastal Health Authority	No referral necessary. Not affected.
Community Groups and Neighbours	Will meet with the affected owners prior to the Public Hearing
All relevant Federal and Provincial Government Agencies	No referral necessary. Not affected.

Staff have already discussed the Planning Committee's referral and the proposed No. 5 Road Backlands Policy changes with the ALC staff at a preliminary level and do not anticipate that they will have any problems, as the proposed clarifications promote improved Backland farming.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9494, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to require further consultation with the ALC.

Also, it is recommended that staff be directed to host a public information meeting with all affected property owners along the No.5 Road corridor to explain the proposed OCP amendment (i.e., changes to the No. 5 Road Backlands Policy) in advance of the Public Hearing.

The public will have an opportunity to comment further on the proposed OCP Bylaw amendment at the Public Hearing.

Financial Impact

There will be potential staff and administrative costs associated with the potential land ownership, land management and maintenance of any Backlands transferred to the City or where access to farm is secured by legal agreements in favour of the City. A report can be prepared in the future for consideration, as required, to identify any potential costs associated with the proposed changes to the No. 5 Road Backlands Policy should City ownership of access to farm by the City be pursued by an application.

Conclusion

Staff recommend that the No. 5 Backlands Policy be incorporated in the 2041 OCP with the following clarifications:

- establish a Vision (institutional / agricultural uses).
- require the Backland property owners who submit an application to the City, for an institutional use, to register a statutory right-of-way in favour of the City for a future farm road access along the eastern edge of the Backlands.

- explore acquiring Backlands through either property transfer to the City or appropriate legal agreements providing access to the Backlands on behalf of the City or its designates as part of any future development application review process.
- require Backlands owners to annually report how they are farming their Backlands as part of the Permissive Tax Exemption process.
- include an up-to-date No. 5 Road Backlands map.

It is also recommended that the application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road, to develop a Hindu temple and off-street parking on the westerly 110m of the site, be endorsed as presented to the Planning Committee on May 20, 2015 and forwarded to the Agricultural Land Commission.



Minhee Park
Planner 1
(604-276-4188)

MP:cas

Attachments

- Attachment 1: Policy 5037, No. 5 Road Backlands Policy
- Attachment 2: Policy 5006, Non-Farm Use Along the No. 5 Road Corridor
- Attachment 3: Policy 5035, No. 5 Road Backlands
- Attachment 4: Chronology of Decisions on No. 5 Road Backlands
- Attachment 5: No. 5 Road Backlands Maps
- Attachment 6: No. 5 Road Backlands Chronology of Institutional Use Development
- Attachment 7: Staff Report dated April 29, 2015 regarding the Non-Farm Use Application for 8100 No. 5 Road (AG 14-65789)
- Attachment 8: Memo from Director of Transportation, dated November 13, 2015 regarding George Massey Tunnel Replacement – Update
- Attachment 9: Letter by Mayor Brodie to the ALC and the Minister of Transportation and Infrastructure dated October 15, 2015



City of Richmond

Policy Manual

Page 1 of 3

Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY

POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
 - "Assembly District" uses, and
 - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
 - a) prepare farm plans;
 - b) explore farm consolidation;
 - c) commit to do any necessary on-site infrastructure improvements;
 - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
 - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
 - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



Approvals Procedure

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

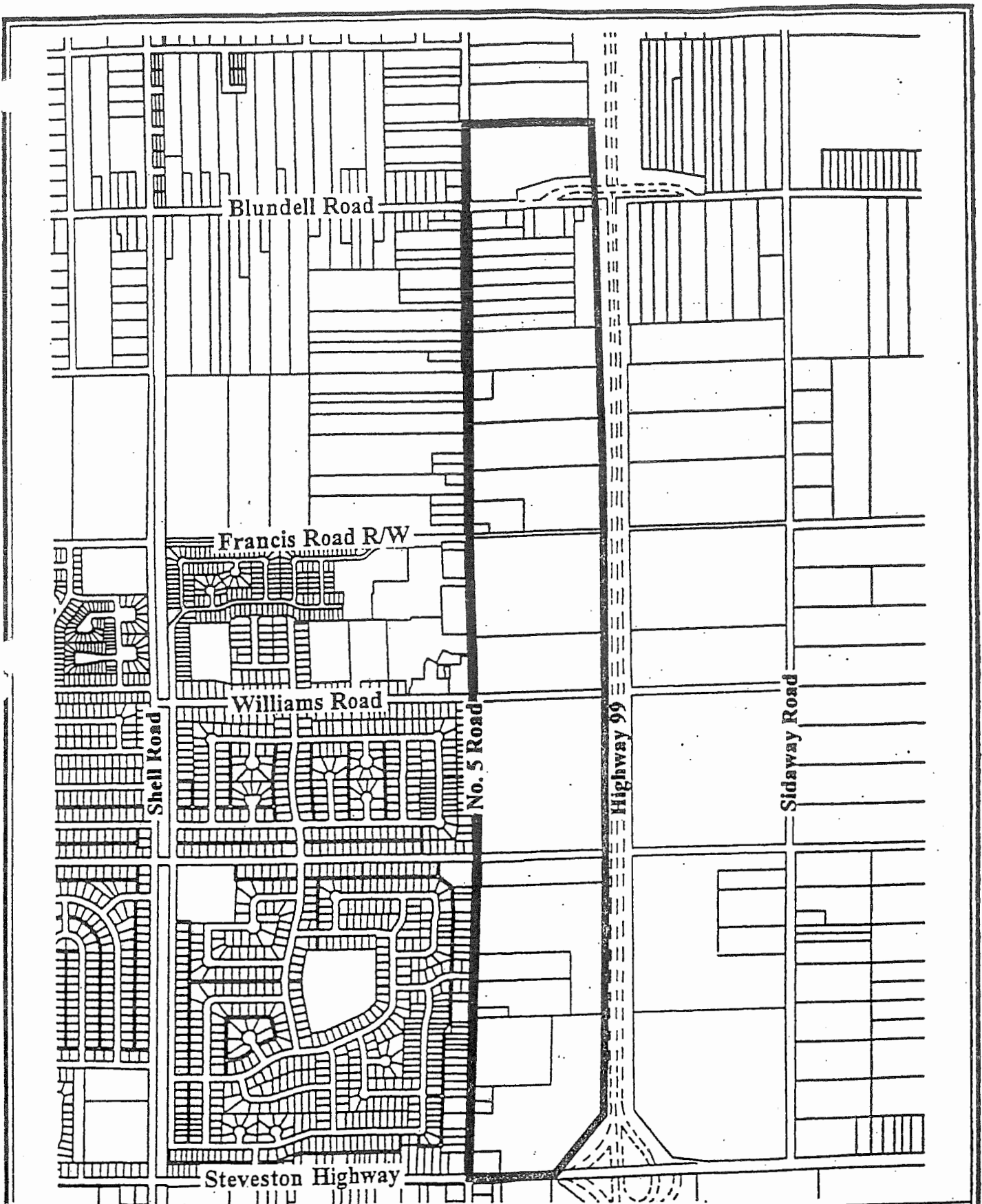
City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



Area Proposed for Public
and Institutional Use

Date:
01/24/00



City of Richmond

Policy Manual

Page 1 of 1

Adopted by Council: Sept. 10/90

POLICY 5006

File Ref: 4105-00

NON-FARM USE ALONG THE NO. 5 ROAD CORRIDOR

POLICY 5006:

It is Council policy that:

The following five non-farm use and development criteria, for the area shaded grey and marked as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 06/28/90, shall be used as the basis for evaluating non-farm use appeals to the Provincial Agricultural Land Commission:

1. Limit the **type** of non-farm uses to "Assembly District" uses and certain "School/Public Use District" uses (i.e. public park, public recreation facility, municipal works, health and safety measures, community use).
2. Initially, limit the **area** which may be developed to the corridor between Blundell Road and Steveston Highway.
3. Limit the **amount** of land on each property which may be developed to the front one-half. The remaining half would be left for farm use.
4. Require that satisfactory sanitary sewage disposal be provided as a condition of Development Permit approval.
5. Encourage property owners to develop rear portion of lots for allotment gardens, where they do not intend to farm the land themselves.

(Urban Development Division)



Page 2 of 2

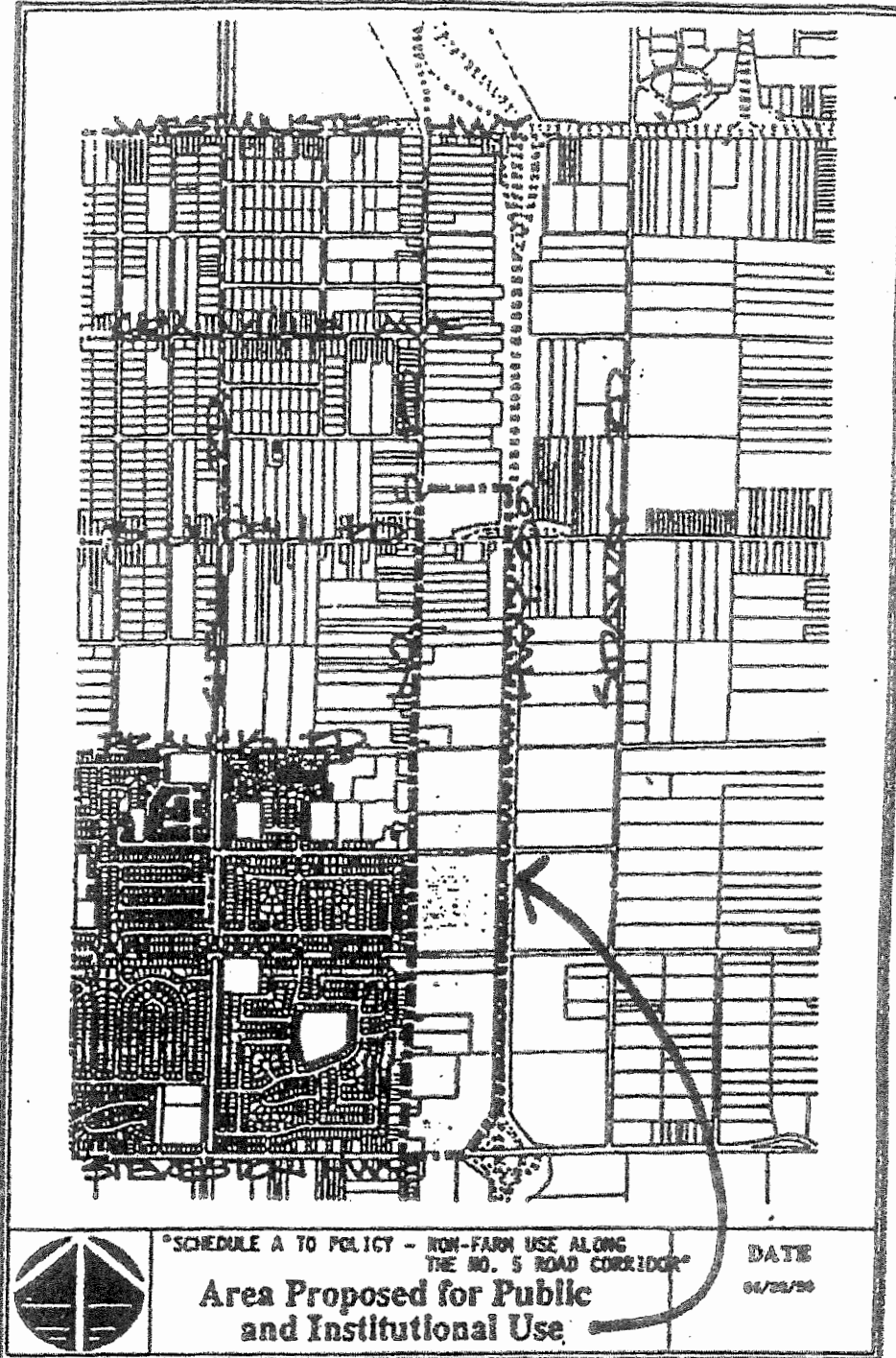
Adopted by Council: Sept. 10/90

POLICY 5006

File Ref: 4105-04

NON-FARM USE ALONG THE NO. 5 ROAD CORRIDOR

60





City of Richmond

Policy Manual

Page 1 of 1

Adopted by Council: November 9, 1998

POLICY 5035

File Ref: 4105-00

NO. 5 ROAD BACKLANDS

POLICY 5035:

It is Council policy that:

For properties within the No. 5 Road Backlands:

- (a) Assembly District uses should continue to be considered;
- (b) Continue to strive for a partnership approach, with Backland owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical;
- (c) The moratorium should be retained, but lifted on an individual lot basis for owners who:
 - (i) prepare farm plans;
 - (ii) explore farm land consolidation;
 - (iii) commit to do any necessary on-site infrastructure improvements;
 - (iv) co-operate as necessary to remove constraints (e.g required infrastructure) to farming the backlands, in partnership with others; and
 - (v) commit to legal requirements as may be stipulated by Council to achieve acceptable land use (e.g. farming the backlands).

Refer to Policy 5006 for duplicate information.

(Urban Development Division)

Chronology of Decisions on No. 5 Road Backlands

- | | |
|------|---|
| 1950 | Richmond establishes its first Zoning Bylaw No. 1134 |
| 1957 | Richmond establishes its second Zoning Bylaw No. 1430 |
| 1973 | Province establishes the Agricultural Land Reserve |
| 1986 | Richmond establishes its first Official Community Plan (OCP) |
| 1989 | Richmond establishes its third Zoning Bylaw No. 5300 |
| 1989 | Richmond updates the OCP |
| 1990 | <p><u>Backland Policy Established (Policy 5006)</u></p> <p>The Provincial Agricultural Land Commission (PALC) and Richmond Council agrees to a policy which supports non-farm uses in the Agricultural Land Reserve (ALR), specifically Assembly District (ASY) uses, in the No. 5 Road corridor (area bounded by Blundell Road, Highway 99, Steveston Highway and No. 5 Road).</p> <p>This policy:</p> <ul style="list-style-type: none"> • supported Assembly District (ASY) uses only within the westerly 110 m (361 ft.) of the properties fronting onto No. 5 Road and • required that the backlands be kept for farming. |
| 1993 | <p>After several Assembly District (ASY) proposals were approved, the PALC and Council became concerned that the farming of the backlands was not occurring.</p> <p>PALC proposed that:</p> <ul style="list-style-type: none"> • a study be undertaken to identify the barriers to farming and what needed to be done to encourage and facilitate farming. • a moratorium be put on new applications until: <ul style="list-style-type: none"> • after the study was completed, and • a policy was developed and adopted by Council and the Commission. |
| 1996 | <p>Moratorium</p> <p>Council agreed to PALC's proposal for a moratorium and study.</p> |
| 1997 | A consultant (Zbeetnoff Consulting) undertook and completed the study. |
| 1997 | Planning Committee received the study report and directed that it be forwarded to the key stakeholders for comment. |

1998 (April) (a) No. 5 Road Backlands Consultation

Staff submitted a report to Council containing the stakeholder comments and four recommendations.

Council adopted two of the four recommendations, namely:

- That Council proceed to address the No. 5 Road backland agricultural and development issues on a partnership basis with the land owners and to obtain their commitment to do their part of the implementation process.
- That staff be directed to establish a consultation process with the No. 5 Road Public Assembly Lands Improvement Group for the purpose of:
 - ✓ communicating and co-ordinating Council decisions on the future of the backlands and implementation of the Backlands Study findings and conclusions;
 - ✓ discussing possible ways of addressing their issues; and
 - ✓ determining the form of commitments required from the Group in respect of the provision of on-site infrastructure improvements (i.e., drainage, irrigation, road, land assembly, tenure arrangements for lessees, agricultural development plans, etc.).

(b) Martin Property

In addition to adopting the above recommendations, Council also passed a resolution directing that a letter be written to the Commission supporting a request from Mr. and Mrs. Del Martin that consideration be given to the lifting of the moratorium on their property at 10320 No. 5 Road, provided that:

- ✓ a farm plan was filed for the backlands, and
- ✓ a commitment to ensure that the land was actually farmed was obtained.

- 1998 (Aug.) In response to Council's directives, staff prepared and sent a questionnaire to all property owners in the No. 5 Road Backlands area, enquiring whether or not they are prepared to:
- participate in a partnership approach to removing the barriers to the farming of the backlands;
 - commit in principle to providing required on-site improvements on their properties;
 - commit in principle to undertaking the other required implementation actions, which were suggested in the Backlands Study report;
 - what the owners felt the next steps should be to achieve a successful solution to the farming of the backlands; and
 - affected property owners indicated that they are not interested in farming the land.
- 1998 (Sept.) Council endorsed a non-farm use application from the Richmond Christian School for the Del Martin property.

This application will be decided by the Land Commission.

1998 (Oct.) The Land Commission asked the City to comment on a proposal by the India Cultural Centre (8600 No. 5 Road) to use their backland for turf farming.

Council passed a Resolution advising the Land Commission that they support the India Cultural Centre's turf farm proposal.

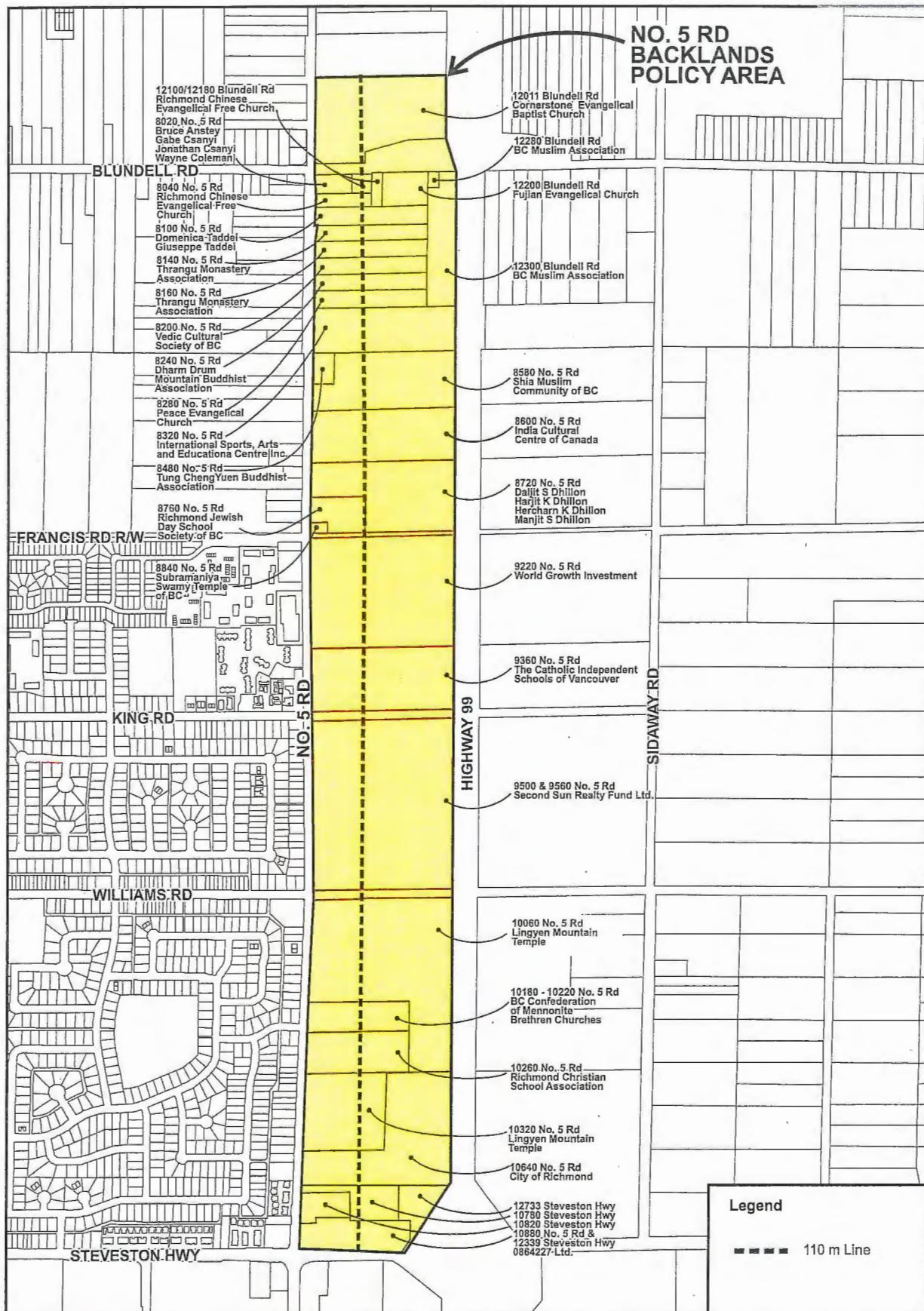
1998 (Nov.) **Revised Backlands Moratorium Policy (Policy 6035)**

- Council adopts Policy 6035.
- This means that Council and the ALC agree to lift the moratorium on a site by site basis if owners agree to meet certain farming conditions.

1999 (Mar.17) Richmond adopts a new OCP

2000 (Feb) **Current No. 5 Road Backlands Policy (Policy 5037)**

Richmond Council considers a consolidated and clarified Revised Backlands Moratorium policy.

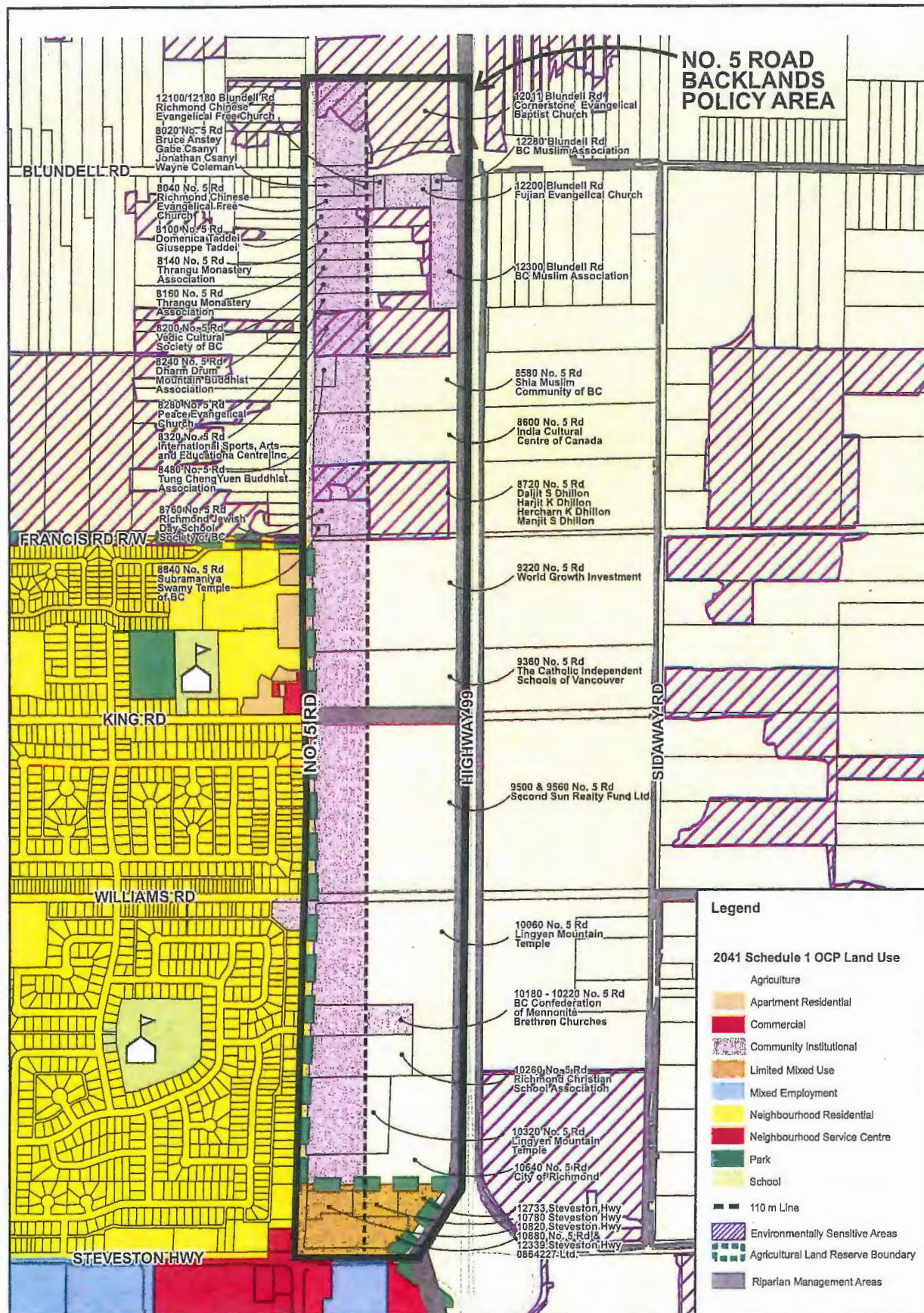


Map 1
Lot Addresses and Owners
No. 5 Road Backlands
Policy Area
CNCL - 331

Original Date: 09/03/14

Amended Date: 10/22/15

Note: Dimensions are in METRES



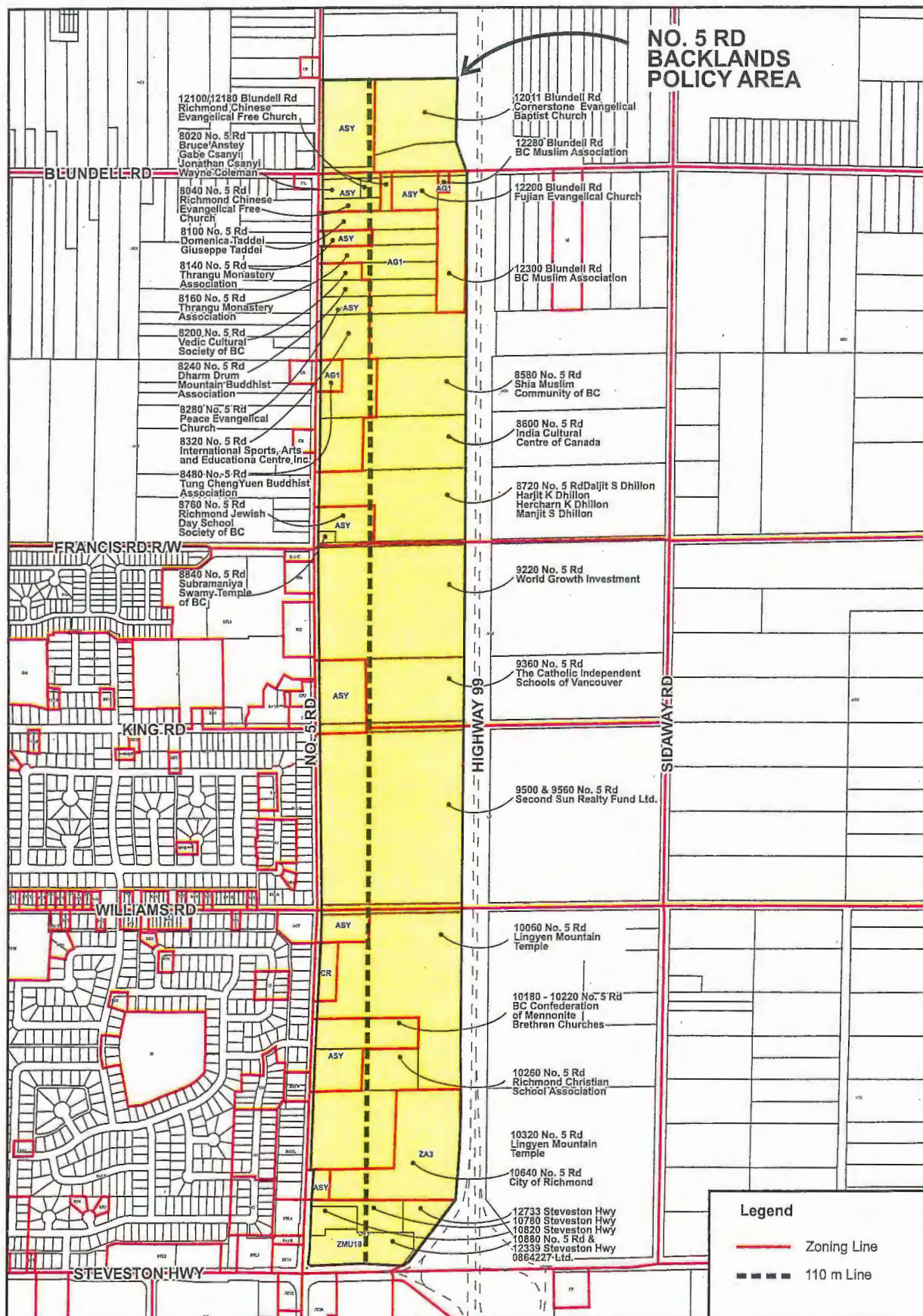
Map 2
 2041 OCP Designations, Environmentally Sensitive Areas (ESAs) and Riparian Management Areas (RMA)
 No. 5 Road Backlands Policy Area

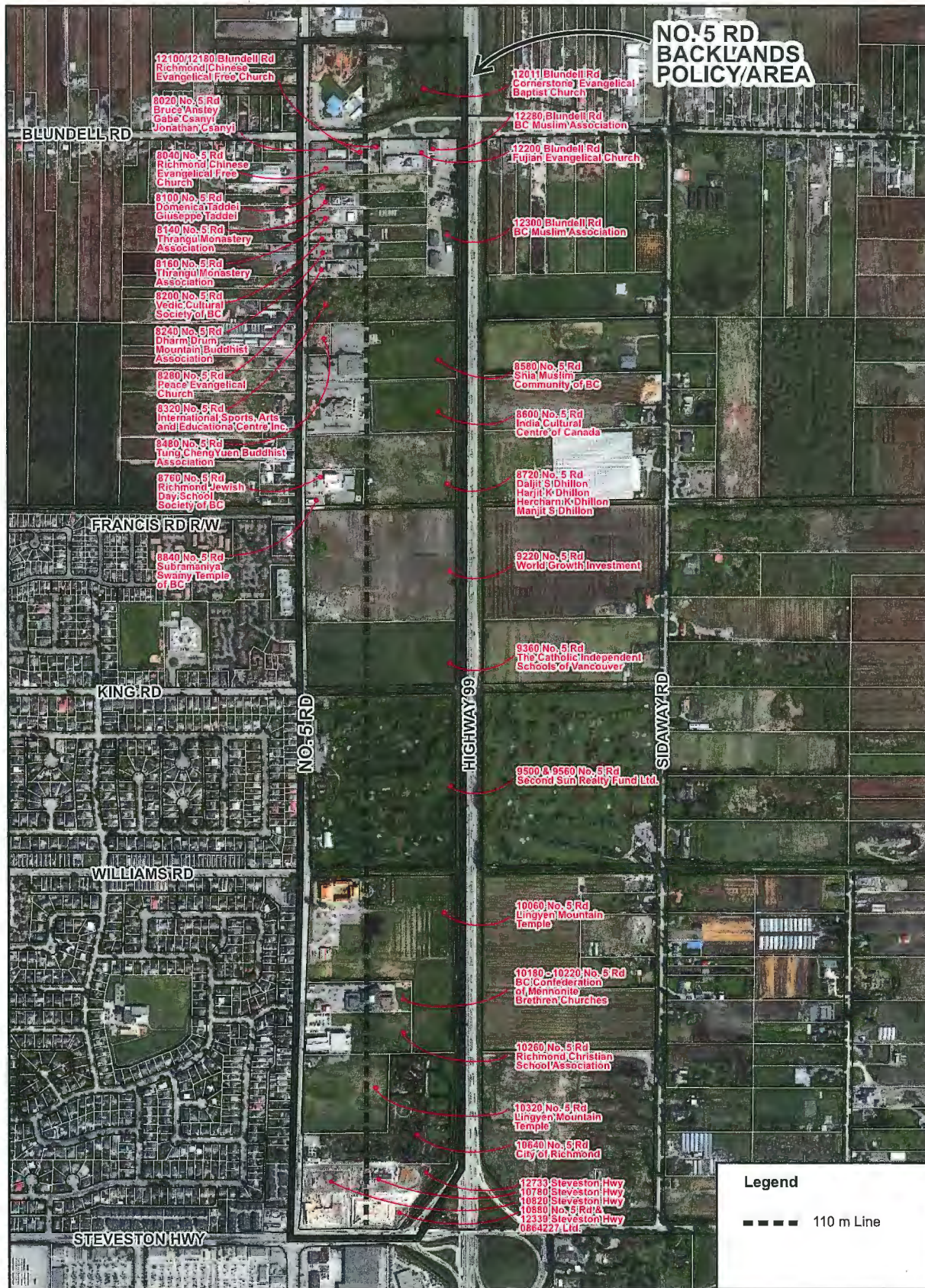
Original Date: 09/04/14

Amended Date: 10/22/15

Note: Dimensions are in METRES

ENCL - 332





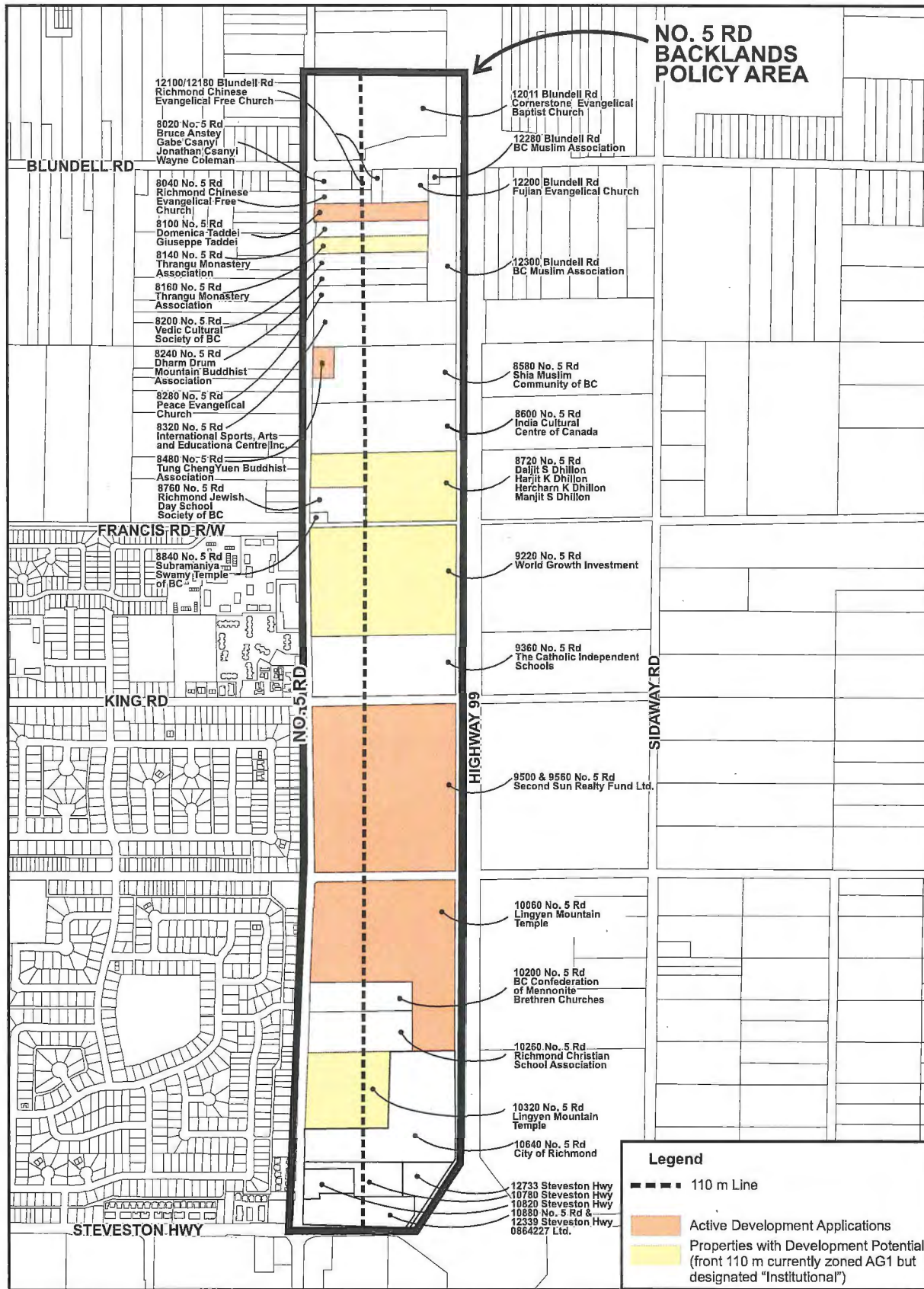
Map 4
2013 Aerial Photo
No. 5 Road Backlands Policy Area

CNCL - 334

Original Date: 09/03/14

Amended Date: 11/24/15

Note: Dimensions are in METRES

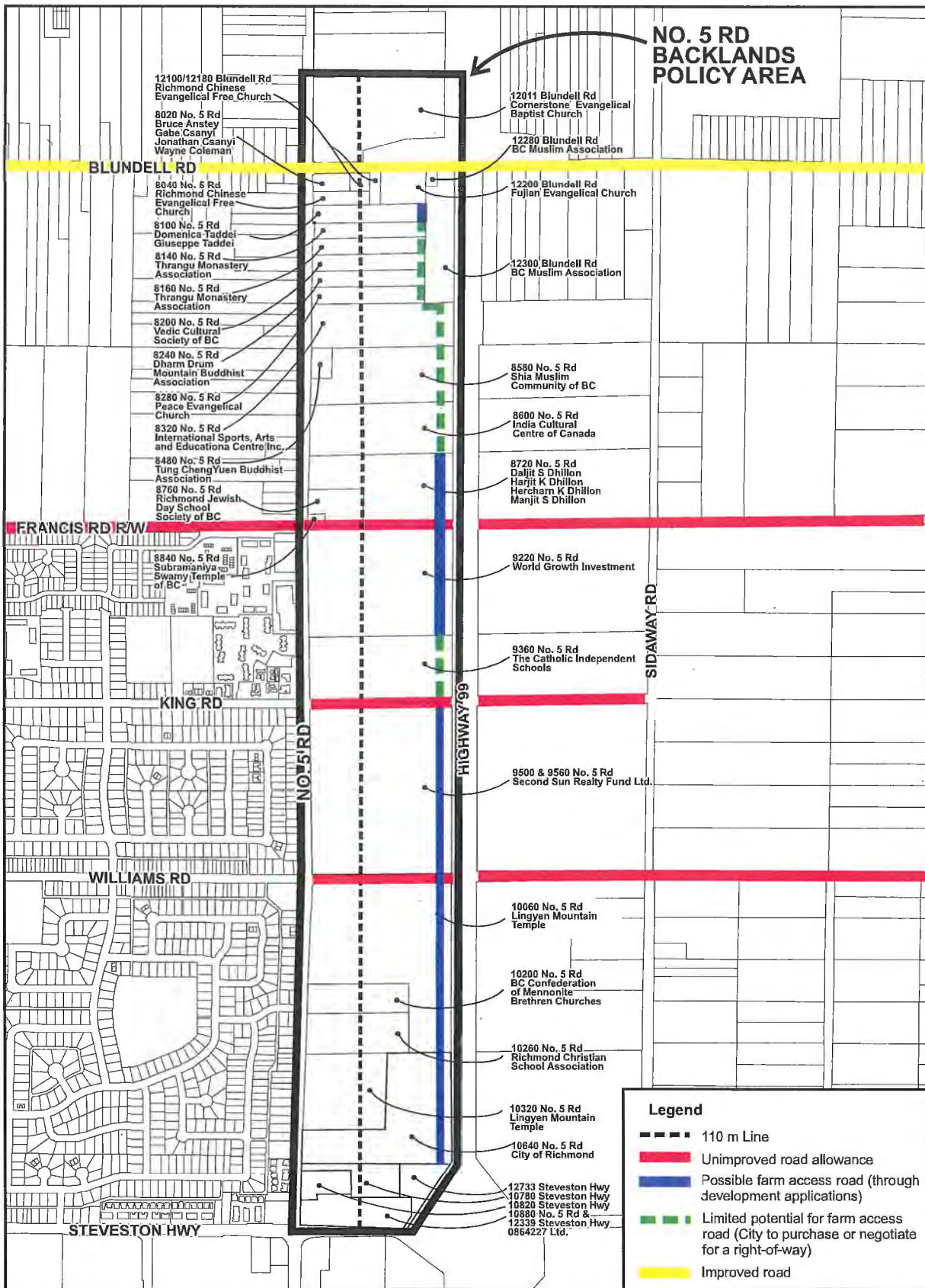


Map 5
Active Development Applications
Properties with Development Potential
No. 5 Road Backlands Policy Area
CNCL-335

Original Date: 08/04/15

Amended Date: 11/24/15

Note: Dimensions are in METRES



Map 6
Possible Farm Access Road
No. 5 Road Backlands
Policy Area
GNCL - 336

Original Date: 08/04/15

Amended Date: 11/30/15

Note: Dimensions are in METRES

No.5 Backlands Chronology of Institutional Use Development

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
Pre-1990	12300 Blundell Rd	BC Muslim Association	<ul style="list-style-type: none"> - The existing mosque was built in 1981. - The entire site is zoned ASY. 	Yes	N/A
Sept. 12, 1988	12011 Blundell	Cornerstone Evangelical Baptist Church	<ul style="list-style-type: none"> - West 120 m of lot depth rezoned to ASY. - Remainder was approved for sports fields by ALC. - No requirement specified for farming 	Yes	N/A
Sep 25, 1989	8020 No.5 Rd	Bruce Anstey Gabe Csanyi Jonathan Csanyi Wayne Coleman	<ul style="list-style-type: none"> - Larch Street Gospel meeting room - 46,652 ft2 meeting hall - No ALC approval required because the site is less than 2 acres. - Entire site was rezoned. 	Yes	N/A
Pre-1990	8600 No. 5 Rd.	India Cultural Centre of Canada	<ul style="list-style-type: none"> - West 100 m of lot depth rezoned to ASY. - ALC approved a septic field to be located outside of the ASY zoned area. It occupies 150 feet of the AG1 zoned backlands. - No ALC policies governing non-farm uses along No.5 Road yet 	Yes	Some fruit trees along the eastern edge in the backlands
Sept. 10, 1990	<p>Council adopts Policy 5006 which outlines 5 criteria for assessing non-farm use and development along No. 5 Road. This policy is developed in conjunction with the Agricultural Land Commission. The 5 criteria are:</p> <ol style="list-style-type: none"> 1. Limit the type of non-farm uses to "Assembly District" uses and certain "School/Public Use District" uses (i.e. public park, public recreation facility, municipal works, health and safety measures, community use). 2. Limit the area which may be developed to the corridor between Blundell Road and Steveston Highway. 3. Limit the amount of land on each property which may be developed to the front one-half. The remaining half would be left for farm use. 4. Require that satisfactory sanitary sewage disposal be provided as a condition of Development Permit approval. 5. Encourage property owners to develop rear portion of lots for allotment gardens, where they do not intend to farm the land themselves. 				
March 25, 1991	8580 No. 5 Rd	Shia Muslim Community of B.C.	<ul style="list-style-type: none"> - West 1.3 ha of land rezoned to ASY (depth of lot that was rezoned is not specified). - ALC approval of non-farm use subject to: <ul style="list-style-type: none"> - Preparation of an Agricultural Development Plan, - Restrictive covenants to ensure that backlands remain as farmland. - No expansion of facilities or services (including parking and sewage disposal) into farmland permitted. 	Yes	Some fruit trees along the eastern edge in the backlands

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
June 22, 1992	8200 No. 5 Road (previous addresses: 8200 No. 5 Rd. 8220 No. 5 Rd.)	Vedic Cultural Society of B.C.	<ul style="list-style-type: none"> West 91.44 m of lot depth rezoned to ASY. ALC approval of non-farm use subject to: <ul style="list-style-type: none"> Area for development is confined to the westerly 90 m; Preparation of an Agricultural Development Plan; Restrictive covenants to ensure that backlands remain as farmland; No encroachment into the backlands by buildings, parking or sewage disposal. 	Yes	Yes
Feb. 8, 1993	8040 No. 5 Rd.	Richmond Evangelical Free Church	<ul style="list-style-type: none"> Entire site was rezoned as it is less than 0.8 ha (2 acres) in size. No ALC approval needed. No requirements for farming were stipulated. 	Yes	N/A
Feb. 22, 1993	10200 No. 5 Road (previous addresses: 10160 No. 5 Rd. 10180 No. 5 Rd. 10200 No. 5 Rd. 10220 No. 5 Rd.)	BC Confederation of Mennonite Brethren Churches	<ul style="list-style-type: none"> Entire 809 m² site (lot depth 40 m) was rezoned to ASY. Consolidation with 10180 No. 5 Road was required as part of rezoning application. Restrictive covenant to limit number of access points was required. 	Yes	N/A
Mar. 8, 1993	9360 No. 5 Rd.	Catholic Independent Schools	<ul style="list-style-type: none"> West 108 m of lot depth rezoned to ASY. ALC approval subject to: <ul style="list-style-type: none"> Submission of an Agricultural Development Plan. Restrictive covenant to preserve the backlands for agriculture. No encroachment of parking, sewage disposal, etc. into agricultural lands. Development area restricted to west 1.5 ha area. Erect fencing between school site and agricultural lands. The property has not been developed. 	No	N/A (the property has not been developed)
Apr. 2, 1993	8320 No. 5 Rd.	International Sports, Arts and Educations Centre Inc.	<ul style="list-style-type: none"> West 110 m of lot depth rezoned to ASY. ALC approval in 1992 subject to: <ul style="list-style-type: none"> Submission of an Agricultural Development Plan. Restrictive covenant to limit uses on backlands to agriculture. No encroachments by septic fields or parking areas into agricultural lands. Lot consolidation. 	No	N/A (the property has not been developed)

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
Sep 13, 1993	12100 Blundell Rd	Richmond Chinese Evangelical Free Church	<ul style="list-style-type: none"> Bylaw 8058 to rezone the entire site to ASY No ALC approval needed as the site is less than 2 acres. Restrictive covenant registered to limit access to Blundell Road to one 8m wide driveway located 10m east of the west property line. 	Yes	N/A
Dec. 15, 1993	8240 No. 5 Rd.	Dharm Drum Mountain Buddhist Association	<ul style="list-style-type: none"> West 110 m of lot depth rezoned to ASY. ALC approval of non-farm use subject to: <ul style="list-style-type: none"> Preparation of an Agricultural Development Plan; Restrictive covenants to ensure that backlands remain as farmlands; No expansion of facilities into farmland permitted. 	Yes	Fruit trees and Greenhouses
Apr. 25, 1995	10060 No.5 Road (Previous addresses: 10060 No. 5 Rd. 10040 No. 5 Rd.)	Lingyen Mountain Temple	<ul style="list-style-type: none"> West 110 m of lot depth rezoned to ASY. ALC approval subject to: <ul style="list-style-type: none"> Restrictive covenant to ensure that the backlands remain agricultural, that there is no expansion of assembly uses onto backlands, and that all services and utilities are located within the ASY zoned areas. Completion of a soil conditioning program and water management plan. Applicant submitted an Agricultural Site Plan. City staff reports did not tie rezoning approval to implementation of Agricultural Site Plan. 	Yes	Forage And Fruit trees
May 12, 1997	8760 No. 5 Rd.	Richmond Jewish Day School Society of B.C.	<ul style="list-style-type: none"> Entire 0.95 ha (2.35 ac.) site rezoned to ASY. The depth of the lot is 129 m, so it exceeds the 110 m assembly use boundary. ALC approval subject to the planting of a garden or orchard along the eastern property line. The width of this orchard was 20 m to reflect the amount of land that exceeds the 110 m boundary. (Note: There is no orchard planted on the site; area that is supposed to be orchard is now occupied by grass) No covenants were registered to ensure that the eastern 20 m would be used for farmland and the rezoning application did not include a requirement to plant the orchard as a condition of rezoning. City required a restrictive covenant to limit access to the site as north as possible. 	Yes	Yes (20m along the eastern property line was required to be a garden or orchard)

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
Nov. 9, 1998	Council adopts Policy 5035 which imposes a moratorium on Assembly Use development along No. 5 Road, but specifies that the moratorium may be lifted on an individual basis for owners who: <ol style="list-style-type: none"> 1. Prepare farm plans; 2. Explore farm land consolidation; 3. Commit to do any necessary on-site infrastructure improvements; 4. Co-operate as necessary to remove constraints (e.g. required infrastructure) to farming the backlands, in partnership with others; and 5. Commit to legal requirements as may be stipulated by Council to achieve acceptable land use (e.g. farming the backlands.) 				
May 10, 1999	10260 No. 5 Rd.	Richmond Christian School	<ul style="list-style-type: none"> - West 110 m of lot depth rezoned to ASY. - Detailed Farm Plan was submitted. - ALC approval subject to: <ul style="list-style-type: none"> - Restrictive covenant to restrict the backlands for agriculture, and limit buildings on the backlands to farm buildings only. - Deposit of \$5000 financial security to guarantee farming for at least one year. - Installation of a fence and landscape buffer between institutional and agricultural uses. 	Yes	Farmed intermittently
Feb. 14, 2000	8840 No. 5 Rd.	Subramaniya Swamy Temple of B.C.	<ul style="list-style-type: none"> - Entire 1000 m2 site was rezoned to ASY. - No ALC approval needed because site is less than 0.8 ha. - No farming was required as part of this application. 	Yes	N/A
March 27, 2000	Council adopts Policy 5037 and rescinds Policy No. 5006 and Policy 5035. The new Policy 5037 amends the No. 5 Road Backlands Policy by implementing stricter approvals procedure in order to achieve farming of the backlands. In addition to the conditions and criteria for development specified in Policies 5006 and 5035, Policy 5037 also adds: <ol style="list-style-type: none"> 1. That the amount of land on each property that may be developed for non-farm use is limited to the westerly 110 m of properties; 2. That active farming of the backlands be undertaken before an application for rezoning be submitted to the City. 				
Dec 10, 2001	12200 Blundell Rd	The Fujian Evangelical Church	<ul style="list-style-type: none"> - Bylaw 7278 adopted to allow expansion of the Fujian Evangelical Church - Entire site is zoned ASY 	Yes	N/A
March 15 2005	8280 No.5 Rd	Peace Evangelical Church	<ul style="list-style-type: none"> - Bylaw 7720 Adopted in 2005 to rezone the west 110m to ASY and the remainder to AG1 - The farm plan submitted in 2003 for RZ03-254766 outlines a program to plant approx. 70 fruit trees in the backlands. 	Yes	Yes
Oct 22, 2007	8160 No.5 Rd.	Thrangu Monastery Association	<ul style="list-style-type: none"> - Bylaw 8222 to rezone the westerly 114m to ASY and the remained AG1 - A farm plan submitted as part of RZ04-279819 - Planting of a variety of fruit orchard trees 	Yes	Yes



City of
Richmond

Report to Committee

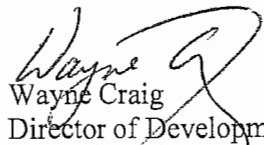
To: Planning Committee
From: Wayne Craig
Director of Development

Date: April 29, 2015
File: AG14-657892

Re: Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road

Staff Recommendation

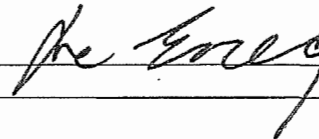
That the application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road to develop a Hindu temple and off-street parking on the westerly 110m of the site be endorsed and forwarded to the Agricultural Land Commission.


