

City Council

Council Chambers, City Hall 6911 No. 3 Road Monday, December 7, 2020 7:00 p.m.

Pg. # ITEM

MINUTES

1. *Motion to:*

CNCL-9 (1)

(1) adopt the minutes of the Regular Council meeting held on November 23, 2020; and

CNCL-28

(2) adopt the minutes of the Special Council meeting held on November 23, 2020.

AGENDA ADDITIONS & DELETIONS

PRESENTATION

Ed Gavsie, President and CEO, Richmond Cares, Richmond Gives, and Wayne Duzita, Vice-Chair of Richmond Christmas Fund, to present the Richmond Christmas Fund's fundraising.

COMMITTEE OF THE WHOLE

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

3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 13.

4. Motion to rise and report.

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- City Events Program 2021
- Environment and Climate Change Canada Discussion Paper on Plastics Action: City of Richmond Response
- Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217
- Proposed Updates to Access and Inclusion Policy 4012 and Rescindment of City Buildings – Accessibility Policy 2012
- Land use applications for first reading (to be further considered at the Public Hearing on January 18, 2021):
 - 8951 And 8971 Spires Road, 8991 Spires Gate, and The Surplus Portion of the Spires Road Road Allowance – Rezone from RS1/E to RTP4 Zone (Flat Architecture Inc. – applicant)

Council Agenda – Monday, December 7, 2020

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- 9300 and 9320 Cambie Road Rezone from RS1/F to ZLR43 Zone (Westmark Developments (Camosun) Ltd. – applicant)
- 5. Motion to adopt Items No. 6 through No. 12 by general consent.

Consent Agenda Item

6. COMMITTEE MINUTES

That the minutes of:

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- CNCL-89 (1) the General Purposes Committee meeting held on November 30, 2020;
- CNCL-95 (2) the Finance Committee meeting held on November 30, 2020; and
- CNCL-98 (3) the Planning Committee meeting held on December 1, 2020; be received for information.

Consent Agenda Item

7. CITY EVENTS PROGRAM 2021

(File Ref. No. 11-7400-01) (REDMS No. 6540914 v. 10)

CNCL-103

See Page CNCL-103 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) That the City Events Program 2021 as outlined in Table 1 of the staff report titled "City Events Program 2021", dated November 4, 2020, from the Director, Arts, Culture and Heritage Services be approved for the following events:
 - (a) Children's Arts Festival;
 - (b) Richmond Cherry Blossom Festival;
 - (c) Neighbourhood Celebration Grants;
 - (d) Doors Open Richmond;
 - (e) Steveston Salmon Festival;
 - (f) Richmond Maritime Festival;
 - (g) Farmers' Markets; and
 - (h) Richmond Has Heart; and

Pg. # ITEM

(2) That expenditures totaling \$258,000 for the City Events Program 2021 with funding of \$151,000 unused from the approved Major Events and Programs in 2020 and an additional \$107,000 from the Rate Stabilization Account be considered in the 2021 budget process.

Consent Agenda Item 8. ENVIRONMENT AND CLIMATE CHANGE CANADA DISCUSSION PAPER ON PLASTICS ACTION: CITY OF RICHMOND RESPONSE

(File Ref. No. 10-6370-01) (REDMS No. 6558365 v. 4)

CNCL-114

See Page CNCL-114 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the City of Richmond response to the discussion paper titled "A Proposed Integrated Management Approach to Plastic Products to Prevent Waste and Pollution," as outlined in Attachment 4 of the staff report titled, "Environment and Climate Change Canada Discussion Paper on Plastics Action: City of Richmond Response," dated November 5, 2020 from the Acting Director, Public Works Operations be approved and forwarded to the Director of the Plastics and Marine Litter Division of Environment and Climate Change Canada.

Consent Agenda Item 9. CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 9536, AMENDMENT BYLAW NO. 10217

(File Ref. No. 03-0900-01; 12-8060-20-010217) (REDMS No. 6548403 v. 4; 6550449)

CNCL-150

See Page CNCL-150 for full report

FINANCE COMMITTEE RECOMMENDATION

That Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217, which proposes an increase to the credit card payment service fee from 1.75% to 2.00%, as presented in the staff report titled "Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217" dated October 26, 2020, from the Acting Director, Finance, be introduced and given first, second, and third readings.

Pg. # ITEM

Consent Agenda Item 10. PROPOSED UPDATES TO ACCESS AND INCLUSION POLICY 4012 AND RESCINDMENT OF CITY BUILDINGS – ACCESSIBILITY POLICY 2012

(File Ref. No. 07-3190-01) (REDMS No. 6520294 v. 13; 5364387; 6554399; 6506387)

CNCL-155

See Page CNCL-155 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) That the proposed updates to Access and Inclusion Policy 4012, as outlined in the staff report titled, "Proposed Updates to Access and Inclusion Policy 4012 and Rescindment of City Buildings Accessibility Policy 2012", dated November 2, 2020, from the Director, Community Social Development, be approved; and
- (2) That City Buildings Accessibility Policy 2012 be rescinded.

Consent Agenda Item 11. APPLICATION BY FLAT ARCHITECTURE INC. FOR REZONING AT 8951 AND 8971 SPIRES ROAD, 8991 SPIRES GATE, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "PARKING STRUCTURE TOWNHOUSES (RTP4)" ZONE

(File Ref. No. 12-8060-20-010218; RZ 18-818420) (REDMS No. 6544384 v. 5)

CNCL-166

See Page CNCL-166 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10218, for the rezoning of 8951 and 8971 Spires Road, 8991 Spires Gate, and the surplus portion of the Spires Road road allowance from the "Single Detached (RS1/E)" zone to the "Parking Structure Townhouses (RTP4)" zone, be introduced and given First Reading.

Pg. # ITEM

Consent Agenda Item 12. APPLICATION BY WESTMARK DEVELOPMENTS (CAMOSUN) LTD. FOR REZONING AT 9300 AND 9320 CAMBIE ROAD FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "LOW RISE APARTMENT (ZLR43)" ZONE

(File Ref. No. 12-8060-20-010219; RZ 18-835042) (REDMS No. 6457608 v. 4)

CNCL-214

See Page CNCL-214 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10219 to create the "Low Rise Apartment (ZLR43) — Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9300 and 9320 Cambie Road from the "Single Detached (RS1/F)" zone to the "Low Rise Apartment (ZLR43) — Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

Council Agenda – Monday, December 7, 2020 Pg. # ITEM BYLAWS FOR ADOPTION **CNCL-270** Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9860 (5591, 5631, 5651 & 5671 No. 3 Road, RZ 17-779262) Opposed at 1st Reading – None. Opposed at 2nd/3rd Readings – None. **CNCL-273** Housing Agreement (5591, 5631, 5651 and 5671 No. 3 Road) **Bylaw No. 10057** Opposed at 1st/2nd/3rd Readings – None. **CNCL-298** Building Regulation Bylaw No. 7230, Amendment **Bylaw No. 10205** (Energy Step Code requirements for new Part 9 Residential and Part 3 Hotel buildings) Opposed at 1st/2nd/3rd Readings – None. Alexandra District Energy Utility Bylaw No. 8641, Amendment CNCL-302 **Bylaw No. 10208** Opposed at 1st/2nd/3rd Readings – None. **CNCL-305** Oval Village District Energy Utility Bylaw No. 9134, Amendment **Bylaw No. 10209** Opposed at 1st/2nd/3rd Readings – None. City Centre District Energy Utility Bylaw No. 9895, Amendment **CNCL-307 Bylaw No. 10210** Opposed at 1st/2nd/3rd Readings – None. **CNCL-309** Waterworks and Bylaw No. 5637, Water Rates Amendment **Bylaw No. 10220**

Opposed at 1st/2nd/3rd Readings – None.