Wayne Craig
Director of Development

WC:mp
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Arul Migu Thurkadevi Hindu Society of BC has applied to the City of Richmond for an Agricultural Land Reserve (ALR) non-farm use application for permission to develop a Hindu temple and required off-street parking on the westerly 110 m of the site at 8100 No. 5 Road. The site is currently occupied by a single family dwelling, which will be demolished. A location map and an aerial photograph are included in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details of the development proposal is contained in Attachment 2.

ALR Non-Farm Use Application Process

A non-farm use application requires consideration by Richmond City Council prior to being forwarded to the Agricultural Land Commission (ALC) for consideration. If the Council passes a resolution in support, the non-farm use application will be forwarded to the ALC. Should Richmond Council not grant approval of the non-farm use application, the application will not proceed further. Once the application is forwarded to the ALC, it has the sole decision making authority on the proposal. If approved, the application will be returned to the City for future consideration of the application to rezone the westerly 110m of the site from "Agriculture (AG1)" to "Assembly (ASY)".

Project Description

The subject site is 10,955 m² (2.7 acres) in area. Under the proposed land use plan, approximately 40% of the site would be used by institutional use (i.e., the Hindu temple and associated off-street parking) and 60% would be used for agriculture. The site area for institutional uses is located within Council's endorsed 110m limit for institutional uses on the No.5 Road corridor. Details of the proposed agricultural plan are provided in the "Analysis" section of this report.

The proposed temple building will be approximately 1,308.7 m² (14,087.1 ft²) in floor area. The building will contain a worship hall, a multi-functional hall and ancillary uses on the ground floor, and a 152.6 m² (1,643 ft²) dormitory containing two sleeping units on the second floor. The proposed dormitory use is permitted under the "Assembly (ASY)" zone.

The multi-functional hall will front onto No. 5 Road and will be used for community support services such as a gathering place for seniors, language, cultural and religious studies and a dining hall after religious services. The main entrance to the worship hall is proposed on the east side of the building, and parking areas are proposed around the building. Preliminary drawings are provided in Attachment 3.

The proposed temple development would comply with the proposed "Assembly (ASY)" zoning regulations, except for the proposed height for the decorative roof elements. The preliminary drawings identify a variance to increase the height of the decorative roof elements from 12 m to

14.8 m. Details of the requested variance will be further reviewed through the forthcoming Development Variance Permit application process. If approved by the ALC, a staff report for the rezoning will be prepared for Council, and the Development Variance Permit application will be reviewed by the Development Permit Panel. Staff will continue to work with the applicant to refine the building design and reduce any potential building height variance should the application proceed.

Surrounding Developments

The subject site is surrounded by properties contained in the ALR.

To the North: The subject site abuts three properties to the north.

- To the northwest is the Richmond Chinese Evangelical Free Church with associate parking area located at 8040 No. 5 Road, which is zoned "Assembly (ASY)".
- The middle portion of the subject site abuts the rear portion of the site located at 12180 Blundell Road, which is zoned "Agriculture (AG1)". The site is also owned by Richmond Chinese Evangelical Free Church and is occupied by a single detached house. Currently, there are no farming activities occurring on the site.
- To the northeast is the Fujian Evangelical Church located at 12200 Blundell Road, which is zoned "Assembly (ASY)".

To the East: The BC Muslim Association at 12300 Blundell Road containing temple-related buildings and off-street parking. The entire site is zoned "Assembly (ASY)".

To the South: A property owned by Thrangu Monastery Association at 8140 No. 5 Road containing a temple building on a split-zoned property with "Assembly (ASY)" on the westerly 110 m and "Agriculture (AG1)" on the remaining portion. Active farming is undertaken on the back portion of the site in the form of an orchard.

To the West: Across No. 5 Road, "Agricultural (AG1)" zoned properties.

Related Policies & Studies

2041 Official Community Plan (OCP)

The westerly 110m of the subject site is designated "Community Institutional" in the 2041 OCP and "Agriculture, Institutional and Public" in the McLennan Sub-Area Plan, and the remaining portion is designated "Agriculture" in both plans. The proposal complies with the existing OCP and Sub-Area Plan land use designation (Attachment 4).

No. 5 Road Backlands Policy

The original No. 5 Backlands Policy was approved by Council in 1990 and was revised on March 27, 2000 (Attachment 5). The provision of this Policy allow for land uses permitted in the "Assembly (ASY)" zoning district on the westerly 110m (361 ft.) of properties on No. 5 Road and all proposals for lands subject to the Policy are required to enter into legal agreements as deemed necessary to ensure active farming of the backlands. The proposal is consistent with this Policy.

Flood Plain Designation and Protection Bylaw 8204

The proposal must comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration of a Flood Plain Covenant on title will be required as part of the rezoning application process.

ConsultationAgricultural Advisory Committee (AAC)

The AAC reviewed the proposal at its meeting held on January 29, 2015 and passed the following motion (Attachment 6):

That the non-farm use application for a new Hindu temple at 8100 No. 5 Road be supported subject to the following conditions:

- 1. Additional organic soil to be retained on the site as per the recommendations included in the agrologist report;*
- 2. The drainage tile to be a minimum of 4" in size and not to have a sock; and*
- 3. An alternative drainage plan to be brought forward for Committee's review and comments if the City does not allow the site to connect to the City's storm sewer system.*

Carried Unanimously

Details of the agricultural plan and the revisions to address the AAC's comments are described in detail in the "Analysis" section of this report.

AnalysisStaff Comments

No significant concerns have been identified through the review of the non-farm use application. As the majority of the subject site is designated as an Environmentally Sensitive Area (ESA) and the proposed parking area would encroach onto the western portion of the ESA, an ESA Development Permit will be required. Under the ESA Development Permit exemption criteria specified in the 2041 OCP, agricultural activities would not be subject to the ESA Development Permit requirements if the applicant provides information to demonstrate that the site will be farmed by legitimate farmers. Further review will be conducted at the Development Permit stage to determine the value of the ESA and appropriate compensation. The Development Permit would be combined with the Development Variance Permit if the applicant wishes to continue to pursue the variance for the increased height.

Agricultural Plan

The applicant has provided an agricultural plan prepared by a professional agrologist (Attachment 7). The plan describes the agricultural capability of the site and provides a detailed farm implementation plan.

The congregation intends to grow a selection of vegetables and fruits on a small portion of the agricultural land and plant approximately 815 blueberry trees, and donate farm products for

charity or use them for community purposes and/or self-consumption. The operation of the farm will be led by an established Richmond farmer who has extensive hands-on experience in biodynamic farming and the members of the congregation with previous farming experience.

In order to increase agricultural capability of the subject site, the plan proposes a subsurface drainage system, and salvage of topsoil from the proposed institutional portion of the site to be spread evenly across the agricultural portion of the land.

The AAC was generally satisfied with the proposed agricultural plan but noted concerns regarding the drainage system designed to discharge the subsurface drainage water into the eastern portion of the ESA and infiltrate naturally into the ground if the City does not allow the site to be connected to the City's storm sewer system on No. 5 Road. The AAC noted that this option may cause drainage issues for neighbouring properties, and requested that the applicant confirm with the City's Engineering staff if connection to the City's storm sewer system on No. 5 Road would be allowed. Also, the AAC requested that the minimum size of the subsurface drainage pipe be 4 inches, which is typical for blueberry farming, and not be covered with a filter sock (typically used to prevent clogging of perforated drainage pipes) as it is not suitable for organic soil.

In order to address the AAC concerns, the applicant has submitted a revised drainage plan and a memo providing the following additional details (Attachment 8).

- The site will be connected to the City's storm sewer system on No. 5 Road. Since the City does not allow groundwater to be discharged into the City's storm sewer due to its high iron content, the drainage design is revised to show that only surface water, not groundwater, will be discharged to the City's storm sewer system on No. 5 Road. The revised plan also shows that field drainage will be by a ditch on the south property line and site grading will direct surface water into the ditch and then into the main storm sewer pipe under the proposed parking area.
- No filter sock will be attached to the subsurface drainage pipe as requested by the AAC.
- Approximately 1,500 m³ soil will be salvaged from the institutional portion of the site to be spread over the agricultural area.

The memo and the revised plan were circulated to the AAC members by email for review and comment. The AAC was generally satisfied with the revised plan and additional details provided in the memo, but requested the applicant to increase the size of the main storm sewer pipe under the parking area from 150 mm to 250 mm to prevent any potential flooding issues. The applicant further revised the memo to indicate the size of the storm sewer pipe will be 250 mm.

The cost to implement the agricultural plan is estimated to be \$59,925. Staff recommend that a legal agreement and security be requirements of the forthcoming rezoning application process to ensure the farm plan is implemented. The agreement will require confirmation that the agricultural backlands are in full farm production, which must be verified by a report submitted from the consulting agrologist prior to release of the security.

Forthcoming Applications

If the ALR non-farm use application is approved, the following issues will be dealt with at the future application stages:

- Rezoning Application
 - Develop more detailed building plans
 - Review technical and servicing details and finalize all engineering and transportation requirements including a 4-m land dedication along No.5 Road and infrastructure upgrades
 - Confirm compliance with the parking provisions in the Zoning Bylaw
 - Review details of the anticipated special events and parking management plan
 - Secure an appropriate legal agreement and bond to ensure that the agricultural backlands will only be utilized for farm activities and the proposed agricultural plan is implemented
- ESA Development Permit Application
 - Review details of the existing vegetation and determine appropriate mitigation and compensation measures
 - Develop detailed landscape plans
 - Finalize details of the landscape buffer between the proposed non-farm use and farm use and secure a legal agreement to be registered on title that identifies that the on-site agricultural landscape buffer to be implemented
 - Review details of a tree retention plan and determine appropriate replacement planting
- Development Variance Permit Application
 - Review details of the proposed height variance

The ESA Development Permit and Development Variance Permit would be processed concurrently.

Financial Impact

None anticipated.

Conclusion

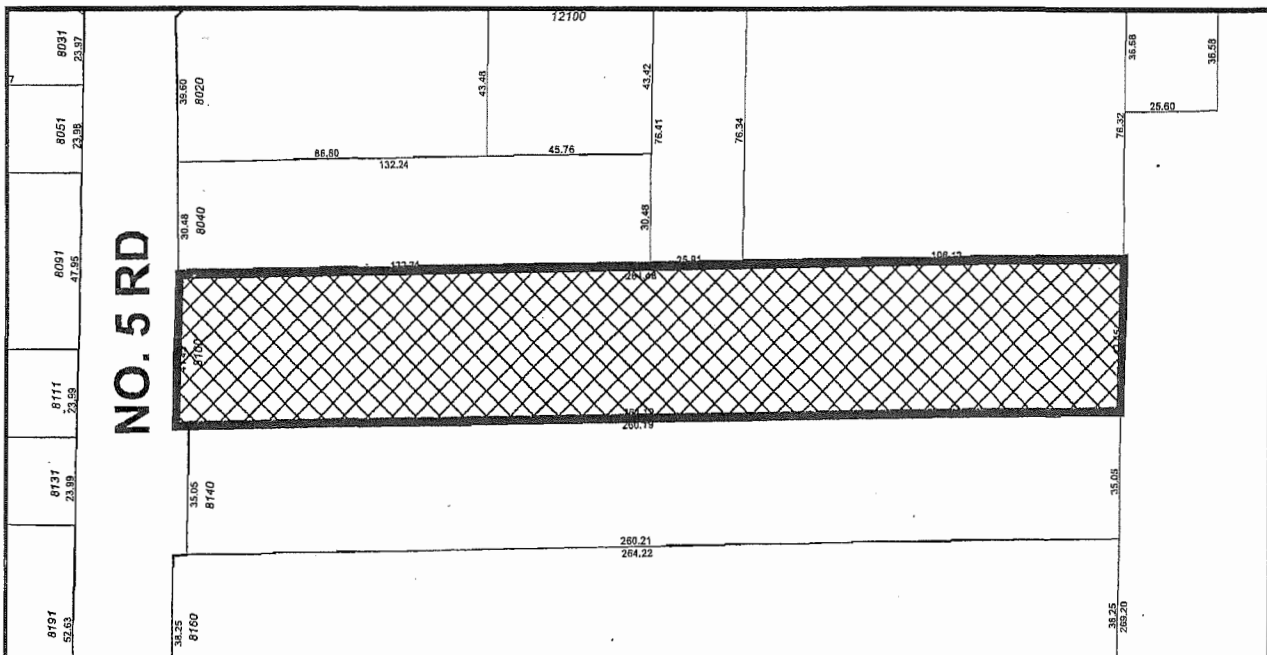
The proposal is consistent with the 2041 OCP and No. 5 Backlands Policy. Staff support the ALR non-farm use application at 8100 No. 5 Road and recommend that Council endorse the application to be forwarded to the ALC for consideration.

Minhee Park
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Preliminary Drawings
- Attachment 4: East Richmond McLennan Sub-Area Plan Land Use Map
- Attachment 5: No. 5 Road Backlands Policy
- Attachment 6: Agricultural Advisory Committee Meeting Minutes (January 29, 2015)
- Attachment 7: Agricultural Plan
- Attachment 8: Memo from the Agrologist and Revised Drainage Plan

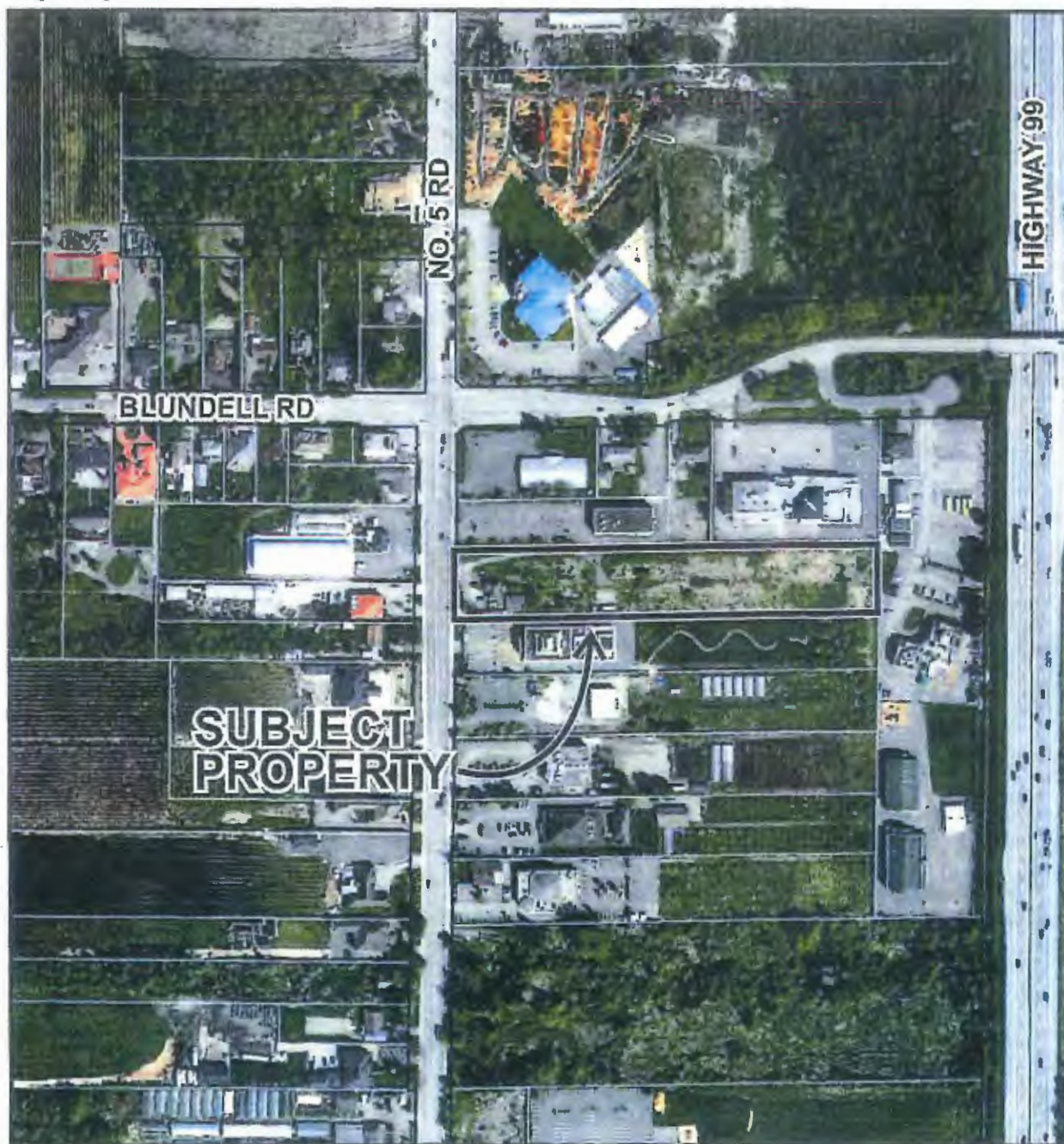
The map displays a grid of land parcels. A horizontal road, **BLUNDELL RD**, and a vertical road, **NO. 5 RD**, intersect. A parcel located east of No. 5 Rd and south of Blundell Rd is shaded with a cross-hatch pattern and labeled **SITE** with an arrow. Various other parcels are labeled with zoning codes: **AG1** (appearing in several locations), **ASY** (appearing in several locations), and **CL** (appearing in a small parcel north of the site). On the right side of the map, a vertical road is labeled **HIGHWAY 99**.



Note: Dimensions are in METRES



City of
Richmond



AG 14-657892

Original Date: 03/17/14

Revision Date:

Note: Dimensions are in METRES

CNCL - 349



City of
Richmond

Development Application Data Sheet
Development Applications Division

AG 14-657892

Attachment 2

Address: 8100 No.5 Road

Applicant: Arul Migu Thurkadevi Hindu Society of BC

Planning Area(s): East Richmond – McLennan Sub Area

	Existing	Proposed
Owner:	Domenica Taddei & Giuseppe Taddei	Arul Migu Thurkadevi Hindu Society of BC
Site Size (m²):	10,955 m ²	10,790 m ² (after 4m dedication)
Land Uses:	A single detached house (to be demolished)	Westerly 110m: Institutional Remaining portion: Agriculture
OCP Designation (General):	Westerly 110m: Community Institutional Remaining: Agriculture	No change
McLennan Sub Area Plan Designation:	Westerly 110m: Agriculture, Institutional and Public Remaining: Agriculture	No change
Zoning:	Agriculture (AG1)	Westerly 110m: Assembly (ASY) Remaining: Agriculture (AG1)
Other Designations:	ESA (Old Fields and Shrublands) designation on the entire backlands and a portion of the proposed parking area	ESA DP required



MATTHEW CHENG
ARCHITECT INC.

1000 WEST 10TH AVE
SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604-681-1111
WWW.MATTHEWCHENGARCHITECT.COM

THE HINDU TEMPLE SOCIETY OF BRITISH COLUMBIA
1000 WEST 10TH AVE
SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604-681-1111
WWW.HINDUTEMPLESOCIETY.COM

DATE: 10/15/2014
BY: MCH
PROJECT: HINDU TEMPLE
8100 NO. 5 ROAD
RICHMOND, B.C.

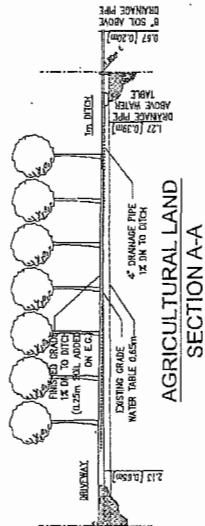
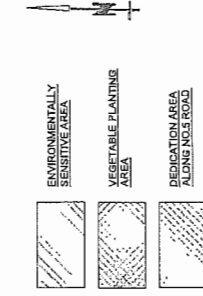
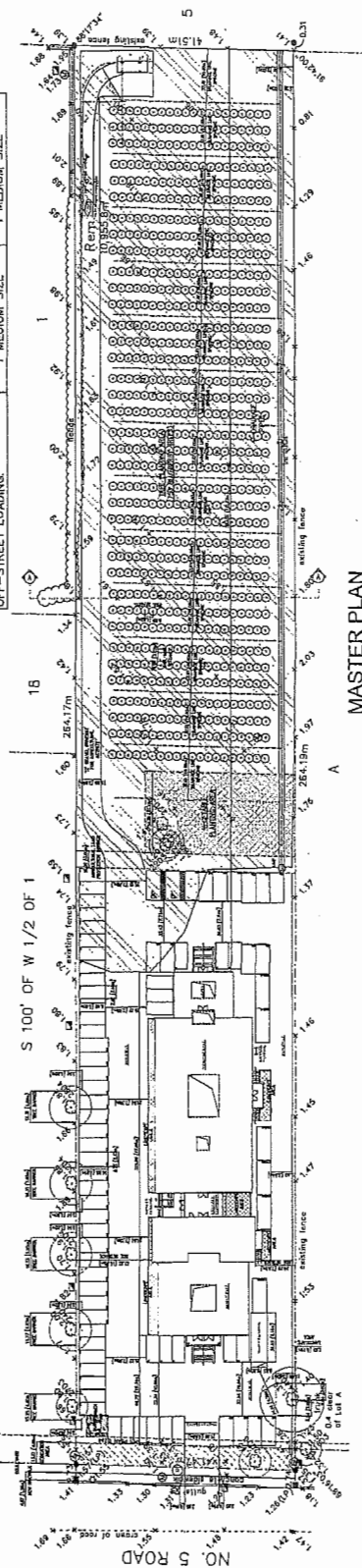
Drawn/checked

HINDU TEMPLE
8100 NO. 5 ROAD
RICHMOND, B.C.

DATE: 10/15/2014
BY: MCH
PROJECT: HINDU TEMPLE
8100 NO. 5 ROAD
RICHMOND, B.C.

Project No: 1000
Client: Hindu Temple
Scale: 1/32" = 1'-0"
Project Location: 8100 NO. 5 ROAD, RICHMOND, B.C.
Revision Date: 10/15/2014
Revision: D01

EXISTING:	PROPOSED:
SURVEY PLAN OF LOT 2, EXCEPT THE SOUTH 115 FT; BLOCK "A" OF SECTION 19, BLOCK 4 NORTH, RANGE 5 WEST, NEW WESTMINSTER DISTRICT, 1961-4690	
SITE AREA: 117939.19 SF (10955.8 SM)	117939.19 SF (10955.8 SM)
LAND USES: SINGLE FAMILY HOUSE & AGRICULTURE	ASSEMBLY
OCF DESIGNATION: RESIDENTIAL & AGRICULTURE	ASSEMBLY
ZONING: AGI	ASY
REQUIRED/ALLOWED: (BASED ON ASY)	PROPOSED:
FLOOR AREA RATIO: 58669.60SF (0.50)	13784.55SF (0.117)
LOT COVERAGE: MAX. 41278.72SF (35%)	12283.55SF (10.42%)
SETBACK-FRONT YARD: MIN. 6.0m	20.34m (66.72')
SETBACK-SIDE YARD (NORTH): MIN. 7.5m	14.53m (47.53')
SETBACK-SIDE YARD (SOUTH): MIN. 7.5m	7.53m (24.70')
SETBACK-REAR YARD: MIN. 7.5m	171.77m (563.55')
HEIGHT: (m)	BUILDING: 10.3m (33.87') DECORATION TOWER: 14.78m (48.42')
LOT SIZE: N/A	117939.19 SF (10955.8 SM)
OFF-STREET PARKING ASSEMBLY:	RELIGIOUS ASY: 61.88 BANQUET HALL: 20.9 KITCHEN: 1.75 CHILD CARE: 1.75 KITCHEN: 2.0 TOTAL: 80
OFF-STREET BICYCLE PARKING ASSEMBLY:	CLASS-1: 2.12 CLASS-2: 26.13 TOTAL: 28.25
OFF-STREET PARKING ACCESSIBLE:	2% OF PARKING
OFF-STREET LOADING:	1.4
	1 MEDIUM SIZE
	2
	1 MEDIUM SIZE





Full 202, 225 PINE AVE #109
VANCOUVER, BC V6A 2K4
Tel: (604) 271-1172, Fax: (604) 271-1166
E: info@colossal.com, book.orders@colossal.com

THESE ARE THE NAMES OF THE PERSONS WHO WERE
KILLED IN THE BOMBING OF THE LINCOLN CONTINENTAL
HOTEL IN NEW YORK CITY ON APRIL FOUR LAST.
THEY WERE KILLED BY A BOMB WHICH WAS
PLACED IN THE HOTEL BY AN INDIVIDUAL
WHO IDENTIFIED HIMSELF AS ALVIN KARPIS.

No	Date	Ref/Doc
01	07/07/14	REZONING SUBMISSION
02	07/07/15	REZONING REVISION
03	02/10/15	REZONING REVISION
04	02/10/15	REZONING REVISION
05	04/23/15	REZONING REVISION

$$\frac{\partial \mathcal{L}}{\partial \mathbf{w}_i} = \mathbf{w}_i - \mathbf{w}_i^*$$

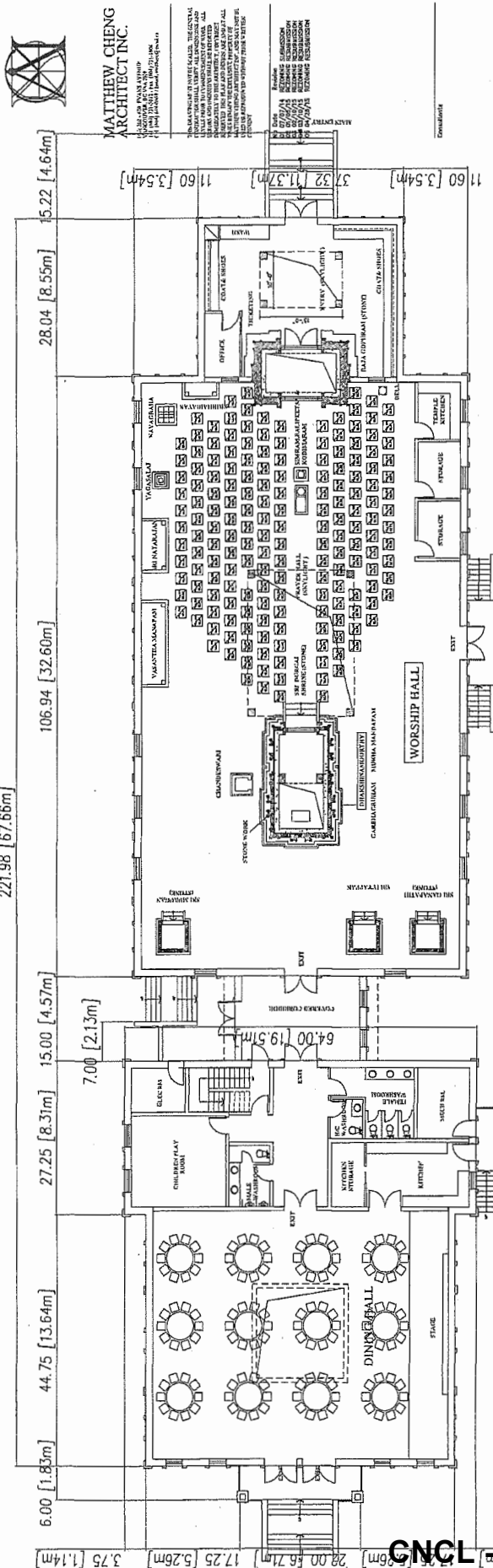
Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet Title
SITE PLAN

SITE PLAN

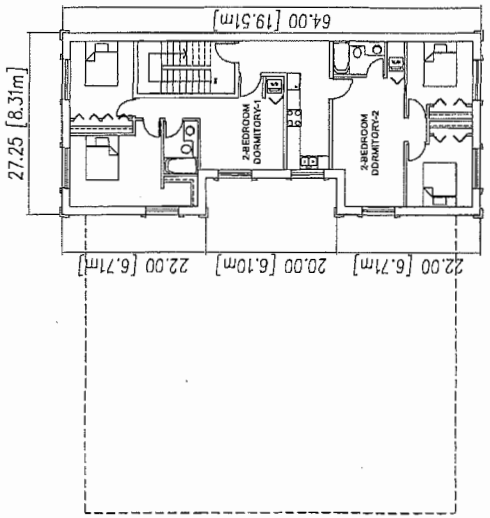
Figure 1: Plan view of the proposed parking lot layout. The layout shows a rectangular area divided into several sections. At the top is a "SMALL CAR PARKING STALL" measuring 7.92 [2.4m] by 2.73. Below it is a "REGULAR PARKING STALL" measuring 10.68 [3.21m] by 8.75 [2.67m]. To the left of the regular stall is a "BIC PARKING STALL" measuring 12.17 [3.71m] by 8.75 [2.67m]. At the bottom is a "MOTOR CYCLE PARKING STALL" measuring 30.00 [9.14m] by 8.87 [2.69m]. A "CIR" (Circular) area is located between the regular and bic parking stalls. Dimensions are given in both feet and meters in brackets.

Revisions Date:	Drp. No.
Print Date: 2015/04/28	D02



GROUND FLOOR PLAN

GROSS AREA: 12151.5 sf
 NUMBER OF SEAT FOR WORSHIP HALL = 179
 NUMBER OF SEAT FOR DINING HALL = 120



SECOND FLOOR PLAN

GROSS AREA: 1643 sf



**MATTHEW CHENG
ARCHITECT INC.**

1000 WEST 10TH AVENUE
SUITE 100
VANCOUVER, BC V6H 1T6
TEL: (604) 681-1111
WWW.MATTHEWCHENGARCHITECT.COM

THIS PLAN IS A PRELIMINARY DESIGN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

DATE: 10/10/2018
 DRAWN BY: J. CHENG
 CHECKED BY: M. CHENG
 PROJECT: HINDU TEMPLE
 SHEET: 01 OF 02

Project Title
 HINDU TEMPLE
 8100 NO.5 ROAD
 RICHMOND, B.C.

Sheet Title
 FLOOR PLANS

Client	MC
Owner	MC
Scale	1/8" = 1'-0"
Project Number	
Revision	
Drawn By	J. CHENG
Check By	M. CHENG
Sheet No.	D03

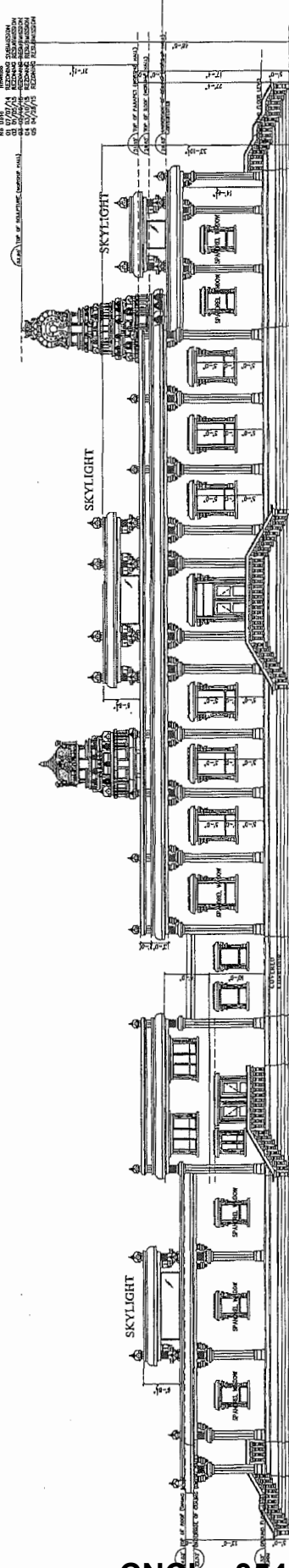


**MATTHEW CHENG
ARCHITECT INC.**

1000 WEST 10TH AVENUE
SUITE 100
VANCOUVER, BC V6H 3G9
TEL: 604-681-1111
WWW.MATTHEWCHENGARCHITECT.COM

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. ALL RIGHTS ARE RESERVED. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

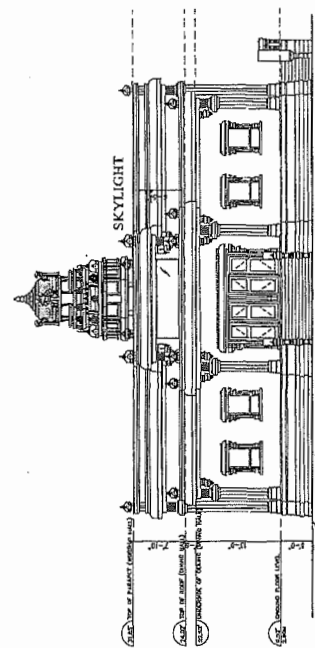
DATE: 01/07/14
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
PROJECT: HINDU TEMPLE
SHEET: 01 OF 02



SOUTH ELEVATION

HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet No.
ELEVATIONS



WEST ELEVATION (FRONTING NO.5 ROAD)

Owner	BC
Architect	BC
Engineer	BC
Interior Designer	BC
Project Number	01/07/14
Revision Date	01/07/14
Project Name	HINDU TEMPLE
Sheet No.	D04

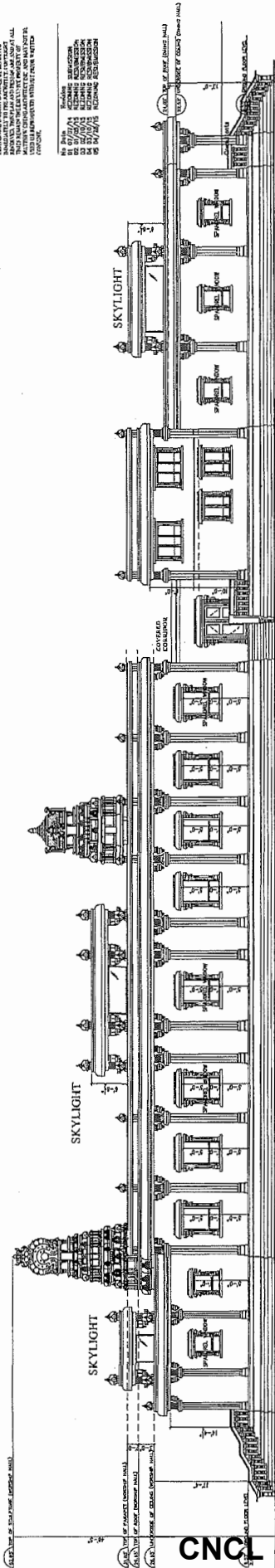


MATTHEW CHENG
ARCHITECT INC.

1000 WEST 10TH AVENUE
SUITE 200
VANCOUVER, BC V6H 1T6
TEL: (604) 681-1111 FAX: (604) 681-1112
WWW.MATTHEWCHENGARCHITECT.COM

THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS A VIOLATION OF THE COPYRIGHT LAWS OF CANADA AND THE UNITED STATES OF AMERICA AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

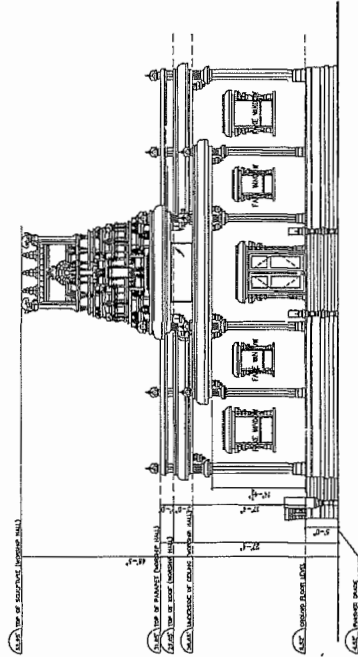
DATE: 01/20/11
BY: MCH/AL
CHECKED: MCH/AL
DATE: 01/20/11
BY: MCH/AL
CHECKED: MCH/AL



NORTH ELEVATION

Product Name
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Scale: 1/8" = 1'-0"
ELEVATIONS



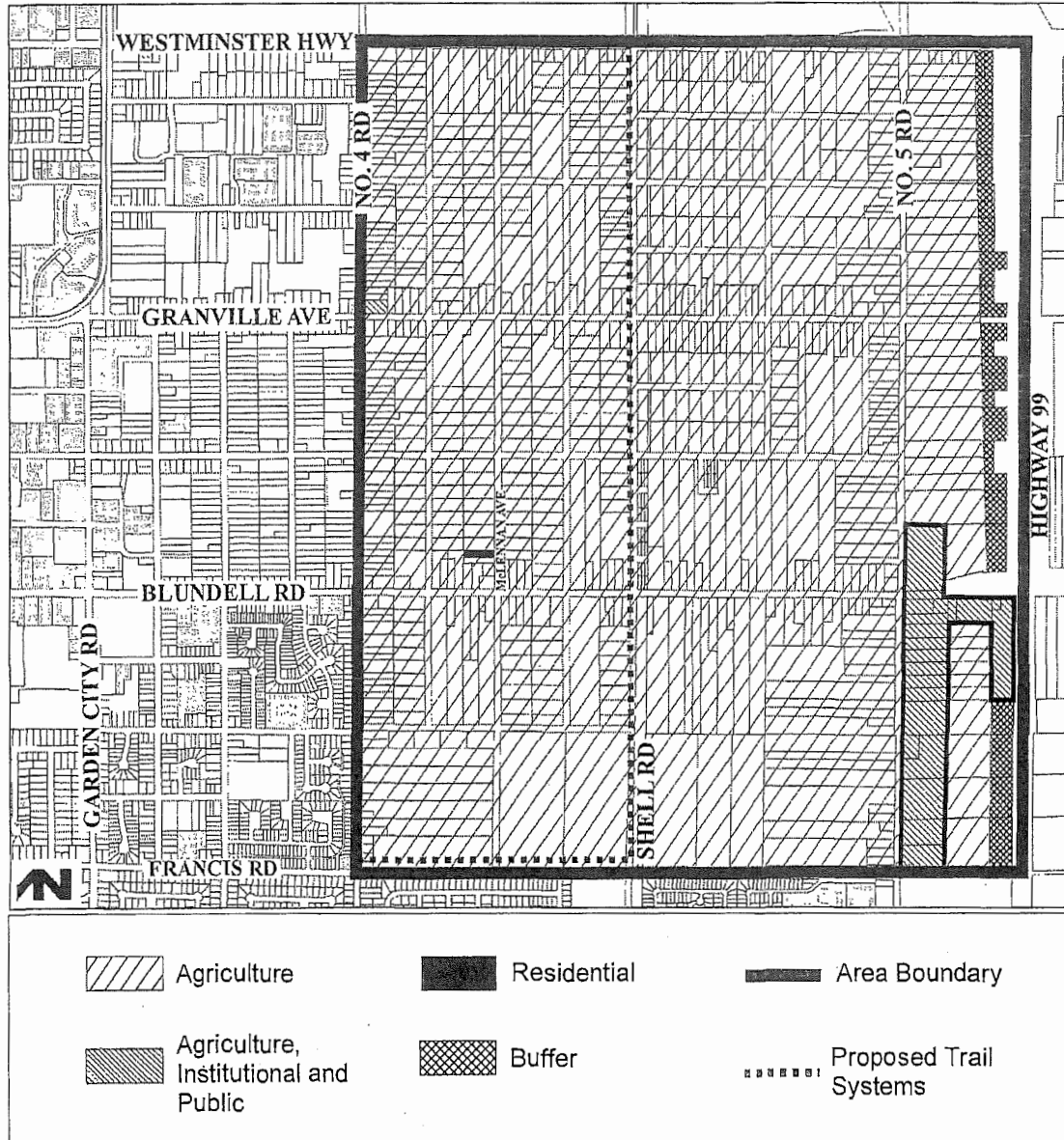
EAST ELEVATION

Project Name
Hindu Temple
8100 NO.5 ROAD
RICHMOND, B.C.

Project Number
D05

City of Richmond

Land Use Map

 Bylaw 8791
 2012/09/10




City of Richmond

Policy Manual

Page 1 of 3

Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY

POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
 - "Assembly District" uses, and
 - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
 - a) prepare farm plans;
 - b) explore farm consolidation;
 - c) commit to do any necessary on-site infrastructure improvements;
 - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
 - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
 - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



Approvals Procedure

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

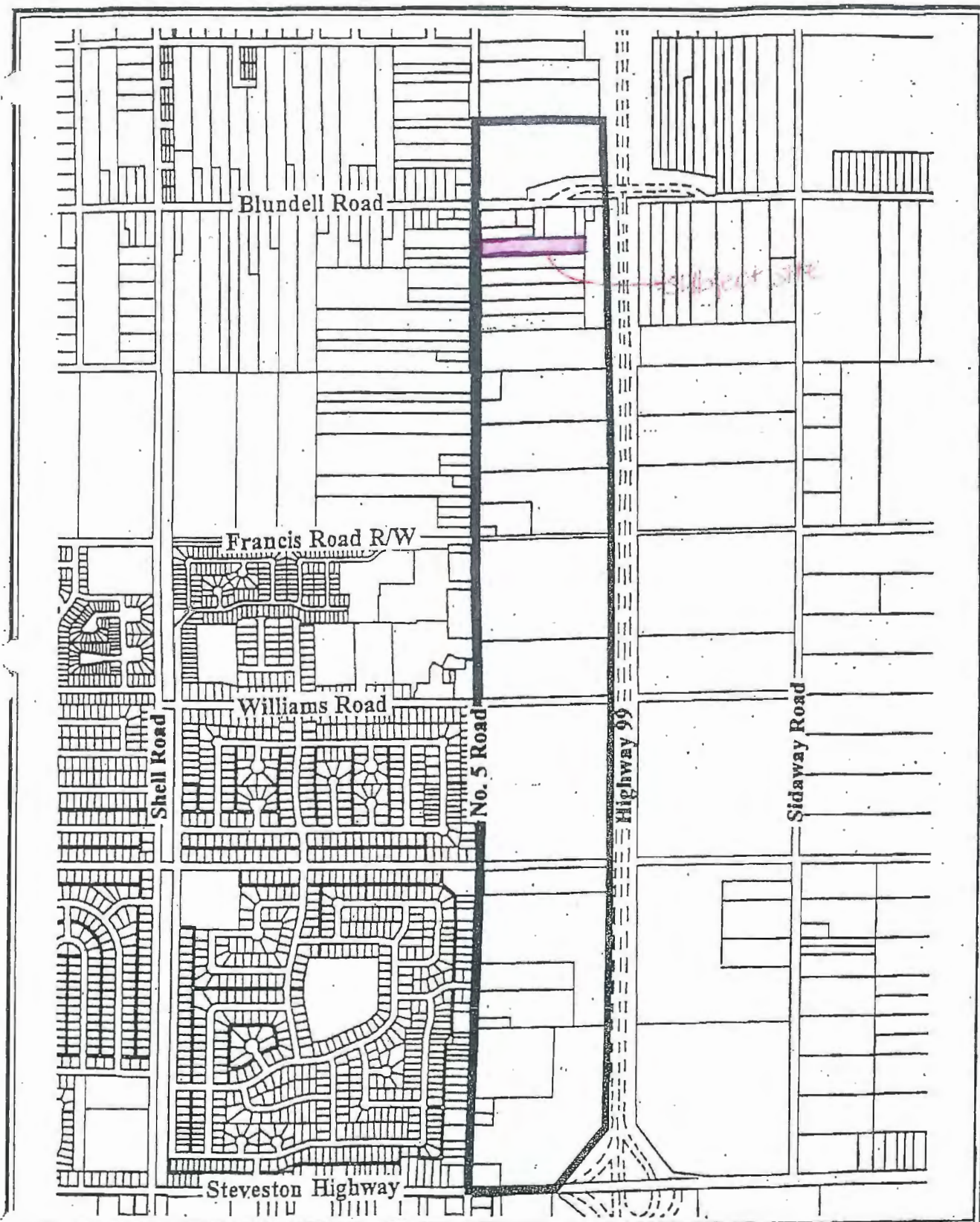
City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



Area Proposed for Public
and Institutional Use
CNCL - 359

Date:
01/24/00

**Excerpt from the Minutes from
The Agricultural Advisory Committee Meeting**

**Thursday, January 29, 2015 – 7:00 p.m.
Anderson Room
Richmond City Hall**

3. Development Proposal - ALR Non-Farm Use

Staff outlined the non-farm use proposal to develop a new Hindu temple at 8100 No. 5 Road. Staff noted that the proposal is subject to the No. 5 Backlands Policy, which allows institutional uses on the westerly 110m when the remaining portion is strictly used for farming. Staff also indicated the proposal includes a height variance and will be subject to the ESA DP requirement.

Committee had the following questions and comments:

- In response to Committee's query about the maximum building height, Staff explained it is the requirement specified in the proposed "Assembly" zone.
- Committee asked how the properties along No. 5 had been monitored to ensure the property owners continue to farm the backlands and whether the restriction is enforceable. Staff explained as restrictive covenants are registered on titles of the most sites, it is enforceable. Staff also periodically check and receive complaints or information from neighbours.
- Discussion ensued with regard to fill issues in the ALR and Committee noted that any illegal activities should be carefully monitored.
- Committee also noted the importance of a "succession plan" to ensure that the backlands are continued to be farmed by future owners. Community members acknowledged that the agricultural plan is solid and provides a good amount of details. Committee noted that, if the plan is followed through, it will be successful and continuity over time is the key.
- Committee invited the applicants to the table. The project architect, Matthew Cheng, introduced himself and noted that other consultants, including the agrologist, was also in attendance.
- Committee requested further details of the proposed drainage tile and noted a 4" drainage tile is typical for blueberry farming and no sock to be attached as it is not good for organic soil.

- Committee expressed concerns about details of the proposed drainage plan. It was noted that, if the City does not permit the site to be connected to the City's storm sewer system it will likely become an issues for neighbouring sites.
- Committee was glad to see soil will be recaptured and reused on the site rather than brought from outside.
- In response to Committee's question about residential units in assembly buildings, Staff noted that the use is often included in institutional developments as an accessory use.
- Committee also asked if there would be any parking issues. Staff noted that the current proposal shows it meets the parking requirement. In reply to Committee's question about special event parking arrangement, the representative from the Hindu society noted that they had secured an agreement with neighbours; in case of special events, the neighbouring site could be used for additional parking.
- As the farm is proposed be used for non-commercial purposes, it was suggested that the congregation consider opportunities with other non-profit community group.

The following motion was passed:

That the non-farm use application for a new Hindu temple at 8100 No. 5 Road be supported subject to the following conditions:

1. *Additional organic soil to be retained on the site as per the recommendations included in the agrologist report;*
2. *The drainage tile to be a minimum of 4" in size and not to have a sock; and*
3. *An alternative drainage plan to be brought forward for Committee's review and comments if the City does not allow the site to connect to the City's storm sewer system.*

Carried Unanimously

Agricultural Plan

**8100 No. 5 Road
Richmond, BC**



Prepared for:
Arul Migu Thurkadevi Hindu Society of BC
7468 Edmonds Street
Burnaby, BC
V3N 1B2

Prepared by:
Pottinger Gaherty Environmental Consultants Ltd.
#1200 – 1185 West Georgia Street
Vancouver, BC
V6E 4E6

PGL File: 3587-02.01

December 2014



Table of Contents

1.0	Introduction.....	1
2.0	Site Description	1
2.1	Legal Description.....	1
2.2	Zoning and Current Land Use	1
2.3	Soils.....	2
2.3.1	B.C. MOE Mapping	2
2.3.2	Current Onsite Inspection	2
2.4	Land Use	2
2.4.1	Subject Property.....	2
2.5	Drainage Conditions.....	2
3.0	Proposed Land Improvements.....	2
3.1	Soil Conservation and Management.....	2
3.1.1	Soil Salvage and Use.....	2
3.1.2	Soil Management	3
3.2	Drainage	3
3.2.1	Drainage Rationale	3
3.2.2	Design Parameters	3
3.2.3	Drain Lateral Lines.....	4
4.0	Irrigation	4
4.1	Irrigation Water Sources.....	4
5.0	Crop Alternatives.....	4
5.1	Suitable Crops.....	4
5.1.1	Proposed Agricultural Operator	5
5.1.2	Proposed Planting Plan	5
6.0	Agricultural Improvement Cost Estimate.....	7
7.0	Summary and Conclusions	7

LIST OF FIGURES

Figure 1	Site Location
Figure 2	Site Plan
Figure 3	Drainage Plan

LIST OF APPENDICES

Appendix 1	Site Photographs
Appendix 2	Blueberry Management Schedule (After BC Ministry of Agriculture, Berry Production Guide, 2012)

List of Acronyms

AMT	-	Arul Migu Thurkadevi
ESA	-	Environmentally Sensitive Area
PGL	-	Pottinger Gaherty Environmental Consultants Ltd.
PID	-	Parcel Identification Number

1.0 INTRODUCTION

Pottinger Gaherty Environmental Consultants Ltd. has been retained by the Arul Migu Thurkadevi (AMT) Hindu Society to develop an agricultural plan for the property located at 8100 No. 5 Road, Richmond, BC (the Site; Figure 1). Construction of the proposed temple and ancillary parking requires submission of a non-farm use application for the portion of the property fronting No 5 Road to the City of Richmond and Agricultural Land Reserve. The remaining portion of the property will be used for active agricultural purposes. This requires summarizing the capabilities and requirements to develop an agricultural use and farm implementation plan for submission to the City of Richmond and the Agricultural Land Commission.

Our report includes a description of the Site and Site soils, summarizes the Site's capabilities for farming, and provides an agricultural use and farm implementation plan. At this time, blueberry production has been planned for the Site and the farm implementation plan reflects soil requirements for blueberry production.

Specifically, the scope of our work includes a review of the following considerations and requirements:

- Topsoil: Develop a topsoil salvage and management plan;
- Drainage: Design a subsurface drainage plan for the agricultural portion of the property;
- Irrigation: Develop a crop irrigation system for the agricultural area; and
- Crop Alternatives: Suggest possible suitable agricultural uses for the agricultural portion of the property.

2.0 SITE DESCRIPTION

The Site is located on the east side of No. 5 Road, south of Blundell Road in Richmond, BC (Figure 1). The surrounding area is characterized by:

- North: institutional;
- West: institutional;
- South: agricultural and institutional; and
- East: agricultural.

2.1 Legal Description

The Site is comprised of one parcel. The legal description of the parcel is:

- 2 Sec 19 BLK4N RG5W PL 4090 Except Plan S115. The Parcel Identification Number (PID) is 003-413-110.

2.2 Zoning and Current Land Use

The Site is zoned by the City of Richmond as AG1 (traditional sites zoned for agriculture), and lies within the Agricultural Land Reserve. The Site is also designated as an Environmentally Sensitive Area (ESA) within the City of Richmond Official Community Plan. The ESA designation is Old Fields and Shrublands. The Official Community Plan has also identified the property as Agriculture and Community Institutional.

The City of Richmond considers Old Fields and Shrublands to be old fields and shrublands temporarily (>2 years) or permanently abandoned as agricultural or cleared lands that support mixed grass, forb, and shrub vegetation. Grass and shrub vegetation is often intermixed with increasing shrub cover after 10 years without mowing. Old field and shrubland is a man-made habitat type associated with the changing pattern of farming in agricultural landscapes, particularly the abandonment of farms.

2.3 Soils

2.3.1 B.C. MOE Mapping

The 1:25,000 scale published soils mapping in the RAB Bulletin 18: Soils of the Langley-Vancouver Map Area indicate the Site as Triggs-Lumbum soil complex. Triggs-Lumbum soil complex consists of up to 2m of partially- to well-decomposed organic matter overlying fine textured mineral deposits. Richmond soil series consists of 0.4 to 1.6m of well-decomposed organic matter overlying fine-textured deltaic deposits. Triggs-Lumbum soil complex are poorly drained and acidic in nature.

2.3.2 Current Onsite Inspection

The subject property indicated evidence of surficial disturbance. The western portion had areas of gravel fill, including a driveway along the north property line and a footprint of a former structure near the south property line. A raised portion of the north side of the property has been covered in sawdust or hog fuel.

2.4 Land Use

2.4.1 Subject Property

The subject property is +/-1.1 hectare in area, and had a single-family residence, garage, shed and two metal shipping containers located on the western portion of the Site.

The property owners intend to redevelop a portion of the property in the western portion of the property extending 110m from the western property line.

2.5 Drainage Conditions

There was no drainage system on the property. The water table is at or near the surface in winter. There was no standing water on the Site at the time of the Site inspection. There are no ditches adjacent to the property.

3.0 PROPOSED LAND IMPROVEMENTS

3.1 Soil Conservation and Management

3.1.1 Soil Salvage and Use

Topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality. Site preparation of the built area will require removal of the organic soils and preload of the underlying silts with sand.

The poor quality fill and gravel should be removed from the entire Site. The underlying organic soil should be excavated to the silt boundary and placed in an even layer over the agricultural portion of the Site.

Stumps located within the area that are intended for agricultural production should be removed to increase the farmable area.

3.1.2 Soil Management

In south-coastal BC, blueberries have traditionally been grown on highly organic soils with an organic matter content of 20 to 50%. They can also be grown successfully on mineral soils including silt or sandy loam. They, however, do not perform well in wet soils or heavy, poorly-structured clay soils. The Site's organic soils have a very high water-holding capacity, which will require attentive drainage management to ensure good plant growth and prevent soil decomposition due to over-draining.

Maintaining soil cover with temporary cereal crops, permanent grass cover or other ground cover vegetation is very important in maintaining good surface infiltration and soil capacity.

Soil fertility amendments should be implemented based on soil test results, and fertilizers should be applied at the recommended rates for the specific vegetation.

Blueberries do best in acid soil with a pH range of 4.5 to 5.2. A pH outside this range can result in poor growth and low yields. A soil test should be used to determine the nutrient status and soil pH before conducting the first planting, at least six months before planting so that any amendments can be added as the field is prepared. Sampling will be conducted based on direction from an agricultural consultant or soil laboratory (for laboratory listings, refer to the BCAGRI publication, "Resources for Berry Growers").

Prior to planning, soils will be tilled to depth between 6 to 10 inches to prepare a suitable seedbed using either cultivators, harrows or rotovators. Due to the fine textured nature of the soils, tilling will only be conducted when moisture content is ideal.

3.2 Drainage

3.2.1 Drainage Rationale

Plants cannot tolerate extended periods of flooding especially when they are actively growing. Poorly drained soil can result in poor plant growth, poor yield, root rot, and plant death. A water table maintained at least 60cm (24in) below the soil surface is best for blueberry production. A subsurface drainage system is recommended for this Site to supply water table control.

3.2.2 Design Parameters

The proposed subsurface drainage system design was based on Site-specific information, crop requirements and climate data for Richmond, BC.

The guidelines in the BC Agricultural Drainage Manual (1997) were used for general reference, in addition to local experience and Site-specific information, to develop the drainage system installation design.

Lateral drain spacing was set at 10.0m with an average drain depth of 1.1m ranging between 1.0-1.2m to accommodate the required drain slope of 0.1% to the mainline collector.

3.2.3 Drain Lateral Lines

Drainage lines will be installed using a trenchless plow or backhoe. Perforated polyethylene corrugated drain pipes (Big O) fitted with a nylon sock will be used for the lateral drains. The drain slope would be 0.1% to the mainline connector.

The City of Richmond does not permit mechanical lift of drainage water into the municipal storm drain system; therefore, a gravity connection between the collector catch basin and the parking lot storm water collection system will be required. If the City of Richmond refuses to allow discharge of drainage from farmed development areas into the municipal storm sewer system on No. 5 Road, the drainage system will be designed to discharge the subsurface drainage water into the eastern portion of the ESA area and infiltrate naturally into the ground.

4.0 IRRIGATION

4.1 Irrigation Water Sources

In the south coast region of BC, rainfall is generally inadequate in July and August and supplemental irrigation is necessary. Municipal water is available from the City of Richmond municipal water system to supplement irrigation. The small size of the Site and portion intended for agriculture makes use of municipal water the most practical source of irrigation water.

Irrigation should be provided by a 2" service-fitted line with a double check valve meeting the local code for irrigation supply. This should be installed as part of the new water service for the Site during redevelopment. A 2" buried PVC Schedule 40 mainline should be installed. Standpipes with quick-connect valves installed at 30m intervals along the line are recommended to facilitate the connection of surface irrigation equipment.

Drip irrigation is recommended to maximize water efficiency as water is delivered directly to the root zone providing more consistent and even soil moisture. Fertilizers can also be injected into the irrigation water. The drainage system should be drained following harvest to prevent winter frost damage.

5.0 CROP ALTERNATIVES

5.1 Suitable Crops

Site soils are mapped as a Triggs-Lumbum complex whose dominant soil limitations include very poorly-drained, infertile and acidic soils. A selection of suitable crops can be successfully produced on the property following appropriate management inputs in addition to the proposed soil salvage and improved irrigation. Management inputs required to increase the agricultural capability include a water-management system to improve drainage, and lime and/or fertilizer application to manage the soil pH and naturally low fertile conditions associated with these soils.

Suitable crops identified for these soils by Bertrand et al. (1991)¹ includes: annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops, and shallow rooted annual vegetables.

¹ Bertrand, R.A., Hughes-Games, G.A. and Nikkel, D.C. 1991. Soil Management Handbook for the Lower Fraser Valley. BC Ministry of Agriculture, Fisheries and Food.

The AMT Hindu Society intends to grow a selection of vegetables and flowers on a portion of the agricultural lands that will be used as part of the Temple services. After assessing potential crop options for the remainder of the agricultural land. Based on an assessment of agricultural suitability including consideration of adjacent land use, parcel size, and activities which would be compatible with the temple use, AMT Hindu Society identified blueberry production as the intended land use. AMT Hindu Society has identified a third party who will be responsible for blueberry production including planting and harvest.

Existing trees outside of the Temple development area will be protected as required by the ESA.

5.1.1 Proposed Agricultural Operator

Arul Migu Thurkadevi (AMT) Hindu Society and PGL have consulted with a number of agricultural operators in the Lower Mainland to identify a suitable operator to manage the proposed blueberry operation. After inspecting the site all of the commercial operators decided not to move forward with the lands as they consider the parcel to be too small and not commercially viable. AMT Hindu Society however is not interested in commercializing the operation and intends to produce farm products for charity and community purposes as well as self-consumption.

To support the intended agricultural operation, AMT Hindu Society intends to utilize members of their organization who are established active farmers and labourers who reside in Richmond and are willing to assist with the farm operation. Additional labour will be provided by community elders and retirees who will do voluntary work under the guidance of the established farmer.

Daily and seasonal operations following planting will be based on the BC Ministry of Agriculture's blueberry management schedule, developed as part of the Berry Production Guide, a general guide to blueberry management based upon plant and pest development. Timing and associated actions are provided in Appendix 2.

5.1.2 Proposed Planting Plan

The property owner has identified blueberry production as the intended agricultural crop for the Site. The plant spacing is based on feedback received from local farmers while additional recommendations are based on the BC Ministry of Agriculture's Berries Production Guide. Recommendations are summarized below.

- In-row spacing between blueberry bushes is 1.5m.
- Distance between rows 3m.
- Fall planting will be conducted if warranted as it allows quicker plant establishment in coastal regions.
- Two-year old nursery-grown plants will be used to establish a planting. Fertilize plants set out in the spring three to four weeks after planting. Two or more applications may be required through the first growing season.
- Plants will be set at the same depth as they were in the pot or nursery.
- Cover crops may include permanent grass covers between the rows, which will suppress weeds, provide support for farm machinery, improve soil structure and water infiltration and reduce soil erosion. Grasses that work best are low-growing perennials that are easy to establish and do not creep. Mixtures should contain no more than 25% perennial ryegrass to minimize mowing. Pure stands of sheep fescue or hard fescue establish slowly but withstand traffic well and require less mowing.
- If grass is selected for a cover crop, seeding is recommended to occur in spring or early fall (September). Seed mixtures at 30 to 55kg/ha (12 to 22kg/acre) and fescues at 30 to 45kg/ha (12 to 18 kg/acre).

Based on the planting plan, AMT Hindu Society intends to plant approximately 815 blueberry bushes.

Access to the agricultural lands will be provided through establishment of a gravel farm access road along the north property boundary.

Vegetated buffers including a variety of edible and ornamental plants will be established between the ALR lands and the adjacent property and the proposed temple. A planting plan is provided in AMT Hindu Society's submission.

6.0 AGRICULTURAL IMPROVEMENT COST ESTIMATE

Topsoil Salvage	
Strip and load topsoil from development area 3250m ³ @ \$5.00	\$16,250
Place and grade on agricultural area, 1,500m ³ @ \$2.00	\$3,000
Subtotal Topsoil Salvage	\$19,250
Drainage System	
Supply and install lateral drains 450m @ \$7.00	\$3,150
Supply and install buried mainline 110m @ \$30.00	\$3,300
Connections to built area storm system (if approved)	\$3,000
Subtotal Drainage System	\$9,450
Irrigation System	
Municipal services connection	\$4,000
Irrigation piping	\$3,000
Irrigation equipment	\$4,000
Subtotal Irrigation System	\$11,000
Planting	
Blueberry bush purchase 815 bushes @ \$15	\$12,225
Labour for planting 400 hrs @ \$15/hr	\$6,000
Soil preparation (machinery and amendments)	\$2,000
Subtotal Planting	\$20,225
Total Estimated Cost	\$59,925

7.0 SUMMARY AND CONCLUSIONS

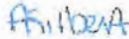
The Site's agricultural capability is primarily limited by poorly-drained, naturally infertile and acidic soil. Poor-quality fill on the western portion of the Site intended for development of the Temple also limits the Site's agricultural production potential. The proposed agricultural management inputs, including soil amendments and improved drainage, will dramatically improve the agricultural capability and increase the range of crops that can be produced on the Site.

PGL proposes segregation of topsoil during construction of the Temple. Soil suitable for segregation will be spread across the eastern portion of the Site to improve the soil's agricultural capability and ensure the conservation of topsoil.

Respectfully submitted,

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:



Ashleigh Gilbert; M.Sc., A.Ag.
Environmental Scientist



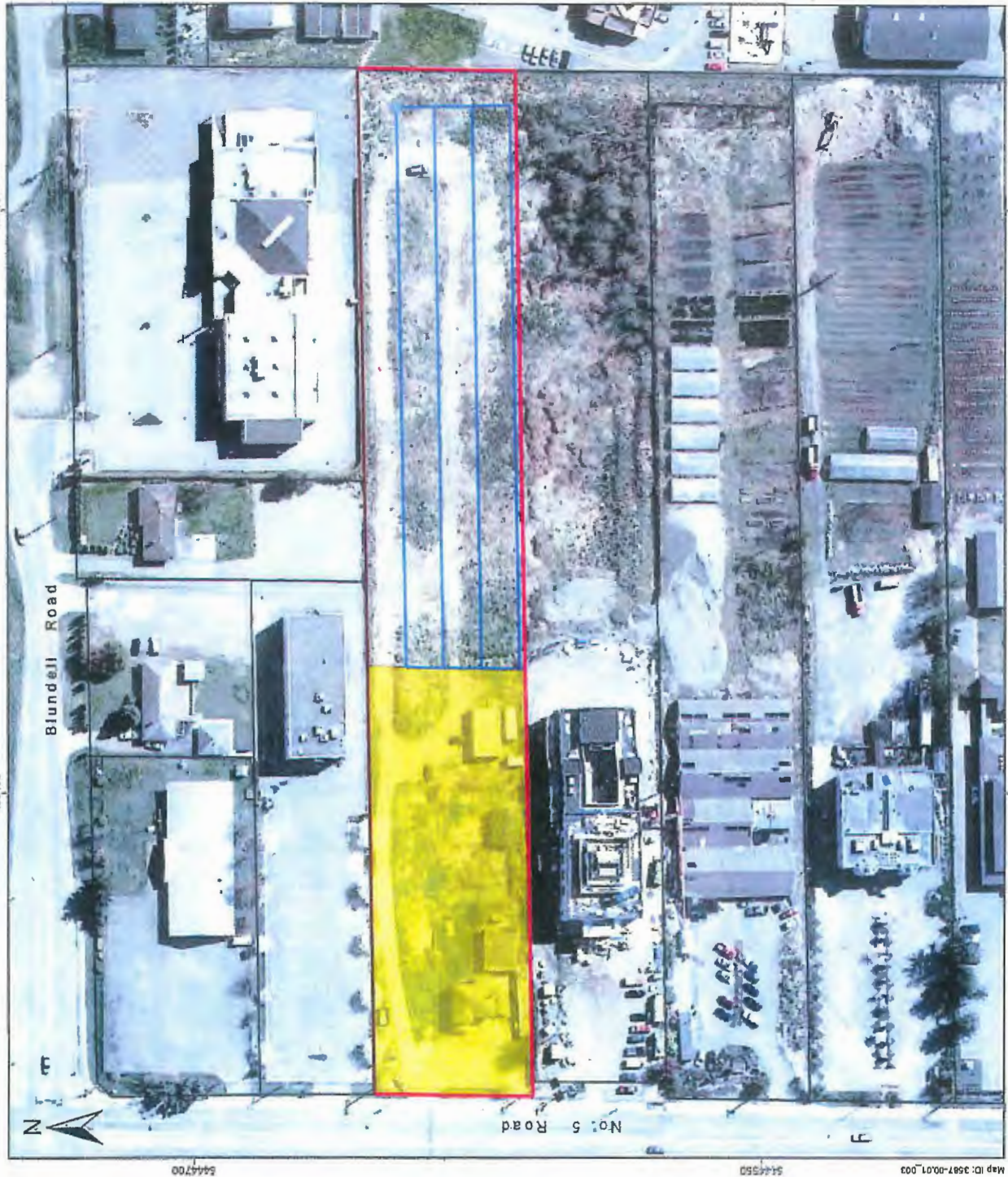
Stewart Brown, M.Sc., P.Ag., R.P.Bio.
Senior Environmental Scientist

AAG/CSB/mtl/slr

X:\3500-3599\3587 - A.M.T. Hindu Society of BC\02-01\Client Docs\3587-02-01-AgriculturePlan-Dec14-Rev2.docx

Figures





Drainage Plan

- Collector Basin
- Drainage Line
- Development Area
- 8100 No 5 Rd
- Property Line

1:1,400
0 25 50
Metres
Coordinate System: NAD 1983 UTM Zone 10N

PGL
Pollinger Geomatics
Limited

Figure 3

Appendix 1
Site Photographs





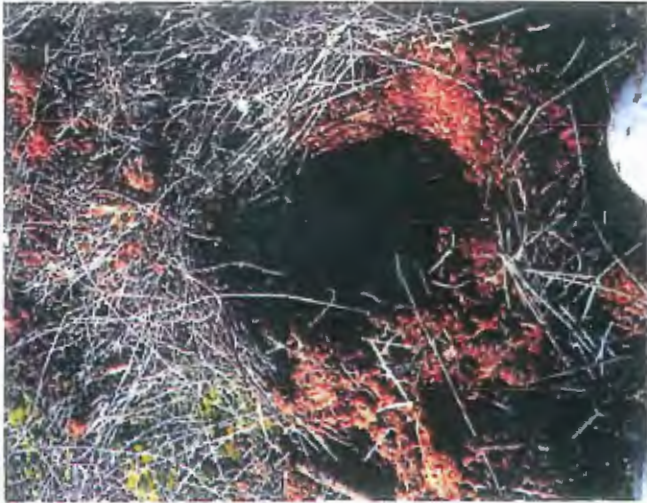
Photograph 1:

Looking west from the eastern
end of the Site



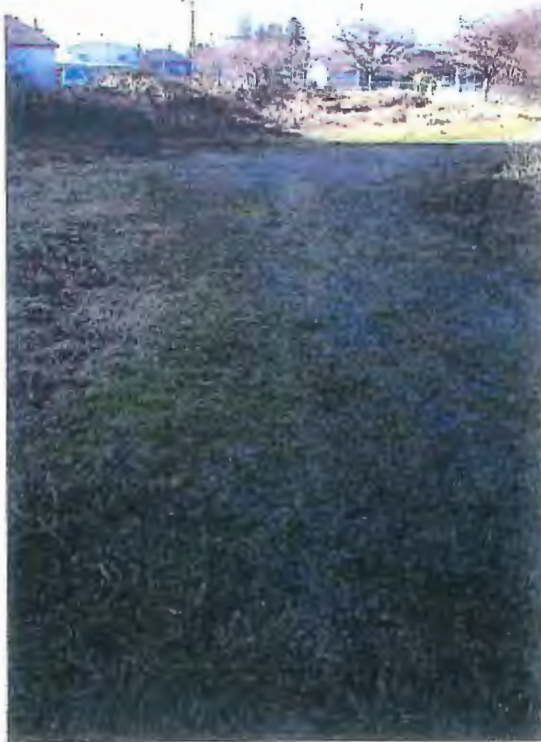
Photograph 2:

Eastern portion of the Site.
Land use to the south and
north is consistent with the
proposed development.



Photograph 3:

Organic soils in the eastern
portion of the property



Photograph 4:

Coarse fill in the proposed
development area which will
be segregated from organic
soils



Photograph 5:

Coarse fill that will require segregation





Photograph 6:


Topsoil which will be salvaged and applied to the agricultural portion of the Site



Appendix 2:



**Blueberry Management Schedule
(After BC Ministry of Agriculture, Berry Production Guide, 2012)**



Timing	Type of Action	Action
JANUARY / FEBRUARY Plants dormant 	Plant Care	<ul style="list-style-type: none"> Prune beginning after leaf drop. Be sure to remove diseased and dead wood.
	Disease Control	<ul style="list-style-type: none"> Apply copper oxychloride or Bordeaux mixture for bacterial blight. For mummy berry control, watch for development stage when leaf buds show 5 mm of green tissue. Also check for open mummyberry cups. Prepare to spray fungicide, as required. (February/March)
	Insect Control	<ul style="list-style-type: none"> Check for scale and apply dormant oil and/or lime sulfur spray by mid-February (before bud break), if required. Also helps to control leafroller, spanworm, wintermoth eggs and larvae.
	Weed Control	<ul style="list-style-type: none"> Apply pre-emergent herbicides before weed growth starts.
	Other	<ul style="list-style-type: none"> Ensure sprayers are tuned-up and calibrated.
MARCH Buds start to swell 	Plant Care	<ul style="list-style-type: none"> New plantings. Begin land preparation for spring plantings.
	Disease Control	<ul style="list-style-type: none"> Continue to check growth of leaf buds and mummy berry cups. Apply fungicide to protect developing buds from mummy berry as necessary at critical growth stage. Apply Ridomil for root rot control, if required. Apply copper oxychloride for bacterial blight, as necessary.
	Soil Care	<ul style="list-style-type: none"> Seed grasses for permanent cover between rows when soil can be worked. Apply sawdust mulch to beds, if needed.
	Weed Control	<ul style="list-style-type: none"> Apply pre-emergent herbicides before weed growth starts if not applied earlier.
	Food Safety	<ul style="list-style-type: none"> Ensure a food safety plan is in place including a record keeping system.

LATE MARCH TO LATE APRIL Leaf and flower bud break 	Plant Care	<ul style="list-style-type: none"> • Make first fertilizer application (mid April). • <i>New plantings</i>. Set out new plants as conditions permit (up to mid May).
	Disease Control	<ul style="list-style-type: none"> • Continue to apply fungicide for primary mummyberry control, as required. • Apply copper oxychloride for bacterial blight, if necessary. If not done earlier, apply Ridomil for root rot control, if required.
	Insect Control	<ul style="list-style-type: none"> • Apply recommended prebloom insecticides to control aphids and minimize spread of blueberry scorch virus. Start weekly checks of swelling blossom buds for hatching spanworm, winter moth (late March), and caterpillars blown to fields from outside areas. Apply controls as needed. Start weekly checks for leafrollers, looking at blossom clusters and rolled leaves.
	Weed Control	<ul style="list-style-type: none"> • Control weeds by cultivation and/or herbicides. Apply herbicides for quackgrass and other perennial weed control.
	Other Pests	<ul style="list-style-type: none"> • Watch for snails and slugs - control as required.
	Soil Care	<ul style="list-style-type: none"> • Seed grasses for permanent cover between rows if not done earlier. Apply sawdust mulch, if needed and not done earlier.
LATE APRIL/MAY Blossoming	Plant Care	<ul style="list-style-type: none"> • Place bee hives in field when 10% of blossoms are open. Protect hives from bears where necessary. Remove hives from fields when blossoming is over.
	Disease Control	<ul style="list-style-type: none"> • Monitor all fields for symptoms of blueberry scorch and blueberry shock. Watch for mummy berry infections on flowers and shoots and apply fungicides if needed. Apply fungicides for Botrytis blight and/or Anthracnose (fruit rots) if wet weather is anticipated.
	Insect Control	<ul style="list-style-type: none"> • Continue to watch for leafrollers and control as needed. Monitor for aphids. Control aphids after bloom is finished and bees have been removed from the field. Apply sprays only if predator numbers are low and aphids are increasing.

	Weed Control	<ul style="list-style-type: none"> Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed, observing days to harvest interval.
	Soil Care	<ul style="list-style-type: none"> Watch for poorly drained areas in fields. Plan fall drainage improvements.
	Food Safety	<ul style="list-style-type: none"> Test irrigation and spray water for E. coli and fecal coliforms. Order toilets, hand washing units and other sanitary supplies.
JUNE Fruit development 	Plant Care	<ul style="list-style-type: none"> Make second fertilizer applications up to mid-June. Irrigate as necessary.
	Disease Control	<ul style="list-style-type: none"> Apply fungicides for Botrytis (fruit rot) and Anthracnose (ripe rot) if weather is wet during the fruit development period. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary.
	Insect Control	<ul style="list-style-type: none"> Continue to watch for leafrollers and spanworms to late June, control as needed. Continue to monitor for aphids especially in scorch infected fields. Control as required. Prune out and destroy branches with tent caterpillars before end of June when caterpillars leave the nest.
	Weed Control	<ul style="list-style-type: none"> Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed. Observe pre-harvest intervals.
	Other Pests	<ul style="list-style-type: none"> Prepare bird predation management plan. Install bird control devices or erect bird netting.
	Soil Care	<ul style="list-style-type: none"> New plantings. Start to prepare land for new fall plantings.
	Food Safety	<ul style="list-style-type: none"> Place portable toilets and hand washing units. Ensure workers are trained in good hygiene and harvesting practices.

JULY Fruit development and ripening 	Plant Care	<ul style="list-style-type: none"> Monitor soil moisture and irrigate as necessary.
	Disease Control	<ul style="list-style-type: none"> Sample berries from each field and store at room temperature to assess fruit rot levels. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary.
	Insect Control	<ul style="list-style-type: none"> Continue to monitor insect pests, control only if needed. • Monitor for spotted wing Drosophila (SWD) and apply protective sprays after fruit ripens.
	Other Pests	<ul style="list-style-type: none"> Install bird control devices, or erect bird netting if not done earlier.
JULY - SEPTEMBER Harvesting 	Plant Care	<ul style="list-style-type: none"> Harvest and market fruit. Collect plant tissue samples (mid July to mid August) for nutrient analysis. Irrigate as needed.
	Disease Control	<ul style="list-style-type: none"> Continue to apply fungicides for Botrytis, Anthracnose, and other fruit rot diseases, if weather is wet. Observe days to harvest interval. Prune out branches killed by Godronia canker (red flagging) or bacterial blight and destroy.
	Insect Control	<ul style="list-style-type: none"> Continue to apply protective sprays to control spotted wing Drosophila. Apply insecticides to control aphids and young scale if required. Observe pre-harvest intervals. Prune out and destroy branches with tent caterpillars (from mid July). Watch for scale "crawlers" from late July to August and control if needed.
	Other Pests	<ul style="list-style-type: none"> Control birds following approved guidelines.
SEPTEMBER Post harvest growth	Soil Care	<ul style="list-style-type: none"> Continue to mow cover crop as needed. New plantings. Install drainage, if needed. Monitor soil pH and adjust as necessary. Incorporate sawdust or compost in planting beds as required.
	Plant Care	<ul style="list-style-type: none"> Irrigate as necessary.
	Disease Control	<ul style="list-style-type: none"> Apply copper spray for bacterial blight before fall rains start. Prune out diseased wood.

	Insect Control	<ul style="list-style-type: none"> Prune out and destroy caterpillar tents before mid September when caterpillars drop to the ground for the winter.
	Other Pests	<ul style="list-style-type: none"> Remove bird control devices and netting after harvest.
	Soil Care	<ul style="list-style-type: none"> Take soil samples for analysis, if needed. Check pH of soil. Apply calcium and magnesium in form of dolomite or sulphur if required. Subsoil between rows when soil is dry, if necessary. Seed grasses for permanent cover between rows. New plantings. Install drainage, if required and not done earlier.
OCTOBER Post harvest growth	Plant Care	<ul style="list-style-type: none"> Continue to prune out and remove diseased wood. New plantings. Set out new plants. Best time to plant container stock in coastal areas.
	Disease Control	<ul style="list-style-type: none"> Apply copper spray or Bordeaux Mixture for bacterial blight (total 2 sprays in fall).
	Other Pests	<ul style="list-style-type: none"> Check for field mice activity and apply bait, if required.
	Soil Care	<ul style="list-style-type: none"> Check pH of soil and apply lime or sulfur, if required. Subsoil between rows when soil is dry, if necessary. Install or improve drainage, as required. Mow cover crop, if required.
	Weed Control	<ul style="list-style-type: none"> Monitor weeds. Apply herbicides for grass control, according to label directions.
	Other	<ul style="list-style-type: none"> Flush irrigation systems and sprayers to protect against winter damage.
NOVEMBER / DECEMBER Plants dormant	Plant Care	<ul style="list-style-type: none"> Apply sawdust mulch, if necessary. Order bees for the coming season.
	Weed Control	<ul style="list-style-type: none"> Apply Roundup for grass control if not done earlier.
	Other Pests	<ul style="list-style-type: none"> Watch for field mice activity and apply bait if needed.



Pottinger Gaherty
Environmental Consultants Ltd.
1200 - 1165 West Georgia Street
T 604.682.3707
F 604.682.3497
Vancouver, BC Canada V6E 4E6
www.pggroup.com

Memo

PGL File #: 3587-02.01

DATE: March 30, 2015

TO: Arul Migu Thurkadevi Hindu Society

FROM: Stewart Brown

Re: Agricultural Plan - 8100 No. 5 Road, Richmond, BC

Please find following an addendum to Pottinger Gaherty Environmental Consultants December 2014 Agricultural Plan. Changes have been incorporated in the Arul Migu Thurkadevi Hindu Society's application. Changes are based on feedback provide by the City of Richmond and the City of Richmond Agricultural Advisory Committee and include additional detail on the Soil Salvage and Use and Drainage plan.

Soil Salvage and Use

As indicated in our December 2014 Agricultural Plan, topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality.

PGL has estimated that up to 1,500m³ of suitable soil will be salvaged form the development area which will be spread uniformly across the agricultural portion of the property to a depth of approximately 0.25m to maintain the existing level grade. If more than 1,500m³ of soil is salvaged it will be spread evenly across the agricultural area.

Drainage

The site drainage plan has been revised since the December 2014 Agricultural Plan to permit discharge of soil water to the municipal storm sewer. Lateral drainage lines (100mm) will now run in a north-south orientation and discharge into a drainage ditch that will run along the south property line before discharging into a sump and into a buried 250mm solid line that will connect to the existing municipal storm sewer. The drainage ditch will also intercept any surface flow originating from the adjacent property to the south.

The previous drainage plan included fitting perforated polyethylene corrugated drain pipes (Big O) with a nylon sock. At the request of the Agricultural Advisory Committee, the nylon sock will no longer be included in our design.

To ensure that the drainage lines do not actively dewater the site, pipes will be positioned above the sites water table and provide approximately 0.20 of freeboard.



City of Richmond

Memorandum Planning and Development Division Transportation

To: Mayor and Councillors
From: Victor Wei, P. Eng.
Director, Transportation
Re: George Massey Tunnel Replacement – Update

Date: November 13, 2015
File: 01-0150-20-THIG1/2015-
Vol 01

On November 9, 2015, City staff and Ministry of Transportation & Infrastructure staff with the George Massey Tunnel Replacement (GMTR) project team met as part of the on-going technical liaison meetings held every two weeks. The GMTR team provided the following updates on the project.

1. Release of Project Definition Report

No new information on the Project Definition Report (PDR) was shared by the GMTR project team at the meeting. Again, the project team advised that its anticipated release date would be by the end of 2015 but there is no commitment regarding a specific release date. They have verbally committed to showing the document to City staff and providing a short time period for feedback prior to its public release. No commitment was made regarding the length of time to be provided for City staff review but it is anticipated to be between several days and two weeks.

If and when the PDR is shared with staff, with or without a hard copy, a memorandum will be distributed immediately to update Council on any significant information followed by a staff report with a detailed assessment of the extent to which the PDR supports the Project Objectives endorsed by Council in June 2014.

2. Typical Proposed Cross-Section of Widened Highway 99

Upon repeated past requests by staff, the GMTR team shared a sketch (Attachment 1) illustrating the typical proposed Highway 99 cross-section for the southbound direction just north of the Steveston Highway Interchange. The team confirmed that the bridge was still being contemplated as a ten-lane bridge with five lanes in each direction, and the sixth lane shown on the sketch (labelled as "OFF RAMP STEVESTON I/C") would merge into five lanes just before the bridge span.

As the sketch does not provide any context, staff have requested more detailed information to be added to the sketch including existing and proposed property lines to better illustrate property impacts, and an overlay of the existing Highway 99 cross-section to show the extent of proposed widening. The GMTR team advised that a revised sketch would be provided to staff but did not commit to the timing.

3. Public Consultation re BC Hydro Transmission Line Relocation

As noted in the staff memorandum dated November 2, 2015 to Council regarding the initiation of the public consultation process by BC Hydro, staff attended a small group meeting and part of a public open house held in Richmond on November 5, 2015 to gather feedback on the three alternatives for relocating the existing transmission line out of the tunnel (i.e., overhead, underground or attached to the new bridge).

To date, the small group meetings in Richmond and Delta have typically registered three to five participants with several of the attendees representing companies seeking business opportunities related to the project. Approximately eight to ten people attended the open house in Richmond. BC Hydro staff advise that attendees have been interested in further details of the GMTR project (e.g., number of lanes on the bridge) and, based on informal discussions, have indicated a preference for an overhead transmission line crossing the Fraser River. Staff will verify this finding by requesting BC Hydro to share with the City any written feedback from the public regarding the three alternatives.

As also noted in the above noted memorandum of November 2, 2015, a local newspaper notice advising of the consultation opportunities in Richmond did not appear until November 4, 2015 as the first notice (published October 30, 2015) included only the dates, locations and times of the small group meetings and open houses in Delta. To compensate for the short notice to Richmond residents, BC Hydro has extended the public consultation period and added a further small group meeting in Richmond on November 16, 2015.

4. October 30, 2015 Presentation at Project Office in Ironwood Mall

The memorandum dated November 6, 2015 regarding the GMTR team's update on the project at its project office within the Ironwood Mall on October 30, 2015 included, as an attachment, a copy of the presentation slides. Staff have since clarified that there were also display boards present. Staff were originally provided with an electronic copy of the same display boards in May 2015 for information and informal comment (Attachment 2). Staff were specifically requested by the project team in their e-mail transmittal to refrain from distributing the material as indicated by the watermark. The attached slides contain considerable technical details of the work being carried by the project team at the time; a summary of the key content was conveyed to Council in past reports and memoranda.

5. Mid Island Dike

At previous meetings, staff have advised the GMTR team of the City's long-term flood protection plan that would utilize Highway 99 as a mid island flood barrier or dike. While the City recognizes that raising the Highway 99 road surface to the desired height of 4.7 m geodetic may not be possible in all locations given fixed elevations of existing infrastructure, the City has requested that the GMTR team identify project features that would also serve a diking purpose where possible (e.g., higher centre median barrier) and present them to the City for review and discussion.

6. Highway 99 at Oak Street Bridge

As noted in a previous staff report, preliminary findings of field data collected by MoTI regarding northbound morning peak period traffic volumes through the George Massey Tunnel suggest that 60 per cent of the vehicles are destined for Richmond and of the 40 per cent continuing on to Vancouver, 30 per cent use the Oak Street Bridge.

Given that a new 10-lane bridge may induce higher traffic volumes on Highway 99 into Vancouver and MoTI analysis has indicated that the Oak Street-70th Avenue intersection may be a bottleneck in terms of traffic congestion, staff have reiterated a request that MoTI and City staff from both Richmond and Vancouver meet to proactively identify potential measures (e.g., signal timing changes) that could be implemented to mitigate any impacts.

7. Backlands and ESA Policies of the City

Staff have kept the GMTR team apprised of the current review of the City's Backlands Policy particularly with respect to the potential establishment of a farm access road and how any required Highway 99 widening may impact adjacent properties and the location of the road.

As the GMTR team noted that some private properties adjacent to the Highway 99 right-of-way that may be impacted by the widening of the highway are designated by the City as Environmentally Sensitive Areas (ESAs), staff have provided an overview and clarification of the City's ESA policies. Staff stated that it is the City's expectation that the GMTR project would respect and address any requirements City's Backlands and ESA policies, including any requirements associated with Riparian Management Areas, which are designated on both sides of Highway 99.

8. Environmental Assessment (EA) Review Process

Following the release of the PDR, a Project Description will be prepared based on the PDR that will be submitted to the Environmental Assessment Office (EAO) and initiate the EA review process. The GMTR team has provided staff with the draft Application Information Requirements (DAIR) for review and comment. The DAIR is essentially the table of contents for the project application to the EAO that identifies the scope of issues to be addressed as part of the application. Staff will be providing comments on the DAIR to the GMTR team to ensure that it is comprehensive and reflects Richmond-specific issues.