		Council Agenda – Monday, December 7, 2020
Pg. #	ITEM	
CNCL-318	3	Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10221 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-322	2	Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10222
		Opposed at 1 st /2 nd /3 rd Readings – None.
		DEVELOPMENT PERMIT PANEL
	13.	RECOMMENDATION
		See DPP Plan Package (distributed separately) for full hardcopy plans
CNCL-327	7	(1) That the minutes of the Development Permit Panel meeting held on
CNCL-334	ı	November 25, 2020, and the Chair's report for the Development Permit Panel meetings held on September 16, 2020, , be received for information; and
		(2) That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 18-829141) for the property at 5591, 5631, 5651 and 5671 No. 3 Road be endorsed, and the Permit so issued.
		ADJOURNMENT
		ADJOOTANIVILINI



Regular Council

Monday, November 23, 2020

Place:

Council Chambers

Richmond City Hall

Present:

Mayor Malcolm D. Brodie

Councillor Chak Au Councillor Carol Day Councillor Alexa Loo

Councillor Bill McNulty (by teleconference) Councillor Linda McPhail (by teleconference) Councillor Harold Steves (by teleconference) Councillor Michael Wolfe (by teleconference)

Corporate Officer - Claudia Jesson

Call to Order:

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

RES NO. ITEM

MINUTES

R20/20-1

It was moved and seconded

That:

1.

- (1) the minutes of the Regular Council meeting held on November 9, 2020, be adopted as circulated; and
- (2) the minutes of the Regular Council meeting for Public Hearings held on November 16, 2020, be adopted as circulated.



Regular Council Monday, November 23, 2020

AGENDA ADDITIONS & DELETIONS

R20/20-2

It was moved and seconded

That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205 subject to Item No. 16 – Energy Step Code Requirements for Part 9 Residential and Part 3 Hotel Buildings be amended to include second and third readings.

CARRIED

2. APPOINTMENT OF COUNCIL MEMBERS TO EXTERNAL ORGANIZATIONS

R20/20-3

It was moved and seconded

(a)

- (1) That Councillor Harold Steves be appointed as the Council representative to the Steveston Harbour Authority Board until the Annual General Meeting of the Board in November 2021; and
- (2) That Councillor Carol Day be appointed as the alternate Council representative to the Steveston Harbour Authority Board until the Annual General Meeting of the Board in November 2021.

CARRIED

R20/20-4

It was moved and seconded

(3) That Councillor Alexa Loo be appointed as the Council representative to the Richmond Olympic Oval Corporation until November 2021.



Regular Council Monday, November 23, 2020

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

Mayor Brodie announced the following Standing Committees and their membership:

COMMUNITY SAFETY COMMITTEE

Cllr. Bill McNulty (Chair)

Cllr. Carol Day (Vice-Chair)

Cllr. Alexa Loo

Cllr. Harold Steves

Cllr. Michael Wolfe

FINANCE COMMITTEE

Mayor Malcolm Brodie (Chair) All members of Council

GENERAL PURPOSES COMMITTEE

Mayor Malcolm Brodie (Chair) All members of Council

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE

Cllr. Harold Steves (Chair)

Cllr. Michael Wolfe (Vice-Chair)

Cllr. Chak Au

Cllr. Bill McNulty

Cllr. Linda McPhail



Regular Council Monday, November 23, 2020

PLANNING COMMITTEE

Cllr. Linda McPhail (Chair)

Cllr. Alexa Loo (Vice-Chair)

Cllr. Carol Day

Cllr. Bill McNulty

Cllr. Harold Steves

PUBLIC WORKS AND TRANSPORTATION COMMITTEE

Cllr. Chak Au (Chair)

Cllr. Alexa Loo (Vice-Chair)

Cllr. Linda McPhail

Cllr. Michael Wolfe

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

R20/20-5

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until November 8, 2021:

- (a) Advisory Committee on the Environment Councillor Michael Wolfe;
- (b) Child Care Development Advisory Committee Councillor Carol Day;
- (c) Council / School Board Liaison Committee Councillor Chak Au and Councillor Alexa Loo;
- (d) Economic Advisory Committee Councillor Chak Au and Councillor Alexa Loo;
- (e) Heritage Commission Councillor Michael Wolfe;
- (f) Major Facility Building / Project Technical Advisory Committee Councillor Harold Steves (Chair) and Councillor Michael Wolfe;
- (g) Minoru Centre for Active Living Program Committee Councillor Chak Au;
- (h) Richmond Centre for Disability Councillor Alexa Loo;

City of Richmond

Minutes

Regular Council Monday, November 23, 2020

- (i) Richmond Chamber of Commerce Councillor Alexa Loo;
- (j) Richmond Community Services Advisory Committee Councillor Bill McNulty;
- (k) Richmond Food Security and Agricultural Advisory Committee Councillor Harold Steves;
- (1) Richmond Intercultural Advisory Committee Councillor Linda McPhail;
- (m) Richmond Public Art Advisory Committee Councillor Harold Steves;
- (n) Richmond Sister City Advisory Committee Councillor Linda McPhail;
- (o) Richmond Sports Council Councillor Bill McNulty;
- (p) Richmond Sports Wall of Fame Nominating Committee Councillor Harold Steves;
- (q) Seniors Advisory Committee Councillor Carol Day;
- (r) Steveston Historic Sites Building Committee Councillor Bill McNulty and Councillor Harold Steves; and
- (s) Vancouver Coastal Health/Richmond Health Services Local Governance Liaison Group Councillor Chak Au.

The question on Resolution R20/20-5 was not called as the following amendment motion was introduced:

R20/20-6

It was moved and seconded

That Councillor Carol Day be appointed Council liaison until November 8, 2021 to the Richmond Chamber of Commerce in lieu of the Child Care Development Advisory Committee.

DEFEATED

Opposed: Mayor Brodie Cllrs. Loo McPhail McNulty Steves

The question on Resolution R20/20-5 was then called and it was **CARRIED**.





Regular Council Monday, November 23, 2020

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

R20/20-7

It was moved and seconded

That the following Council liaisons to community associations (and where applicable, their alternates) be appointed until November 8, 2021:

- (a) Arenas Community Association Councillor Michael Wolfe;
- (b) City Centre Community Association Councillor Harold Steves;
- (c) East Richmond Community Association Councillor Carol Day;
- (d) Hamilton Community Association Councillor Michael Wolfe;
- (e) Richmond Art Gallery Association Councillor Carol Day;
- (f) Richmond Fitness and Wellness Association Councillor Carol Day;
- (g) Sea Island Community Association Councillor Harold Steves;
- (h) South Arm Community Association Councillor Bill McNulty;
- (i) Thompson Community Association Councillor Chak Au; and
- (j) West Richmond Community Association Councillor Linda McPhail.

CARRIED

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

R20/20-8

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until November 8, 2021:

- (a) Aquatic Services Board Councillor Alexa Loo;
- (b) Museum Society Board Councillor Michael Wolfe;
- (c) Richmond Gateway Theatre Society Board Councillor Chak Au; and
- (d) Richmond Public Library Board Councillor Linda McPhail and Councillor Bill McNulty (Alternate).



Regular Council Monday, November 23, 2020

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

R20/20-9

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until November 8, 2021:

- (a) Britannia Heritage Shipyard Society Councillor Harold Steves;
- (b) Gulf of Georgia Cannery Society Councillor Chak Au;
- (c) London Heritage Farm Society Councillor Carol Day;
- (d) Minoru Seniors Society Councillor Bill McNulty;
- (e) Richmond Nature Park Society Councillor Michael Wolfe;
- (f) Steveston Community Society Councillor Alexa Loo; and
- (g) Steveston Historical Society Councillor Bill McNulty.

CARRIED

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

R20/20-10

It was moved and seconded

That the members of the Public Works and Transportation Committee be appointed as the Parcel Tax Roll Review Panel for Local Area Services until November 8, 2021.



Regular Council Monday, November 23, 2020

 APPOINTMENT OF ACTING MAYORS FROM NOVEMBER 23, 2020 TO NOVEMBER 8, 2021

R20/20-11

It was moved and seconded

That the following Acting Mayors be appointed until November 8, 2021:

November 23, 2020 – January 31, 2021 Council

Councillor Michael Wolfe

February 1 – March 15, 2021

Councillor Bill McNulty

March 16 - April 30, 2021

Councillor Linda McPhail

May 1 – June 15, 2021

Councillor Carol Day

June 16 - July 31, 2021

Councillor Chak Au

August 1 – September 15, 2021

Councillor Harold Steves

September 16 – November 8, 2021

Councillor Alexa Loo

CARRIED

Mayor Brodie noted that there were no members of the public present in the Council Chambers or pre-registered to participate by phone and therefore motions to resolve into Committee of the Whole to hear delegations from the floor on Agenda items and to rise and report (Items No. 10, 11, and 12) were not necessary.

CONSENT AGENDA

R20/20-12 13. It was moved and seconded

That Items No. 14 through No. 18 be adopted by general consent.

CARRIED

14. COMMITTEE MINUTES

That the minutes of:

(1) the General Purposes Committee meeting held on November 16, 2020;



Regular Council Monday, November 23, 2020

- (2) the Special Finance Committee meeting held on November 16, 2020; and
- (3) the Council/School Board Liaison Committee meeting held on October 7, 2020;

be received for information.

ADOPTED ON CONSENT

15. AWARD OF CONTRACT 6722P – SUPPLY AND DELIVERY OF COMPUTER EQUIPMENT AND RELATED SERVICES

(File Ref. No. 03-1000-20-6722P) (REDMS No. 6520987 v. 8)

- (1) That contract 6722P Supply and Delivery of Computer Equipment and Related Services for an initial three-year term estimated at \$845,910 exclusive of taxes, with an option to renew for one further two-year term for a maximum of five years, be awarded to Compugen, Inc.; and
- (2) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract with Compugen, Inc.

ADOPTED ON CONSENT

16. ENERGY STEP CODE REQUIREMENTS FOR PART 9
RESIDENTIAL AND PART 3 HOTEL BUILDINGS

(File Ref. No. 10-6125-07-02; 12-8060-20-010205) (REDMS No. 6506519 v. 27; 6506222)

- (1) That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205, which updates existing Step Code requirements for Part 9 residential buildings and introduces Step Code requirements for Group C occupancy hotels, from the Director, Building Approvals, and the Director, Sustainability and District Energy, be introduced and given first, second and third readings; and
- (2) That for Part 3 Hotels and Motel buildings, and for Part 9 buildings currently required to build to Step 1 and requiring a Development Permit (e.g. duplexes), notwithstanding the adoption of Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205:





Regular Council Monday, November 23, 2020

- (a) If a Development Permit has been issued prior to December 15, 2020, the owner may, while their Development Permit remains valid, apply for a Building Permit in compliance with energy efficiency requirements applicable prior to the adoption of Bylaw 10205; or
- (b) If an acceptable Development Permit application has been submitted to the City prior to adoption of Bylaw 10205, is considered and endorsed by the Development Permit Panel prior to December 15, 2021, and has a complete Building Permit application acceptable to the City submitted prior to December 15, 2021, the owner may apply for a Building Permit in compliance with energy efficiency requirements applicable prior to adoption of Bylaw 10205.

ADOPTED ON CONSENT

- 17. APPLICATION BY WYDANCO CONSULTANTS LTD. TO RESCIND THIRD READING OF AMENDMENT BYLAWS 9628 AND 9629 AND TO UPDATE REZONING CONSIDERATIONS TO AMEND THE PROPOSED "HIGH RISE COMMERCIAL (ZC39) BRIDGEPORT GATEWAY" ZONE FOR THE PROPERTIES AT 8320, 8340, 8360 & 8440 BRIDGEPORT ROAD AND 8311 & 8351 SEA ISLAND WAY (File Ref. No. ZT 19-575774/RZ 13-628557; 12-8060-20-009628/12-8060-20-009629) (REDMS No. 6470377 v. 10, 6539111; 5180246; 5362906; 5338752; 5345264; 5346590; 6512106; 6538214; 6538232; 6519091; 6548584; 6538234)
 - (1) That Third Reading of Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, for the subject properties, be rescinded;
 - (2) That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, as amended, to amend the Bridgeport Village Specific Land Use Map- Detailed Transect Descriptions in Schedule 2.10 (City Centre Area Plan) by:
 - (a) adding commercial education and university education uses (excluding dormitory and child care uses) to the list of uses permitted on a limited range of properties located south of Bridgeport Road and west of No. 3 Road; and



Regular Council Monday, November 23, 2020

(b) for the above-noted properties, providing for up to 50% of the 1.0 Floor Area Ratio (FAR) Village Centre Bonus floor area to be allocated to education uses;

be forwarded to a new Public Hearing;

- (3) That Bylaw 9628, as amended, 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 Bylaw 9628, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;
- (5) That Third Reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, for the subject properties, be rescinded;
- (6) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, as amended, which would:
 - (a) create the "High Rise Commercial (ZC39) Bridgeport Gateway" zone and rezone the subject properties from "Auto-Oriented Commercial (CA)" and "Land Use Contract 126" to a new site-specific zone, "High Rise Commercial (ZC39) — Bridgeport Gateway"; and
 - (b) to discharge "Land Use Contract 126", entered into pursuant to "Beldee Holdings/CTS Developments Limited Land Use Contract Bylaw No. 3612, 1979", (RD85571 as modified by RD150271, RD 154654, RD 156206 and BV268786), for the properties at 8320, 8340, 8360 & 8440 Bridgeport Road and 8351 Sea Island Way;

be forwarded to a new Public Hearing.