9. Invitation to Tour of George Massey Tunnel

The GMTR team has extended an invitation to Council and City staff to participate in a tour of the tunnel. The group would meet at the project office in Ironwood Mall and then proceed to the control building. The tour itself would involve descending into the wind tunnels adjacent to the travel lanes and walking the length of the tunnel and back (approximately two kilometres). Appropriate clothing should be worn and protective equipment (hard hat, boots and safety vest) will be required. The tour would take approximately three hours.

The GMTR team are flexible in scheduling a date and time depending on interest. If you are interested, please let me know by November 20, 2015 so I may inform the project team accordingly.

November 13, 2015

- 4 -

Please contact me at 604-276-4131 if you have any questions.



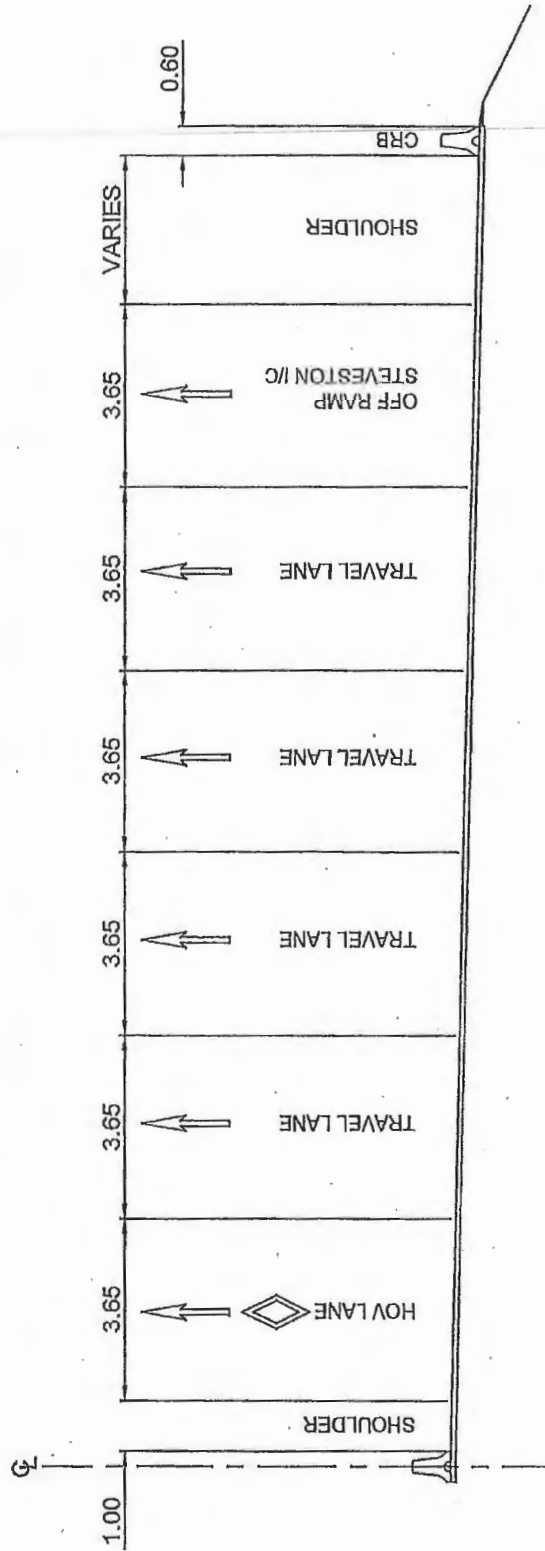
for: Victor Wei, P. Eng.
Director, Transportation

VW:jc

Att. 2

pc: SMT

DRAFT FOR DISCUSSION



TYPICAL CROSS SECTION / HIGHWAY 99 SB - NORTH OF STEVESTON INTERCHANGE

George Massey Tunnel
construction (1958)



Sections of the Tunnel prior to
placement under the river (1957)



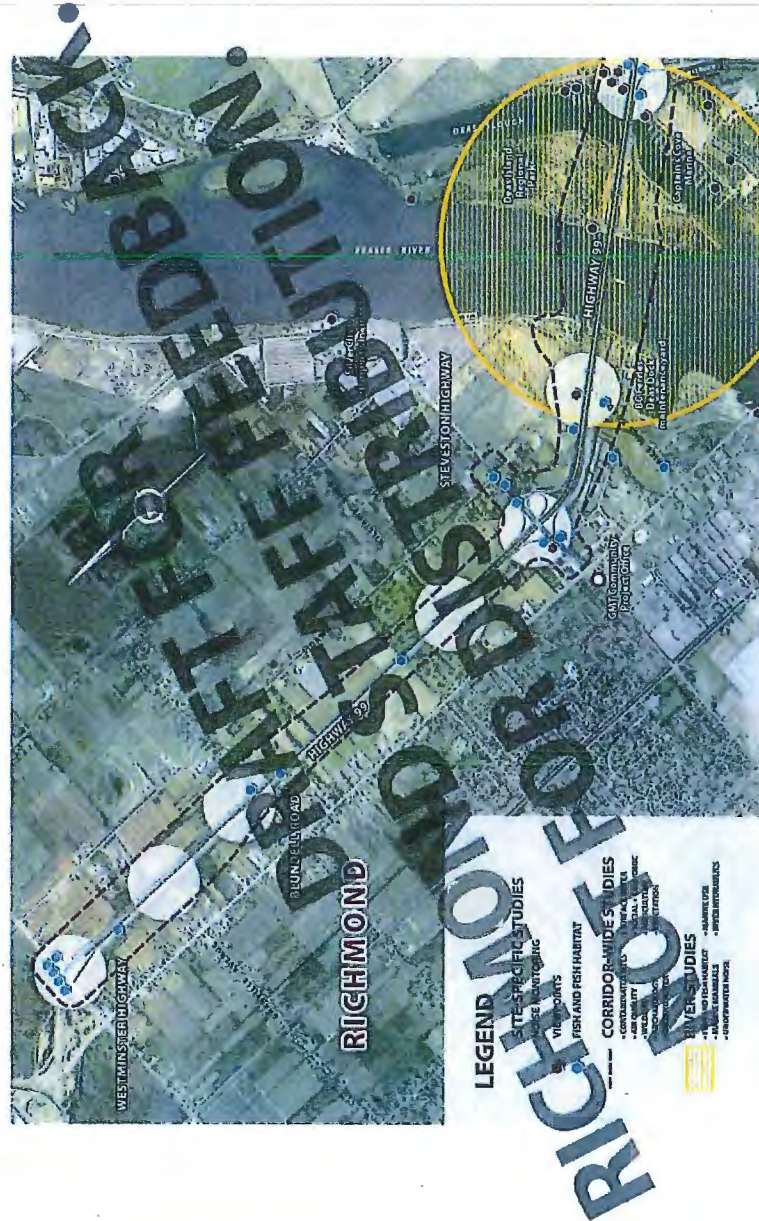
Tunnel Decommissioning

The Tunnel is made up of six segments that were sunk into place in a dredged trench, joined and covered with sand and rock. In a reversal of this process, all or parts of the Tunnel could be removed as follows:

1. Remove sand
2. Remove rock protection layer along submerged Tunnel sections
3. Remove concrete mattress, sand and gravel
4. Lift and float out Tunnel sections



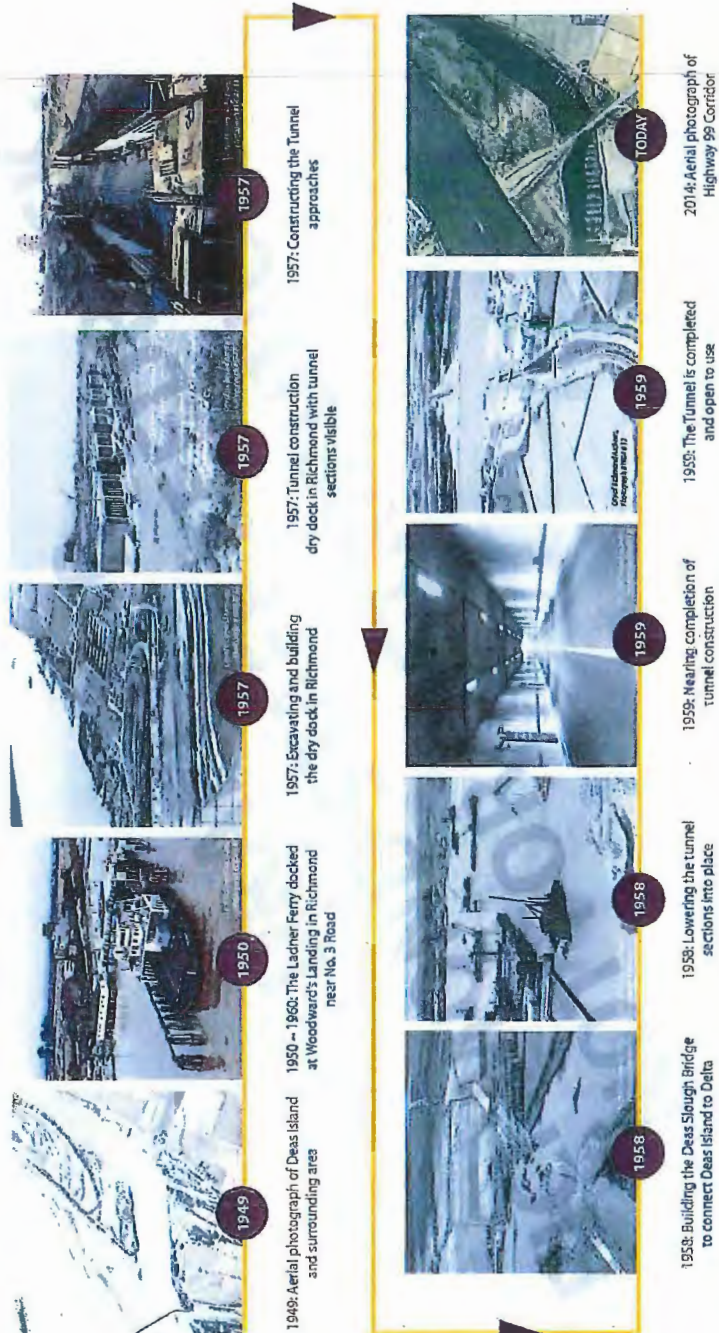
Key Areas of Study - Richmond



CNCL - 397



Tunnel Construction



New Bridge Conceptual Design



Options Analysis


Why a new bridge was chosen over other options

- Safety and emergency response considerations
- Public consultation in fall 2012 and spring 2013 indicated:
 - Preference for a new bridge instead of a new tunnel
 - Desire for improvements within the existing right-of-way
- Technical analysis confirmed a new bridge would have fewer effects on farm land and the environment than a new tunnel
- Less expensive than a new tunnel
- Provides the best cycling and pedestrian opportunities

Why 10 lanes?



- Improved safety due to improvements in merging and reduced weaving
- Reduce congestion and accommodate traffic growth for the foreseeable future
- Additional lane for trucks and other slower-moving traffic



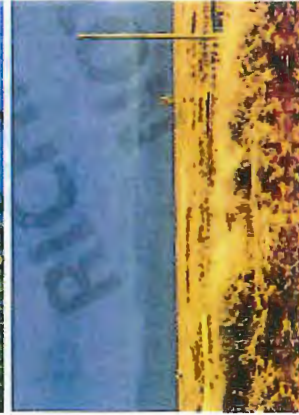


Areas of Study - *Wildlife and Habitat*

Studies	Work to date
Fish and Fish Habitat	Compiled and reviewed information and field data on water flow, channel characteristics, and presence of barriers to fish passage in streams, ditches, Green Slough, Deas Slough and the Fraser River. Completed field sampling to classify fish habitat and to assess Project effects on salmon, trout, char, green and white sturgeon and eulachon in areas where data was unavailable.
Marine Mammals	Compiled and reviewed information on habitat and the presence of Harbour seals, California sea lions and Steller sea lions. Modelled underwater noise levels to assess potential disturbance during construction.
Vegetation	Classified vegetation types to identify wildlife habitat and surveyed for rare plants and ecosystems through field studies and desktop analysis.
Wildlife	Used vegetation mapping and field studies to assess wildlife habitat and presence of raptors and herons, barn owls, swallows, small mammals and at-risk amphibians.
River Hydraulics	Compiled and reviewed data on Fraser River hydraulics to understand current river behaviour including flow, tides, sedimentation and currents and to predict how the river will function during and after Tunnel decommissioning.


Areas of Study - Land and Water Use

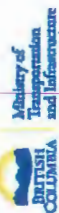


Studies	Work to date
Land Use	Compiled and reviewed information on land use designations, ownership, bylaws, zoning and parks in surrounding areas, as well as existing and future community plans and activities.
Marine Use	Compiled and reviewed information on commercial, Aboriginal and recreational marine use, navigation and fishing in the Fraser River, and confirmed river use with stakeholders.
Agriculture	Collected information on agricultural areas and capabilities; land use and crops; characteristic soil types; farming practices, operations, infrastructure and access; and irrigation and drainage use and function. Additional field data was collected where data gaps were identified.
Groundwater	Compiled and reviewed data on levels, quality and movement patterns of groundwater to assess potential changes during and after construction.
Surface Water	Compiled and reviewed data on surface water quality (e.g., temperature, dissolved oxygen, and pH), stormwater and runoff patterns to assess potential changes during and after construction. Additional field data was collected where data gaps were identified.

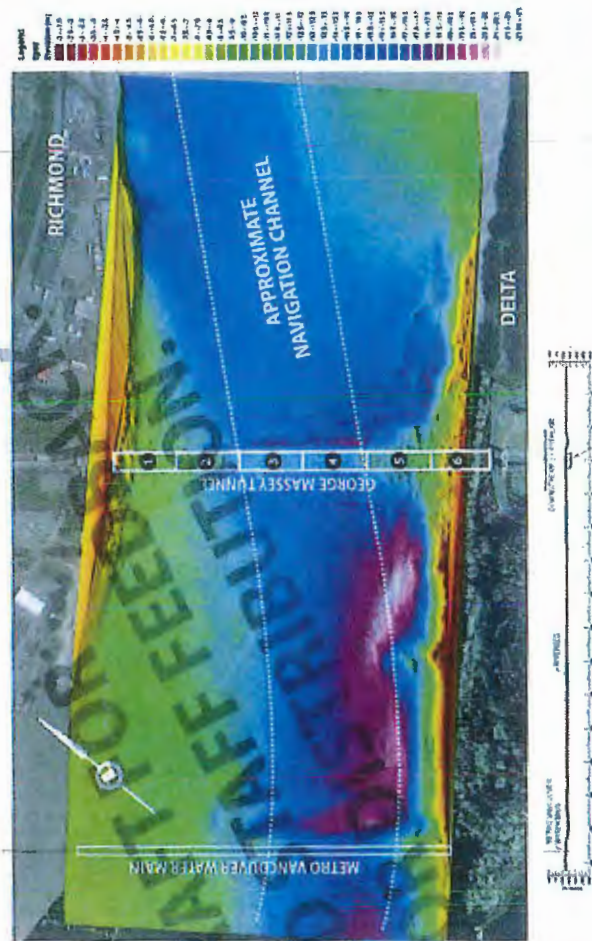
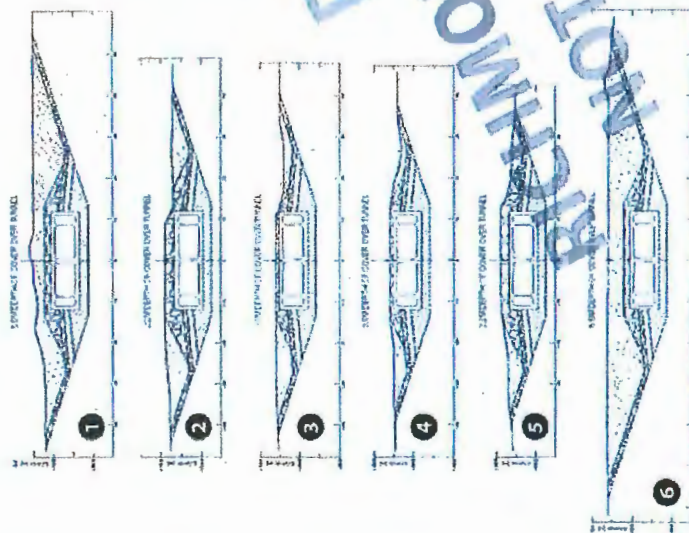
Areas of Study - People and Places



Studies	Work to date
Heritage	Compiled and reviewed information on known archaeological and heritage sites, conducted field surveys to determine if any previously identified sites are located within the Project area, and compiled information on current and traditional uses.
Air Quality	Collected data on climate and general air quality, meteorological data, and ambient existing pollutant levels and, as part of a human health assessment, modelled the effects of emissions from traffic that will be produced once the Project is completed.
Noise	Measured noise levels in the Project corridor and, as part of a human health assessment, modelled noise that will be produced once the Project is completed.
Visual	Took photographs at various viewpoints within the Project corridor. Used these photographs as a base for computer modelling of visibility of the new bridge at these locations.
Contaminated Sites	Reviewed current and historical land use to identify potential contaminated sites. Additional field investigations were undertaken to classify sites where data gaps were identified.



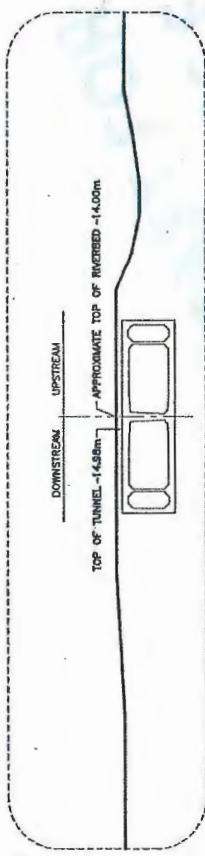
River Bathymetry



Planning and Consultation Process



Riverbed Profile





City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1
Telephone: 604-276-4123
Fax No: 604-276-4332

www.richmond.ca

October 15, 2015

The Honourable Todd Stone
Minister of Transportation and Infrastructure
PO Box 9055 Stn Prov Govt
Victoria, BC V8W 9E2

Frank Leonard
Chair, Provincial Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC V5G 4K6

Dear Minister Stone and Chair Leonard:

Re: George Massey Tunnel Replacement Project and Widening of Highway 99

At its October 13, 2015 meeting, Richmond City Council considered an update report on the George Massey Tunnel Replacement (GMTR) project regarding potential property acquisition by the Ministry of Transportation & Infrastructure (MoTI) on the west side of Highway 99 beyond the existing highway right-of-way between Blundell Road and Steveston Highway in Richmond as the number of vehicle lanes along this highway corridor may need to be increased as part of the GMTR project.

While adjacent properties on either side of Highway 99 in this corridor are within the Agricultural Land Reserve and zoned for agriculture, City staff have been informed by GMTR staff that based on input from the Agriculture Land Commission (ALC), the preference for any widening of the Highway 99 corridor is to occur on the west side as these lands are considered by the ALC as relatively less actively farmed.

Please note that the City's No. 5 Road Backlands Policy (Attachment 1), which was approved by Council in 1990 and revised in 2000, requires land uses permitted in the "Assembly (ASY)" zoning district on the westerly 110 m of properties fronting No. 5 Road and all proposals for lands subject to the Policy to enter into legal agreements as deemed necessary to require farm activities on the backlands (i.e., remainder of the property). As Council is desirous of enhancing farming on these properties, the City is concerned about the potential negative impacts to these backlands resulting from the widening of Highway 99.

Moreover, a non-farm use application for expansion of the Richmond Jamea Mosque at 12300 Blundell Road (located at the southwest quadrant of Blundell Road and Highway 99) was endorsed by Council on November 24, 2014 and forwarded to the ALC for approval. The ALC subsequently approved the application on June 23, 2015. This approval by ALC appears contradictory and should the GMTR project proceed to acquire additional right-of-way from this site, the existing and proposed on-site parking and circulation would be negatively impacted.

As the City is currently reviewing and considering an update of the No. 5 Road Backlands Policy, the City has the following requests:

- May we have further details from MoTI on the potential land takings from these properties as soon as possible in order to better understand the potential impacts to the No. 5 Road backlands as well as its general policy?
- Can the ALC clarify its rationale for preferring any widening of Highway 99 to occur on the west side and reconcile this position with its recent approval of the non-farm use application for an expansion of the Richmond Jamea Mosque at 12300 Blundell Road?
- Can MoTI and the ALC ensure that the City will be fully engaged in any detailed discussions regarding the use of ALR lands in Richmond for the GMTR project?

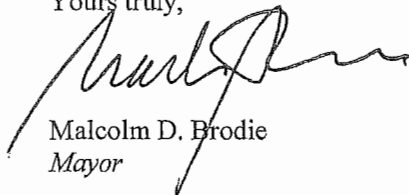
Further, as Council remain extremely concerned about the lack of details on the upcoming planned bridge and highway improvements, I wish to reiterate the written requests made to Minister Stone in my letter dated July 8, 2015 regarding the GMTR initiative:

- May we have a draft copy of the Project Definition Report as soon as possible? There needs to be sufficient time for Richmond City Council to review and comment on the Report before it is finalized later this year.
- May we have your advice regarding the Ministry's plan on the funding strategy for the construction and operation of the new bridge?
- May we have the latest position on the future of the existing tunnel.

The full involvement of and the timely sharing of the above information with the City of Richmond would help ensure that the GMTR project addresses any issues or concerns raised by our community.

I look forward to your reply.

Yours truly,



Malcolm D. Brodie
Mayor

Att. 1

pc: John Yap, MLA – Richmond-Steveston
Teresa Wat, MLA – Richmond Centre
Linda Reid, MLA – Richmond East
Members of Council
SMT
Victor Wei – Director, Transportation

**POLICY 5037:**

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
 - "Assembly District" uses, and
 - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.

4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
 - a) prepare farm plans;
 - b) explore farm consolidation;
 - c) commit to do any necessary on-site infrastructure improvements;
 - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
 - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
 - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.

**Approvals Procedure**

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



City of Richmond

Policy Manual

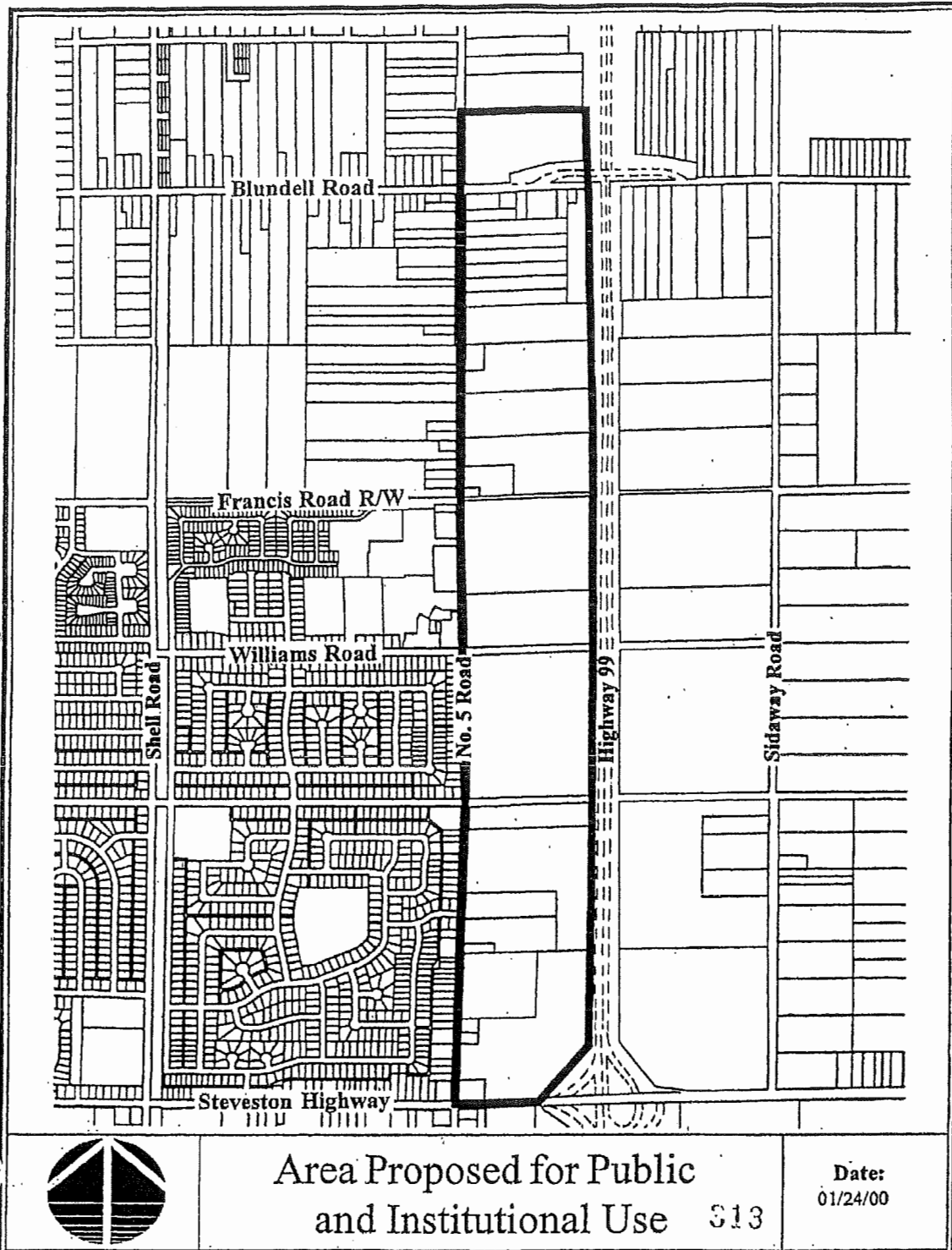
Page 3 of 3

Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY





**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9506
(No. 5 Road Backlands Policy)**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by adding the following text to Section 7.0 Agriculture and Food:

7.3. No. 5 Road Backlands Policy

OVERVIEW:

Since 1990, the City and the Agricultural Land Commission (ALC) have agreed that, within the Agricultural Land Reserve (ALR), there shall be a unique area called “No. 5 Road Backlands Policy Area” as shown on the attached No. 5 Road Backlands Policy Area Map.

The purpose of the Policy is to allow Community Institutional uses on the westerly 110m (“Frontlands”) of the properties located on the east side of No. 5 Road between Blundell Road and Steveston Highway (the area outlined in bold lines on the No. 5 Road Backlands Policy Area Map), if the remaining portions (“Backlands”) are actively farmed.

OBJECTIVE:

Community Institutional uses may be permitted in the Frontlands if the Backlands are actively farmed.

POLICIES:

- a) The types of uses which may be considered in the Frontlands are those consistent with the Community Institutional land use definition contained in the 2041 Official Community Plan (the “OCP”) to be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process.
- b) In the Frontlands, clearly ancillary uses (e.g., dormitory) to the principal Community Institutional uses are allowed, but principal residential uses (e.g., congregate housing, community care facility, multi-family housing) are not allowed.
- c) Property owners who do not intend to farm the Backlands themselves are encouraged to, either lease them to a farmer, dedicate their Backlands to the City or enter into legal agreements with the City to allow the City or the City’s designate to access and farm the Backlands.

- d) The City will continue to strive for a partnership approach with property owners to achieve farming of the Backlands (e.g., based on the approved farm plans).
- e) In the Backlands, a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or farm access roads) could be allowed, where a full infrastructure component is not practical.
- f) In the Frontlands, satisfactory sanitary sewage disposal is required as a condition of non-farm use or rezoning approval.
- g) Applicants shall submit the necessary reports to the City to achieve farming with all costs to implement works associated with an approved farm plan to be paid by the applicant.

Development Application Procedure and Requirements

- a) All proposals for Community Institutional development are subject to City and ALC approval through the necessary development application process to be reviewed on a case-by-case basis and in accordance with the OCP.
- b) Consideration of Community Institutional development in the Frontlands is generally subject to:
 - i. Submission and approval of an ALR Non-Farm Use application that is required to be endorsed by the City prior to being considered by the ALC. If the City endorses the ALR Non-Farm Use application, it will be forwarded to the ALC for consideration.
 - ii. Pending the outcome of the ALR Non-Farm Use application, a rezoning application will also be required and subject to the required statutory process.
 - iii. Other Development Applications (i.e., Environmentally Sensitive Area Development Permit, Development Variance Permit) may also be required based on the proposal or site context.
- c) In certain cases, a rezoning application will not be required following approval of an ALR Non-Farm Use application. Under these circumstances, any specific requirements to be secured through the ALR non-farm use application are to be confirmed through the necessary resolution of Council upon consideration of the application.
- d) In considering development proposals (i.e., ALR Non-Farm Use applications or rezoning application) in the No. 5 Road Backlands Policy area, the City requires the applicants to:
 - i. Prepare farm plans with access;
 - ii. Explore farm consolidation;
 - iii. Commit to do any necessary on-site infrastructure improvements;
 - iv. Co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the Backlands, in partnership with others;

- v. Commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the Backlands);
- vi. Provide financial security to ensure the approved farm plan is implemented;
- vii. Undertake active farming of the Backlands;
- viii. Register a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the Backlands, to the satisfaction of the Director of Development; and
- ix. Comply with such other considerations or requirements by Council.

Reporting requirements

- a) All property owners who are required to farm the Backlands must, in a form acceptable to the City, report to the City on a yearly basis regarding the current status of the farm by providing clear evidence (e.g., detailed description of the farming activities conducted in the Backlands, photos, farm tax records) that the Backlands are actively being farmed in accordance with the approved farm plans, to Council and the ALC's satisfaction.

Amendments to the above policies

- a) Amendments to these policies in the 2041 OCP is subject to the required statutory process, which will include consultation between the City, ALC and other stakeholders as deemed necessary.

Co-ordination of review process

- a) The City and the ALC will co-ordinate efforts when reviewing applications for ALR non-farm use and subsequent rezoning applications, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.
2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506"**.



FIRST READING

PUBLIC HEARING

SECOND READING

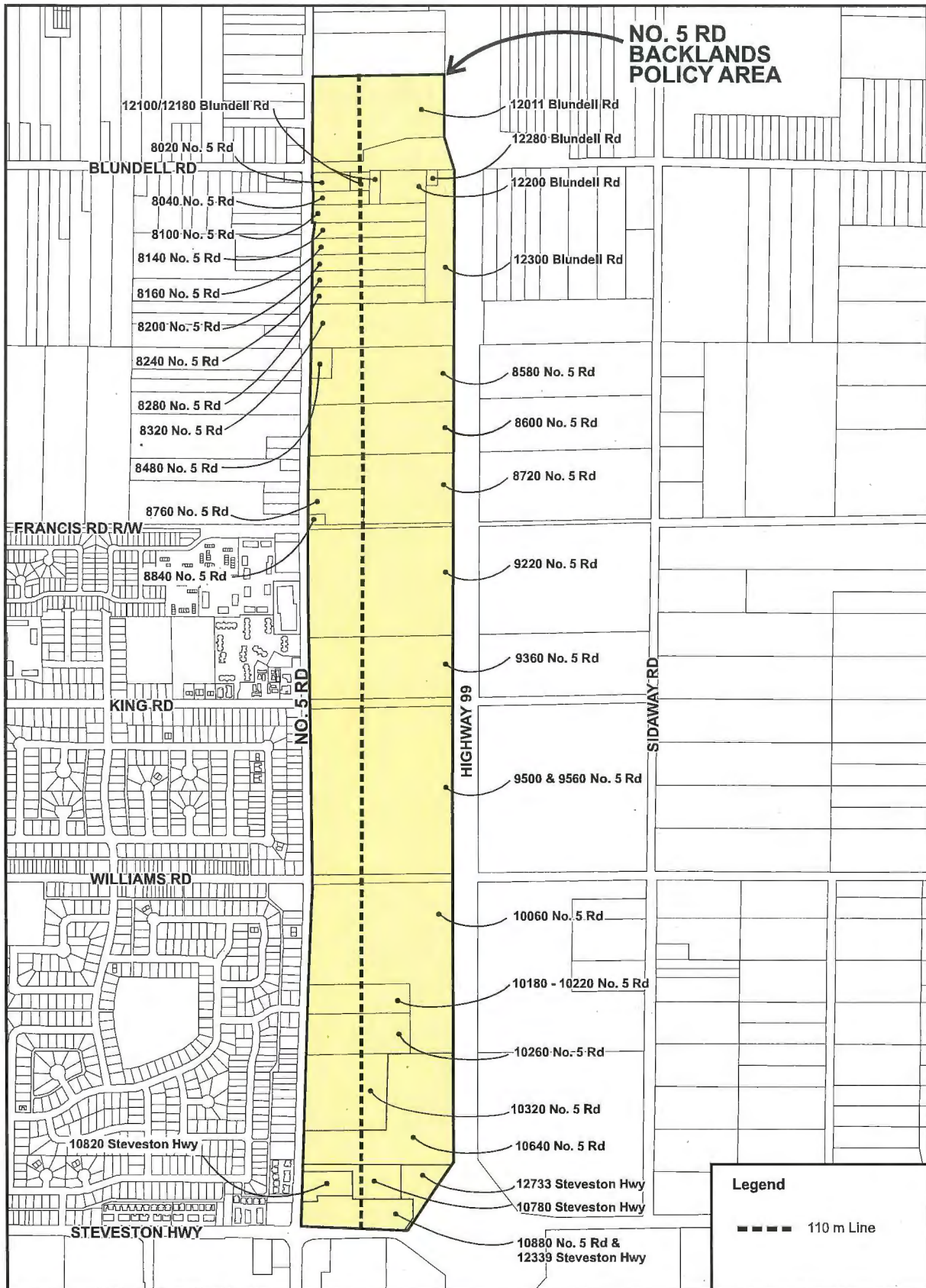
THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 5px;"> CITY OF RICHMOND APPROVED by  APPROVED by Manager or Solicitor  </div>

MAYOR

CORPORATE OFFICER



No.5 Road Backlands Policy Area

CNCL - 416

Original Date: 09/03/14

Amended Date: 10/22/15

Note: Dimensions are in METRES



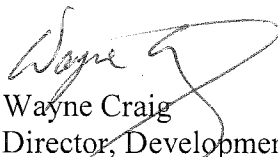
City of Richmond

Report to Committee Planning and Development Division

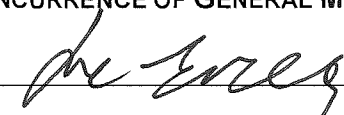
To: Planning Committee
From: Wayne Craig
Director, Development
Date: November 30, 2015
File: RZ 15-690379
Re: Application by Kenneth Kevin McWilliam for Rezoning at 10631 Williams Road
from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9508, for the rezoning of 10631 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:cl
Att.

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

Staff Report

Origin

Kenneth Kevin McWilliam has applied to the City of Richmond for permission to rezone the property at 10631 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access to/from the existing rear lane (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North, directly across the rear lane, is a dwelling on a lot zoned “Single Detached (RS1/E)” fronting Aragon Road.

To the South, directly across Williams Road, are two (2) dwellings on lots zoned “Compact Single Detached (RC1)”.

To the East and West, are dwellings on lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses, with rear lane access. This redevelopment proposal is consistent with the Arterial Road Policy designation.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and should Council grant 1st reading to the rezoning bylaw, a Notice of Public Hearing will be sent to all residents and property owners of land within 50 m of the subject site with instructions on how to participate in the public process.

Analysis**Proposed Site Access**

Vehicular access to Williams Road (a minor arterial road) is not permitted in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Vehicular access to the proposed lots will be from the existing rear lane to the north of the subject site that runs parallel to Williams Road. At the applicant's cost, the City is to remove the existing driveway crossing to Williams Road and install a concrete sidewalk and boulevard to match the existing condition to the east and west.

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

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species and location, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses three (3) bylaw-sized trees on-site and six (6) trees off-site.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist's Report, conducted visual tree assessment, and concur with the Arborist's recommendations to:

- Protect and retain the Hazelnut tree (Tree # 60) that is in good condition and that is located along the rear property line, which was not included on the site survey.
- Protect and retain the two (2) bylaw-sized trees on the adjacent property to the east at 10651 Williams Road (Trees E and F), as these trees are not anticipated to be impacted by the proposed development at the subject site.
- Protect and retain the four (4) flowering Cherry trees (Trees A, B, C, D) in the boulevard along Williams Road on City-owned property.

However, the City's Tree Preservation Coordinator has identified that:

- The Dogwood tree (Tree # 58) is not a good candidate for retention and should be removed due to bacterial blight.
- The Beech tree (Tree # 59) that is located in the side yard is in fair condition but cannot be retained due to its proximity to the dwelling on the proposed east lot and the proposed raise in lot grade to meet the required Flood Construction Level.

Tree Protection

A total of one (1) tree on-site and six trees off-site are to be retained and protected. The proposed Tree Retention Plan is shown in Attachment 4.

To ensure protection of the trees (Trees # 60, A, B, C, D, E, F), the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, any special measures required for tree retention, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a survival security in the amount of \$1,000 for Tree # 60. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

A total of two (2) bylaw-sized trees on-site are proposed to be removed and replaced (i.e., Trees # 58 and 59). Consistent with the OCP tree replacement ratio of 2:1, the applicant has agreed to plant and maintain a total of four (4) replacement trees on the proposed lots (minimum 8 cm deciduous caliper or 4 m high confiner).

To ensure that the required replacement trees are planted and maintained and that the front yards of the proposed lots are enhanced, the applicant is required to submit a Landscape Plan prepared by a Registered Landscape Architect, along with a Landscaping Security in the amount of 100% of a cost estimate for the proposed works provided by the Landscape Architect. The Landscape Plan must respond to the guidelines of the Arterial Road Policy. The Landscape Plan, Cost Estimate, and Landscaping Security are required to be submitted prior to final adoption of the rezoning bylaw. A portion of the security (e.g. 70%) will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been

passed. The City will retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

At future subdivision and building permit stage, the applicant must:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with completion of the required servicing works and off-site improvements as described in Attachment 5.
- Pay \$16,858.05 prior to subdivision approval in accordance with Works and Services Cost Recovery Bylaw No. 8752 for lane drainage works that have already been installed by the City.

Financial Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 10631 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots.

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

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9508 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Cynthia Lussier', with a stylized flourish at the end.

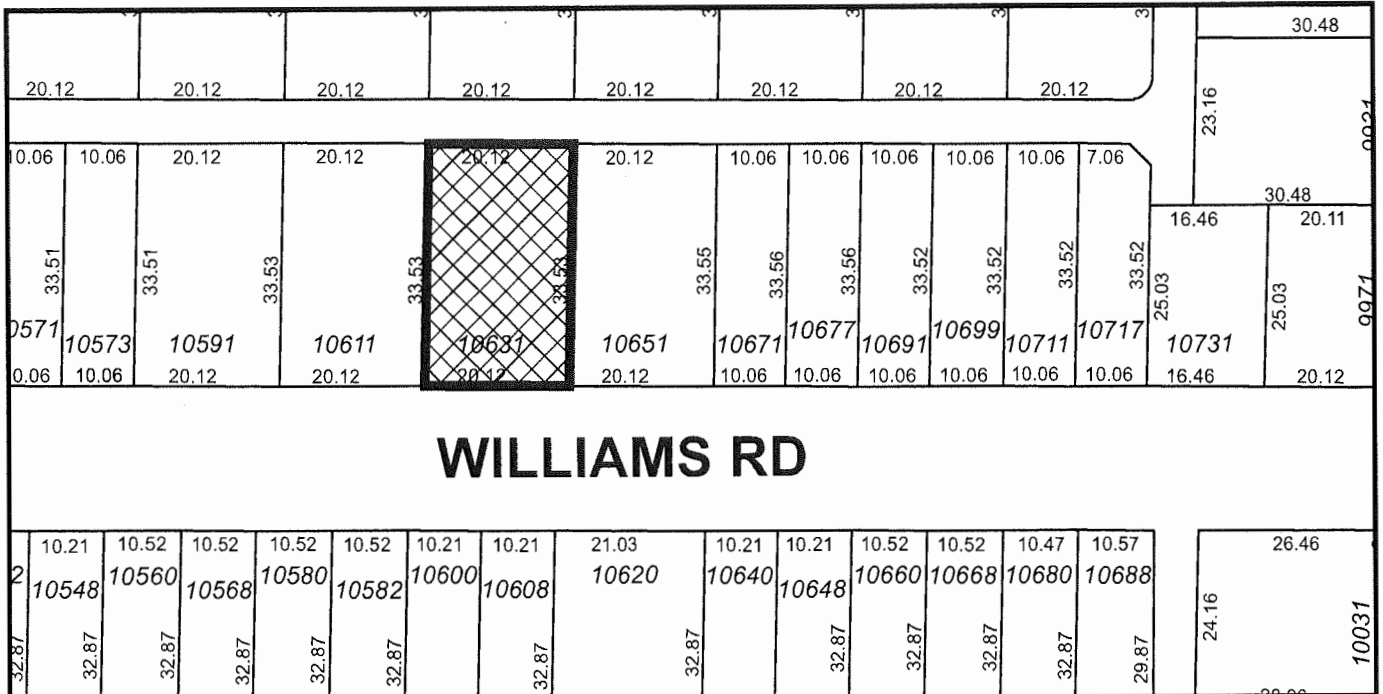
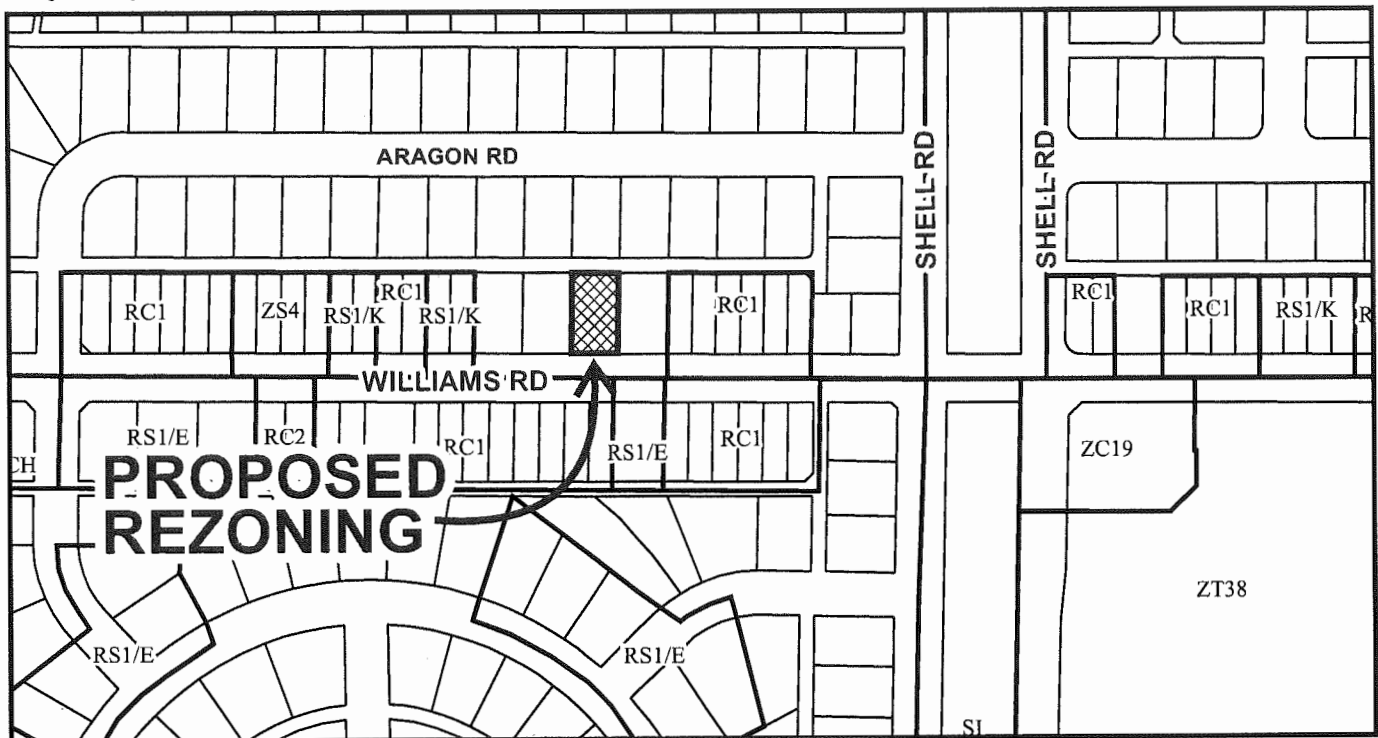
Cynthia Lussier
Planner 1

CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site survey and proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Proposed Tree Retention Plan
- Attachment 5: Rezoning Considerations



City of Richmond



RZ 15-690379

Original Date: 01/28/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-690379

Original Date: 01/28/15

Revision Date

Note: Dimensions are in METRES

CNCL - 424

SURVEY PLAN OF LOT 23 BLOCK 19 SECTIONS 26 AND 35 BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 18548

FOR SUBDIVISION APPLICATION

PARCEL IDENTIFIER (PID): 003-491-323

CIVIC ADDRESS

#10631 WILLIAMS ROAD
RICHMOND, B.C.