ADOPTED ON CONSENT



Regular Council Monday, November 23, 2020

18. 2021 COUNCIL AND COMMITTEE MEETING SCHEDULE (File Ref. No. 01-0105-01) (REDMS No. 6556849)

- (1) That Option 2 be selected as the preferred option for the 2021 Council and Committee Meeting Schedule, as detailed in Attachment 2 of the staff report dated November 3, 2020, from the Director, City Clerk's Office; and
- (2) That the following revisions as detailed in the staff report title "2021 Council and Committee Meeting Schedule" dated November 3, 2020, from the Director, City Clerk's Office, be approved:
 - (a) That the Regular Council meetings (open and closed) of August 9 and August 23, 2021 be cancelled; and
 - (b) That the August 16, 2021 Public Hearing be rescheduled to September 7, 2021 at 7:00pm in the Council Chambers at Richmond City Hall.

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS

FINANCE COMMITTEE -

Mayor Malcolm D. Brodie, Chair

19. 2021 UTILITY BUDGETS AND RATES

(File Ref. No. 03-0970-01, 03-0930-03-01, 12-8060-20-010220/10221/10222) (REDMS No. 6545588 v. 10, 6557135; 6561008; 6561029; 6536928)

R20/20-13

It was moved and seconded

That the 2021 utility budgets, as presented in Option 2 for Water (page 5), Option 2 for Sewer (page 10), Option 1 for Drainage and Diking (page 16), and Option 3 for Solid Waste and Recycling (page 18), as outlined in the staff report, dated November 6, 2020 from the General Manager, Engineering and Public Works and the Acting General Manager, Finance and Corporate Services, be approved as the basis for establishing the 2021 utility rates and included in the Consolidated 5 Year Financial Plan (2021-2025) Bylaw.

CARRIED

Opposed: Cllr. Wolfe



Regular Council Monday, November 23, 2020

^{19A.} ADDITIONAL STAFF RECOMMENDATION

R20/20-14

It was moved and seconded

- (1) That Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10220 be introduced and given first, second, and third readings;
- (2) That Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10221 be introduced and given first, second, and third readings; and
- (3) That Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10222 be introduced and given first, second, and third readings.

CARRIED

20. 2021 DISTRICT ENERGY UTILITY RATES

(File Ref. No. 01-0060-20-LIEC1; 12-8060-20-010208/010209/010210) (REDMS No. 6537172 v. 10; 6538843; 6538844; 6538846)

Discussion took place on how district energy rates compare to those of traditional utility systems' and a staff memorandum dated November 17, 2020 titled "LIEC District Energy Rates vs. Business As Usual Cost Comparison" from the Director, Sustainability and District Energy was referenced (attached to and forming part of these minutes as Schedule 1).

R20/20-15

It was moved and seconded

- (1) That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10208 be introduced and given first, second and third readings;
- (2) That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10209 be introduced and given first, second and third readings; and
- (3) That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10210 be introduced and given first, second and third readings.





Regular Council Monday, November 23, 2020

BYLAW FOR 3rd READING

21. HOUSING AGREEMENT BYLAW NO. 10057 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 5591, 5631, 5651 AND 5671 NO. 3 ROAD AND REVISED REZONING CONSIDERATIONS

(File Ref. No.: 12-8060-20-010057, 08-4057-05) (REDMS No. 6563831; 6564103)

R20/20-16

It was moved and seconded

- (1) That third reading of Housing Agreement (5591, 5631, 5651 and 5671 No. 3 Road) Bylaw No. 10057 be rescinded; and
- (2) That Housing Agreement (5591, 5631, 5651 and 5671 No. 3 Road) Bylaw No. 10057 be given third reading, as amended.

CARRIED

COUNCILLOR CHAK AU

22. MANDATORY MASKS IN INDOOR PUBLIC SPACES

This item was removed from the Agenda.

PUBLIC ANNOUNCEMENTS

Mayor Brodie acknowledged and congratulated Councillor Harold Steves on 50 years of service as a member of Richmond City Council.

Mayor Brodie then announced the following appointments:

Economic Advisory Committee

Greg Allen and Melanie Rupp have been appointed to the Economic Advisory Committee for a two-year term to expire December 31, 2022.

Nigel Evans, Howard Jampolsky, and Paul Tilbury have been re-appointed to the Economic Advisory Committee for a two-year term to expire December 31, 2022, and Paul Tilbury has been appointed as Chair for 2021.



Regular Council Monday, November 23, 2020

Sister City Advisory Committee

Karen Shigeno and Nicholas Sturtevant have been appointed to the Richmond Sister City Advisory Committee for a two-year term to expire on December 31, 2022.

Glenn Kishi, Lisa MacNeil, and Polly Tang have been re-appointed to the Richmond Sister City Advisory Committee for a two-year term to expire on December 31, 2022.

Gateway Theatre Society Board of Directors

Veronica Armstrong and Jonathan Wong have been appointed to the Richmond Gateway Theatre Society Board of Directors for two-year terms to expire on December 31, 2022.

Clayton Rubinstein has be re-appointed to the Richmond Gateway Theatre Society for a two-year term to expire on December 31, 2022.

Public Art Advisory Committee

Jose Larano and Jerome Teo have been appointed to the Richmond Public Art Advisory Committee for a two-year term to expire on December 31, 2022.

Minghui Yu and Rebecca Lin have been re-appointed to the Richmond Public Art Advisory Committee for a two-year term to expire on December 31, 2022.

Mayor Brodie then advised that the City has entered into an agreement with the Canadian Red Cross for emergency support services and emergency volunteer management starting February 1, 2021.

BYLAW FOR ADOPTION

R20/20-17

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9573 (9560, 9580 and 9584 Granville Avenue, RZ 14-677733) be adopted.

CARRIED

Opposed: Cllr. Wolfe



Regular Council Monday, November 23, 2020

DEVELOPMENT PERMIT PANEL

R20/20-18 23. It was moved and seconded

- (1) That the minutes of the Development Permit Panel meeting held on October 28, 2020, and the Chair's report for the Development Permit Panel meetings held on March 13, 2019 be received for information; and
- (2) That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 16-741329) for the property at 9560, 9580 and 9584 Granville Avenue be endorsed, and the Permit so issued.

CARRIED

ADJOURNMENT

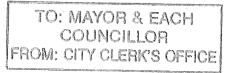
R20/20-19

It was moved and seconded

That the meeting adjourn (7:51 p.m.).

	Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, November 23, 2020.
Mayor (Malcolm D. Brodie)	Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, November 23, 2020.





Memorandum

Engineering and Public Works
Sustainability

To: Mayor and Councillors

Date: November 17, 2020

From: Peter Russell

File: 01-0060-20-LIEC1/2020-

Director, Sustainability and District Energy

Vol 01

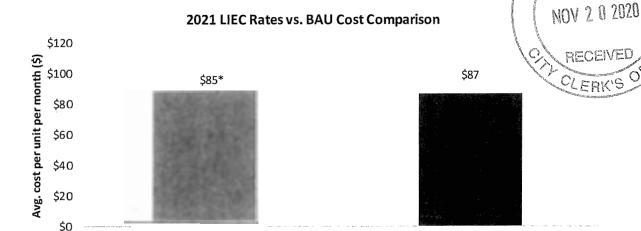
Re: LIEC District Energy Rates vs. Business As Usual Cost Comparison

The purpose of this memorandum is to respond to an inquiry that arose at the November 16, 2020 Finance Committee meeting, regarding a comparison of LIEC district energy rates vs. business as usual (BAU) cost to residents.

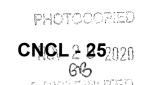
Every year before developing district energy rate recommendations to Council, Lulu Island Energy Company (LIEC) staff review all costs residents would otherwise pay for using conventional energy systems (the BAU cost). The BAU cost model used as a benchmark was developed by an independent third party and is adjusted every year to account for inflation and changes in conventional utility costs (FortisBC and BC Hydro). LIEC rates include commodity costs, day-to-day maintenance and operating costs, and all equipment replacement costs which would be otherwise paid through strata fees in a BAU scenario. The rate that LIEC charges is lower than what a resident would be paying in a heating and cooling BAU scenario when all costs are considered. A cost comparison of LIEC rates vs. BAU costs for a typical 900 sq. ft. residential unit is presented in Graph 1 below.

Graph 1: 2021 LIEC Rates vs. Business As Usual (BAU) Cost Comparison

DEU



* Doesn't include benefits of reduced GHG emissions (~\$45 per tonne of CO_{2e})





BAU

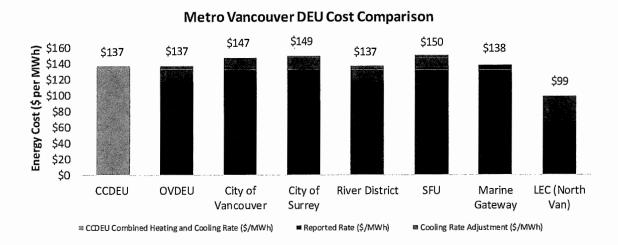
In 2021, customers using energy from a conventional utility system will see a BAU rate increase of 2.5% in 2021, which is below the eight-year average BAU rate increase of 4.0% (see Table 1 below).

Table 2: Annual Percent Increase and 8-Year Average Comparison of Blended Fortis BC and BC Hydro (BAU) Rates

	2014	2015	2016	2017	2018	2019	2020	2021 Proposed	8 Year Avg.
ADEU	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	0.0%	3.5%
Rate									
OVDEU	_	_	4.0%	4.0%	4.0%	4.0%	4.0%	2.5%	3.8%
Rate	_		7.070	.070 1. 070	7.070 1.070	7.070	2.570	5.0/.0	
CCDEU	_	_	_	_	_	_	4.0%	2.5%	3.3%
Rate	_	_	_				1.070	2.370	5.570
Blended BAU Rate	6.5%	3.3%	4.5%	7.1%	2.4%	3.3%	2.5%	2.5%	4.0%

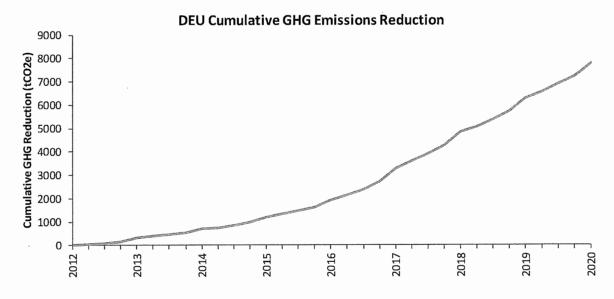
LIEC rates are also lower than the majority of other private and municipally owned district energy utilities in Metro Vancouver. Graph 2 shows a comparison of the projected energy cost in \$ per MWh for different systems.

Graph 2: Metro Vancouver DEU Cost Comparison



The City identified district energy as a leading strategy to achieve the City's GHG reduction goals, and incorporated LIEC for the purposes of carrying out the City's district energy initiatives. As shown in Graph 3, LIEC's utilities have avoided more than 7,750 tonnes of CO_{2e} from being emitted to the atmosphere to date, equivalent to removing 2,350 cars from City of Richmond roads for one year. Once the service areas are fully developed, GHG reductions are expected to increase exponentially and become a major contributor to meeting Richmond's GHG reduction targets.

Graph 3: DEU Cumulative GHG Reductions



The recommended 2021 district energy rates support Council's objectives to reduce GHG emissions while keeping the annual energy costs for LIEC customers competitive with conventional energy costs based on the same level of service. Staff will continuously monitor energy costs and review the rate to ensure fairness for consumers.

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

cc: SMT LIEC Board of Directors Alen Postolka, Manager, District Energy



Special Council Monday, November 23, 2020

Place: Council Chambers

Richmond City Hall

Present: Mayor Malcolm D. Brodie

Councillor Chak Au Councillor Carol Day Councillor Alexa Loo

Councillor Bill McNulty (by teleconference) Councillor Linda McPhail (by teleconference) Councillor Harold Steves (by teleconference) Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

Mayor Brodie stated that the Applicant was not in attendance and therefore, there was agreement to hold the Special Council meeting following the Regular (Closed) Council meeting in order to allow more time for the Applicant to arrive.

Mayor Brodie called the meeting to order at 4:29 p.m. following the Regular (Closed) Council meeting, with all members of Council present.

RES NO. ITEM

PLANNING AND DEVELOPMENT DIVISION

1. APPEAL OF TREE REMOVAL PERMIT REFUSAL FOR 9388 PENDLETON ROAD

(File Ref. No.: 10-6550-20-01; 12-8060-20-009661, RZ 16-732627; 12-8060-20-009662, CP 16-733600, T2 20-910489; CP 16-733600; RZ 16-732627) (REDMS No. 6537245 v. 3A; 5393510; 5429804; 5787209; 5193684, 6563023; 6536085; 6559086; 5374953; 5374956)

Materials from the Applicant were distributed to Council on table (attached to and forming part of these minutes as Schedule 1).



Special Council Monday, November 23, 2020

RES NO. ITEM

In the absence of the Applicant, Mayor Brodie called for questions to staff from Council members.

In reply to queries from Council, Wayne Craig, Director, Development, by teleconference, provided the following information:

- initially staff incorrectly identified Tree #866 as removable; however, staff clarified with the Applicant in writing that Tree #866 must indeed be retained as per the Tree Retention Plan secured through the rezoning and subdivision process;
- the Applicant appealing the tree permit refusal is not the same applicant as the rezoning one;
- a reduced front yard setback was secured through the rezoning process to allow the building to be shifted away from the tree protection zone at the rear of the property; and
- staff are unaware of potential financial loss as a result of the retention of Tree #866.

In reply to queries from Council regarding correspondence with the Applicant, Claudia Jesson, Director, City Clerk's Office, advised that the City Clerk's Office had received confirmation by the Applicant of his attendance at today's meeting.

SP20/12-1

It was moved and seconded

That the decision to refuse to issue a Tree Removal Permit to Luis D. Cabido for the property at 9388 Pendleton Road be upheld.

CARRIED

ADJOURNMENT

SP20/12-2

It was moved and seconded

That the meeting adjourn (4:34 p.m.).



Special Council Monday, November 23, 2020

RES NO. ITEM

	Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held of Monday, November 23, 2020.			
Mayor (Malcolm D. Brodie)	Corporate Officer (Claudia Jesson)			

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

ON TABLE ITEM

Schedule 1 to the Minutes of the Special meeting of Richmond City Council held on Monday,

November 23, 2020.