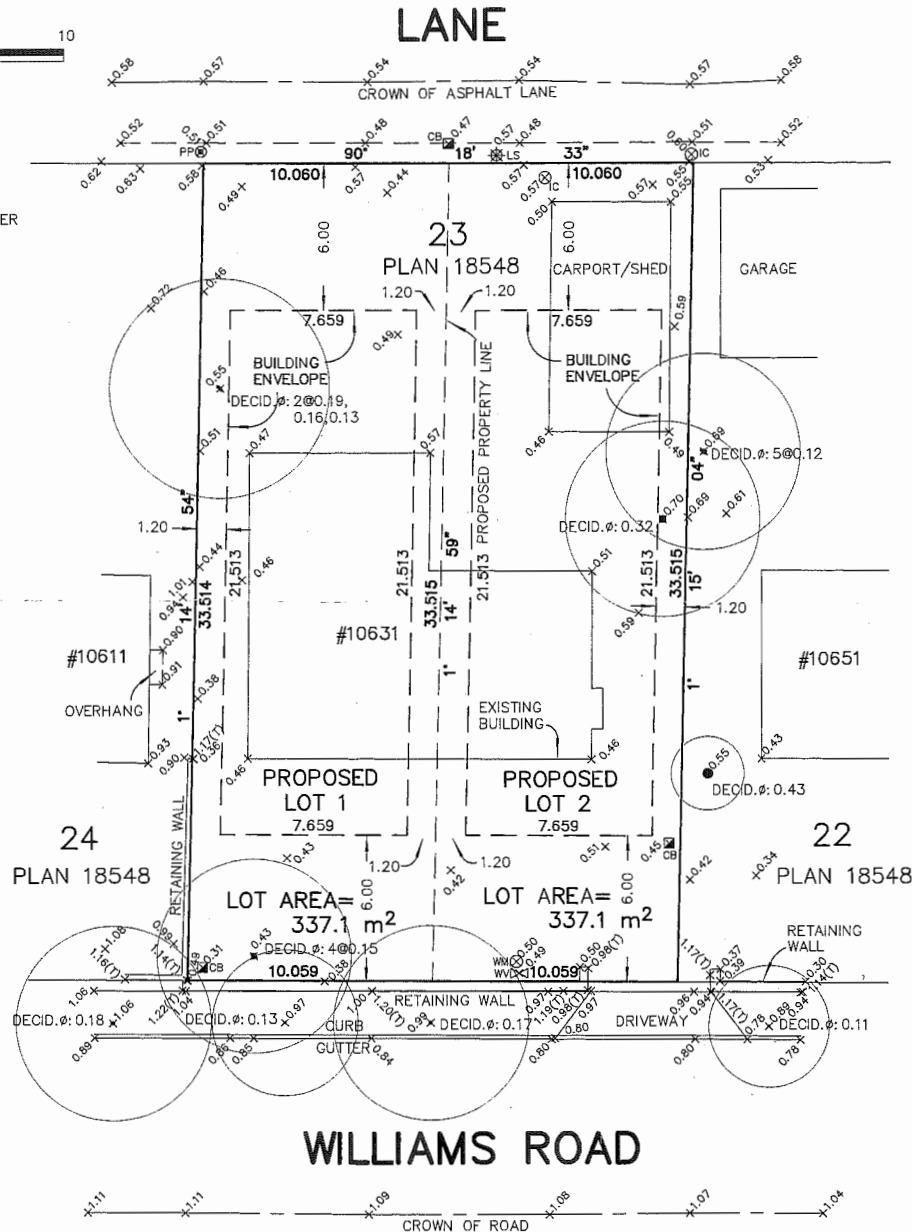
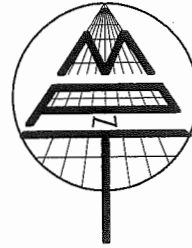
LEGEND

SCALE 1:200



ALL DISTANCES ARE IN METRES.

- +0.46 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- LS INDICATES LAMP STANDARD
- PP INDICATES POWER POLE
- IC INDICATES INSPECTION CHAMBER
- WM INDICATES WATER METER
- WV INDICATES WATER VALVE
- (T) INDICATES TOP OF WALL



WILLIAMS ROAD

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 16997-001-TPG-001.DWG

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #191 (02H2453) WITH AN ELEVATION OF 1.664 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

CERTIFIED CORRECT
THIS 8TH DAY OF JANUARY, 2015

[Signature]
B.C.L.S.

CNCL - 425

DATE OF SURVEY: APRIL 25, 2012

R-12-16997-TPG

CLIENT REF: KEVIN McWILLIAM



RZ 15-690379

Attachment 3

Address: 10631 Williams Road

Applicant: Kenneth Kevin McWilliam

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Kenneth Kevin McWilliam Debra Lorraine Hoddinott	To be determined
Site Size (m ²):	674.2 m ² (7,257 ft ²)	Two (2) lots, each 337.1 m ² (3,628 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to compact lots or coach houses, with access from the existing operational rear lane	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 60	Max. 60	none permitted
Lot Coverage – Buildings:	Max. 40%	Max. 40%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20 %	Min. 20 %	none
Lot Size (min. dimensions):	270 m ²	337.1 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

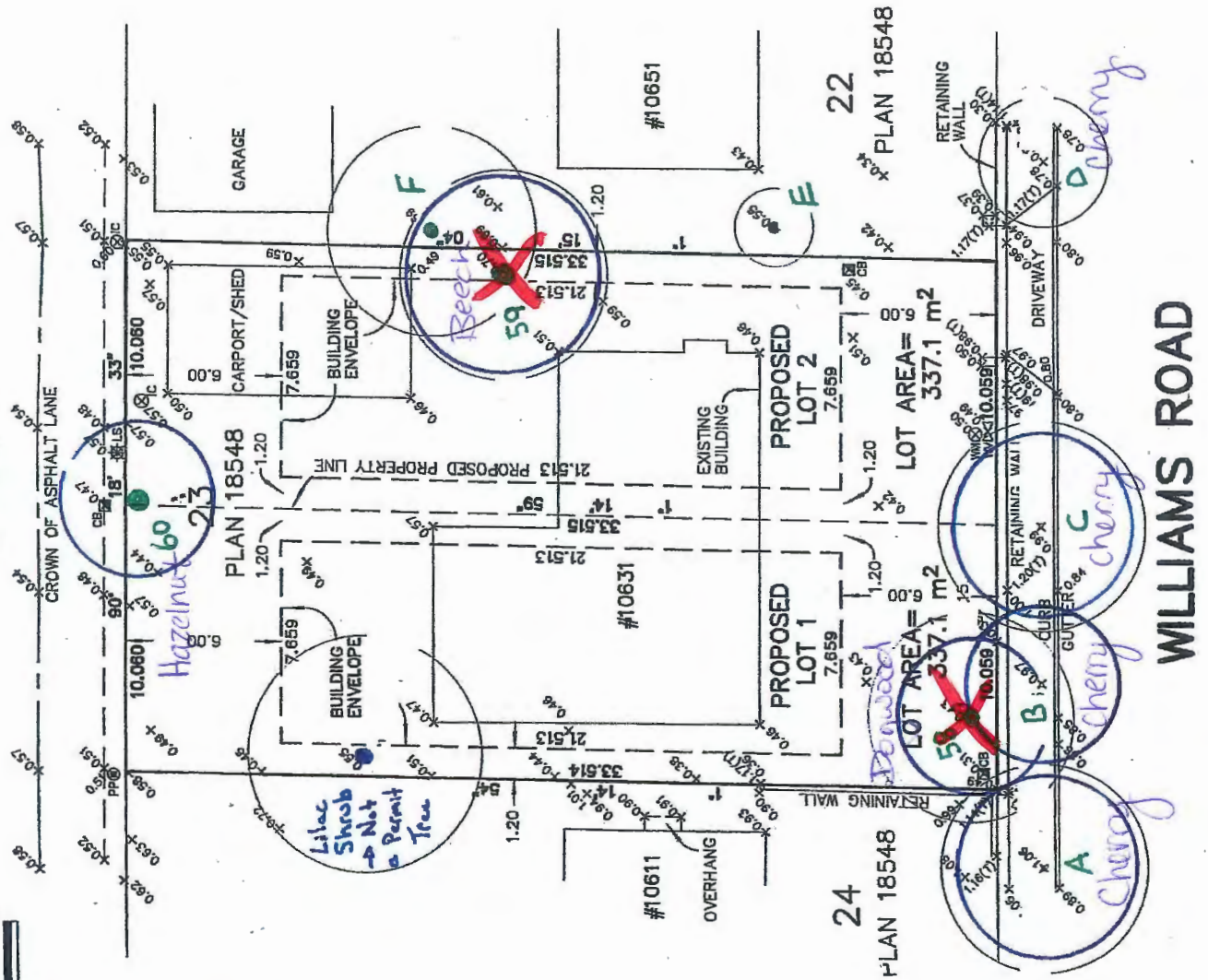
Tree Management Plan - 10631 Williams Rd - June 5, 2015

D.A.

SCALE



LANE



Retain Tree 100

Remove Tree 101

Annotated Nov. 30 2015
CK



Address: 10631 Williams Road

File No.: RZ 15-690379

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9508, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including installation costs, fencing, hard and soft landscaping, and 10% contingency). 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 four (4) required replacement trees (minimum 8 cm deciduous caliper or 4 m high conifer).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within close proximity of the tree protection zones of the trees to be retained (Trees # 60, A, B, C, D, E, F). The Contract should include the scope of work, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required for tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$1,000 for Tree # 60.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

At Demolition Permit stage, the following requirements must be completed:

- Installation of tree protection fencing around the trees to be retained (Trees # 60, A, B, C, D, E, F). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Subdivision* and Building Permit* stage, the following requirements must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and costs associated with completion of the following servicing works and off-site improvements:

Water Works:

- Using the OCP Model, there is 552.1 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- At Building Permit* stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the applicant's cost, the City is to:
 - Cut and cap the existing water service connection at the watermain along the Williams Road frontage.

CNCL - 428

Initial: _____

- Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Williams Road frontage.

Storm Sewer Works:

- The applicant is required to pay \$16,858.05 in accordance with Works and Services Cost Recovery Bylaw No. 8752 for lane drainage works installed by the City, prior to subdivision approval.
- At the applicant's cost, the City is to:
 - Cap the existing storm service connection at the southwest corner of the subject site.
 - Cut and cap the existing storm lead and remove the inspection chamber and trench drain at the northeast corner of the subject site.
 - Install a new storm inspection chamber with two (2) new service connections at the common property line of the two lots along the Williams Road frontage.

Sanitary Sewer Works:

- At the applicant's cost, the City is to:
 - Assess the existing sanitary service connection at the northeast corner of the subject site and upgrade as required.
 - Install a new sanitary service connection for the proposed west lot complete with an inspection chamber along the lane frontage.

Off-Site Improvements:

- At the applicant's cost, the City is to remove the existing driveway crossing to Williams Road and install a concrete sidewalk and boulevard to match the existing condition to the east and west.

General Items:

- The applicant is required to coordinate with private utility service providers:
 - To underground proposed Hydro service lines (if applicable).
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus kiosks, etc).
- Additional legal agreements, as determined via the subject development's 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

(signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9508 (RZ 15-690379)
10631 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 003-491-323

Lot 23 Block 19 Sections 26 and 35 Block 4 North Range 6 West New Westminster District
Plan 18548

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9508"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor il

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Finance Committee
From: Jerry Chong, CPA, CA
Director, Finance
Re: 2016 One-Time Expenditures

Date: November 23, 2015
File: 03-0970-01/2015-Vol
01

Staff Recommendation

That the recommended one-time expenditures in the amount of \$1.635M, as outlined in the 2016 One-Time Expenditures staff report, be approved for funding from the Rate Stabilization Account.

Jerry Chong, CPA, CA
Director, Finance
(604-276-4064)

Att. 3

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
CONCURRENCE OF SMT	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

One-time expenditure requests are typically non-recurring items for consideration over and above the base annual budget. Council established a Rate Stabilization Account (RSA) to provide funding for such requests without a tax impact. Each year, once the City's accounts from the prior year are finalized, any arising surplus is transferred into the RSA. The funds can be used to help balance the budget in order to minimize any tax increases or to offset any one-time expenditure requests.

Any approved one-time expenditure requests will be included in the 2016-2020 5-Year Financial Plan (5YFP). The City must adopt the 5YFP Bylaw before May 15th of each year in accordance with Subsection 165(1) of the Community Charter.

This report supports Council's 2014-2018 Term Goal #7 Strong Financial Stewardship:

- 7.1. *Relevant and effective budget processes and policies.*
- 7.2. *Well-informed and sustainable financial decision making.*
- 7.3. *Transparent financial decisions that are appropriately communicated to the public.*

Analysis

For 2016, there are 17 one-time expenditure requests totalling \$3.7M. The list includes items that were considered in the Capital process, but were not recommended in the 2016 Capital Budget due to funding constraints and other priorities. Staff conducted a thorough review and prioritized each request using established ranking criteria.

Only high priority requests are recommended. If any one-time expenditure requests are approved by Council, the respective expenditure will be included in the 5-Year Financial Plan (2016-2020). There is no tax impact from any of the proposed one-time expenditures as they will be funded from the RSA which has a balance of approximately \$10.6M. The recommended one-time expenditures total \$1.6M, which would leave a balance of \$9.0M. A further \$1.0M is pending further information; a recommendation may be brought forward at a future date.

Table 1 shows the summary of the one-time expenditure requests:

Table 1 – One-Time Expenditure Requests Summary

# of One-Time Expenditures Requested	Recommended Amount (In \$000s)	Pending Amount (In \$000s)	Not Recommended Amount (In \$000s)	Total (In \$000s)
17	\$1,635	\$992	\$1,043	\$3,670

Attachments 1, 2, and 3 provide a brief description of all one-time expenditure requests with recommendations and non-recommendations respectively provided by SMT and the CAO. Council may change any of the recommendations or may choose to address other one-time funding needs.

Financial Impact

The recommended one-time expenditure requests of \$1.6M are funded from the Rate Stabilization Account with no tax impact. These recommended amounts will be included in the 5-Year Financial Plan (2016-2020), should they be approved by Council. This leaves a balance of approximately \$9.0M in the RSA prior to the transfer of any surplus arising from 2015.

Conclusion

One-time expenditure requests were reviewed and prioritized by SMT and the CAO. The high priority requests in the amount of \$1.6M as summarized in Attachment 1 are recommended to be funded from the Rate Stabilization Account.



Melissa Shiao, CPA, CA
Manager, Financial Planning and Analysis
(604-276-4231)

MS:gjn

- Att. 1: One-Time Expenditure Requests – RECOMMENDED
- 2: One-Time Expenditure Requests – PENDING
- 3: One-Time Expenditure Requests – NOT RECOMMENDED

One-Time Expenditure Requests – RECOMMENDED (in \$000s)

Ref	Requested By	Description	Amt	SMT Rec.
1	Community Services	Steveston Harbour Log Debris Removal This request is to provide funding for ongoing log debris removal and maintenance within the City of Richmond's waterfront amenities including Britannia Shipyards, London Landing/No. 2 Road Pier and Imperial Landing Pier.	\$30	\$30
2	Community Services	Major Event Funding for 2017 Request to add \$635,000 to the Major Events Provision fund for 2017 events to allow continued financial support for festivals as approved by Council. Events include: Children's Arts Festival (\$60K), Richmond Maritime Festival (\$200K), Richmond World Festival (\$300K), Days of Summer umbrella marketing campaign (\$60K), City Branded Assets (\$15K). Note, funding for the 2017 Ships to Shore event has been requested from the Council Initiatives funding and not by the Provision (2017 only).	\$635	\$635
3	Community Services	Heritage Inventory Review and Update The Heritage Inventory is a database of historical sites that is a research tool and also flags a property regarding development. The Inventory requires reviewing and updating. The April 8, 2015 Planning Committee referral asked "That staff update the Richmond Heritage Inventory 1989 and other related lists to determine: a) the remaining listed buildings and b) options to protect the remaining heritage buildings in the inventory."	\$150	\$150
4	Planning and Development	New Traffic & Speed Counters Replacing 14 aging, damaged and unreliable counters for conducting traffic volume / speed studies to address traffic safety issues. Existing equipment cannot be repaired, restricting the City's ability to conduct site assessment objectively. The new counters and software would allow for installation away from traffic flow, enhancing safety, minimalizing equipment damage, and production of customized reports to assist in RCMP speed enforcement.	\$25	\$25
5	Community Services	Child Care Needs Assessment and Strategy A new Richmond Child Care Needs Assessment and Strategy will assist future planning for child care in the City of Richmond.	\$50	\$50

One-Time Expenditure Requests – RECOMMENDED (in \$000s)

Ref	Requested By	Description	Amt	SMT Rec.
6	Community Services	Recreation and Sport Strategy/ Wellness Strategy Creation of a Recreation and Sport Strategic Plan to guide the planning and delivery of wellness, sport and recreation services. Undertake in conjunction with the Strategic Plan, an update of the expired 2015 Community Wellness Strategy with Vancouver Coastal Health and School District 38. The two Strategies will complement each other and provide a framework for overall community health and well-being.	\$75	\$75
7	Community Services	Community Services Communications/Marketing Plan To identify priorities and efficient and effective use of divisional marketing tools and resources to increase awareness, engagement, registration, revenue and participation in parks, recreation and cultural programs, services and facilities. This plan will ensure that marketing & communication efforts are targeted to Richmond's diverse population, align with corporate communication goals and contribute to a vibrant, active and connected city.	\$60	\$60
8	Community Services	Richmond Museum Development Plan Referral on Feb 24, 2015 asked to explore potential partnerships for a museum. In addition, staff have been requested to examine various museum models. Phase 1 will look at different museum models. Phase 2, the Development Plan, will examine partnerships, amenity contributions & co-location opportunities as well as size, location, governance, programming, branding, design, capital & operating funding strategies. Moreover, a new Museum is listed in the Major Facilities Plan, and the Development Plan is the next stage in planning for this.	\$200	\$200
9	Community Services	Britannia Feasibility Study and Upgrades Request to advance the Britannia Shipyards National Historic Site Strategic Plan 2014-2018 including Britannia Building Committee recommendations for completion of feasibility study and upgrades to the Shipyard facilities.	\$150	\$150
10	Community Services	Sustainable Events Toolkit To deliver the implementation plan for the sustainable events toolkit including development of program materials and community engagement.	\$48	\$48

One-Time Expenditure Requests – RECOMMENDED (in \$000s)

Ref	Requested By	Description	Amt	SMT Rec.
11	Community Services	City Grants System Improvements City Grant System improvements to increase the effectiveness of the existing web-based application system are needed. For example, last year Council specifically requested that the number of Richmond residents served be identified on each application; completion of the previous years' grant use report needs to be linked to the current application; and the "Review Application" function needs to reflect questions asked of the applicant, not currently available to reviewers.	\$30	\$30
12	Law and Community Safety	Richmond Fire Rescue Mobile Inspections Enables mobile inspections from the field producing greater efficiency in reporting and allows for real-time updates to critical fire data. This will give Fire Inspectors the opportunity to perform mobile inspections and reporting in the field without having to return to the office for information.	\$62	\$62
13	Finance and Corporate Services	Envelope Feeder/Inserter Replacement The current envelope feeder/inserter in the mailroom is expected be at its end of life based on maintenance records and manufacture specifications. This is an essential piece of equipment as it processes all utility billing mailing and yearly tax billing mailouts. Replacement of this equipment will be required in 2016.	\$45	\$45
14	Law and Community Safety	Public Safety Messaging - Electronic Reader Board Enables timely Fire community safety messaging resulting in enhanced public awareness.	\$75	\$75
2016 One-Time Total - RECOMMENDED			\$1,635	\$1,635

One-Time Expenditure Requests – PENDING (in \$000s)

Ref	Requested By	Description	Amt	SMT Rec.
15	Law and Community Safety	Public Safety Mobile Command Vehicle An Inter-Agency Command Vehicle is a mobile Incident Command Post for emergency response and support operations for use by Richmond Fire, RCMP, BC Ambulance Service, Public Works, Coast Guard and Emergency Programs. The vehicle operates as both a dispatch centre and a command centre to provide incident commanders with access to multiple communication systems in a fully integrated command centre. Current vehicle has mold and needs a replacement plan.	\$992	Pending
2016 One-Time Total – PENDING			\$992	Pending

One-Time Expenditure Requests – NOT RECOMMENDED (in \$000s)

Ref	Requested By	Description	Amt	SMT Not Rec.
16	Community Services	Major Event Funding for Canada's 150th Request for \$1,000,000 from the Major Events Provision fund in anticipation of 2017 celebrations. Any remaining funding required for council approved activities will be requested in 2017.	\$1,000	\$1,000
17	Community Services	Partners for Beautification Development and implementation of marketing and communications strategy including new visual identity and branded volunteer supplies.	\$43	\$43
2016 One-Time Total – NOT RECOMMENDED			\$1,043	\$1,043



City of Richmond

Report to Committee

To: Finance Committee

Date: November 27, 2015

From: Jerry Chong, CPA, CA
Director, Finance

File: 03-0970-01/2015-Vol
01

Re: 2016 Council Community Initiatives One-Time Expenditures

Staff Recommendation

That:

1. The one-time expenditure requests as outlined in Attachment 1 of the 2016 Council Community Initiatives One-Time Expenditures staff report, be received for information.
2. Funding of \$895,000 for the 2017 Canada 150th Steveston Ships to Shore Events be included in the City's 5-Year Financial Plan (2016-2020) Bylaw.

Jerry Chong, CPA, CA
Director, Finance
(604-276-4064)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
CONCURRENCE OF SMT	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

On July 13, 2015, Council established a Council Community Initiatives Account with an initial balance of \$3.0M transferred from the Gaming provision. The purpose of the account is to enable Council to utilize a portion of gaming revenue towards one-time initiatives that address social, environmental, recreation and sports, heritage, arts and culture, safety and security, or infrastructure needs in accordance with the established Terms of Reference. One-time expenditure requests are typically non-recurring items for consideration over and above the base annual budget.

Council also approved a new gaming revenue allocation model with 2% of budgeted gaming revenue toward the Council Community Initiatives Account.

Any approved one-time expenditure requests will be included in the 2016-2020 5-Year Financial Plan (5YFP). The City must adopt the 5YFP Bylaw before May 15th of each year in accordance with Subsection 165(1) of the Community Charter.

This report supports Council's 2014-2018 Term Goal #7 Strong Financial Stewardship:

- 7.1. Relevant and effective budget processes and policies.*
- 7.2. Well-informed and sustainable financial decision making.*
- 7.3. Transparent financial decisions that are appropriately communicated to the public.*

Analysis

2016 Projected Funding

The Terms of Reference for this account suggests the maximum annual distribution should not exceed 50% of prior year's ending account balance in order to ensure funding availability for future years; however, Council has the discretion to waive this limitation.

Based on the initial balance of \$3.0M the suggested annual distribution for 2016 should not exceed \$1.5M. Any unallocated amount will remain in the Council Community Initiatives Account for distribution in future years.

The annual gaming revenue budget for 2016 is \$18.1M, therefore a total of \$362,000 (2% as part of the new gaming revenue allocation model) will be allocated toward the Council Community Initiatives Account.

2016 Requests for Funding

There are two Council Community Initiatives expenditure requests received to date totalling \$0.9M as summarized in Table 1.

Table 1 – CCIA Requests Summary

# of CCIA Expenditures Requested	Previously Approved by Council (in \$000's)	Pending (in \$000's)	Total (in \$000s)
2	\$895	\$24	\$919

All expenditures from this account are at Council's discretion. Any approved one-time expenditure requests will be included in the 5-Year Financial Plan (2016-2020). There is no tax impact from any of the proposed one-time expenditures as funding is available in the Council Community Initiatives Account.

Attachment 1 provides a brief description of the Council Community Initiative requests for Council consideration.

Allocations may be approved throughout the year and will be included in the original 5 Year Financial Plan Bylaw or subsequent 5 Year Financial Plan Amendment Bylaw, depending on the timing.

Financial Impact

The approved one-time expenditure request of \$0.9M will be funded from the Council Community Initiatives Account with no tax impact. Any further approved amounts will be included in the 5-Year Financial Plan (2016-2020) or the 5-Year Financial Plan Amendment (2016-2020), depending on the timing of the approval.

Conclusion

Council previously approved \$0.9M to be funded by the Council Community Initiatives Account. Any further approvals will be included in the 2016-2020 Financial Plan.



Melissa Shiao, CPA, CA
Manager, Financial Planning and Analysis
(604-276-4231)

MS:gjn

Att. 1: Council Community Initiative Account Requests

Council Community Initiatives Requests

Ref	Description	Amount (in 000's)	Status
	2017 Canada 150th Steveston Ships to Shore Events		
	Funding would be used to support the event delivery for the 2017 Canada 150 th Steveston Ships to Shore events as follows:		
	<p>\$575,000 would be allocated to programming for the Ships to Shore Kaiwo Maru visit including sail raising ceremonies, daily concerts, vessel boarding and landside programming for approximately 45,000 to 60,000 people per day ending with a fireworks presentation in the harbor. Involvement of the local Japanese community and the community at large would be an integral part of these celebrations.</p>		
1	<p>\$320,000 would be allocated to the Canada Day July 1st Canada 150th Anniversary Ships to Shore event which will be combined with the 72nd Annual Steveston Salmon Festival. Attendance is estimated at over 70,000 and the celebrations are proposed to include ships from the Pacific Rim including if possible, an additional Tall Ship. Recruitment is currently underway. Programming will focus on public boarding and viewing of the ships as well as landside roving entertainment, kids' zone, maritime demonstrations, entertainers and a boat building booth.</p>		
	At the Council meeting on November 9, 2015, the following resolution was adopted:		
	<p><i>That \$895,000 be transferred from the Council Community Initiatives Fund in 2016 to support the event delivery for the 2017 Canada 150th Steveston Ships to Shore Events and that the 2017 Canada 150th Steveston Ship to Shore Events be considered in the 2016 budget process.</i></p>		
		\$895	Approved on Nov 9, 2015

Council Community Initiatives Requests

Ref	Description	Amount (in 000's)	Status
	Richmond Gateway Theatre Society Sustainability		
2	Richmond Gateway Theatre Society ("Gateway Theatre") needs to address long-term sustainability issues by engaging consultant expertise to improve revenue generation. This includes a complete change of pricing strategy, making many of Gateway's tickets more accessible and competitive in the market, and a new marketing and audience retention plan based on best practices and the latest arts industry research. The result will be increased organizational capacity, more financial stability and sustainability, and more accessible ticket prices for Richmond residents with limited means.	\$24	Pending Council Decision
2016 Council Community Initiative Submissions Grand Total		\$919	\$24

December 9, 2015

Heather Howey
Legislative Services Coordinator
Finance & Corporate Services
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Ms. Howey,

Thank you for offering us the opportunity to participate in the December 14th, City of Richmond Council meeting.

We would like to present to the Mayor and Council members a copy of the Paulik Park 2016 calendar on behalf of the Richmond Garden Club and community volunteers.

Richmond Garden Club adopted the Park in 2008 and continues to maintain the 1.5 acre gardens area along with community volunteers.

There is a ton of pride and passion amongst all of the volunteers. The Park continues to offer the volunteers an opportunity to meet people from all walks of life while working in the gardens. It gives all of us a sense of peace, a sense of living in a wonderful community and a sense of connection to people in our community.

We are a very committed group and thank the City for the support and enthusiasm that is continuously bestowed on us. We know that our commitment to the beauty in the Park extends out to all people living in Richmond. The whole community has become stewards of this little gem in the middle of Richmond.

All the best,

Paulik Neighbourhood Park Committee:
Jill Wright, Coordinator
Gary Lake, Past President, Richmond Garden Club
Lynda Pasacreta, President, Richmond Garden Club



Photo courtesy of City of Richmond



The United Way of the Lower Mainland
Community Profile Series

Richmond

December 2015

About United Way of the Lower Mainland

Our Vision: A healthy, caring, inclusive community.

Our Mission: To strengthen our community's capacity to address social issues.

United Way of the Lower Mainland (UWLM) invests in your communities – where you live, work, learn and play.

United Way has been helping people in the Lower Mainland for more than 80 years. Working with over 150 community partners, we fund over 300 programs each year to create a better future for children, families and seniors.

How United Way works and leads social change:

- **Collaborate:** We multiply our impact through partnerships.
- **Research:** We fund and conduct research to understand community needs and plan for the future.
- **Invest:** We make smart community investments to achieve results.
- **Advocate:** We help people understand the issues and influence public attitudes, systems and policies.

United Way's vision is a better community for all of us; we believe that every person who lives in the Lower Mainland should have access to the same opportunities to build a better life for themselves. United Way makes change by targeting root causes of complex social issues in our communities and focuses on All that Kids Can Be, Poverty to Possibility and Building Strong Communities as priority areas.

Dollars are invested where they can make the most difference creating long term social change.

None of the work we do would be possible without the generosity of our donors. We all share in the impact when we create neighbourhoods that we are proud to call home.

Acknowledgements

Team for the preparation of *United Way Community Profile Series: Richmond*

Authors

Andrew Longhurst, Research Consultant

Jennifer Cleathero, Research Consultant

Mary Ellen Schaafsma, Director, Research and Product Development, United Way of the Lower Mainland

Data Provision (in addition to online public sources)

City of Richmond Planning Department

bc211

Bob Prenovost, Executive Director

Lilianne Ekeland, Data Analyst

Reviewers

Lesley Sherlock; Social Planner, City of Richmond

Onkar Buttar; Planner Analyst, Policy Planning Department, City of Richmond

Lilianne Ekeland, bc211 Data Analyst

Copy Edit

Leslie Loving, Administrative Assistant, United Way of the Lower Mainland

Ine Van Aken, Marketing Strategist, Research and Product Development, United Way of the Lower Mainland

Production Management

Jennifer Young, Assistant Director Marketing, United Way of the Lower Mainland

Publication Layout

Don Clark, Graphic Design and Production, United Way of the Lower Mainland

Team Leader

Mary Ellen Schaafsma, Director, Research and Product Development, United Way of the Lower Mainland

Funding Source

United Way of the Lower Mainland

Preface

THE UNITED WAY of the LOWER MAINLAND COMMUNITY PROFILE SERIES

RICHMOND COMMUNITY PROFILE: December 2015

This report is the second in a series across the Lower Mainland, to dive deep into a community and its current socio-demographic profile.

The United Way decided to conduct this profile for Richmond for a few reasons:

- Cities in the Lower Mainland are changing and the United Way wants to identify exactly how.
- UWLM funds agencies and services in Richmond and we are aware of changing need. This profile will inform our targeted investment in future services, and will allow us to partner in Richmond for an even stronger community.
- As a knowledge resource and community partner, UWLM is pleased to provide this profile to the municipalities of the Lower Mainland – and all the agencies serving here – to inform their planning and strategies.

This profile focuses on the socio-demographic indicators in Richmond. With the changes in these communities, the social safety net has also evolved over the same period. This is a result of UWLM donor dollars invested in effective community-based programs and services and because UWLM continues to work in partnership with public partners, like the City of Richmond. Readers are encouraged to consider other sources of information in exploring how UWLM and others have – and continue to – respond to the changing socio-demographic context described in this report.

In this document, the population demographic information from the 2001 Census is generally updated with census data from 2011 in Section A unless at the municipal level. In a few cases,

comparisons over time are not possible, therefore only 2011 point-in-time data is used. The authors wish to acknowledge Planning Department staff at the City of Richmond who assisted in providing much of the data we needed.

The three municipalities with the largest populations in the Lower Mainland – Vancouver, Burnaby, and Surrey – are compared with Richmond. The report also includes overall Metro Vancouver¹ data for comparison.

Richmond is comprised of 16 planning areas: Blundell, Bridgeport, Broadmoor, City Centre, East Cambie, East Richmond, Fraser Lands, Gilmore, Hamilton, Sea Island, Seafair, Shellmont, South Arm Islands, Steveston, Thompson and West Cambie. In this report, East Richmond and Fraser Lands have been combined into a single geography; South Arm Islands is also a planning area but does not have residents and thus there is no data for this report. Therefore, this report uses 14 Richmond planning area geographies.

The United Way wishes to thank bc211 for the valuable service they provide to parts of British Columbia, with UWLM funding. The data they provided to enhance this report (see acknowledgements), and the snapshot of these communities' demonstrated needs, added a dimension not previously explored and may help further inform funders, planners and providers.

¹ <http://www.metrovancouver.org/about/municipalities/Pages/default.aspx>

Notes regarding the 2011 National Household Survey and data comparability

Readers should be aware that major changes occurred in the methodology of the 2011 Census (see notes below for more details). In 2006, a mandatory short questionnaire was completed by 80 per cent of Canadian households, and an additional mandatory long questionnaire (which included the short form questions) was distributed to the remaining 20 per cent of the population. The 2011 Census had a single ten-item questionnaire that was completed by all households. The voluntary National Household Survey (NHS) replaced the long-form questionnaire and was distributed to one-third of Canadian households.

As the NHS estimates are derived from a voluntary survey, they are subject to a higher non-response bias than from the previous mandatory, long-form questionnaire. Change in survey method or content can affect the comparability of the data over time. Statistics Canada states that it is impossible to determine whether, and to what extent, differences in a variable are attributable to change or to non-response bias. As a result, caution must be exercised when NHS estimates are compared with data from previous censuses. Statistics Canada notes:

“Caution must be exercised when NHS estimates are compared with estimates produced from the 2006 Census long form, especially when the analysis involves small geographies. Users are asked to use the NHS’s main quality indicator, the global non-response rate (GNR), in assessing the quality of the NHS estimates and determining the extent to which the estimates can be compared with the estimates from the 2006 Census long form.”²

In many cases, due to data quality concerns, this report does not compare 2001 and 2011 Census data, but only presents the 2011 data. Sections B and C (Economic and Social Indicators) draw

significantly on 2011 NHS data. Therefore, Section B and C cannot make comparisons between the 2011 NHS and 2001 Census, in contrast to the 2001/2011 comparisons in Section A. Since Section A draws largely on the 2011 (mandatory) Census, comparisons are made using the 2001 Census.

The 2011 NHS is prone to higher non-response bias. In assessing the quality of NHS estimates, global non-response rates (GNR) for geographies used in this report are provided below. A higher GNR indicates higher non-response bias, which occurs when a survey’s non-respondents are different from its respondents. In this case, the survey may not accurately reflect the socio-demographic profile of a community.

Richmond – 20.5%
Burnaby – 23.6%
Surrey – 26.5%
Vancouver – 24.5%
Metro Vancouver – 24.4%
British Columbia – 26.1%

Since the 14 Richmond planning areas, are very small geographies, we encourage the reader to exercise extreme caution, as the GNRs may be higher than Richmond’s 20.5 per cent GNR.

Lastly, planning area-level data will not always add up to the City of Richmond total, due to random rounding and data suppression. “To ensure confidentiality,” Statistics Canada notes, “the values, including totals are randomly rounded either up or down to a multiple of 5 or 10. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. In addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondents’ personal information.”³

² Statistics Canada. (2014). “NHS Profile, 2011 – About the data.” Available at: <https://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/help-aide/aboutdata-aproposdonnees.cfm?Lang=E>.

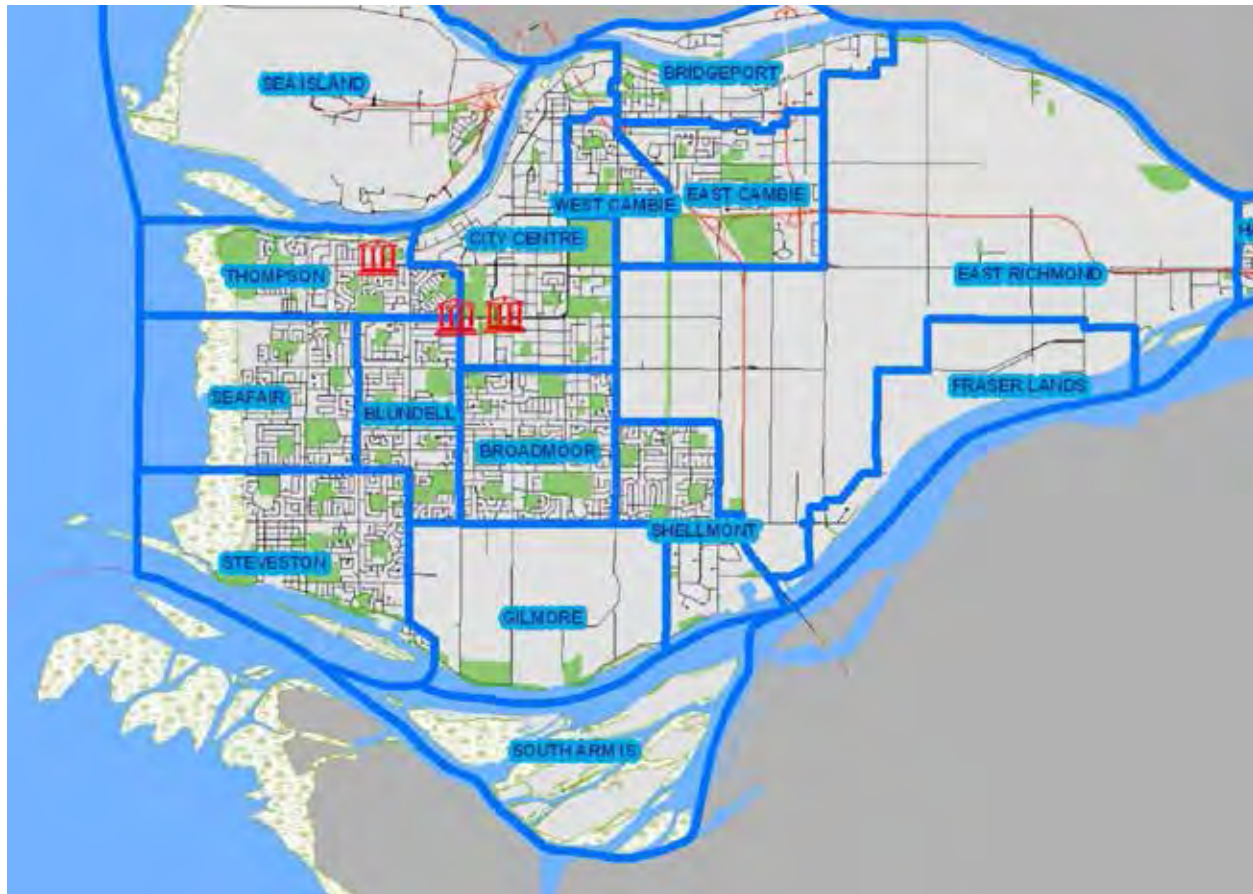
³ Ibid.

Table of Contents

MAP OF RICHMOND; PLANNING AREAS	1
EXECUTIVE SUMMARY	2
SECTION A: POPULATION INDICATORS	3
POPULATION SIZE AND GROWTH.....	3
LIVE BIRTHS.....	6
MORTALITY RATES.....	7
IMMIGRATION.....	8
RECENT IMMIGRANT POPULATION	10
MOTHER TONGUE.....	11
POPULATION BY AGE.....	13
POPULATION AGED 65 YEARS AND OLDER	16
ABORIGINAL POPULATION	18
SECTION B: ECONOMIC INDICATORS	20
MEDIAN FAMILY INCOME	20
PREVALENCE OF LOW INCOME	22
LABOUR FORCE PARTICIPATION RATES.....	24
LABOUR FORCE BY OCCUPATION	25
UNEMPLOYMENT RATES.....	27
INCOME ASSISTANCE	29
HIGH SCHOOL COMPLETION RATES	30
HIGHEST LEVEL OF EDUCATION	31
RENTAL HOUSING	37
RENT COSTS FOR RENTER HOUSEHOLDS.....	38
VACANCY RATES.....	41
HOUSING TYPES	42
SECTION C: SOCIAL INDICATORS	44
HOMELESSNESS	44
FAMILY STRUCTURE	46
HOUSEHOLD TYPES	49
HOME LANGUAGE OF STUDENTS	51
ENGLISH LANGUAGE LEARNING STUDENTS	52
ABORIGINAL STUDENTS	53
EARLY DEVELOPMENT INSTRUMENT (EDI) RESULTS	54
ELECTION TURNOUT.....	55
LIVE BIRTHS TO MOTHERS UNDER THE AGE OF 20	57
ALCOHOL-RELATED DEATHS.....	58
DRUG-INDUCED DEATHS.....	59
CRIME RATES.....	60
CALLS TO THE bc211 HELP LINE	61
WHY IS THIS IMPORTANT?	61
WHO IS USING THE bc211 HELPLINE?	61
WHY ARE PEOPLE CALLING THE bc211 HELPLINE?	62
WHERE ARE PEOPLE WHO CALL BEING REFERRED?	64

Map of Richmond; planning areas

Source: City of Richmond interactive map
(red icons denote civic facility locations)



Executive Summary

This United Way of the Lower Mainland publication presents data for the City of Richmond, and its 14 planning areas, around three different indicators that can help decision-makers plan social services: Population, Economic and Social Indicators. It also presents data on calls to the bc211 Helpline (2014) to shed some light on the needs of callers in Richmond.

Population Indicators

Richmond has experienced 50 per cent growth between 1991 and 2011 – less than the City of Surrey – but more than Metro Vancouver and the other comparison municipalities, including Burnaby and the City of Vancouver. Richmond's population is projected to grow from 190,473 in 2011 to 275,000 by 2041 – a growth rate of 44 per cent. Within Richmond, Gilmore is growing at the fastest rate of all (93 per cent growth rate), however it is a very small community with a total of 460 residents in 2011. The next highest growth is found in the larger planning areas of City Centre (almost 46 per cent) and West Cambie (almost 42 per cent). The population aged 35 to 64 is the largest group at 46 per cent, followed by children (21 per cent), young adults aged 20 to 34 (20 per cent) and seniors (14 per cent). About 23 per cent of the population is in the 50 to 64 age cohort, and these 44,000 people are expected to retire in the next five to ten years. In 2011, foreign-born residents represented 60 per cent of all residents in Richmond, the highest of all Metro Vancouver municipalities. Immigrants made up a significant proportion of the population in almost all of the planning areas in Richmond, with a high of 71 per cent in both City Centre and West Cambie. 41 per cent of Richmond residents indicated Chinese as their mother tongue, followed by English (36.6 per cent), Tagalog (Filipino) (3.9 per cent), and Punjabi (Punjabi) (3.1 per cent).

Economic Indicators

In Richmond, the median family income is \$69,553, 15 per cent lower than that of Metro Vancouver. City Centre, East Cambie and West Cambie have the lowest median incomes within Richmond, ranging from about \$51,000 to \$69,000. The prevalence of residents living in a low income (after tax) situation is 22 per cent in Richmond, and highest in City Centre, Blundell, and Thompson. These planning areas had high percentages of children under 18 years of age. In 2011, Richmond had the same unemployment rate of Metro Vancouver at 7.1 per cent. The top three occupations (in order) were in sales and service; business, finance and administration; and trades, transport and equipment operators. 77 per cent of Richmond homes are owner occupied, with 23 per cent renter occupied. Vacancy rates in the rental market are much lower than recommended (3 per cent), at 1.6 per cent in 2014, with a 0 per cent vacancy rate for family-sized apartments of three bedrooms or more.

Social Indicators

Richmond has only 1 per cent of the region's homeless – about 38 people in total were identified in the 2014 Metro Vancouver Homeless Count, with its homeless population decreasing by 22 per cent between 2011 and 2014. There are almost 9,000 families headed by a lone parent, 80 per cent of which were single mothers. Most families in Richmond live in single-family households, with 5.4 per cent in multiple-family households, and almost 26 per cent living with non-family. In the Richmond School District, 28 per cent of students have been English language learners every year since 2012. In contrast to the comparison municipalities in this report, Richmond interestingly has much lower rates of young mothers less than 20 years old, alcohol-related deaths, drug-induced deaths, and, crime rates.

Section A: Population Indicators

Population Size and Growth

Why is this important?

The size and composition of a population has many implications for decision-makers. Generally, population growth may encourage new investment, economic growth and greater job opportunities. However, this growth may also place greater demand on existing infrastructure, transportation, health, education and community services and supports necessary to meet the needs of an increasingly diverse population. Population growth occurs as a result of births in the region, as well as families and individuals moving into the community from elsewhere, whether it is migration within Canada or immigration into Canada.

What is the situation in Richmond?

In Metro Vancouver in 2011, the total population was 2,313,328, up 16 per cent from 2001. Since 1991 there has been a 40 per cent increase in the population.

Richmond experienced an increase of 30 per cent from 1991 to 2001, and a further 16 per cent increase from 2001 to 2011.

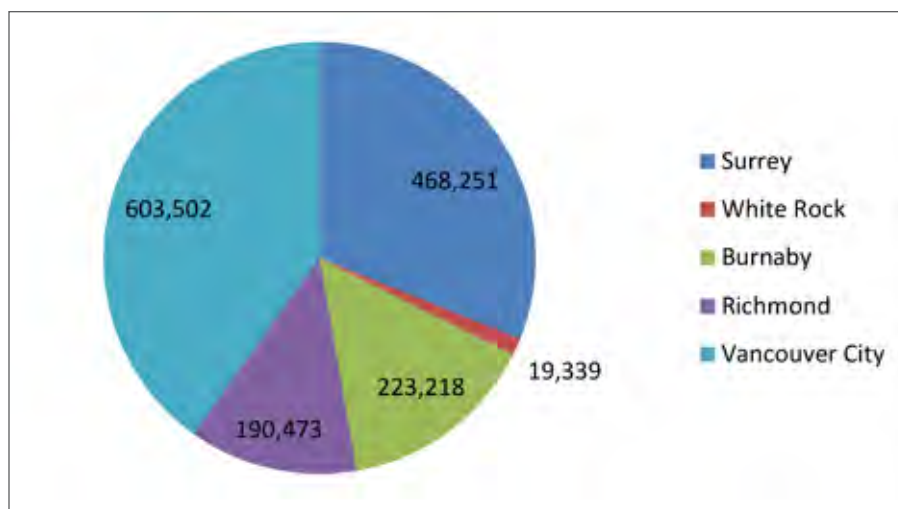
Population Size and Growth, Select Metro Municipalities, 2001-2011					
Municipality	1991	2001	2011	% Growth 1991-2001	% Growth 2001-2011
Richmond	126,624	164,345	190,473	30%	16%
Burnaby	158,858	193,954	223,218	22%	15%
Surrey	245,173	347,825	468,251	42%	35%
Vancouver	471,844	545,671	603,502	16%	11%
Metro Vancouver	1,601,796	1,986,965	2,313,328	24%	16%

Source: Statistics Canada, 1991- 2011 Census

In 2011, the City of Vancouver population of 603,502 was the largest in the region and accounted for 26 per cent of the region's total

population. Richmond's population of 190,473 was the second lowest in the region at 8.2 per cent.