Date: November 23, 2020
Meeting: Open Special (NO)

Biason, Evangel

Subject:

FW: Appeal of Tree Removal Permit Refusal - 9388 Pendleton Road

From: Luis Cabido < luiscabido 72@gmail.com>

Sent: November 18, 2020 12:27 AM

To: Biason, Evangel < EBiason@richmond.ca>

Subject: Re: Appeal of Tree Removal Permit Refusal - 9388 Pendleton Road

There is a lot of wrong information in the analysis, favouring the city of course.

Wrong information in the correspondence with the applicant section favouring city staff version of the story of course.

I understand that city staff is writing this to make your side of the story look as if there is nothing done wrong by city staff.

Financial Impact could be anywhere between \$100,000 - \$200,000 or more.

<u>Council is presented with wrong information before I can speak.</u> Then by the time I actually talk they have already made their decision.

Should I even bother showing up??

On Nov 17, 2020, at 3:28 PM, Biason, Evangel < EBiason@richmond.ca> wrote:

Good Afternoon Mr. Cabido,

As discussed, pleased find attached the electronic copy of the materials related to the Appeal of Tree Removal Permit Refusal for 9388 Pendleton Road.

The original package has been re-mailed to

Please contact me if you have any issues with the PDFs.

Thanks,

Evangel Biason

Legislative Services Associate City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1 Tel: 604-276-4387

<a href="mailto: PendletonRd.pdf

PHOTOCOPIED

NOV 2 3 2020

Au Au



Date Wednesday September 9,2020

From: Luis and Suzanne Cabido

To: City of Richmond Council Members

Re: Appeal of Tree Permit T2 20-910489

I am writing to City Council for reconsideration concerning my appeal to remove tree #866 as I was promised by City Staff member Jordan Rockerbie. I consider the decision made by the director Jordan Jaggs to be inappropriate in denying my tree permit request.

Tree#866 as identified in the reports and tree retention plan directly affects the new construction house to be built only steps away from the foundation. This tree will be extremely harmful to the exterior of the home and cause hardship to the future homeowners in repairs and also cause stress and worry in bad weather and high winds.

I am the homeowner and also builder Luis Cabido. I contacted Hannae Sakurai on Nov.20,2019 specifically asking about Tree #866 and whether or not it has been approved for removal.

On Nov.21 she replied and also "CC'd" Jordan Rockerbie.

I believe tree #866 has been approved for removal.

Jordan, Please clarify for us.

That same day within 2 hrs Jordan had replied confirming that YES. Tree#866 was approved for removal.

I looked over Jordan's report and repeatedly asked him on the phone for the most updated version to make sure I was not missing any information.

*Jordan's staff report dated May 1,2017 (CP 16-733600 - RZ 16-732627) on page 6 reads 10 on site trees are being retained

Then he listed 11 trees on the same page that are to be retained

Page 7 under heading "Tree Protection" - lists 10 trees and Tree#866 is not listed for protection

Page 7 under heading Tree Replacement - applicant wishes to remove 10 trees and then <u>listing 11</u> trees including Tree#866

I then obtained the most recent and up to date Tree Retention assessment report again to make sure I carefully plan every detail correctly.

Acting Arborist ACL Group also had conflicting wrong information

On this report Page 11 of 20 Tree#866 condition is marginal and Action: Remove
Same report on the Tree Inventory and assessment list page 4 of 5 - Tree#866 Action: Retain
After noting this error, I contacted Senior consulting arborist Norman Hol directly by email on Feb.14
and his response was "As discussed, cad file attached. My understanding is that tree 866 was approved for removal as per our report and drawing"

Jan 15, 2020 after buying the property and submitting a rough draft of my house plans, I was told that Tree#866 was to be retained.

All the information I was given was wrong and I have an email response from Jordan admitting he made errors on his report and also gave me wrong information. Never once apologizing for the errors that could hurt my investment financially.

I have been only building homes in Richmond for 7 years and have been a part of 10 new construction builds. I carefully plan and consider every detail before I make a decision regarding such a massive investment that could devastate my family's finances. One mistake could ruin everything I have been working for and leave me financially in debt for the rest of my life.

City staff and Acting arborist ACL Group both made errors that could hurt my careful planning and investment. City Staff employee Jordan Rockerbie and acting arborist Norman Hol both made errors and also gave me confirmation that this tree was approved for removal.

Through no fault of my own I have to suffer the consequence of others mistakes and will see my homes value drop substantially in the hundreds of thousands.

I respectfully ask City council to consider changing the director decision and allow me to remove Tree#866.

Regards,

Luis and Suzanne Cabido



Report to Committee

Planning and Development Division

To:

Planning Committee

Date:

May 1, 2017

From:

Wayne Craig

File:

CP 16-733600

Director, Development

RZ 16-732627

Re:

Application by Dava Developments Ltd. to Amend Attachment 1 to Schedule 1 of

the Official Community Plan at 9560 Pendleton Road from "Park" to

"Neighbourhood Residential", and for Rezoning at 9560 Pendleton Road from "School & Institutional Use (SI)" Zone to "Single Detached (ZS28)" – Pendleton

Road (West Richmond) Zone

Staff Recommendation

1. That Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662, to re-designate 9560 Pendleton Road from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw OCP Bylaw 9000, be introduced and given first reading.

- 2. That Bylaw 9662, 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 477(3)(a) of the Local Government Act.

- 2. That Bylaw 9662, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
- 3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9661, to create the "Single Detached (ZS28) Pendleton Road (West Richmond)" zone, and to rezone 9560 Pendleton Road from the "School & Institutional Use (SI)" zone to the "Single Detached (ZS28) Pendleton Road (West Richmond)" zone, be introduced and given first reading.

Wayne Craig

Director, Development

WC:jr Att. 8

REPORT CONCURRENCE					
ROUTED To:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Affordable Housing	· ⊡	The Toce 9			
Parks Policy Planning					

Staff Report

Origin

Dava Developments Ltd. has applied to the City of Richmond for permission to rezone 9560 Pendleton Road from the "School & Institutional Use (SI)" zone to a new site-specific "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, to permit the property to be subdivided to create three single-family lots with vehicle access from Pendleton Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

The proposed rezoning requires an amendment to the Official Community Plan (OCP), to redesignate the property from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw OCP Bylaw 9000. These two applications are being processed concurrently.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the site is as follows:

- To the North and West, across Pendleton Road: Hugh Boyd Secondary School and park; on a lot zoned "School & Institutional Use (SI)."
- To the South: Three single-detached dwellings on lots zoned "Single Detached (RS1/E)"; with vehicle access from Pendleton Road and Pendlebury Road.
- To the East: One single-detached dwelling on a lot zoned "Single Detached (RS1/E)"; with vehicle access from Pendleton Road.

Related Policies & Studies

Official Community Plan

The subject property is located in the Seafair Planning Area, and has an OCP designation of "Park" (Attachment 4). This application would change the designation to "Neighbourhood Residential" to permit development of the subject property.

The proposed rezoning and subdivision is consistent with the proposed "Neighbourhood Residential" designation. Final adoption of Official Community Plan Amendment Bylaw 9662 is required prior to final adoption of the rezoning bylaw.

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.

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Public Consultation

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

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

Staff have reviewed the proposed OCP amendment, with respect to the BC *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Richmond Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on the proposed amendment at the Public Hearing.

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. This application only involves three single-family housing units.

Site History and Council-Approved Land Sale

The property was originally acquired by the City in 1962 for municipal purposes, as a single property encompassing the current 2 lots at 9560 and 9580 Pendleton Road. The transaction was part of a larger acquisition of land for the development of the combined high school and community park (Hugh Boyd Secondary and Hugh Boyd Community Park). In the November 28th, 1961 report to Council recommending the acquisition, it was suggested that "this isolated parcel of land be subdivided by the Municipality into single family residential lots to be disposed of at some appropriate time in the future". The property was subdivided to create the two lots at 9560 and 9580 Pendleton Road in 1983.

The property at 9560 Pendleton Road has been maintained by the City as a passive park with no program elements constructed within it. Staff reviewed the property in 2015 to consider its value and function as a park and its role in the City's parks and open space system. Staff determined that the property was not required, in order to meet the City's park quantity standard of 7.66 acres/1,000 population, and it was not required to fulfill overall park needs in the area.

As the property was deemed surplus by the Parks Department, it was recommended to Council that the property be sold. The sale was approved to proceed by Council in November of 2015. Sale of the property assumed a future subdivision to create three lots.

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Public notification of the City's intent to dispose of the property was advertised in the Richmond News on February 24, 2016 and March 4, 2016. The sale to River Road Investments Ltd. was completed April 29, 2016, and revenue from the sale of the property was used to fund city-wide park acquisition priorities.

Analysis

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Site-specific Zone - "Single Detached (ZS28) - Pendleton Road (West Richmond)"

This rezoning application would result in the creation of a site-specific zone: "Single Detached (ZS28) – Pendleton Road (West Richmond)". This site-specific zone would vary the requirements of the "Single Detached (RS2/E)" zoning bylaw to allow a reduced front yard setback from 6.0 m to 4.5 m and set the minimum lot size at 700.0 m². All other aspects of the proposed "Single Detached (ZS28) – Pendleton Road (West Richmond)" zoning bylaw are consistent with the "Single Detached (RS2/E)" zoning bylaw. The minimum lot size requirements contained in the zone allow no more than three lots to be created through subdivision.

The purpose of the reduced front yard is to shift the building massing toward the front lot line, to facilitate tree retention at the rear of the development site. The subject site was maintained by the City as a park, and contains 20 bylaw-sized trees. These mature trees have large canopies as a result of the open growth conditions, and most are in good health. There is a grove of trees at the rear of the proposed new lots, of which 6 will be retained through this application.

Staff have worked with the applicant to ensure that tree retention goals can be met while allowing the proposed subdivision and development to proceed. A total of 10 on-site trees will be retained through this application. Additional details on tree retention and replacement are contained in later sections of this report, and in the attached tree protection plan (Attachment 7).

Built Form and Architectural Character

As the proposed subdivision will create a new corner lot, the applicant has submitted conceptual plans showing the proposed architectural elevations of the dwelling on Proposed Lot 1 (Attachment 5). The primary access to the dwelling and attached garage is from the west side of the lot, which enables retention of two good quality, mature trees in the front yard. A porch wraps around the corner of the dwelling, and projections on the north face break up the dwelling into smaller components.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title, specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the conceptual plans included in Attachment 5 to this report. Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations at the time of submission.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, for Proposed Lot 1. The Landscape Plan must comply with the requirements for

corner lots in Richmond Zoning Bylaw 8500. A Landscape Security, including installation costs and a 10% contingency, will be held by the City to ensure the approved landscaping is installed.

Transportation and Site Access

Vehicle access is proposed to be provided from Pendleton Road to the north via separate driveways to two of the proposed new lots. Access to the corner lot will be provided from the west side of the lot to facilitate tree retention in the front yard.

Tree Retention and Replacement

The subject property is a unique situation in the city – there has not been any development on the lot to date. The property is surrounded by properties which have developed and re-developed in recent years. The majority of the existing trees on the site are in good to excellent condition, but are in locations which conflict with proposed building envelopes. As described above, the site was originally secured as a development property, and was recently sold as such. Consistent with the City's tree bylaw and development procedures, tree removal can be considered for conflict with potential building envelopes.

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 20 bylaw-sized trees on the subject property, six trees on neighbouring properties, one tree on City property, and one tree on a property line shared with the City. As described below, 10 of the on-site trees are being retained by shifting building envelopes in respect to the tree protection zones.

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

- Six London Plane trees (Tag # 856, 857, 858, 859, 860, and 861); ranging in size between 35 cm and 65 cm caliper, located on the development site are in excellent condition (open growth, no structural defects, and good health). Two trees (Tag # 856 and 857) are to be retained and protected. Four trees (Tag # 858, 859, 860 and 861) are to be removed.
- Three Maple trees (Tag # 850, 851, and 852); ranging in size between 29 cm and 36 cm caliper; located on the development site are in excellent condition (open growth, no structural defects, good health). Two trees (Tag # 850 and 852) are to be retained and protected. Tree # 851 is to be removed.
- Four Western Red Cedar trees (Tag # 862, 863, 864, and 865); ranging in size between 35 cm and 55 cm caliper, located on the development site are in excellent condition (good health, canopies inter-grown at the base due to proximity, no visible structural defects). All these trees are to be retained.
- Four Pin Oak trees (Tag # 866, 867, 868 and 869); ranging in size between 40 cm and 55cm caliper, located on the development site are in good condition (no visible defects, open growth, some minor limb dieback due to crowding). Three trees (Tag # 866, 867, and 869) are to be retained and protected. Tree # 868 is to be removed.

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- Four Austrian Pine trees (Tag # 847, 848, 854, 855); ranging in size between 37 cm and 60 cm caliper, located on the development site in two groups are in poor condition. All four of these trees are to be removed.
- Six trees located on neighbouring property (Tag # 846, 870, 871, 872, 873, 874, and 875) are to be retained and protected.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City's Parks Department has assessed the City-owned trees and has the following comments:

- One Austrian Pine tree (Tag # 853) located on City property is in poor condition and will be removed.
- One Austrian Pine tree (Tag # 849) located on a shared property line with the City is in poor condition and will be removed.
- Compensation is required for the City to plant four trees at or near the development site.

Tree Protection

Ten trees on the subject property (Tag # 850, 852, 856, 857, 862, 863, 864, 865, 867, and 869) and six trees (Tag # 846 and 870-875) on neighbouring properties are to be retained and protected. The applicant has submitted a conceptual site plan (Attachment 6) and a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a
 Certified Arborist for the supervision of all works conducted within or in close proximity to
 tree protection zones. The contract must include the scope of work required, the number of
 proposed monitoring inspections at specified stages of construction, any special measures
 required to ensure tree protection, and a provision for the arborist to submit a
 post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, the City's acceptance of a \$100,000 Tree Survival Security.
- Prior to final adoption of the rezoning bylaw, registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of the site is generally consistent with the preliminary site plan contained in Attachment 6 of this report.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove 10 on-site trees (Tag # 847, 848, 851, 854, 855, 858, 859, 860, 861, 866, and 868). The 2:1 replacement ratio would require a total of 20 replacement trees.