Municipality populations, 2011



How do planning areas within Richmond compare?

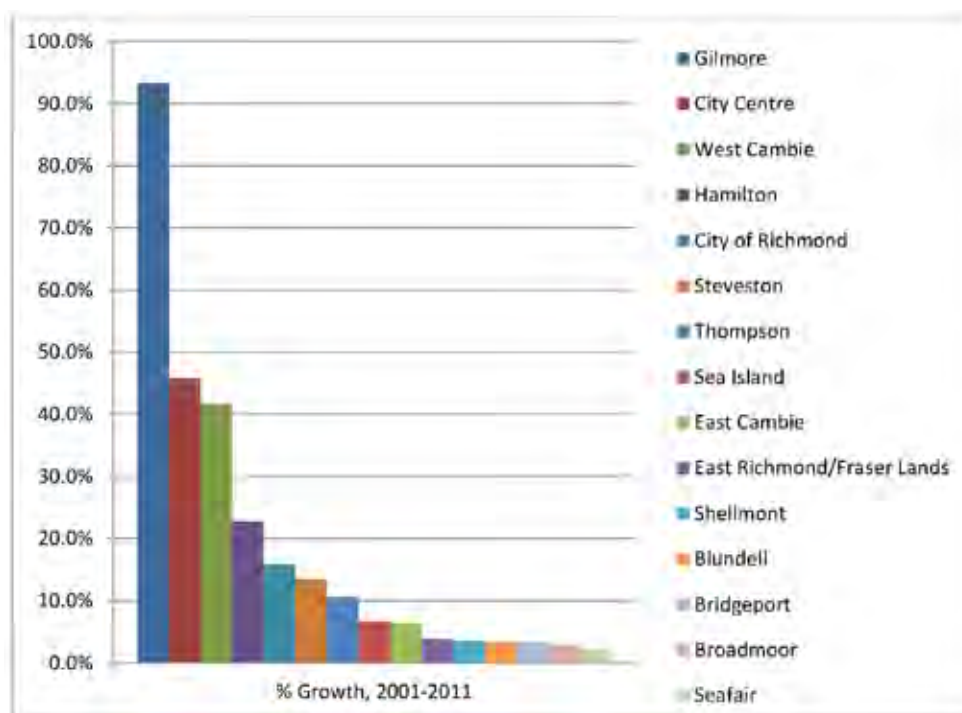
22,045 in 2001 to 48,190 ten years later, for an increase of 46 per cent. West Cambie saw a 42 per cent increase during the decade.

The largest absolute growth in Richmond occurred in City Centre, with the population rising from

Population Size and growth, Richmond Planning Areas, 2001-2011			
	2001	2011	% Growth, 2001-2011
Blundell	17,529	18,125	3.4%
Bridgeport	3,082	3,185	3.3%
Broadmoor	22,653	23,315	2.9%
City Centre	33,045	48,190	45.8%
East Cambie	10,509	11,185	6.4%
East Richmond/Fraser Lands	3,273	3,400	3.9%
Gilmore	238	460	93.3%
Hamilton	4,146	5,090	22.8%
Sea Island	736	785	6.7%
Seafair	16,091	16,450	2.2%
Shellmont	10,739	11,125	3.6%
Steveston	22,340	25,350	13.5%
Thompson	14,431	15,970	10.7%
West Cambie	5,533	7,840	41.7%

Source: Statistics Canada, 2011 Census

Planning area growth, 2001-2011



Population Projections

The following population estimates are from Metro Vancouver and are based on the 2006 Census. From 2006 to 2041, Richmond's population is projected to

increase by 51 per cent and will account for 8 per cent of Metro Vancouver's population, the same as in 2011. In comparison, the City of Vancouver will increase by 23 per cent (138,000 people). Metro Vancouver will increase by 55% for a population of 3.4 million by 2041.

Population Estimates, Select Metro Municipalities, 2006-41						
	2006	2021	2031	2041	Absolute Change (2006-41)	% Change (2006-41)
Richmond	182,700	225,000	252,000	275,000	92,300	51%
Burnaby	210,500	277,000	314,000	345,000	134,500	64%
Surrey	413,000	578,000	668,000	740,000	327,000	79%
Vancouver City	601,200	673,000	705,000	740,000	138,800	23%
Metro Vancouver	2,195,000	2,780,000	3,129,000	3,400,000	1,205,000	55%

Source: Metro Vancouver Regional Growth Strategy Targets and Projections.

Population projections for Richmond's 14 planning areas are not available.

Live Births

Why is this important?

Population changes occur for three different reasons – births, deaths and people migrating in and out of a community.

Richmond is growing – and new births indicate a need for community-based services and supports for families with infants and young children, including greater access to daycares, Early Childhood Development opportunities, parenting classes, children's programming, child-friendly environments, as well as schools.

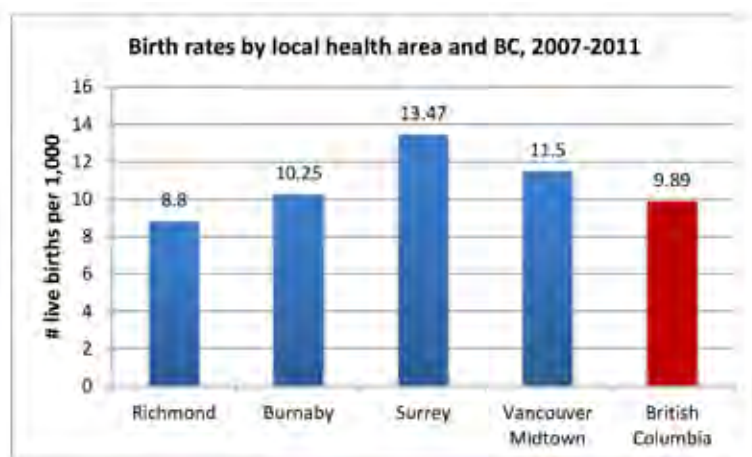
The *live birth rate* (or simply, *birth rate*) is the number of live births divided by the mid-year population and converted to a rate per 1,000 population in order to make comparisons possible.

What is the situation in Richmond?

From 2007-2011, the Richmond local health area (LHA) had a live birth rate of 8.8, lower than Burnaby (10.25), Surrey (13.47), Vancouver Midtown (11.5), and British Columbia (9.89).

Live births by local health area and BC, 2007-2011		
	#	Rate (# live births/1,000)
Richmond	8,475	8.8
Burnaby	11,416	10.25
Surrey	25,799	13.47
Vancouver Midtown	5,131	11.5
British Columbia	220,141	9.89

Source: BC Vital Statistics Agency, 2011 Annual Report



Source: BC Vital Statistics Agency, 2011 Annual Report

Mortality Rates

Why is this important?

Deaths are another reason for population changes. Mortality is expressed as a standardized mortality ratio (SMR), which is "the ratio of the number of deaths occurring to residents of a geographic area (e.g. local health area) to the expected number of deaths in that area based on provincial age-specific mortality rates. The SMR is a good measure for comparing mortality data that are based on a small number of cases or for readily comparing mortality data by geographical area."⁴ A value of one indicates that a place is experiencing the same age-specific mortality as the standard population.

What is the situation in Richmond?

From 2007-2011, the Richmond local health area (LHA) had an SMR of 0.74 or 4,568 deaths, lower than Burnaby (0.92), Surrey (0.94), and Vancouver Midtown (0.87).

Mortality by local health area and BC, 2007-2011		
	#	Standardized Mortality Ratio
Richmond	4,568	0.74
Burnaby	6,762	0.92
Surrey	9,082	0.94
Vancouver Midtown	2,192	0.87
British Columbia	157,197	1.00

⁴ BC Vital Statistics Agency. (2011). Annual Report. Victoria: Ministry of Health, p. 141. Available at: <http://www2.gov.bc.ca/gov/content/vital-statistics/statistics-reports/annual-reports/2011>.

Immigration

Why is this important?

Immigration can bring an enriching diversity to a community and brings added skills into our labour force. It is important for our communities to be welcoming and inclusive of newcomers. Immigrating can present challenges to immigrant families as they adjust to their new home country. The growth of the foreign-born population may indicate increased demand for immigrant settlement services – things like parenting, education and employment support – as well as the need for community services to consider cultural adaptation and language training.

What is the situation in Richmond?

In 2011 foreign-born residents represented a significant percentage of all residents living in Richmond at 60 per cent. This was the highest of all Metro municipalities. The comparative proportions for the comparison municipalities were Burnaby (50 per cent), the City of Vancouver (44 per cent) and Surrey (41 per cent).

The top source countries of immigrants to Metro Vancouver in 2011 were China (17 per cent of all immigrants), India (12 per cent), Philippines (10 per cent) and Hong Kong (8 per cent).

Immigrant Population, Select Metro Municipalities, 2011				
	2001		2011	
	#	% of Total	#	% of Total
Richmond	88,305	53.7	112,875	59.6
Burnaby	90,690	46.8	111,170	50.5
Surrey	114,725	33.0	187,845	40.5
Vancouver	247,640	45.4	258,750	43.8
Metro Vancouver	738,550	37.5	913,310	40.0

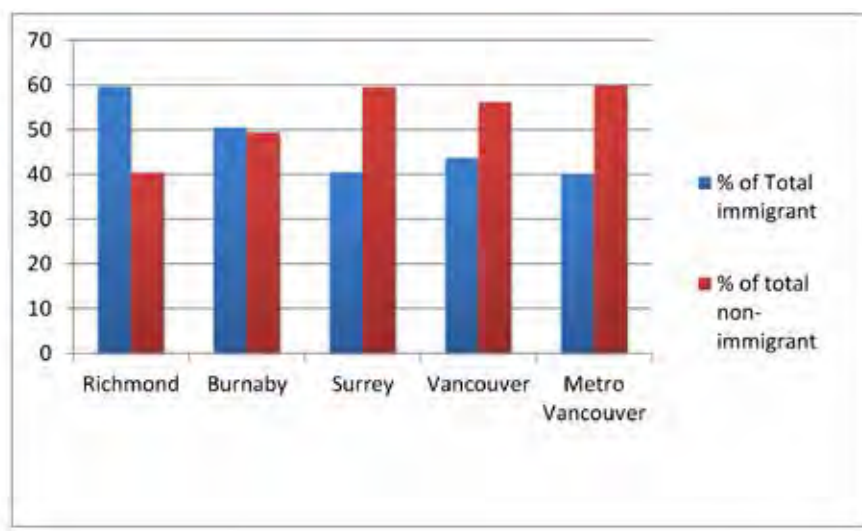
Source: Statistics Canada, 2011 National Household Survey



Photo courtesy of City of Richmond



Immigrant population, municipalities, 2011



How do planning areas within Richmond compare?

Immigrants made up a significant proportion of the population in almost all of the planning areas with a high of 71 per cent in City Centre and West Cambie.

In nine of the 14 areas immigrants made up more than half of the total population of these planning areas in 2011.

Foreign Born Population, Richmond Planning Areas, 2011				
	Total population	Non-immigrants	Immigrants	% Foreign Born
Blundell	18,015	6,565	11,250	62.4%
Bridgeport	3,150	1,290	1,800	57.1%
Broadmoor	23,110	8,440	14,375	62.2%
City Centre	47,595	11,715	34,200	71.9%
East Cambie	11,130	3,855	7,105	63.8%
E. Richmond / Fraser Lands	3,465	1,830	1,535	44.3%
Gilmore	400	270	120	30.0%
Hamilton	5,095	2,390	2,675	52.5%
Sea Island	775	625	155	20.0%
Seafair	16,425	7,455	8,720	53.1%
Shellmont	11,170	5,580	5,420	48.5%
Steveston	25,155	14,940	9,840	39.1%
Thompson	15,975	5,470	10,095	63.2%
West Cambie	7,845	2,060	5,580	71.1%

Source: Statistics Canada, 2011 National Household Survey

Recent immigrant population

Why is this important?

Recent immigrants (arrived in the past ten years) can face a number of challenges including recognition of educational achievement, securing quality employment and linguistic isolation. Often these challenges place great stress on children and families. Young children of recent immigrants are also more likely to struggle in school. These challenges may impact the number and type of immigrant support programs such as language skill development and job placement.

What is the situation in Richmond?

In 2011, there were 112,875 immigrants residing in Richmond with the highest proportion of recent immigrants born in Asia (91.9 per cent), followed by Surrey at 85.3 per cent. Comparatively, across Metro Vancouver, 78.4 per cent of recent immigrants were born in an Asian country.

Recent Immigrants (arrived 2001-2011) as Percent of Total Immigrant Population, Select Metro Municipalities, 2011		
	Total Immigrant Population	% Recent Immigrants
Richmond	112,875	32.2
Burnaby	111,170	34.2
Surrey	187,845	35.6
Vancouver	258,750	29.0
Metro Vancouver	913,310	32.1

Source: Statistics Canada, 2011 National Household Survey

Between 2006 and 2011, an estimated 18,685 immigrants came to Richmond, and 84 per cent of those came from the following six countries: China (10,470), the Philippines (3,315), Taiwan (645), India (570), Hong Kong (425) and the USA (315).

How do planning areas within Richmond compare?

Due to a lack of reliable data from the National Household Survey, we are not able to provide an accurate time comparison across the planning areas in Richmond for this section.



Photo courtesy of City of Richmond

Mother Tongue

Why is this important?

Mother tongue refers to the first language learned at home in childhood, and where the individual remains proficient at the time of the census. For children, learning one's heritage language in childhood can help promote self-esteem and pride in one's background. Having a non-English mother tongue can be an asset, especially when they also speak one of the official languages. Immigrants able to speak multiple languages, for instance, can be valuable interpreters to service providers and businesses who may offer service in other languages.

Children who do not speak English in the home before school entry may experience difficulties in school. Parents may also have difficulty participating actively in their child's education. This affects the need for language supports within the school system and increases demand for services in the community in languages other than English.

What is the situation in Richmond?

In Metro Vancouver 42.5 per cent spoke a mother tongue other than English, up from 39 per cent ten years earlier. Richmond saw the most marked change over the decade with the proportion speaking a non-official language as their mother tongue increasing from over half of the population (54.7 per cent) to two thirds (62 per cent).

In Richmond, 41 per cent indicated Chinese as their mother tongue, 36.6 per cent indicated English, 3.9 per cent indicated Tagalog (Filipino) and 3.1 per cent indicated Panjabi (Punjabi).⁵

In Burnaby the proportion speaking a mother tongue other than English had increased from almost 52 per cent in 2001 to 56.5 per cent in 2011. In 2011, 46 per cent of Surrey spoke a mother tongue other than English, up from 37 per cent. Vancouver has dropped slightly from 50.6 per cent in 2001 to 48.3 per cent a decade later.

Non-English language mother tongue, Single respondents, Select Metro Municipalities, 2001-2011				
	2001		2011	
	#	% of Total	#	% of Total
Richmond	87,630	54.7	114,010	62.1
Burnaby	97,390	51.9	121,115	56.5
Surrey	125,370	37.0	205,815	45.8
Vancouver	267,545	50.6	279,395	48.3
Metro Vancouver	750,110	38.8	948,605	42.5

Source: Statistics Canada, 2011 Census

⁵ City of Richmond Fact Sheet, October 2014

How do planning areas within Richmond compare?

We were unable to obtain a breakdown of mother tongue by planning area in Richmond. However, an additional question was asked in the 2011 census regarding knowledge of official languages,

which refers to whether the person can conduct a conversation in English, French, in both or in neither language. Presented in the following table are those results for Richmond's planning areas, in which respondents indicated that they were unable to converse in either official language.

Knowledge of official languages: Inability to converse in English or French, Richmond Planning Areas, 2011			
	Total Pop.	Neither English nor French	
Blundell	17,955	2,150	12.0%
Bridgeport	3,175	290	9.1%
Broadmoor	23,190	2,540	11.0%
City Centre	48,010	7,220	15.0%
East Cambie	11,105	1,005	9.0%
E.Richmond/ Fraser Lands	3,395	230	6.8%
Gilmore	460	30	6.5%
Hamilton	5,095	265	5.2%
Sea Island	785	5	0.6%
Seafair	16,435	1,235	7.5%
Shellmont	11,120	800	7.2%
Steveston	25,235	1,055	4.2%
Thompson	15,950	1,840	11.5%
West Cambie	7,835	1,080	13.8%
Richmond	189,740	19,745	10.4%

Source: Statistics Canada 2011 Census

15 per cent of those residents of Richmond's City Centre were unable to converse in English. West Cambie is next at almost 14 per cent, followed by

Blundell (12 per cent), Thompson (11.5 per cent) and Broadmoor (11 per cent).

Population by Age

Why is this important?

The composition of the population can have significant government policy implications and thereby affect the provision of adequate and appropriate community services and programs. A population of children needs a sufficient number of schools and after school care. Later, economic policy to stimulate job growth becomes even more important as the younger population graduates from school to the work force, looking for enough jobs to accommodate them. Communities with a large proportion of older people may need to develop retirement programs, medical facilities and home care to serve them. Therefore, as a community's population proportions change – so do age appropriate infrastructure, community program and services needs change.

What is the situation in Richmond?

The proportion of Richmond's population aged 19 years and younger has decreased slightly over the last 10 years from 24.5 per cent to 20.9 per cent. Conversely, the proportion of the population aged 65 years and over has increased from 11.8 per cent to 13.7 per cent as the initial wave of the boomers begin to retire from the labour force. This will strongly influence demand for supported housing, services and amenities for an older population.

Over the next 10 to 20 years, seniors will increase as a percentage of the population in Metro Vancouver from 12 per cent in 2001 to 14 per cent in 2011, 17 per cent by 2021, and 21 per cent by 2031.

The following table shows how the age distribution in selected age groups has changed over a decade.

Age Group Distributions, Select Metro Municipalities, 2001 and 2011								
Municipality	0-19		20-34		35-64		65+	
	2001	2011	2001	2011	2001	2011	2001	2011
Richmond	24.5%	20.9%	19.9%	19.7%	43.8%	45.7%	11.8%	13.7%
Burnaby	22.2%	19.8%	23.7%	23.4%	40.7%	43.0%	13.4%	13.8%
Surrey	28.7%	26.0%	20.4%	20.4%	40.1%	41.5%	10.8%	12.1%
Vancouver	18.6%	16.6%	27.2%	26.0%	41.4%	43.8%	12.9%	13.6%
Metro Vancouver	24.0%	21.6%	21.8%	21.1%	42.0%	43.7%	12.2%	13.5%

Source: Statistics Canada, 2011 Census

Population distribution (%) by select municipalities, 2011

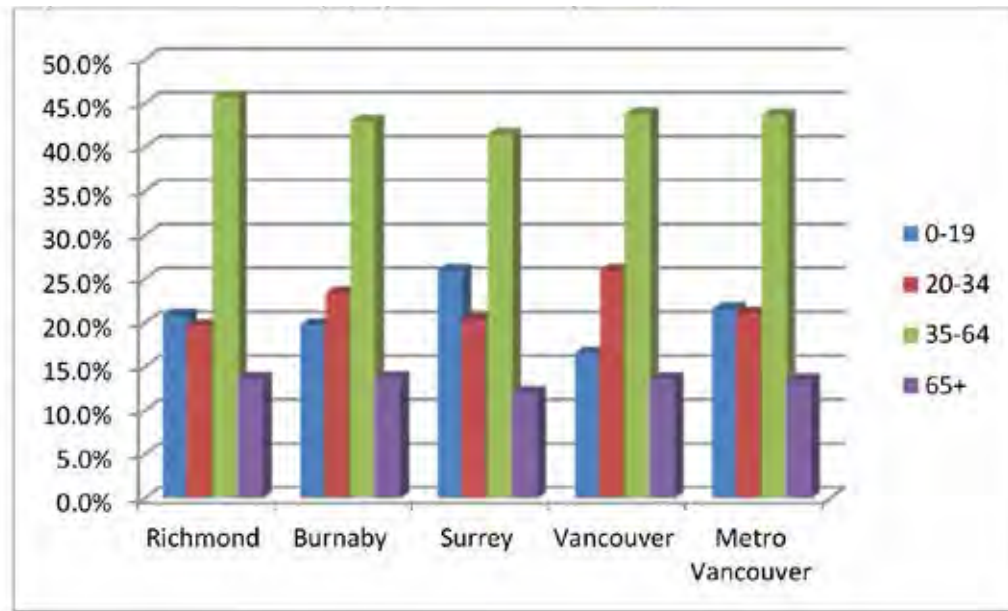


Photo courtesy of City of Richmond

In 2011 the median age in Richmond was 42 years. The overall age distribution for the City of Richmond in 2011 was as follows:

Population Distribution, City of Richmond, 2011		
	City of Richmond	% of total
0-4	8,395	4.4%
5-9	8,855	4.6%
10-14	10,110	5.3%
15-19	12,535	6.6%
20-24	13,680	7.2%
25-29	12,740	6.7%
30-34	11,160	5.9%
35-39	11,720	6.2%
40-44	14,510	7.6%
45-49	16,635	8.7%
50-54	16,490	8.7%
55-59	14,910	7.8%
60-64	12,720	6.7%
65-69	8,010	4.2%
70-74	6,195	3.3%
75-79	5,035	2.6%
80-84	3,595	1.9%
85+	3,180	1.7%
Total	190,475	100.0%

Source: Statistics Canada, 2011 Census

How do planning areas within Richmond compare?

City Centre had the smallest proportion of those aged 0-19 (17 per cent) and most of the other areas ranged from a fifth to a quarter of their total population in this age group.

The median age across the planning areas ranged from 38.6 in Bridgeport to 44.2 in Blundell. Gilmore was the highest at 49.2, but the small population in that area should be noted.

Population by Selected Age Groups, Richmond Planning Areas, 2011										
	Total Pop.	0-19		20-34		35-64		65+		Median Age
Blundell	18,105	3,850	21%	3,230	18%	8,315	46%	2,710	15%	44.2
Bridgeport	3,185	725	23%	695	22%	1,430	45%	335	11%	38.6
Broadmoor	23,305	4,950	21%	4,270	18%	10,570	45%	3,515	15%	43.7
City Centre	48,175	8,135	17%	11,590	24%	21,620	45%	6,830	14%	41.4
E Cambie	11,180	2,715	24%	2,270	20%	4,865	44%	1,330	12%	39.3
E Richmond/ Fraser Lands	3,415	660	19%	710	21%	1,515	44%	530	16%	42.0
Gilmore	465	85	18%	70	15%	220	47%	90	19%	49.2
Hamilton	5,085	1,375	27%	930	18%	2,370	47%	410	8%	38.5
Sea Island	785	215	27%	100	13%	395	50%	75	10%	40.9
Seafair	16,455	3,695	22%	2,775	17%	7,645	46%	2,340	14%	43.7
Shellmont	11,135	2,640	24%	2,120	19%	4,965	45%	1,410	13%	40.6
Steveston	25,365	5,690	22%	4,000	16%	12,075	48%	3,600	14%	43.4
Thompson	15,970	3,590	22%	2,915	18%	7,440	47%	2,025	13%	41.9
W Cambie	7,835	1,580	20%	1,875	24%	3,540	45%	840	11%	39.7

Source: Statistics Canada, 2011 Census

Population Aged 65 Years and Older

Why is this important?

People are living longer and healthier lives. This societal aging affects economic growth, formal and informal support systems and the ability of communities to provide resources for older citizens.

in Burnaby and Vancouver. This was up slightly from 11.4 per cent in 2001.

The percentage of Richmond seniors living alone dropped from 21.3 per cent to 18.7 per cent during the same period. This trend was apparent in all of the selected municipalities.

What is the situation in Richmond?

The proportion of seniors aged 65 and older was 13.7 per cent in Richmond in 2011, similar to those

Population aged 65 Years and older, Select Metro Municipalities, 2011						
	2001		2011		% Living alone	
	#	%	#	%	2001	2011
Richmond	18,570	11.4%	26,005	13.7%	21.3%	18.7%
Burnaby	23,850	12.5%	30,900	13.8%	27.7%	24.2%
Surrey	36,290	10.5%	56,570	12.1%	22.2%	18.1%
Vancouver	65,655	12.2%	81,930	13.6%	30.5%	28.6%
Metro Vancouver	227,890	11.6%	312,895	13.5%	27.7%	24.7%

Source: Statistics Canada, 2011 Census

How do planning areas within Richmond compare?

The seniors' population has increased in all areas of Richmond over the ten years, with the highest number in the City Centre (6,830), followed by

Steveston (3,600) and Broadmoor (3,515). The lowest proportion was evident in Hamilton at 8 per cent.

The proportion of seniors living alone in 2011 varied greatly across the 14 areas, with a low of 3 per cent in Bridgeport and a high of 29.4 per cent in Gilmore.

Population aged 65 Years and older, Richmond Planning Areas, 2001 and 2011					
	2001		2011		2011
	#	%	#	%	Living alone
Blundell	2,160	12%	2,710	15%	16.3%
Bridgeport	301	10%	335	11%	3.0%
Broadmoor	2,861	13%	3,515	15%	16.7%
City Centre	5,365	16%	6,830	14%	26.5%
East Cambie	921	9%	1,330	12%	12.0%
E Richmond/ Fraser Lands	388	12%	530	16%	12.5%
Gilmore	28	12%	90	19%	29.4%
Hamilton	280	7%	410	8%	6.1%
Sea Island	75	10%	75	10%	23.1%
Seafair	1,955	12%	2,340	14%	17.8%
Shellmont	895	8%	1,410	13%	11.4%
Steveston	2,213	10%	3,600	14%	23.6%
Thompson	1,344	9%	2,025	13%	13.6%
West Cambie	526	9%	840	11%	5.3%

Source: Statistics Canada, 2011 Census

Aboriginal Population

Why is this important?

Aboriginal identity, as defined by Statistics Canada, includes persons who reported being an Aboriginal person, including First Nations (North American Indian), Metis, or Inuk (Inuit), and/ or those who reported Registered or Treaty Indian status.

Repercussions of a tragic history, including residential schools, have impacted Aboriginal populations. They have been shown to be more vulnerable than the general population to challenges like poverty, chronic health issues, and unemployment. With a growing Aboriginal population there will likely be increased demand for health, educational and social services to meet their specific needs.

In BC, the Aboriginal population was generally much younger than the non-Aboriginal population. Based on 2011 Census data, the median age for the Aboriginal population in BC was 29 years of age compared to 42 years of age for the non-Aboriginal population. The same figures for Canada were 28 and 41 years of age respectively.

What is the situation in Richmond?

In Richmond a total of 1,935 people reported Aboriginal identity in the 2011 National Household Survey, up from 1,170 five years earlier. This represented only 1 per cent of the total population.

Aboriginal Population, Select Metro Municipalities, 2001-2011			
	2001	2011	% change 2001-2011
Richmond	1,170	1,935	65.4%
Burnaby	3,150	3,295	4.6%
Surrey	6,895	10,955	58.9%
Vancouver	10,445	11,945	14.4%
Metro Vancouver	36,860	52,375	42.1%

Source: Statistics Canada, 2011 National Household Survey
Aboriginal origin = First nations (North American Indian), Inuit and Metis

How do planning areas within Richmond compare?

Blundell had the highest proportion of Aboriginal people at 2.4 per cent and the lowest proportion

appeared in the City Centre at 0.4 per cent. In two areas, Gilmore and Sea Island, no one identified as Aboriginal.

Aboriginal Population, Richmond Planning Areas, 2011			
	Total population	Aboriginal Population	
		#	Share of Pop (%)
Blundell	18,015	440	2.4%
Bridgeport	3,150	65	2.1%
Broadmoor	23,115	195	0.8%
City Centre	47,595	205	0.4%
East Cambie	11,130	115	1.0%
East Richmond / Fraser Lands	3,470	25	0.7%
Gilmore	400	0	0.0%
Hamilton	5,095	100	2.0%
Sea Island	780	0	0.0%
Seafair	16,425	145	0.9%
Shellmont	11,170	250	2.2%
Steveston	25,155	215	0.9%
Thompson	15,975	140	0.9%
West Cambie	7,840	40	0.5%

Source: Statistics Canada, 2011 National Household Survey

Section B: Economic Indicators

Median Family Income

Why is this important?

Research has shown that higher incomes are linked to better health and social wellbeing for individuals and the communities in which they live. These individuals face less stress because of more financial security, improving their overall wellbeing and that of their families. People with higher incomes have a greater ability to contribute to the local economy, helping build stronger communities.

Median Family Income, 2010	
Richmond	\$69,553
Burnaby	\$71,511
Surrey	\$78,283
Vancouver	\$77,515
Metro Vancouver	\$80,006

Source: Statistics Canada, 2011 National Household Survey

What is the situation in Richmond?

The following tables compare median family incomes based on an economic family, which refers to "a group of two or more persons who live in the same dwelling and are related by blood, marriage, common-law or adoption."⁶ *Median family income* refers to the middle of the distribution of incomes for economic families within a particular geography.

The median family income for economic families in Richmond was \$69,553, less than Burnaby (\$71,511), Surrey (\$78,283), Vancouver (\$77,515), and Metro Vancouver (\$80,006).



Photo courtesy of City of Richmond

⁶ Statistics Canada (2015). "Economic family." Available at: <http://www.statcan.gc.ca/eng/concepts/definitions/famecon>.

How do planning areas within Richmond compare?

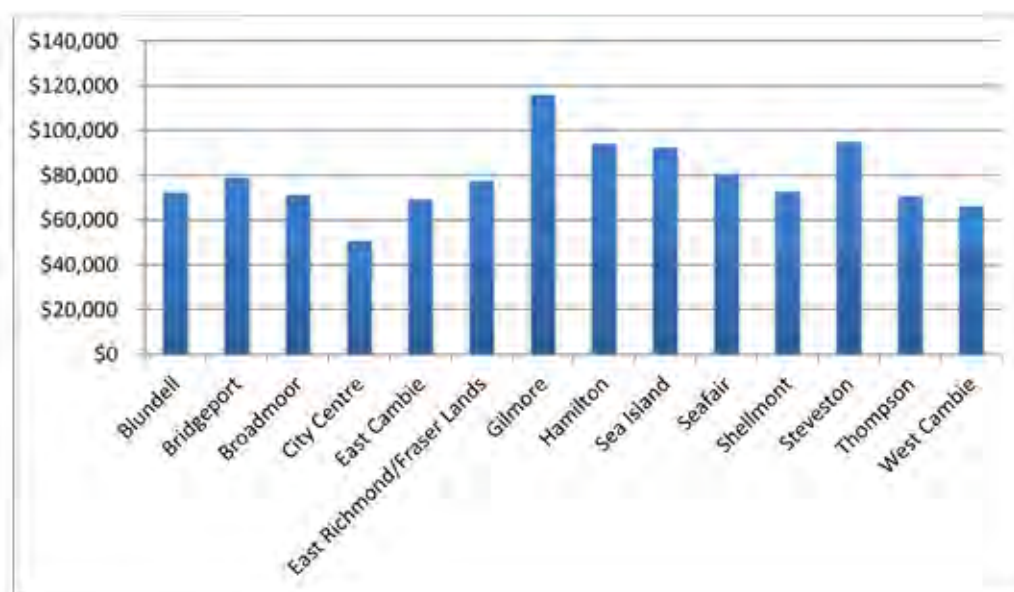
There are considerable differences in median family incomes across Richmond's 14 planning areas. In

2010, Gilmore had the highest median family income of \$115,844, while City Centre had the lowest at \$50,983. Following City Centre, West Cambie and East Cambie reported the lowest median family incomes of \$66,381 and \$69,226, respectively.

Median Family Income by Community, 2010	
Blundell	\$72,332
Bridgeport	\$79,029
Broadmoor	\$71,254
City Centre	\$50,983
East Cambie	\$69,226
East Richmond/Fraser Lands	\$77,585
Gilmore	\$115,844
Hamilton	\$94,010
Sea Island	\$92,412
Seafair	\$80,752
Shellmont	\$72,883
Steveston	\$94,865
Thompson	\$70,799
West Cambie	\$66,381

Source: Statistics Canada, 2011 National Household Survey

Median Family Income by Richmond Planning area, 2010



Prevalence of Low Income

Why is this important?

People with lower incomes can become socio-economically entrenched, and rising above poverty can become even more challenging. They spend a higher percentage of their income on food, shelter and clothing leaving less available for other expenses such as education and transportation. People with low incomes tend to have more stress and poorer health. Not only that, but children coming from low income families tend to repeat the cycle of poverty, and as adults, they may also have worse health outcomes and lower incomes themselves.

We use the low-income measure after-tax (LIM-AT), which reflects "a consistent and well-defined methodology that identifies those who are substantially worse off than average." Furthermore, "the after-tax low income measures will take into account the reduced spending power of households

because of income taxes paid." However, this measure must be treated cautiously, since Statistics Canada "has clearly and consistently emphasized that low income lines are not measures of poverty."⁷

What is the situation in Richmond?

In 2010, 42,365 Richmond residents (22.4 per cent of all residents) had incomes below the low-income measure after-tax (LIM-AT). Richmond had the highest prevalence of low income compared to Burnaby (21 per cent), Surrey (15.5 per cent), Vancouver (20.5 per cent), and Metro Vancouver (17.4 per cent). Compared to the three comparison municipalities and Metro Vancouver, Richmond also had the highest prevalence of children under 18 (25.4 per cent) and children under six (22.6 per cent) in low-income households. 8,820 children under 18 and 2,280 children under six were estimated to be in low income situations in Richmond.

⁷ Statistics Canada. (2013). "Low-income measure after tax." Available at: <http://www12.statcan.gc.ca/nhs-enm/2011/ref/dict/fam021-eng.cfm>.

Low income residents, by prevalence and age, 2010						
	Total # of low income	Prevalence of low income (%)	under age of 18	under age of 18 (%)	under age of 6	under age of 6 (%)
Richmond	42,365	22.4	8,820	25.4	2,280	22.6
Burnaby	46,360	21.0	8,835	23.1	2,615	20.6
Surrey	71,695	15.5	20,350	18.7	6,155	17.8
Vancouver	121,020	20.5	19,855	22.4	5,500	18.6
Metro Vancouver	395,095	17.4	85,535	19.5	23,805	17.3

Source: Statistics Canada, 2011 National Household Survey

How do planning areas within Richmond compare?

In 2010, City Centre had the highest number and prevalence of residents designated low income, with 15,695 residents or one-third (33 per cent) of the community's population. Broadmoor (4,875) and Blundell (4,450) followed with largest number of low-income residents. Sea Island reported the smallest number of low-income individuals (50) and

the lowest prevalence of low income (6.4 per cent) of Richmond's planning areas.

Numerically, the greatest number of children under 18 in low-income families resided in City Centre (2,615), Blundell (1,150), and Broadmoor (1,080). The greatest number of children under six in low-income households were in City Centre (755), Thompson (285), and Blundell (240).

Low income residents, by prevalence and age, 2010						
	# of low income	Prevalence of low income (%)	Children under 18	Children under 18 (%)	Children under 6	Children under 6 (%)
Blundell	4,450	24.7	1,150	34.0	240	31.4
Bridgeport	440	14.0	100	16.5	0	5.6
Broadmoor	4,875	21.1	1,080	25.3	215	19.4
City Centre	15,695	33.0	2,615	37.4	755	32.9
East Cambie	1,920	17.2	470	19.6	175	27.0
East Richmond / Fraser Lands	695	20.1	115	18.3	30	14.6
Gilmore	55	15.0	0	25.0	0	0.0
Hamilton	560	11.0	130	10.5	55	13.3
Sea Island	50	6.4	0	0.0	0	0.0
Seafair	2,895	17.6	675	21.1	135	16.0
Shellmont	1,920	17.2	555	23.7	115	17.3
Steveston	2,875	11.4	580	11.6	160	10.2
Thompson	4,185	26.2	975	31.4	285	30.5
West Cambie	1,760	22.4	350	25.2	100	23.3

Source: Statistics Canada, 2011 National Household Survey

Labour Force Participation Rates

Why is this important?

Labour force participation rates are a good indicator of how well the economy is doing at generating jobs and matching workers to those jobs. The labour force participation rate is the number of individuals in the labour force expressed as a percentage of the population. The labour force is the number of individuals who are currently working plus those who are unemployed.

What is the situation in Richmond?

In 2011, Richmond had the lowest labour force participation rate for the total population (61.7 per cent), compared to Burnaby (63.6 per cent), Surrey (65.6 per cent), Vancouver (67.3 per cent), as well as Metro Vancouver (66.1 per cent).

Richmond also had the lowest labour force participation rates for males (66.6 per cent) and females (57.2 per cent) out of the comparison municipalities – Burnaby, Surrey, and Vancouver – as well as Metro Vancouver.

Labour force participation rates (%), 15 years and older, 2011			
	Total	Males	Females
Richmond	61.7	66.6	57.2
Burnaby	63.6	68.1	59.3
Surrey	65.6	71.1	60.4
Vancouver	67.3	71.2	63.6
Metro Vancouver	66.1	70.8	61.7

Source: Statistics Canada, 2011 National Household Survey

How do planning areas within Richmond compare?

Within Richmond's 14 planning areas, the total labour force participation rate was highest in Hamilton (74

per cent) and lowest in Blundell (56 per cent). For males, it was highest in Hamilton (77 per cent) and lowest on Sea Island (57 per cent). For females, the labour force participation was highest on Sea Island (78 per cent) and lowest in Gilmore (46 per cent).

Labour force participation rates (%), 15 years and older, 2011			
	Total	Males	Females
Richmond	62	67	57
Blundell	56	63	50
Bridgeport	73	76	69
Broadmoor	57	61	53
City Centre	60	65	56
East Cambie	66	71	61
East Richmond / Fraser Lands	59	66	53
Gilmore	62	76	46
Hamilton	74	77	71
Sea Island	71	57	78
Seafair	61	67	57
Shellmont	67	71	64
Steveston	66	71	62
Thompson	59	64	54
West Cambie	62	66	59

Source: Statistics Canada, 2011 National Household Survey

How do planning areas within Richmond compare?

Within Richmond's 14 planning areas, the total labour force participation rate was highest in Hamilton (74

per cent) and lowest in Blundell (56 per cent). For males, it was highest in Hamilton (77 per cent) and lowest on Sea Island (57 per cent). For females, the labour force participation was highest on Sea Island (78 per cent) and lowest in Gilmore (46 per cent).

Labour Force by Occupation

Why is this important?

Different occupations require different levels of education and experience. Professional and executive work will have higher pay, while sales and service – including retail workers, cashiers, and servers – earn less.⁸

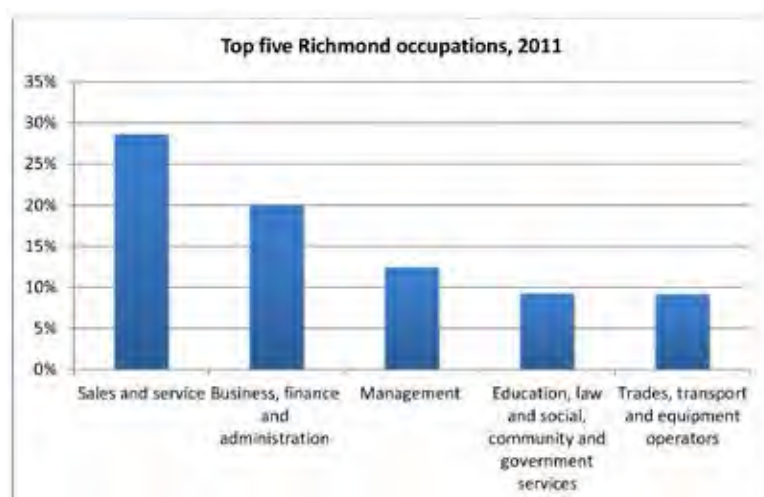
What is the situation in Richmond?

In 2011, the largest percentage of Richmond residents were employed in occupations in sales and service (28.7 per cent), business, finance, and administration (20 per cent), and in management (12.4 per cent). Similarly, sales and service (24.4 per cent) and business, finance, and administration (17.6 per cent) occupations are the largest share of employment in Metro Vancouver.

⁸ StBC Stats. (2009). "Labour and Income." Available at: <http://bcstats.gov.bc.ca/StatisticsBySubject/LabourIncome.aspx>.

Labour force by occupation, 15 years and older, 2011					
	Richmond	Burnaby	Surrey	Vancouver	Metro Vancouver
All occupations	97,160	117,335	239,470	342,100	1,245,760
	100%	100%	100%	100%	100%
Management	12,090	12,495	25,060	39,775	148,580
	12.4%	10.6%	10.5%	11.6%	11.9%
Business, finance and administration	19,400	22,120	38,430	59,225	218,815
	20.0%	18.9%	16.0%	17.3%	17.6%
Natural and applied sciences	7,980	12,630	12,560	29,835	95,470
	8.2%	10.8%	5.2%	8.7%	7.7%
Health	5,070	7,235	14,395	22,845	76,705
	5.2%	6.2%	6.0%	6.7%	6.2%
Education, law and social, community and government services	9,000	12,220	22,495	44,580	143,590
	9.3%	10.4%	9.4%	13.0%	11.5%
Art, culture, recreation and sport	3,020	4,000	5,150	22,620	50,830
	3.1%	3.4%	2.2%	6.6%	4.1%
Sales and service	27,845	30,155	59,590	85,295	303,770
	28.7%	25.7%	24.9%	24.9%	24.4%
Trades, transport and equipment operators	8,920	12,400	44,130	25,890	152,665
	9.2%	10.6%	18.4%	7.6%	12.3%
Natural resources, agriculture and related production	960	900	5,610	3,015	16,955
	1.0%	0.8%	2.3%	0.9%	1.4%
Manufacturing and utilities	2,870	3,180	12,060	9,005	38,365
	3.0%	2.7%	5.0%	2.6%	3.1%

Source: Statistics Canada, 2011 National Household Survey



Unemployment Rates

Why is this important?

Unemployment, especially chronic unemployment, has negative consequences on individuals, communities and the economy. The longer a person goes without a job, the harder it may be to subsequently be hired. Individuals suffer financially as well as emotionally, as lack of meaningful work can impact self-confidence, and the stress from unemployment may have negative health effects. Communities may suffer as homes cannot be maintained and foreclosures may occur, leading to abandoned and rundown properties. The economy can suffer with high unemployment rates as

consumer spending inevitably drops. Unemployment rates are the number of individuals unemployed expressed as a percentage of the labour force.

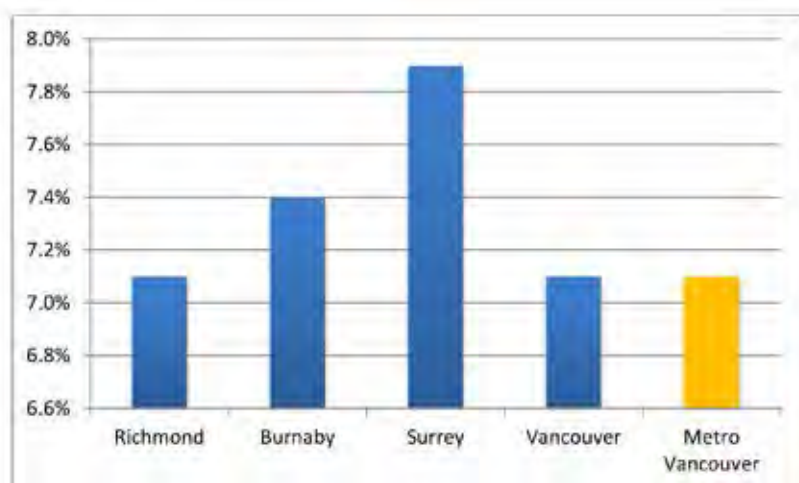
What is the situation in Richmond?

In 2011, Richmond's total unemployment rate for the population aged 15 years and over was 7.1 per cent – the same rate as Vancouver and Metro Vancouver. Compared to the three comparison municipalities and Metro Vancouver, Richmond had lower unemployment rates for males (7 per cent) and females (7.1 per cent).

Unemployment rates (%) by sex, 15 years and over, 2011			
	Total	Males	Females
Richmond	7.1	7.0	7.1
Burnaby	7.4	7.4	7.4
Surrey	7.9	7.4	8.6
Vancouver	7.1	7.2	6.9
Metro Vancouver	7.1	7.1	7.2

Source: Statistics Canada, 2011 National Household Survey

Unemployment rates by municipality, 2011



Source: Statistics Canada, 2011 National Household Survey

How do planning areas within Richmond compare?

In 2011, total unemployment rates were highest in Blundell (8.2 per cent) and City Centre (7.9 per cent), and lowest in Gilmore (0 per cent) and East Richmond/Fraser Lands and Steveston (both 5.5 per cent). For males, unemployment rates were highest on Sea Island (12.5 per cent) and Blundell (8.6 per

cent), and lowest in Gilmore (0 per cent) and East Richmond/Fraser Lands (4.6 per cent). For females, unemployment rates were highest in Seafair (8.9 per cent) and Blundell (8 per cent), and lowest in Gilmore and on Sea Island (both 0 per cent), as well as East and West Cambie (both 5.5 per cent). Readers should be cautious when interpreting these figures since Gilmore has a total population of 460.

Unemployment rates (%) by sex, 15 years and over, 2011			
	Total	Males	Females
Richmond	7.1	7.0	7.1
Blundell	8.2	8.6	8.0
Bridgeport	5.9	5.5	6.4
Broadmoor	7.4	7.4	7.4
City Centre	7.9	7.8	7.9
East Cambie	6.0	6.5	5.5
East Richmond / Fraser Lands	5.5	4.6	6.6
Gilmore	0.0	0.0	0.0
Hamilton	6.8	6.1	7.1
Sea Island	7.4	12.5	0.0
Seafair	7.5	6.2	8.9
Shellmont	6.9	7.8	5.9
Steveston	5.5	5.2	5.7
Thompson	7.5	7.5	7.6
West Cambie	5.9	6.4	5.5

Source: Statistics Canada, 2011 National Household Survey

Income Assistance

Why is this important?

The number of individuals and families needing income assistance (welfare), and the percent that are children with single parents, indicates a level of need for social support services beyond just the income they are receiving. Basic income assistance for single individuals is \$610 per month, while a single parent with a child, for example, can receive \$946 per month.⁹ BC's income assistance rates have been frozen since 2007. Since income assistance eligibility requires all personal financial resources to be exhausted, it is financial support of last resort and provides an indicator of extreme material deprivation. Research shows that children who grow up in poverty face additional risk factors. They are less likely to do well at school, have lower literacy levels and are more likely as adults to suffer from job insecurity, underemployment, and poor health.

What is the situation in Richmond?

In the Richmond local health area (LHA),¹⁰ 0.6 per cent of the population was receiving income assistance in September 2012, lower than Burnaby (1.3 per cent), Surrey (2.5 per cent), Vancouver Midtown (1.4 per cent), and British Columbia (1.7 per cent). Compared to the three case studies and BC, Richmond also had the smallest percentage of children (0-14 years old) and youth (15-24 years old) receiving income assistance. Richmond's income assistance caseload percentage of single parent families (21.6 per cent) was lower compared to BC (25.5 per cent).

Percentage of population receiving income assistance, by local health area and BC, September 2012				
	Total	Children (0-14)	Youth (15-24)	% of caseload that are single parent families
Richmond	0.6%	1.1%	0.5%	21.6%
Burnaby	1.3%	2.8%	1.2%	25.2%
Surrey	2.5%	4.1%	2.4%	28.7%
Vancouver Midtown	1.4%	1.9%	1.5%	17.1%
British Columbia	1.7%	3.1%	1.8%	25.5%

Note. All income assistance recipients, except Aboriginal persons on-reserve and the disabled.
Source: BC Stats Socio-Economic Profiles, 2012

⁹ For BC income assistance rates, see <http://www.eia.gov.bc.ca/mhr/ia.htm#a>

¹⁰ BC Stats provides income assistance data based on local health areas (LHAs). These geographies do not necessarily conform to municipal boundaries. In the case of the Richmond LHA, it does conform to municipal boundaries. For more information, please visit <http://bcstats.gov.bc.ca/StatisticsBySubject/Geography/ReferenceMaps/Health.aspx>.

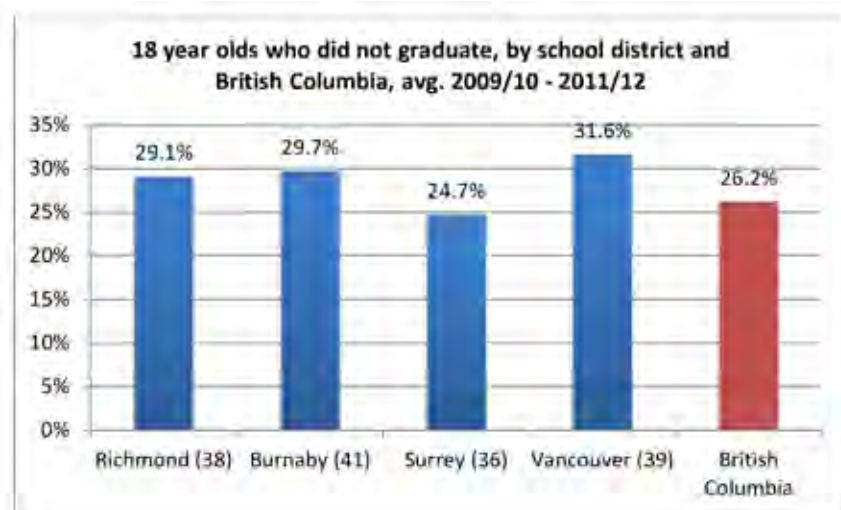
High School Completion Rates

Why is this important?

A high school diploma opens doors to further education and it is often a minimum requirement for entry-level jobs. As per BC Stats, the percent of 18 year-olds who did not graduate is calculated as the population of eighteen-year-olds minus the number of high school graduates as a per cent of all eighteen year-olds. It is used as an indicator of the high school dropout rate.

What is the situation in Richmond?

In the Richmond School District (38), 29.1 per cent of 18 year olds did not graduate based on a three-year average from 2009/10–2011/12. The Richmond School District ranked 24 out of 57 school districts in BC based on the percentage of 18 year olds who did not graduate. Richmond's percentage of 18 year olds who did not graduate ranks slightly below Vancouver (31.6 per cent), but above the BC average (26.2 per cent).



Highest Level of Education

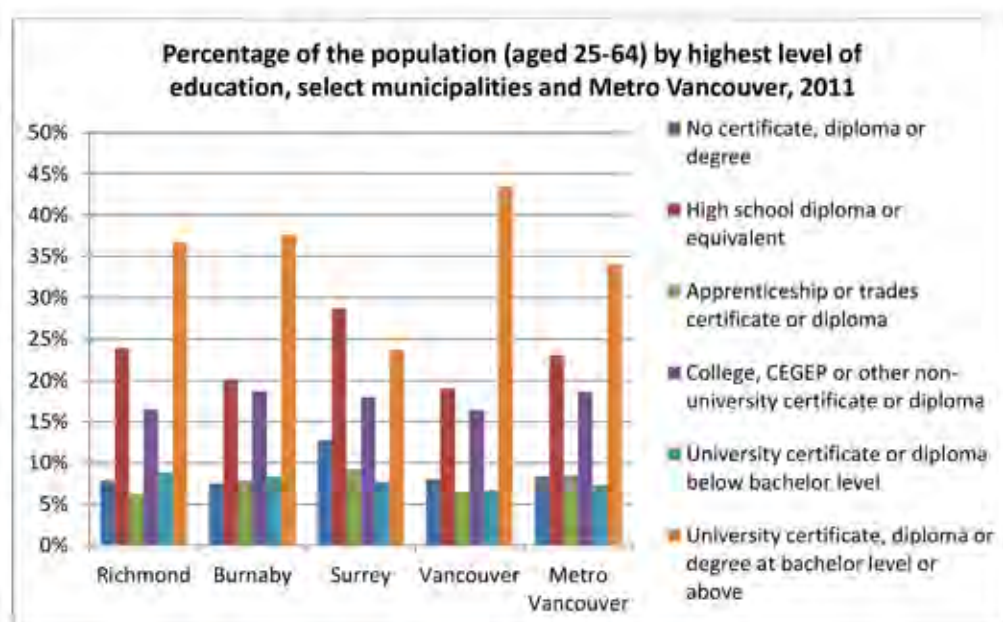
Why is this important? Source: BC Stats Socio-Economic Profiles, 2012

Education makes competing in the labour market, especially for higher paying jobs, easier. Higher education is linked to higher incomes, better health and social wellbeing, and stronger local economies

What is the situation in Richmond?

In 2011, the greatest percentage (36.7 per cent) of Richmond's population (aged 25-64) had a university certificate, diploma or degree at the bachelor level or

above, below Vancouver (43.5 per cent) and Burnaby (37.6 per cent). The second and third largest share of Richmond's population either had a high school diploma or equivalent (23.9 per cent), or college, CEGEP or non-university certification or diploma (16.5 per cent). After Burnaby (7.5 per cent), Richmond had the smallest percentage of the population without a certificate, diploma or degree or completion of high school (7.8 per cent). Compared to the three case study municipalities and Metro Vancouver, Richmond had the lowest share of its population with an apprenticeship or trades certificate or diploma (6.2 per cent).

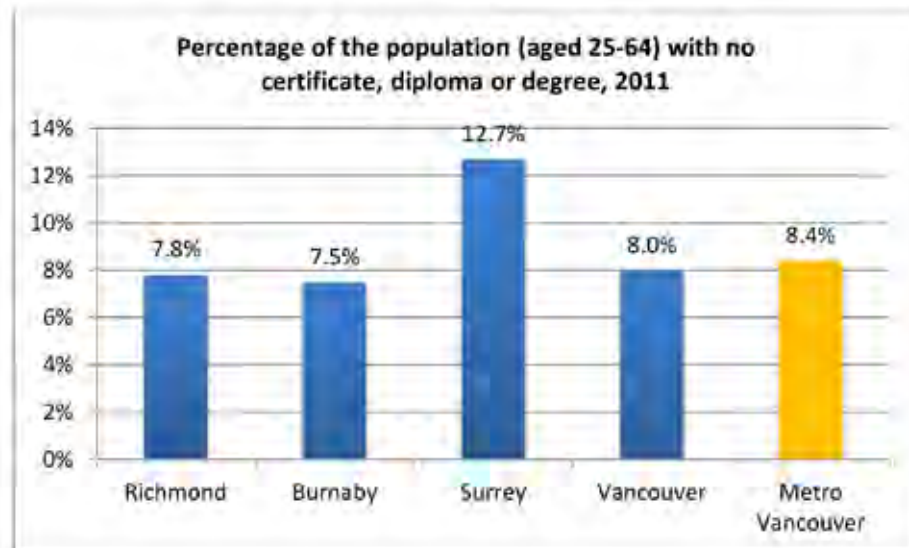


Source: Statistics Canada, 2011 National Household Survey

No certificate, diploma or degree

In Richmond, 7.8 per cent of the population did not have a certificate, diploma or degree, lower

than Surrey (12.7 per cent), Vancouver (8 per cent), and Metro Vancouver (8.4 per cent).

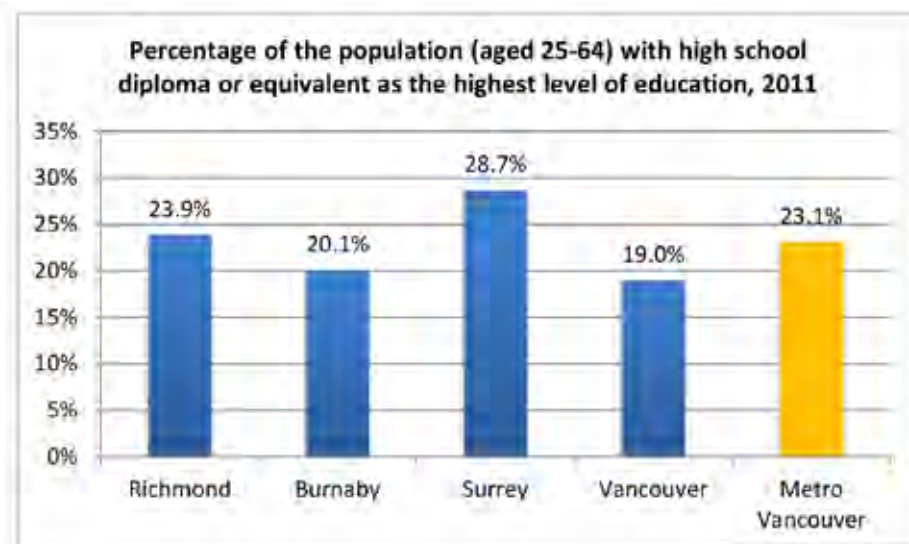


Source: Statistics Canada, 2011 National Household Survey

High school diploma or equivalent

In Richmond, 23.9 per cent of the population had a high school diploma or equivalent as the highest

level of education in 2011, slightly above Metro Vancouver (23.1 per cent).

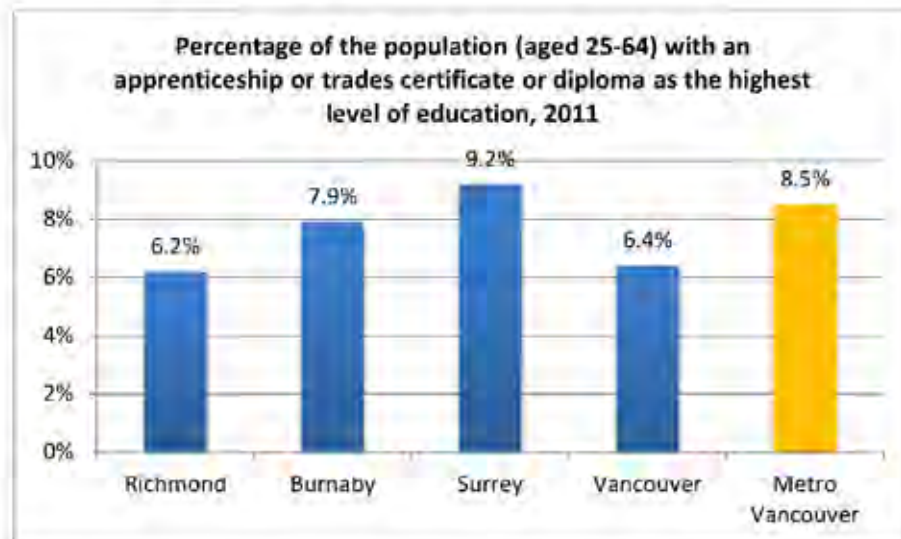


Source: Statistics Canada, 2011 National Household Survey

Apprenticeship or trades certificate or diploma

In Richmond, 6.2 per cent of the population had

an apprenticeship or trades certificate or diploma as the highest level of education in 2011, lower than the comparison municipalities and Metro Vancouver (8.5 per cent).

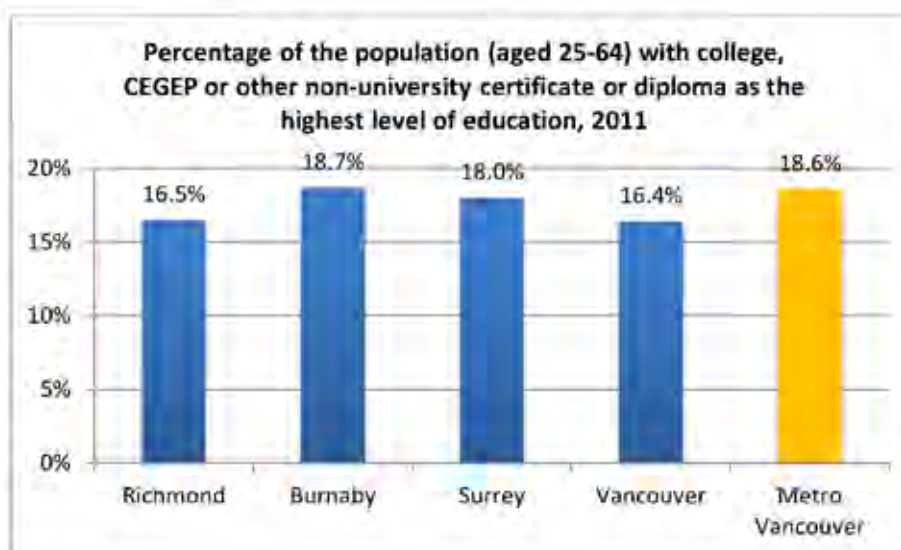


Source: Statistics Canada, 2011 National Household Survey

College, CEGEP or other non-university certificate or diploma

In Richmond, 16.5 per cent of the population had a

college, CEGEP or other non-university certificate or diploma as the highest level of education in 2011, lower than Burnaby (18.7 per cent), Surrey (18 per cent), and Metro Vancouver (18.6 per cent).

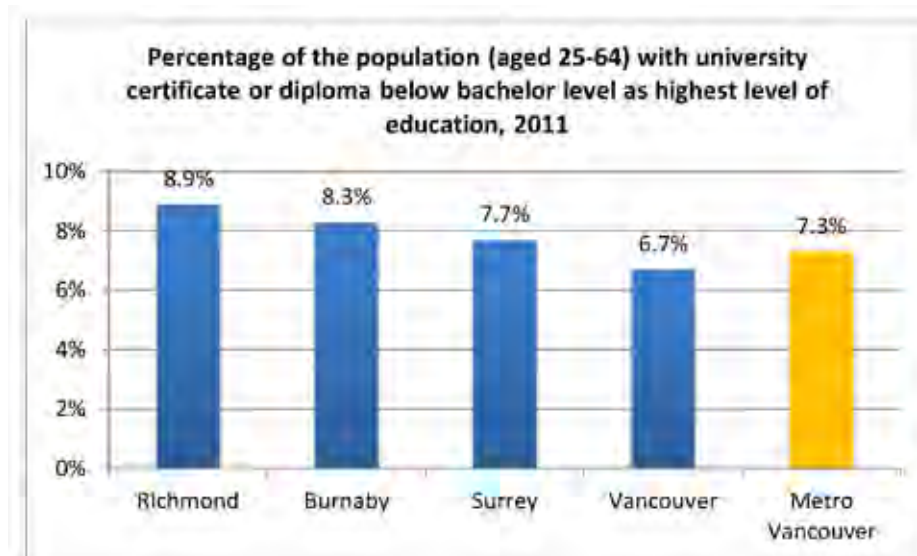


Source: Statistics Canada, 2011 National Household Survey

University certificate or diploma below bachelor level

In Richmond, 8.9 per cent of the population

had a university certificate or diploma below the bachelor level as the highest level of education in 2011, greater than the three case study comparisons and Metro Vancouver (7.3 per cent).

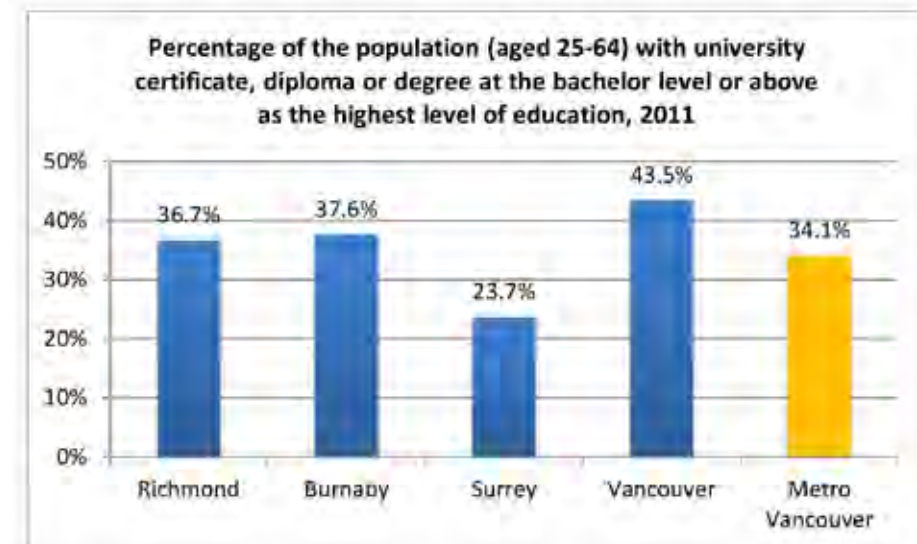


Source: Statistics Canada, 2011 National Household Survey

University certificate, diploma or degree at the bachelor level or above

In Richmond, 36.7 per cent of the population had a university certificate, diploma or degree at the

bachelor level or above as the highest level of education in 2011, greater than Surrey (23.7 per cent) and Metro Vancouver (34.1 per cent), but lower than Burnaby (37.6 per cent) and Vancouver (43.5 per cent).



Source: Statistics Canada, 2011 National Household Survey

How do planning areas within Richmond compare?

Percentage of the population (aged 25-64) by highest level of education, 2011						
	No certificate diploma or degree	High school diploma or equivalent	Apprenticeship or trades certificate or diploma	College, CEGEP or other non-university certificate or diploma	University certificate or diploma below bachelor level	University certificate, diploma or degree at bachelor level or above
Richmond	8%	24%	6%	16%	9%	37%
Blundell	8%	25%	5%	15%	9%	38%
Bridgeport	9%	25%	8%	20%	15%	23%
Broadmoor	8%	23%	7%	15%	9%	37%
City Centre	8%	23%	5%	15%	9%	40%
East Cambie	12%	32%	8%	13%	9%	26%
East Richmond / Fraser Lands	9%	31%	12%	16%	9%	24%
Gilmore	6%	42%	0%	16%	0%	28%
Hamilton	8%	26%	7%	19%	8%	33%
Sea Island	0%	17%	16%	25%	8%	32%
Seafair	6%	23%	8%	16%	9%	38%
Shellmont	8%	26%	8%	23%	7%	28%
Steveston	4%	21%	6%	20%	8%	40%
Thompson	8%	21%	5%	16%	8%	42%
West Cambie	11%	26%	6%	14%	11%	33%

Source: Statistics Canada, 2011 National Household Survey

No certificate, diploma or degree

Across Richmond's 14 planning areas in 2011, the percentage of the population (aged 25-64) with no certificate, diploma, or degree was highest in

East Cambie (12 per cent) and West Cambie (11 per cent), and lowest in Sea Island (0 per cent) and Steveston (4 per cent).

High school diploma or equivalent

In 2011, Gilmore had the highest percentage of its population (42 per cent) with a high school diploma or equivalent as the highest level of

education, followed by East Cambie (32 per cent). Sea Island had the lowest percentage (17 per cent).

Apprenticeship or trades certificate or diploma

Across Richmond's 14 planning areas, Sea Island (16 per cent) and East Richmond/Fraser Lands (12

per cent) had the largest percentages of residents with an apprenticeship or trades certificate or diploma in 2011. Gilmore had the lowest (0 per cent)..

College, CEGEP or other non-university certificate or diploma

Across Richmond's 14 planning areas, Sea Island (25 per cent) and Shellmont (23 per cent) had the

highest percentages of residents with a college, CEGEP or other non-university certificate or diploma. East Cambie (13 per cent) had the lowest percentage.

University certificate or diploma below bachelor level

In 2011, Gilmore had the highest percentage of its population (42 per cent) with a high school

diploma or equivalent as the highest level of education, followed by East Cambie (32 per cent). Sea Island had the lowest percentage (17 per cent).

University certificate, diploma or degree at the bachelor level or above

Across Richmond's 14 planning areas in 2011, Thompson (42 per cent) had the highest

percentage of residents with a university certificate, diploma or degree at the bachelor level or above. Bridgeport (23 per cent) had the lowest percentage.



Rental Housing

Why is this important?

Finding decent affordable housing in Metro Vancouver is becoming increasingly difficult to do, as housing prices continue to climb. It can be especially true for lower income earners such as single parents, recent immigrants, and young people, whose earning power tends to be lower. As well, the available stock of decent affordable housing continues to fall, as smaller homes are torn down to build larger ones, as rentals become run down from lack of maintenance and care, and as the population continues to grow.

What is the situation in Richmond?

Compared to the three case study municipalities and Metro Vancouver, Richmond has the highest percentage of owned dwellings and lowest percentage of rented dwellings. In 2011, 22.9 per cent of private dwellings were rented and 77.1 per cent were owned in Richmond.

Occupied Private Dwellings, 2011					
		Owned		Rented	
	Total	#	%	#	%
Richmond	67,980	52,420	77.1%	15,555	22.9%
Burnaby	86,840	55,125	63.5%	31,710	36.5%
Surrey	152,845	111,660	73.1%	41,190	26.9%
Vancouver	264,570	128,440	48.5%	136,135	51.5%
Metro	891,310	583,425	65.5%	307,555	34.5%
Vancouver					

Source: Statistics Canada, 2011 National Household Survey



Source: Statistics Canada, 2011 National Household Survey

How do planning areas within Richmond compare?

Within Richmond, in 2011, East Cambie (30 per cent) and City Centre (29 per cent) had the highest percentage of rented dwellings, and City

Centre had the greatest number of rented private dwellings in Richmond (6,025). Sea Island (0 per cent), Gilmore and Bridgeport (both 14 per cent) had the lowest percentage of occupied private dwellings.

Occupied Private Dwellings, 2011					
		Owned		Rented	
	Total	#	%	#	%
Richmond	67,980	52,420	77%	15,555	23%
Blundell	5,875	4,650	79%	1,225	21%
Bridgeport	890	765	86%	125	14%
Broadmoor	7,710	6,275	81%	1,435	19%
City Centre	20,595	14,565	71%	6,025	29%
East Cambie	3,300	2,305	70%	990	30%
East Richmond / Fraser Lands	1,090	815	75%	270	25%
Gilmore	145	125	86%	20	14%
Hamilton	1,565	1,335	85%	230	15%
Sea Island	295	260	88%	0	0%
Seafair	5,635	4,615	82%	1,025	18%
Shellmont	3,540	2,715	77%	830	23%
Steveston	9,415	7,625	81%	1,785	19%
Thompson	5,485	4,355	79%	1,130	21%
West Cambie	2,450	2,015	82%	430	18%

Source: Statistics Canada, 2011 National Household Survey

Rent Costs for Renter Households

Why is this important?

The generally agreed manageable percentage of income spent on shelter costs is about 30 per cent, and more than that puts other necessary household spending in jeopardy. Renting is often cheaper and more attainable than buying, as saving a down payment is difficult for many people.

What is the situation in Richmond?

Compared with the three case study municipalities and Metro Vancouver, Richmond had the highest percentage of renter households spending more than 30 per cent of their total household income on rent. 47.5 per cent of renter households (7,384 households) were spending 30 per cent or more of their household income on shelter costs. In Metro Vancouver, 44.7 per cent of renter households were spending 30 per cent or more of their household income on shelter costs in 2011.

Renter Households Spending 30% or More of Household Total Income on Shelter Costs, 2011		
	#	%
Richmond	7,384	47.5%
Burnaby	14,650	46.2%
Surrey	15,519	37.7%
Vancouver	62,622	46.0%
Metro Vancouver	136,829	44.7%

Source: Statistics Canada, 2011 National Household Survey



Source: Statistics Canada, 2011 National Household Survey

How do planning areas within Richmond compare?

In 2011, Gilmore (75 per cent), Bridgeport (58.3 percent), and City Centre (53.4 per cent) had the

highest percentage of renter households spending 30 per cent or more of their household income on shelter costs. City Centre had the largest number of households – 3,217 – spending 30 per cent or more.

Renter Households Spending 30% or More of Household Total Income on Shelter Costs, 2011		
	#	%
Richmond	7,384	47.5%
Blundell	532	43.4%
Bridgeport	70	58.3%
Broadmoor	647	45.1%
City Centre	3,217	53.4%
East Cambie	402	40.4%
East Richmond / Fraser Lands	105	40.4%
Gilmore	15	75.0%
Hamilton	66	28.9%
Sea Island	0	0.0%
Seafair	505	49.3%
Shellmont	367	44.2%
Steveston	682	38.1%
Thompson	562	49.5%
West Cambie	205	48.2%

Source: Statistics Canada, 2011 National Household Survey



Photo courtesy of City of Richmond

Vacancy Rates

Why is this important?

Vacancy rates for purpose-built rental apartments indicate the availability of rental housing. Low vacancy rates indicate that demand is exceeding rental housing supply, meaning rents will continue to rise and renters have constrained mobility in the rental market. Higher vacancy rates provide renter households with more options, and rental rates may also increase more slowly. Low vacancy rates for larger apartment units, for example, means that families may struggle to find adequate housing. Housing experts say 3 per cent is the minimum vacancy rate for a healthy rental market.¹¹

What is the situation in Richmond?

In October 2014, Richmond had a total apartment vacancy rate of 1.6 per cent, higher than Burnaby (1.3 per cent), Vancouver (0.5 per cent), Metro Vancouver (1 per cent), but lower than Surrey (2.5 per cent). Notably, the vacancy rate for bachelor and three-bedroom plus apartments or more was 0 per cent, lower than the three case study municipalities as well as Metro Vancouver.

Apartment vacancy rates (%) by size, October 2014					
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
Richmond	0.0	3.2	0.4	0.0	1.6
Burnaby	0.7	1.3	1.2	2.0	1.3
Surrey	0.8	2.3	2.4	5.1	2.5
Vancouver	0.6	0.5	0.4	0.9	0.5
Metro Vancouver	0.8	0.9	1.1	1.7	1.0

Source: Canada Mortgage and Housing Corporation, 2014 Rental Market Report

¹¹ Wellesley Institute. (2015). Painfully Low Vacancy Rates, Shrinking Number Of Homes: New National Report Underlines Rental Housing Woes Across Canada. Available at: <http://www.wellesleyinstitute.com/housing/painfully-low-vacancy-rates-shrinking-number-of-homes-new-national-report-underlines-rental-housing-woes-across-canada/>.



Source: Canada Mortgage and Housing Corporation, 2014 Rental Market Report

Housing Types

Why is this important?

The structural type of dwelling reflects the amount of particular types of housing structures, everything from single-detached houses to apartment buildings. The characteristics of the housing stock in a municipality also indicates to what extent residents have diverse housing options, which can be important for affordability and lifestyle choices. For example, a diversity of housing types provides younger people and seniors with housing options appropriate to meet their age-specific needs.

What is the situation in Richmond?

In Richmond in 2011, single-detached houses accounted for 37 per cent of occupied private dwellings, followed by apartment buildings of less than five storeys (24 per cent), row houses (20 per cent), and apartment buildings of five storeys or more (10 per cent). Richmond followed Surrey (42 per cent) in the percentage of single-detached houses. Richmond has the greatest percentage of row houses (20 per cent) of the comparison municipalities and Metro Vancouver (9 per cent).

Occupied private dwellings by housing type, 2011										
	Richmond		Burnaby		Surrey		Vancouver		Metro Vancouver	
	#	%	#	%	#	%	#	%	#	%
Single-detached house	25,320	37%	21,355	25%	64,515	42%	47,530	18%	301,135	34%
Semi-detached house	1,690	2%	2,735	3%	3,345	2%	4,000	2%	19,295	2%
Row house	13,445	20%	7,775	9%	20,900	14%	9,040	3%	80,505	9%
Duplex	4,090	6%	12,670	15%	27,410	18%	45,845	17%	126,605	14%
Apartment less than 5 storeys	16,210	24%	23,180	27%	31,345	21%	87,430	33%	228,585	26%
Apartment 5 storeys or more	6,955	10%	19,055	22%	3,800	2%	70,270	27%	129,255	15%

Source: Statistics Canada, 2011 Census



Photo courtesy of City of Richmond

Section C: Social Indicators

Homelessness

Why is this important?

Homelessness in the Lower Mainland is an ongoing issue. Following the federal government's withdrawal from affordable housing, "declining wages, reduced benefit levels ... and a shrinking supply of affordable housing have placed more and more Canadians at risk of homelessness." Being subject to homelessness has many negative effects, as a 2001 BC report notes, "people who do not have safe, secure, affordable shelter have more health problems than the general population, experience social problems that may be exacerbated by their lack of shelter, and are more likely to become involved in criminal activity than the general public." Homeless individuals, families, and children suffer worse social and health outcomes, and society pays for increased use of some services, such as shelters and emergency hospital services.

The following data are derived from the 2014 Homeless Count in Metro Vancouver, which is a conservative estimate of homelessness because it measures the number of homeless people on a specific day. This point-in-time measure cannot fully account for the "hidden homeless" who may be couch-surfing, sleeping in cars or otherwise less visible.

What is the situation in Richmond?

In 2014 Homeless Count, Richmond recorded 16 sheltered homeless individuals, 22 unsheltered homeless individuals, for a total of 38 homeless individuals or 1 per cent of Metro Vancouver's homeless population. Compared to the three cast study municipalities, Richmond had the fewest number of homeless individuals.

From 2011-2014, the homeless population in Richmond decreased 22 per cent, but has slightly increased since 2002.

¹² Stephen Gaetz, Tanya Gulliver, & Tim Richter. (2014). The State of Homelessness in Canada: 2014. Toronto: The Homeless Hub Press, p 3. Available at: <http://homelesshub.ca/sites/default/files/SOHC2014.pdf>.

¹³ Government of British Columbia. (2001). The Relationship Between Homelessness and the Health, Social Services, and Criminal Justice Systems: A Review of the Literature. Homelessness: Causes & Effects, Vol. 1, p. 1. Available at: <http://www.housing.gov.bc.ca/pub/Vol1.pdf>.

Homeless population, sheltered and unsheltered, selected municipalities, 2014						
	Sheltered Homeless		Unsheltered Homeless		Total Homeless	
	#	% of Region	#	% of Region	#	% of Region
Richmond	16	1%	22	2%	38	1%
Burnaby	14	1%	44	5%	58	2%
Surrey	263	14%	140	15%	403	15%
Vancouver	1,267	70%	536	56%	1,803	65%

Source: Greater Vancouver Regional Steering Committee on Homelessness, 2014 Homeless Count

Total homeless population selected municipalities, 2002-2014							
	2002	2005	2008	2011	2014	Change: 2011 to 2014	
	#	#	#	#	#	#	%
Richmond	31	35	56	49	38	-11	-22%
Burnaby	18	42	86	78	58	-20	-26%
Surrey	171	392	402	400	403	3	1%
Vancouver	670	1,364	1,576	1,581	1,803	222	14%

Source: Greater Vancouver Regional Steering Committee on Homelessness, 2014 Homeless Count



Family Structure

Why is this important?

According to research out of the Human Early Learning Partnership (HELP) at the University of British Columbia, the nature of a child's family environment has a very strong effect on his/her cognitive and behavioural development, and on the prevalence of childhood developmental vulnerability. The factors within this environment that have been shown to have an impact on child development are parenting skills; the cohesiveness of the family unit; the educational level and mental health of the mother; and, the extent to which parents are actively engaged with their children. The composition of the family can have significant impact on the planning of adequate and appropriate community services and programs.

What is the situation in Richmond?

In 2011, there were 55,400 census families in Richmond. The majority of census families consisted of two persons (42 per cent). Families of five or more persons comprised 7.1 per cent of census families. The average number of persons per census family was three.

Richmond had one of the higher proportions of lone parent families among the selected municipalities (16.1 per cent or one in six). Of those 83 per cent or 7,385 were headed by women and another 1,535 by men.

In the region as a whole, lone-parent families represented 15.5 per cent of all families; 80 per cent of those were female lone parents.

Two parent and lone parent Families, Select Metro Municipalities, 2011				
	Total	# Couple Families	# Lone Parents	% Lone Parents
Richmond	55,400	46,480	8,920	16.1
Burnaby	61,365	51,415	9,950	16.2
Surrey	131,070	111,540	19,525	14.9
Vancouver	151,330	126,610	24,725	16.3
Metro Vancouver	633,460	535,180	98,280	15.5

Source: Statistics Canada, 2011 Census

How do planning areas within Richmond compare?

families and at 19 per cent the highest proportion of single parent families.

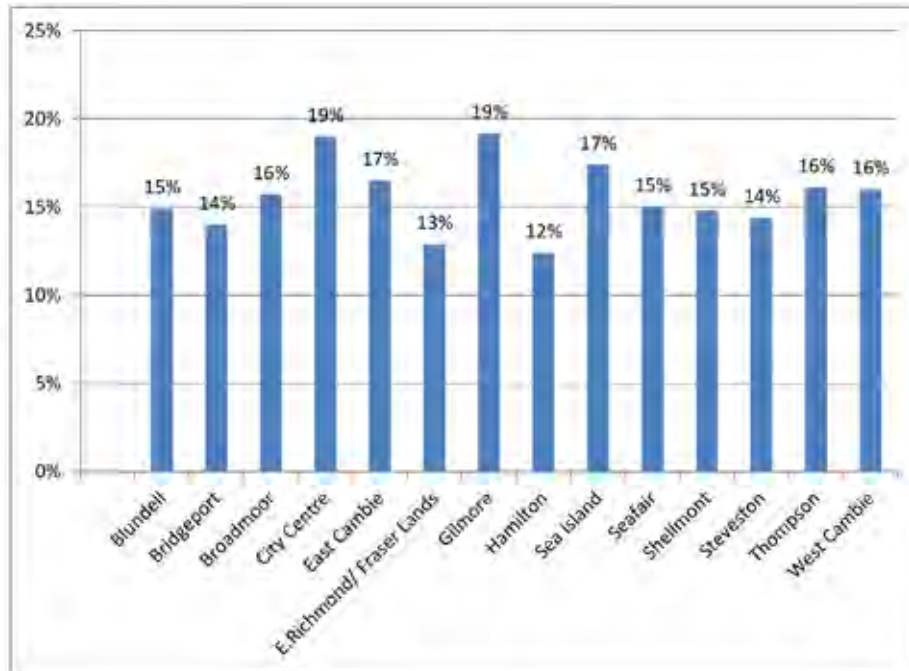
City Centre had the largest absolute number of

Families by Type, Richmond Planning Areas, 2011						
Community	Total Families	# Couple Families	# Lone-Parent Families	% Lone Parents	Female Lone Parent	Male Lone Parent
Blundell	5,260	4,475	785	14.9%	655	125
Bridgeport	890	760	125	14.0%	90	40
Broadmoor	6,750	5,690	1,060	15.7%	885	180
City Centre	13,965	11,310	2,650	19.0%	2,235	415
East Cambie	3,115	2,605	515	16.5%	420	95
E.Richmond/ Fraser Lands	970	845	125	12.9%	85	45
Gilmore	130	110	25	19.2%	15	10
Hamilton	1,490	1,305	185	12.4%	145	45
Sea Island	230	190	40	17.4%	30	5
Seafair	4,865	4,135	730	15.0%	580	150
Shellmont	3,220	2,745	475	14.8%	380	100
Steveston	7,475	6,400	1,075	14.4%	900	180
Thompson	4,695	3,935	755	16.1%	650	110
West Cambie	2,345	1,970	375	16.0%	320	55

* Couple families include married couples and common-law families

Source: Statistics Canada, 2011 Census

Percent lone parent families by community



Household Types

Why is this important?

Household structures are changing, most likely due to demographic and cultural factors, such as increasing immigration, changing migration streams, increases in remarriages, cohabitation, and blended families, as well as increases in non-relative households. The impact may be felt by residential real estate development and in the types and size of new housing starts, affecting the need for nearby amenities and public spaces.

What is the situation in Richmond?

Richmond had the highest proportion of single-family households at almost 69 per cent compared to 61 per cent for Metro Vancouver as a whole. 5 per cent were multiple family households, second to Surrey at 8.3 per cent.

% Households by Type, Select Metro Municipalities, 2011			
	% Single Family	% Multiple Family	% Non-Family
Richmond	68.9	5.4	25.7
Burnaby	61.0	3.8	35.2
Surrey	66.6	8.3	25.1
Vancouver	48.7	3.0	48.3
Metro Vancouver	60.7	4.1	35.2

Source: Statistics Canada, 2011 Census

How do planning areas within Richmond compare?

In most areas single-family households made up 70 per cent or more of all households. The

lowest proportion was in City Centre at 60 per cent, where the highest percentage of non-family households could be found (37 per cent). Almost one in eight households in Bridgeport was a multiple family household (12 per cent).

Households by Type* Richmond Planning Areas, 2011							
	Total	Single Family		Multiple Family		Non-Family	
	#	#	%	#	%	#	%
Blundell	5,375	3,965	73.8%	390	7.3%	1,020	19.0%
Bridgeport	770	560	72.7%	95	12.3%	115	14.9%
Broadmoor	7,105	5,095	71.7%	500	7.0%	1,510	21.3%
City Centre	19,720	11,910	60.4%	550	2.8%	7,260	36.8%
East Cambie	2,930	2,115	72.2%	305	10.4%	510	17.4%
E. Richmond/ Fraser Lands	1,015	670	66.0%	100	9.9%	245	24.1%
Gilmore	160	100	62.5%	5	3.1%	55	34.4%
Hamilton	1,435	1,120	78.0%	115	8.0%	200	13.9%
Sea Island	280	200	71.4%	10	3.6%	70	25.0%
Seafair	5,235	3,895	74.4%	275	5.3%	1,065	20.3%
Shellmont	3,235	2,285	70.6%	310	9.6%	640	19.8%
Steveston	8,975	6,485	72.3%	280	3.1%	2,210	24.6%
Thompson	5,075	3,725	73.4%	285	5.6%	1,065	21.0%
West Cambie	2,210	1,675	75.8%	210	9.5%	325	14.7%

Source: Statistics Canada, 2011 Census

**Family household* refers to a household that contains at least one census family, that is, a married couple with or without children, or a couple living common-law with or without children, or a lone parent living with one or more children (lone-parent family). *One-family household* refers to a single census family (with or without other persons) that occupies a private dwelling. *Multiple-family household* refers to a household in which two or more census families (with or without additional

persons) occupy the same private dwelling. Family households may also be divided based on the presence of persons not in a census family. This table does not include this category.

Non-family household refers to either one person living alone in a private dwelling or to a group of two or more people who share a private dwelling, but who do not constitute a census family.

Home Language of Students

Why is this important?

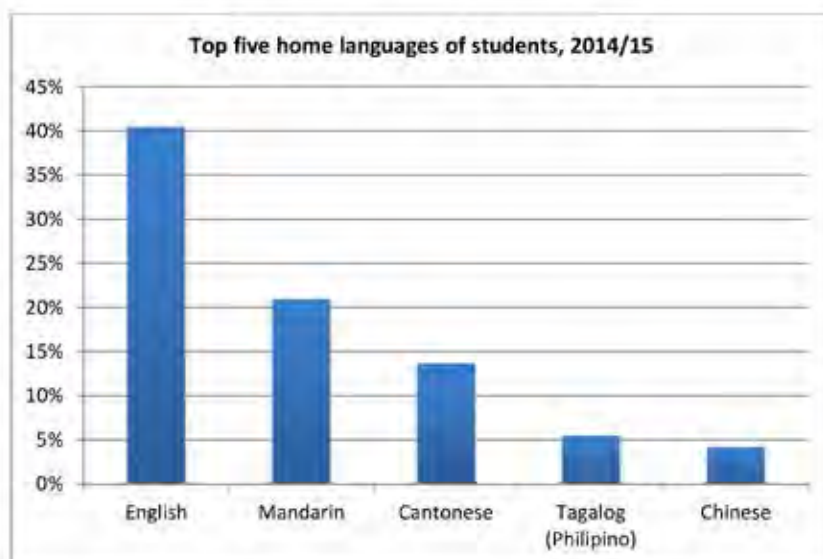
Parents who struggle with speaking English as a second language can find it difficult to participate in their child's education because of the language barrier. They have more trouble communicating with teachers and administrators and in helping their children with their schoolwork in English.

What is the situation in Richmond?

In the Richmond School District, English (40.5 per cent), Mandarin (21 per cent), Cantonese (13.7 per cent), Tagalog (5.5 per cent), and Chinese (4.2 per cent) were the top five home languages spoken. Since 2010/11, Mandarin has increased from 16.4 per cent, while Cantonese has declined from 16.7 per cent.

Top ten home languages in Richmond School District (38), by percentage, 2010/11 – 2014/15					
	2010/11	2011/12	2012/13	2013/14	2014/15
English	42.0	41.5	41.1	41.1	40.5
Mandarin	16.4	17.1	18.2	19.3	21.0
Cantonese	16.7	15.7	14.7	14.1	13.7
Tagalog (Philipino)	5.4	5.6	5.7	5.6	5.5
Chinese	4.1	4.5	5.1	4.8	4.2
Punjabi	3.3	3.1	3.1	3.0	2.9
Japanese	1.3	1.3	1.4	1.4	1.5
Spanish	1.3	1.3	1.3	1.2	1.2
Arabic	0.8	1.0	1.0	1.2	1.2
Russian	1.3	1.2	1.2	1.2	1.2

Source: BC Ministry of Education, 2015



English Language Learning Students

Why is this important?

Between 2006 and 2011, an estimated 18,685 immigrants came to Richmond, contributing to the rich cultural diversity in our communities. Yet, children of recent immigrants are also more likely to struggle in school due to not having adequate English skills. English language learning (ELL) students emigrating from places where English is not a primary language must learn English to succeed in school, and later, find employment. The number and percentage of ELL students in the school districts indicates the need for social supports to help students adjust to – and thrive in – Canadian schools and society.

What is the situation in Richmond?

In the 2014/15 school year, 27.8 per cent of the Richmond School District students (5,927 students) were English Language Learners (ELL), slightly up from 27.7 per cent in 2012/13. In 2014/15, Richmond's proportion of students enrolled in ELL programs was greater than Burnaby (18.7 per cent), Surrey (22.6 per cent), and Vancouver School Districts (18.8 per cent), as well as British Columbia (11 per cent).

English Language Learners by school district (number) and BC, 2012/13 – 2014/15						
	2012/13		2013/14		2014/15	
	#	%	#	%	#	%
Richmond (38)	6,128	27.7	6,123	28.1	5,927	27.8
Burnaby (41)	4,827	19.3	4,751	19.0	4,631	18.7
Surrey (36)	15,157	21.1	15,553	21.5	16,022	22.6
Vancouver (39)	11,177	19.7	10,664	19.1	10,190	18.8
British Columbia	61,296	10.9	61,395	11.0	61,079	11.0

Note. English Language Learning (ELL) was known as English as a Second Language (ESL) prior to 2012. Figures only include ELL students in public schools. Source: BC Ministry of Education, 2015

Aboriginal Students

Why is this important?

There remain significant differences in educational outcomes of Aboriginal and non-Aboriginal students. As a recent report notes, early intervention and support in Aboriginal students' education "could lead to improvements in the rate of which Aboriginal students progress through the grades and successfully graduate."¹⁴

What is the situation in Richmond?

In 2014/15, there were 255 Aboriginal students in the Richmond School District (38), comprising 1.2 per cent of the student population. The number and percentage of Aboriginal students has slightly decreased since 2012/13 (282 students). Richmond School District has a smaller number of Aboriginal students compared to Burnaby (824 students), Surrey (3,396), and Vancouver (2,160).

Aboriginal students, by school district and BC, 2012/13 – 2014/15						
	2012/13		2013/14		2014/15	
	#	%	#	%	#	%
Richmond (38)	282	1.3	286	1.3	255	1.2
Burnaby (41)	899	3.6	903	3.6	824	3.3
Surrey (36)	3,688	5.1	3,572	4.9	3,396	4.8
Vancouver (39)	2,231	3.9	2,254	4.0	2,160	4.0
British Columbia	65,440	11.6	64,130	11.5	61,811	11.2

Source: BC Ministry of Education, 2015

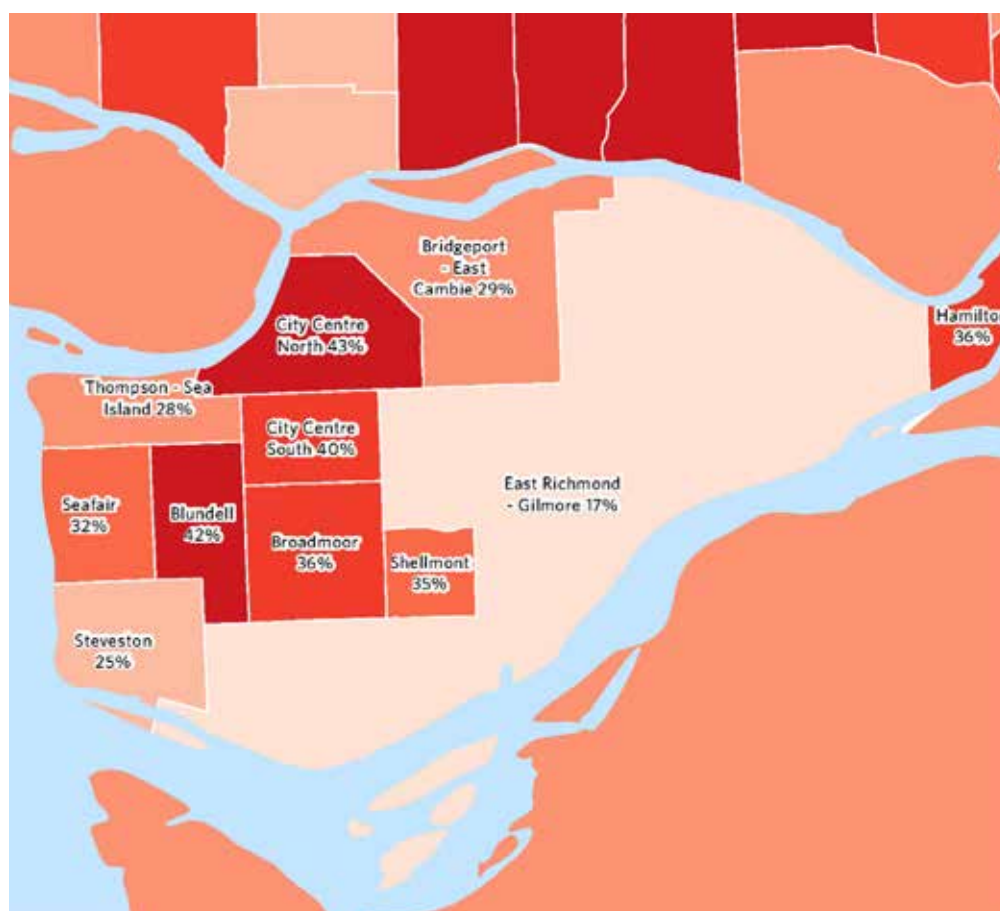


¹⁴ Ministry of Advanced Education. (2009). Education Achievements of Aboriginal Students in BC. Student Transitions Project, p. 3. Available at: http://www.aved.gov.bc.ca/student_transitions/documents/STP_aboriginal_report.pdf.

Early Development Instrument (EDI) Results

The Early Development Instrument is a measurement tool to identify childhood vulnerabilities in the following domains: Physical Health and Well-being; Social Competence; Emotional Maturity; Language and Cognitive skills; Communication Skills; and any combination of those.

The map below¹⁵ shows the vulnerability rates, across all domains, for children entering Kindergarten in Richmond and the darker the shading, the higher the developmental vulnerability. City Centre (North and South) and Blundell have vulnerability rates quite a bit higher than the provincial rate of 32.5 per cent.



Source: Human Early Learning Partnership, UBC

¹⁵ Human Early Learning Partnership, UBC; <http://earlylearning.ubc.ca/maps/edi/bc/>

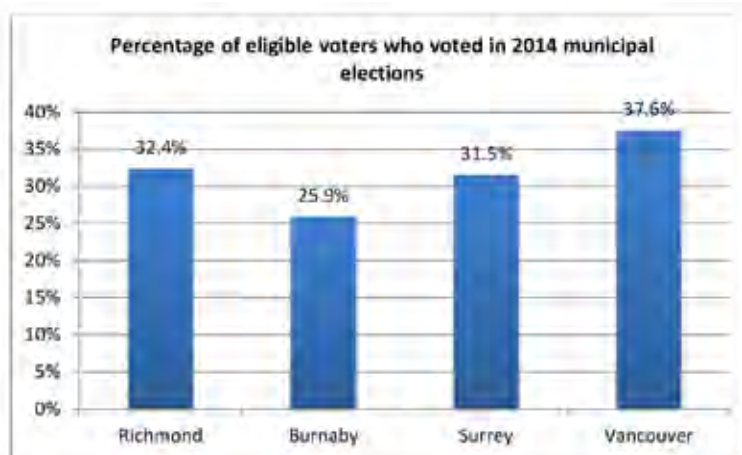
Election Turnout

Why is this important?

Voting in elections is a means for citizens to be a part of their community's governance by choosing its leadership. Policies and actions taken by municipal governments have direct impact on the daily lives of residents, families, and businesses. City Council makes decisions about land use and bylaws, infrastructure, economic development, and public services, while School Boards are responsible for the local delivery of public education, including elementary and secondary schools. These impact every resident in some way.

What is the situation in Richmond?

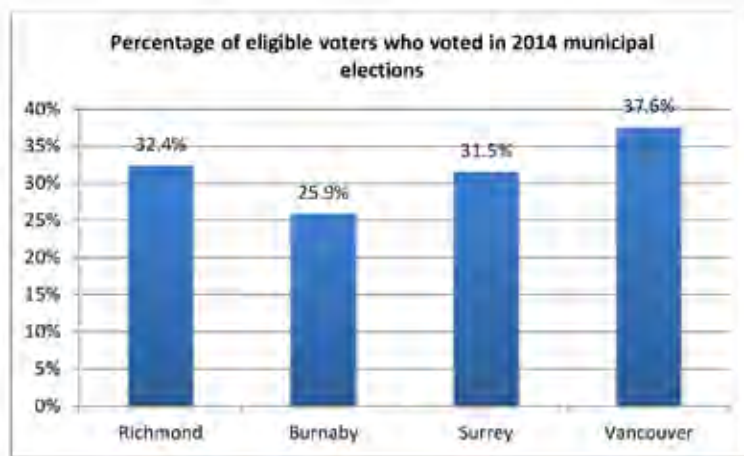
In Richmond, 40,245 eligible electors (32.4 per cent) voted in the 2014 municipal election. Richmond had a higher turnout than Burnaby (25.9 per cent) and Surrey (31.5 per cent), but lower than Vancouver (37.6 per cent).



Source: CivicInfo BC

Voter turnout in municipal elections has been increasing in Richmond from 22.4 per cent in 2008 to 32.4 per cent in 2014. In the 2014 Richmond

municipal election, 32.4 per cent of eligible voters cast a ballot, which is an increase from 2011 (24 per cent) and 2008 (22.4 per cent).



Source: CivicInfo BC



Photo courtesy of City of Richmond

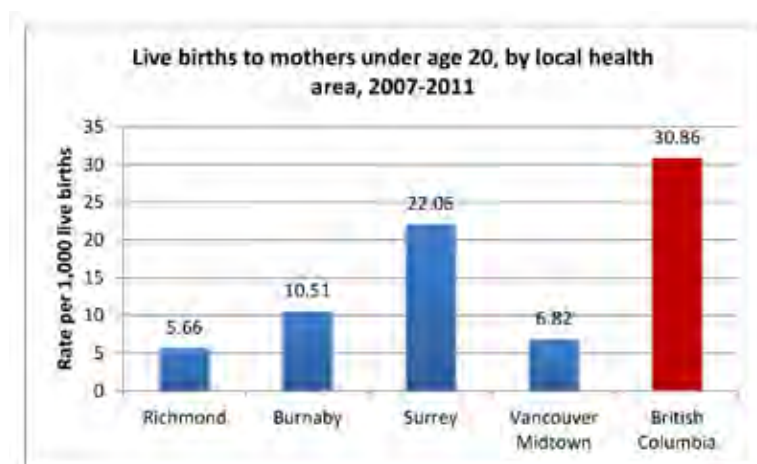
Live Births to Mothers under Age of 20

Why is this important?

Pregnancy under age of 20 is an important issue from a public health and social determinants of health perspective. Teenage mothers are more likely to leave school prior to completion and struggle financially.¹⁶ Furthermore, teen pregnancies pose greater health risks to the mother and child and can be a significant predictor of additional social, educational and employment barriers later in life as well.¹⁷ A trend of many young mothers can indicate a need for targeted social support services in a community

What is the situation in Richmond?

From 2007-2011, Richmond local health area (LHA) had rate of live births to mothers under 20 years of age of 5.66 per 1,000 live births, lower than Burnaby (10.51), Surrey (22.06), Vancouver Midtown (6.82), and British Columbia (30.86).



Source: BC Vital Statistics Agency, 2011 Annual Report

¹⁶ CDC. (2015). About Teen Pregnancy. Available at: <http://www.cdc.gov/teenpregnancy/about/index.htm>

¹⁷ Ontario Ministry of Health. (2012). Teen Pregnancy. Available at: http://www.health.gov.on.ca/en/public/publications/pubhealth/init_report/tp.html

Alcohol-Related Deaths

Why is this important?

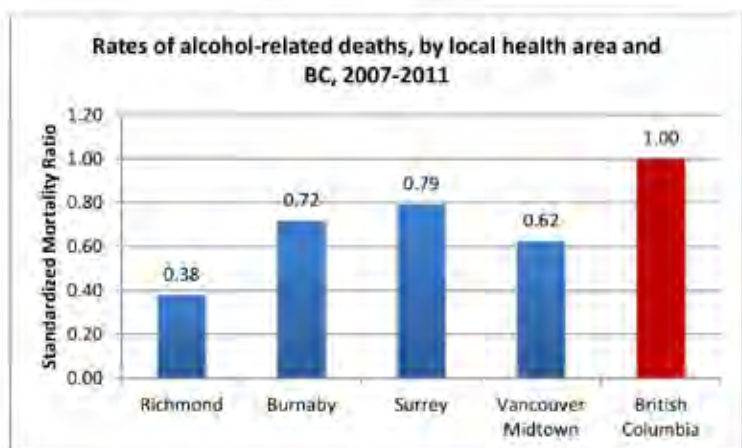
Severe alcohol abuse can come with many negative health consequences as well as social consequences, including financial, legal and family problems. In addition to the potential health problems, alcohol can impair judgment and lead to risky behaviours such as high-risk sexual practices, violence, crime, and traffic accidents.

Alcohol-related deaths are expressed as a standardized mortality ratio, which is “the ratio of the number of deaths occurring to residents of

a geographic area (e.g. local health area) to the expected number of deaths in that area based on provincial age-specific mortality rates. The SMR is a good measure for comparing mortality data that are based on a small number of cases or for readily comparing mortality data by geographical area.”¹⁸

What is the situation in Richmond?

From 2007-2011, Richmond local health area (LHA) had a rate of alcohol-related death of 0.38, lower than Burnaby (0.72), Surrey (0.79), and Vancouver Midtown (0.62).



Source: BC Vital Statistics Agency, 2011 Annual Report

¹⁸ British Columbia Vital Statistics Agency. (2011). Annual Report. Victoria: Ministry of Health, p. 141.

Drug-Induced Deaths

Why is this important?

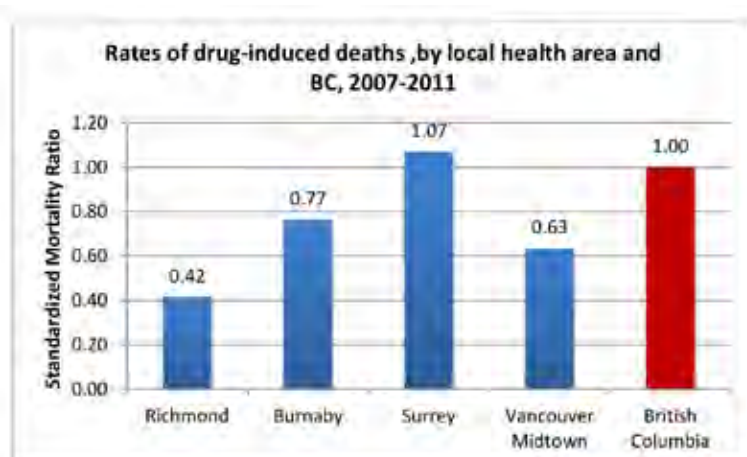
Drug use can lead to physical and emotional problems for individuals and creates challenges for society as a whole. Drug addiction can cause significant strain on family relationships, pose financial problems and fuel the illicit drug trade in BC. This leads to not only increased costs to society from policing and the justice system (not to mention health care system), but also the cost of lost lives.

Drug-induced deaths are expressed as a standardized mortality ratio (SMR), which is “the ratio of the number of deaths occurring to residents

of a geographic area (e.g. local health area) to the expected number of deaths in that area based on provincial age-specific mortality rates. The SMR is a good measure for comparing mortality data that are based on a small number of cases or for readily comparing mortality data by geographical area.”¹⁹

What is the situation in Richmond?

From 2007-2011, Richmond local health area (LHA) had a rate of drug-induced death of 0.42 standardized mortality ratio (SMR), lower than Burnaby (0.77), Surrey (1.07), Vancouver Midtown (0.63), and the British Columbia SMR (1.0).



Source: BC Vital Statistics Agency, 2011 Annual Report

¹⁹ BC Vital Statistics Agency. (2011). Annual Report. Victoria: Ministry of Health, p. 141.

Crime Rates

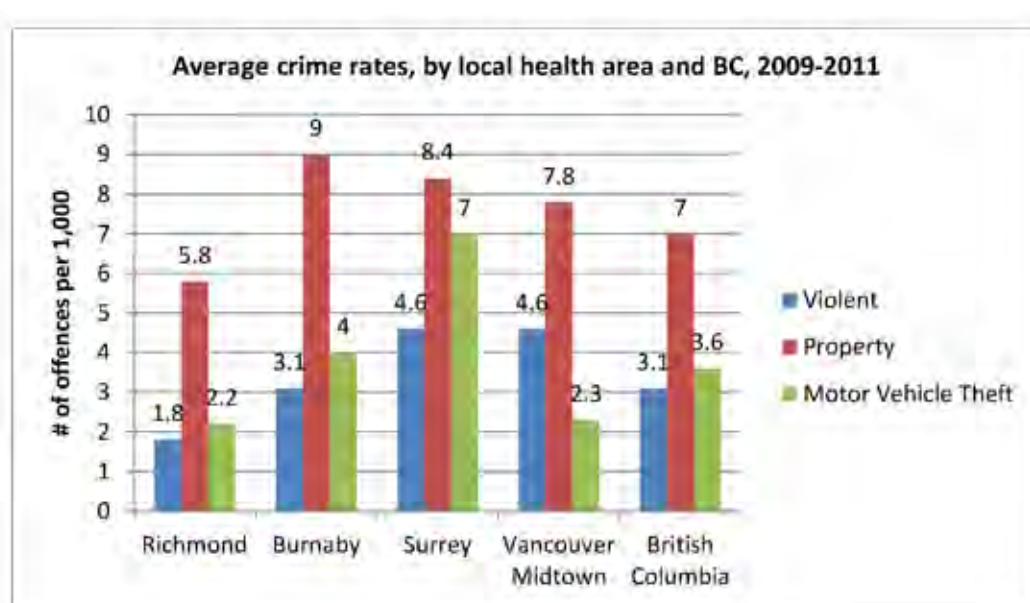
Why is this important?

Crime and societal inequalities are correlated,²⁰ and therefore, higher crime rates could signal inequality in a community. Researchers note that “income inequality affects social inequality. It affects health, education, housing, whole neighbourhood blocks and the services they receive. And now we know that incarceration, which has been our primary response to crime, further affects social mobility and income inequality not only for offenders but for their children, increasing the prospects for more crime.”²¹ Based on the statistical relationship

between literacy, income, and crime, the poverty-related costs of crime in BC were estimated to be \$745 million in 2008.²² Inequities can be mitigated through targeted social services and social policy.

What is the situation in Richmond?

From 2009-2011, the Richmond local health area (LHA) had the lowest rates of violent crime (1.8), property crime (5.8), and motor vehicle theft (2.2) compared to Burnaby, Surrey, Vancouver Midtown, and British Columbia.



Source: BC Stats Socio-Economic Profiles, 2012

²⁰ Fajnzylber, P., Lederman, D., & Loayza, N. (2002). Inequality and Violent Crime. *Journal of Law and Economics* 45(April).

²¹ Smart Justice Network of Canada. (2015). Social inequality. Available at: <http://smartjustice.ca/smart-justice/social-inequity/>

²² Ivanova, I. (2011). *The Cost of Poverty in BC*. Vancouver: Canadian Centre for Policy Alternatives, the Public Health Association of BC, and the Social Planning and Research Council of BC, p. 11. Available at: <https://www.policyalternatives.ca/costofpovertybc>.

Calls to the bc211 Help Line

Why is this important?

bc211 is a United Way-funded information and referral agency that responds to calls, text messages and email inquiries for help and information about community, government and social services 24/7 from many communities in B.C., including the Lower Mainland. BC residents can also access 211 services through The Red Book Online. A look at the demographics of callers, the reasons they call and the types of referrals made provides insight into the issues Richmond residents face.

What is the situation in Richmond?

In 2014, there were 1,481 calls from Richmond, an increase of 14 per cent from the previous year (compared to a 3 per cent increase in the number of calls in the Lower Mainland). This may be the effect of increased awareness of the service versus increased need for the service. In Richmond, the majority of calls came through the 211 line (69.6 per cent), followed by the VictimLink BC line (19.3 per cent). Housing and homelessness (29 per cent) were the main reason for calls, and of these, 82 per cent were for immediate shelter needs and 18 per cent for housing information. Housing and homelessness was also identified in follow up calls as the greatest unmet need after the referral was given (83 calls).

Who is using the bc211 Helpline?

It is interesting to note the demographics of the people who are making the calls to the helpline in 2014. This may indicate a need for tailored services

and support for different demographics, both in gender and age. These data indicate the callers are almost equally male or female and almost all in the 19-54 age range. It is in line with Metro Vancouver, which is 53% female and 47% male.

Richmond Call demographics

Gender	Calls	%
Female	759	51%
Male	716	49%
Transgender	1	-
Unknown	5	-

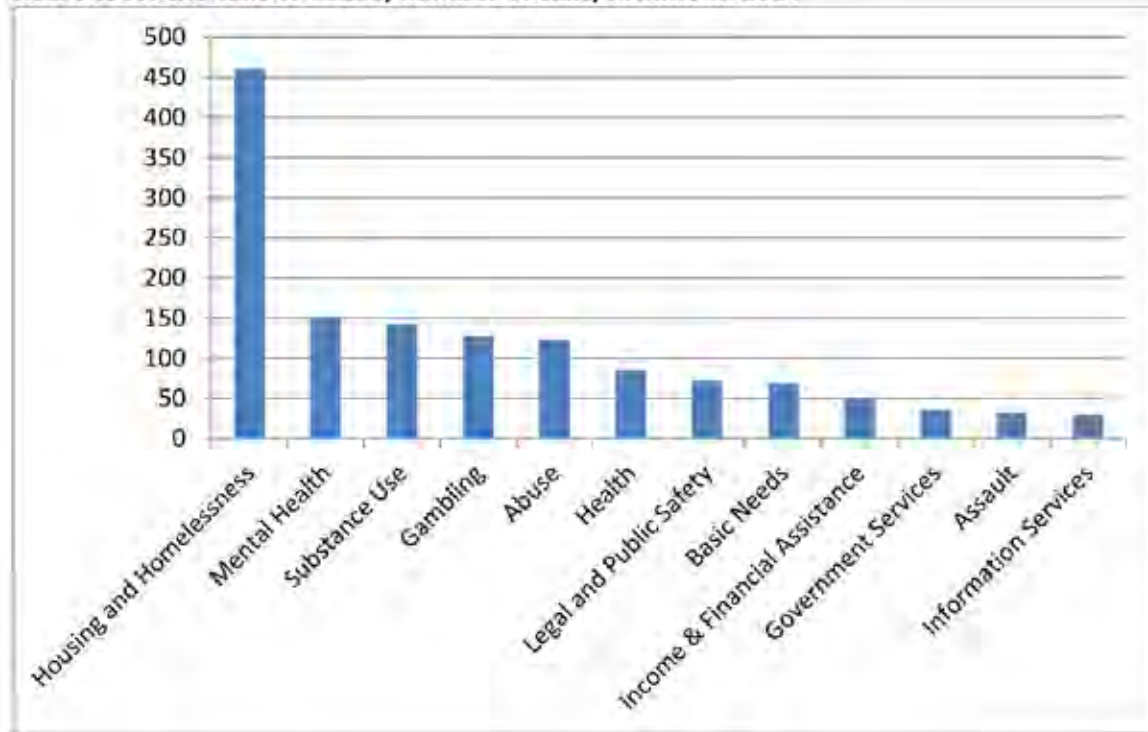
Age Group	Calls	%
13-18 Youth	4	0.3%
19-54 Adult	1392	94%
55-64 Adult	49	3.3%
65+ Senior	36	2.4%

Why are People Calling the bc211 Helpline?

The reasons for calls may also help communities identify gaps in services, especially if the referrals cannot be met in the community the caller is in.

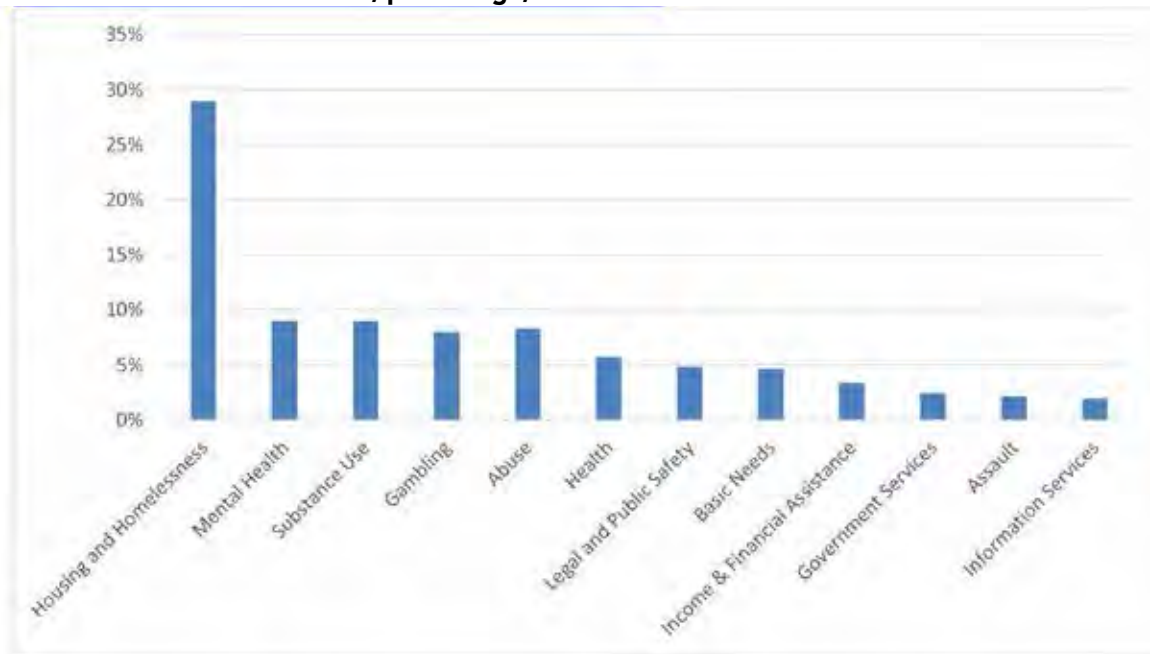
As stated, housing and homelessness was the top concern, with substance use (9 per cent), and mental health (9 per cent) the next most frequent reasons. These were followed closely by gambling and abuse – both at 8 per cent of the total calls.

Reasons for the calls to bc211, number of calls, Richmond 2014



Source: bc211

Reasons for the calls to bc211, percentage, Richmond 2014



Source: bc211

Top 5 Reasons for the Calls, Surrey and White Rock, number and percentage; 2014

Surrey			White Rock		
Reason	Calls	%	Reason	Calls	%
Housing and Homelessness	4,008	34%	Housing and Homelessness	120	26%
Substance Use	2,184	18%	Substance Use	76	16%
Abuse	1,170	10%	Health	50	11%
Health	682	6%	Abuse	48	10%
Basic Needs	624	5%	Legal and Public Safety	35	7%

Source: bc211

Where are People Who Call Being Referred To?

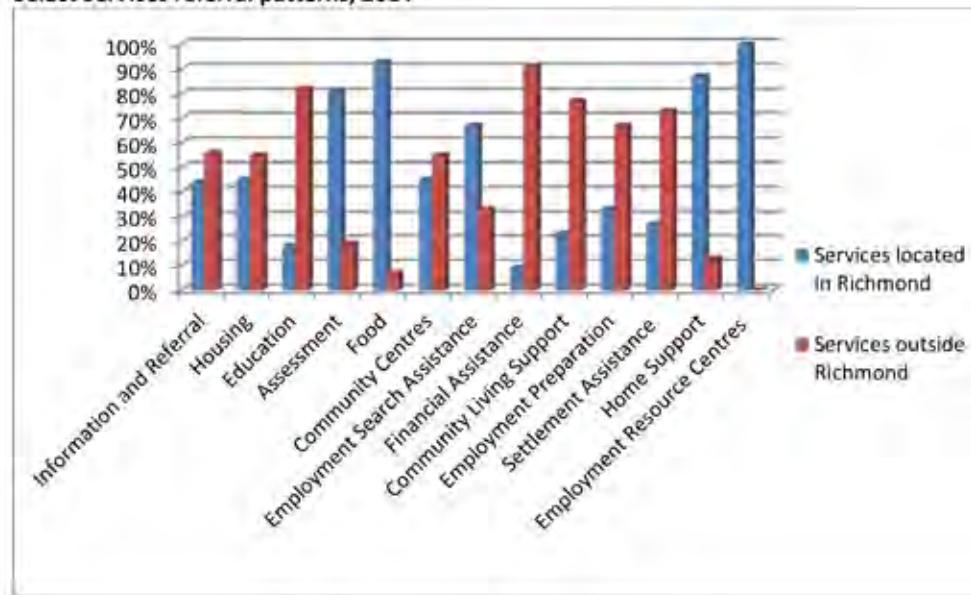
Looking at where the services exist to meet the needs of callers may help to identify gaps in services or other trends.

Referrals made to select services within Richmond or outside of Richmond

Referrals made	Number# of Referrals	% of Services located in Richmond	% of Services outside Richmond *
Information and Referral	388	44%	56%
Housing	355	45%	55%
Education	130	18%	82%
Assessment	48	81%	19%
Food	41	93%	7%
Community Centres	31	45%	55%
Employment Search Assistance	24	67%	33%
Financial Assistance	22	9%	91%
Community Living Support	13	23%	77%
Employment Preparation	12	33%	67%
Settlement Assistance	11	27%	73%
Home Support	8	87%	13%
Employment Resource Centres	2	100%	0%

* Includes internet and telephone referral services
Source: bc211

Select Services referral patterns, 2014



Source: bc211



Photo courtesy of City of Richmond



Photo courtesy of City of Richmond



United Way
Lower Mainland

UWLM.CA • 604.294.8929
4543 Canada Way, Burnaby, BC V5G 4T4





**Inter-municipal Business Licence Bylaw No. 9040,
Amendment Bylaw No. 9492**

The Council of the City of Richmond enacts as follows:

1. Inter-municipal Licence Bylaw No. 9040 as amended is further amended by:
 - a. Repealing section 2 and marking it as "REPEALED";
 - b. Deleting the definition of **Inter-municipal Business**, and substituting the following:

"**Inter-municipal Business**" means a trades contractor or other professional related to the construction industry or a contractor who performs maintenance, repair, and/or inspections of land and buildings outside of its *Principal Municipality*";
 - c. Deleting section 11 and substituting the following:

"11. Despite section 12 the *Inter-municipal Business Licence* fee will not be prorated."
 - d. Deleting Section 12 and substituting the following:

"12. The length of term of an *Inter-municipal Business Licence* is twelve (12) months, except that at the option of a *Participating Municipality*, the length of term of the initial *Inter-municipal Business Licence* issued to an *Inter-municipal Business* in that municipality may be less than twelve (12) months in order to harmonize the expiry date of the *Inter-municipal Business Licence* with the expiry date of the *Municipal Business Licence*."
2. This Bylaw shall come into force and take effect on the 1st day of January, 2016.
3. This Bylaw is cited as "**Inter-Municipal Business Licence Bylaw No. 9040, Amendment Bylaw No. 9492**".

FIRST READING

NOV 09 2015

SECOND READING

NOV 09 2015

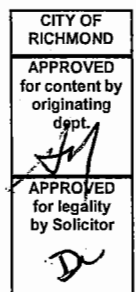
THIRD READING

NOV 09 2015

ADOPTED

MAYOR

CORPORATE OFFICER





Inter-municipal Business Licence Agreement Bylaw No. 9493

A By-law to enter into an agreement among the City of Burnaby, the Corporation of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver (the "Participating Municipalities") regarding an Inter-municipal Business Licence Scheme

THE COUNCIL OF THE CITY OF RICHMOND, in public meeting, enacts as follows:

1. Council hereby authorizes the City to enter into an Agreement with the City of Burnaby, the Corporation of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver, in substantially the form and substance of the Agreement attached to this Bylaw as Schedule A, and also authorizes the Chief Administrative Officer and the General Manager, Corporate and Financial Services to execute the Agreement on behalf of the City, and to deliver it to the Participating Municipalities on such terms and conditions as the Chief Administrative Officer and the General Manager, Finance and Corporate Services deem fit.
2. This Bylaw is cited as "**Inter-municipal Business Licence Agreement Bylaw No. 9493**".

FIRST READING

NOV 09 2015



SECOND READING

NOV 09 2015

THIRD READING

NOV 09 2015

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER

Schedule A

Inter-municipal Business Licence Agreement

WHEREAS the City of Burnaby, the Corporation of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver (hereinafter the "*Participating Municipalities*") wish to permit certain categories of Businesses to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the City of Burnaby, the Corporation of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver agree as follows:

1. The *Participating Municipalities* agree to establish an inter-municipal business licence scheme among the *Participating Municipalities*, pursuant to section 14 of the *Community Charter* and section 192.1 of the *Vancouver Charter*.
2. The *Participating Municipalities* will request their respective municipal Councils to each ratify this Agreement and enact a bylaw to implement a permanent inter-municipal business licence scheme effective January 1, 2016.
3. In this Agreement:

"*Business*" has the meaning in the *Community Charter*;

"*Community Charter*" means the Community Charter, S.B.C. 2003, c. 26;

"*Inter-municipal Business*" means a trades contractor or other professional related to the construction industry or a contractor who performs maintenance, repair, and/or inspections of land and buildings outside of its Principal Municipality;

"*Inter-municipal Business Licence*" means a business licence which authorizes an *Inter-municipal Business* to be carried on within the jurisdictional boundaries of any or all of the *Participating Municipalities*;

"*Inter-municipal Business Licence Bylaw*" means the bylaw adopted by the Council of each *Participating Municipality* to implement the inter-municipal business licence scheme contemplated by this Agreement;

"*Municipal Business Licence*" means a licence or permit, other than an *Inter-municipal Business Licence*, issued by a *Participating Municipality* that authorizes a *Business* to be carried on within the jurisdictional boundaries of that *Participating Municipality*;

"*Participating Municipality*" means any one of the "*Participating Municipalities*";

"*Person*" has the meaning in the *Interpretation Act*, S.B.C. 1996, c. 238;

"Premises" means one or more fixed or permanent locations where the *Person* ordinarily carries on *Business*;

"Principal Municipality" means the *Participating Municipality* where a *Business* is located or has *Premises*; and

"Vancouver Charter" means the *Vancouver Charter*, S.B.C. 1953 c. 55.

4. Subject to the provisions of the *Inter-municipal Business Licence Bylaw*, the *Participating Municipalities* will permit a *Person* who has obtained an *Inter-municipal Business Licence* to carry on *Business* within any *Participating Municipality* for the term authorized by the *Inter-municipal Business Licence* without obtaining a *Municipal Business Licence* in the other *Participating Municipalities*.
5. A *Principal Municipality* may issue an *Inter-municipal Business Licence* to an applicant if the applicant is an *Inter-municipal Business* and meets the requirements of the *Inter-municipal Business Licence Bylaw*, in addition to the requirements of the *Principal Municipality's* bylaw that applies to a *Municipal Business Licence*.
6. Notwithstanding that a *Person* may hold an *Intermunicipal Business Licence* that would make it unnecessary to obtain a *Municipal Business Licence* in other *Participating Municipalities*, the *Person* must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the *Person* carries on *Business*.
7. An *Inter-municipal Business Licence* must be issued by the *Participating Municipality* in which the applicant maintains *Premises*.
8. The *Participating Municipalities* will require that the holder of an *Inter-municipal Business Licence* also obtain a *Municipal Business Licence* for *Premises* that are maintained by the licence holder within the jurisdiction of the *Participating Municipality*.
9. The *Inter-municipal Business Licence* fee is \$250 and is payable to the *Principal Municipality*.
10. The *Inter-municipal Business Licence* fee is separate from and in addition to any *Municipal Business Licence* fee that may be required by a *Participating Municipality*.
11. Despite section 15, the *Inter-municipal Business Licence* fee will not be pro-rated.
12. The *Participating Municipalities* will distribute revenue generated from *Inter-municipal Business Licence* fees amongst all *Participating Municipalities* based on the *Principal Municipality* retaining 90% of the *Inter-municipal Business Licence* fee and the remaining 10% distributed equally to the remaining *Participating Municipalities*.
13. The *Participating Municipalities* will review the inter-municipal business licence scheme and the revenue sharing formula established by this Agreement from time to time and

- may alter the formula in section 12 by written agreement of all *Participating Municipalities*.
14. The revenue generated from *Inter-Municipal Business Licence* Fees collected from January 1 to December 31 inclusive that is to be distributed to other *Participating Municipalities* in accordance with section 12 will be distributed by February 28 of the year following the year in which fees were collected. The *Participating Municipalities* will designate one municipality, which may change from time to time, to calculate and distribute the revenue generated from *Inter-municipal Business Licence* fees.
 15. The length of term of an *Inter-municipal Business Licence* is twelve (12) months, except that, at the option of a *Principal Municipality*, the length of term of the initial *Inter-municipal Business Licence* issued to an *Inter-municipal Business* in that municipality may be less than twelve (12) months in order to harmonize the expiry date of the *Inter-municipal Business Licence* with the expiry date of the *Municipal Business Licence*.
 16. An *Inter-municipal Business Licence* will be valid within the jurisdictional boundaries of all of the *Participating Municipalities* until its term expires, unless the *Inter-municipal Business Licence* is suspended or cancelled or a *Participating Municipality* withdraws from the inter-municipal business licence scheme among the *Participating Municipalities* in accordance the *Inter-municipal Business Licence* Bylaw.
 17. Each *Participating Municipality* will share a database of *Inter-municipal Business Licences*, which will be available for the use of all *Participating Municipalities*.
 18. Each *Participating Municipality* which issues an *Inter-municipal Business Licence* will promptly update the shared database after the issuance of that licence.
 19. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and suspend an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to suspend a business licence under the *Community Charter* or *Vancouver Charter* or under the business licence bylaw of the *Participating Municipality*. The suspension will be in effect throughout all of the *Participating Municipalities* and it will be unlawful for the holder to carry on the *Business* authorized by the *Inter-municipal Business Licence* in any *Participating Municipality* for the period of the suspension.
 20. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and cancel an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to cancel a business licence under the *Community Charter* or *Vancouver Charter* or the business licence bylaw of the *Participating Municipality*. The cancellation will be in effect throughout all of the *Participating Municipalities*.
 21. The cancellation of an *Inter-municipal Business Licence* under section 20 will not affect the authority of a *Participating Municipality* to issue a business licence, other than an *Inter-municipal Business Licence*, to the holder of the cancelled *Inter-municipal Business Licence*.

22. Nothing in this Agreement affects the authority of a *Participating Municipality* to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of *Business* under section 15 of the *Community Charter* or sections 272, 273, 279A, 279A.1, 279B, and 279C of the *Vancouver Charter*.
23. A *Participating Municipality* may, by notice in writing to each of the other *Participating Municipalities*, withdraw from the inter-municipal business licence scheme among the *Participating Municipalities*, and the notice must:
 - (a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of *Inter-municipal Business Licences*, which date must be at least six months from the date of the notice; and
 - (b) include a certified copy of the municipal Council resolution or bylaw authorizing the municipality's withdrawal from the *Inter-municipal Business Licence* scheme.
24. Prior to the effective date of a withdrawal under section 23 of this Agreement, the remaining *Participating Municipalities* may review and enter into an agreement to amend the revenue distribution formula set-out in section 12 of this Agreement.
25. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Council of the *Participating Municipalities*. Further, nothing contained or implied in this Agreement shall prejudice or affect the *Participating Municipalities'* rights, powers, duties or obligation in the exercise of its functions pursuant to the *Community Charter*, *Vancouver Charter*, or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the *Participating Municipalities'* discretion, and the rights, powers, duties and obligations under all public and private statutes, bylaws, orders and regulations, which may be, if each *Participating Municipality* so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the *Participating Municipalities*.
26. Despite any other provision of this Agreement, an *Inter-municipal Business Licence* granted in accordance with the *Inter-municipal Business Licence Bylaw* does not grant the holder of a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the *Participating Municipalities*. Furthermore, a business licence granted under any other inter-municipal business licence scheme is deemed not to exist for the purposes of this Agreement even if a *Participating Municipality* is a participating member of the other inter-municipal licence scheme.
27. This Agreement may be executed in several counter parts, each of which shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument, notwithstanding that all of the *Participating Municipalities* are not signatories to the original or the same counterpart.

SIGNED AND DELIVERED on behalf of the *Participating Municipalities*, the Councils of each of which has, by bylaw, ratified this Agreement and authorized their signatures to sign on behalf of the respective Councils, on the dates indicated below.

CITY OF BURNABY

Clerk _____

Date _____

CORPORATION OF DELTA

Mayor _____

Clerk _____

Date _____

CITY OF NEW WESTMINSTER

Mayor _____

Clerk _____

Date _____

CITY OF RICHMOND

Chief Administrative Officer _____

General Manager, Finance
and Corporate Services _____

Date _____

CITY OF SURREY

Mayor _____

Clerk _____

Date _____

CITY OF VANCOUVER

Director of Legal Services _____

Date _____



City of Richmond

Bylaw 9243

Richmond Zoning Bylaw 8500 Amendment Bylaw 9243 (RZ 15-694974) 10291 No. 5 Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 003-480-631

Lot 392 Section 36 Block 4 North Range 6 West New Westminster District Plan 45712

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9243"**.

FIRST READING

JUL 13 2015

A PUBLIC HEARING WAS HELD ON

SEP 08 2015

SECOND READING

SEP 08 2015

THIRD READING

SEP 08 2015

OTHER REQUIREMENTS SATISFIED

DEC 10 2015

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

SEP 23 2015

ADOPTED

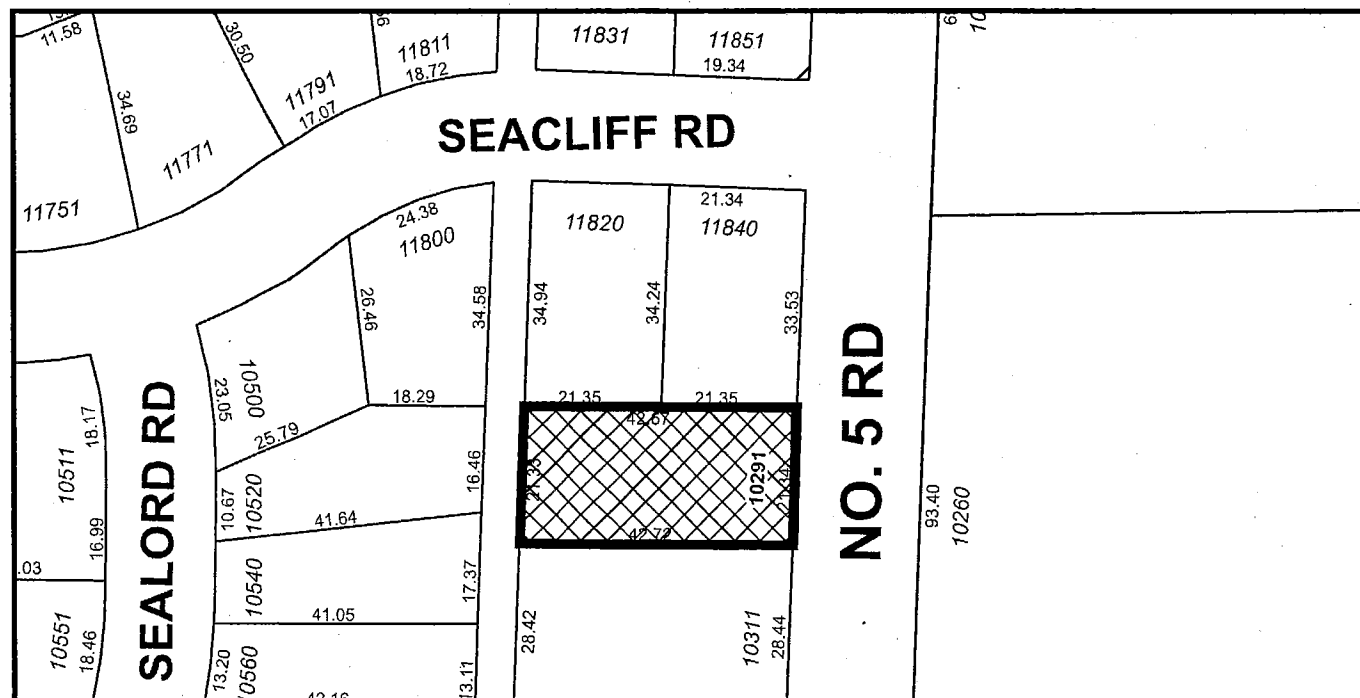
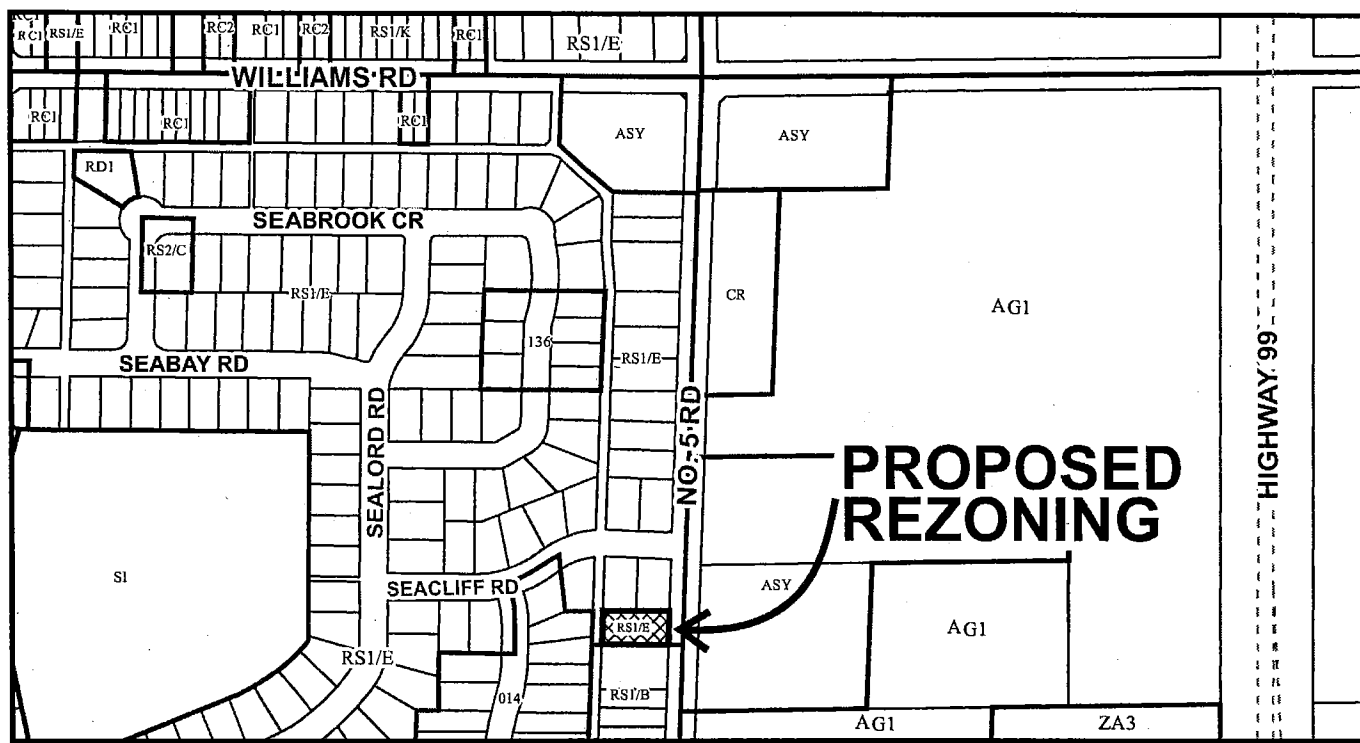
MAYOR

CORPORATE OFFICER





City of Richmond



RZ 15-694974

Original Date: 03/19/15

Revision Date:

Note: Dimensions are in METRES

CNCL - 527