The applicant has agreed to plant four replacement trees on the development site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	11 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$8,000 to the City's Tree Compensation Fund in lieu of the remaining 16 trees that cannot be accommodated on the subject property after redevelopment.

The applicant wishes to remove two trees within the City-owned boulevard. The applicant will contribute \$2,600 to the City's Tree Compensation Fund for the City to plant four trees at or near the development site. The total Tree Compensation Fund contribution of \$10,600 is required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created, or a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots.

The applicant proposes to build secondary suites on two of the three proposed lots, together with a \$7,797.05 contribution to the City's Affordable Housing Reserve Fund. This proposal is consistent with the Affordable Housing Strategy.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

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

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD),
 School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the required servicing works and off-site improvements described in Attachment 8.

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 application is to amend the Official Community Plan designation of 9560 Pendleton Road from "Park" to "Neighbourhood Residential," and to rezone the property from the "School & Institutional Use (SI)" zone to a the site-specific "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, to permit the property to be subdivided to create three single-family lots with vehicle access from Pendleton Road.

The proposed rezoning and subdivision is generally consistent with the applicable plans and policies for the area.

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9661 be introduced and given first reading.

Jordan Rockerbie Planning Technician (604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Seafair Area Land Use Map

Attachment 5: Conceptual Development Plans

Attachment 6: Conceptual Site Plan

Attachment 7: Tree Retention Plan

Attachment 8: Rezoning Considerations

ATTACHMENT 1

Paragraph Company (1994) - Paragraph Company (1994) - Paragraph Company (1994) - Paragraph Company (1994)



The self-result properties and the self-results are self-results.



NOOTE CONTY VIOLEN



RZ 16-732627

Original Date: 06/10/16

Revision Date: 04/20/17

Note: Dimensions are in METRES

PLN - 127 CNCL - 43



City of `Richmond





RZ 16-732627

Original Date: 06/10/16

Revision Date:

Note: Climerations are in METRIC:

ATTACHMENT 2 √ե SITE PLAN 20 MAT 20/06 * 1 450 Plan 66281 11 PLAN 18265 15, 28.571 PLAN 88281 FROPOSED PROPERTY LINE. 12,

COPNICATIONS (VALUE)

PLN - 129 CNCL - 45



Development Application Data Sheet

Development Applications Department

RZ 16-732627 Attachment 3

Address: 9560 Pendleton Road

Applicant: Dava Developments Ltd.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	1068801 B.C. LTD.	To be determined
Site Size (m²):	2,283 m²	Lot 1: 820.2 m ² Lot 2: 731.4 m ² Lot 3: 731.4 m ²
Land Uses:	Park	Three single-family dwellings
OCP Designation:	Park ·	Neighbourhood Residential
Zoning:	School & Institutional (SI)	Single Detached (ZS28) – Pendleton Road (West Richmond)

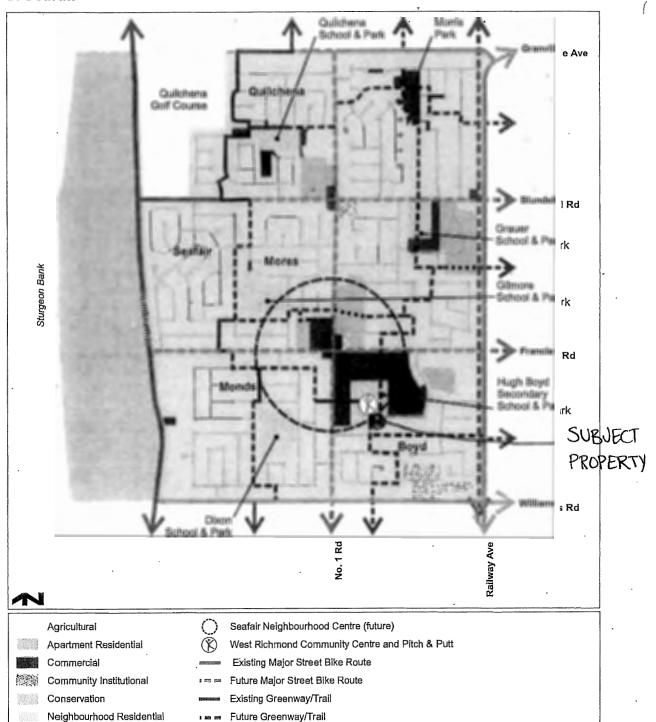
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m² plus 0.3 for area in excess of 464.5 m²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m²):*	Lot 1: Max. 362.18 m² (3,898 ft²) Lots 2 & 3: Max. 335.55 m² (3,611 ft²)	Lot 1: Max. 362.18 m² (3,898 ft²) Lots 2 & 3: Max. 335.55 m² (3,611 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	550.0 m² ⁻	Lot 1: 820.2 m ² Lots 2 & 3: 731.4 m ²	none
Lot Dimensions (m):	Lot 1 Width: 20.0 m Lots 2 & 3 Width: 18.0 m Depth: 24.0 m	Lot 1 Width: 22.66 m Lots 2 & 3 Width: 20.00 m Depth: 36.57 m	none
Setbacks (m):	Front: Min. 4.5 m Rear: Min. 6.0 m Side: Min. 2.0 m Exterior Side: Min. 3.0 m	Front: Min. 4.5 m Rear: Min. 6.0 m Side: Min. 2.0 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

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



3. Seafair



Neighbourhood Service Centre

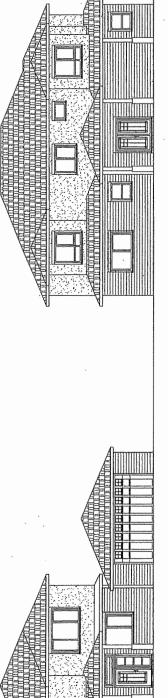
Park

School

Existing Neighbourhood Link - enhanced

Future Neighbourhood Link - unenhanced

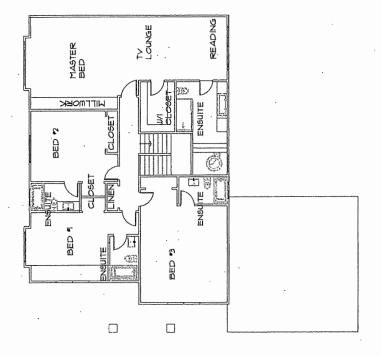
Future Neighbourhood Link

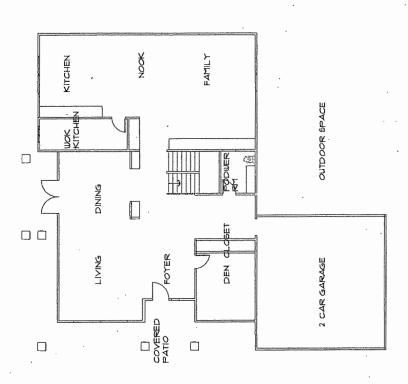


ORTH ELEVATION 3: = 1:0"

WEST ELEVATION 3:=

PLN - 132 CNCL - 48

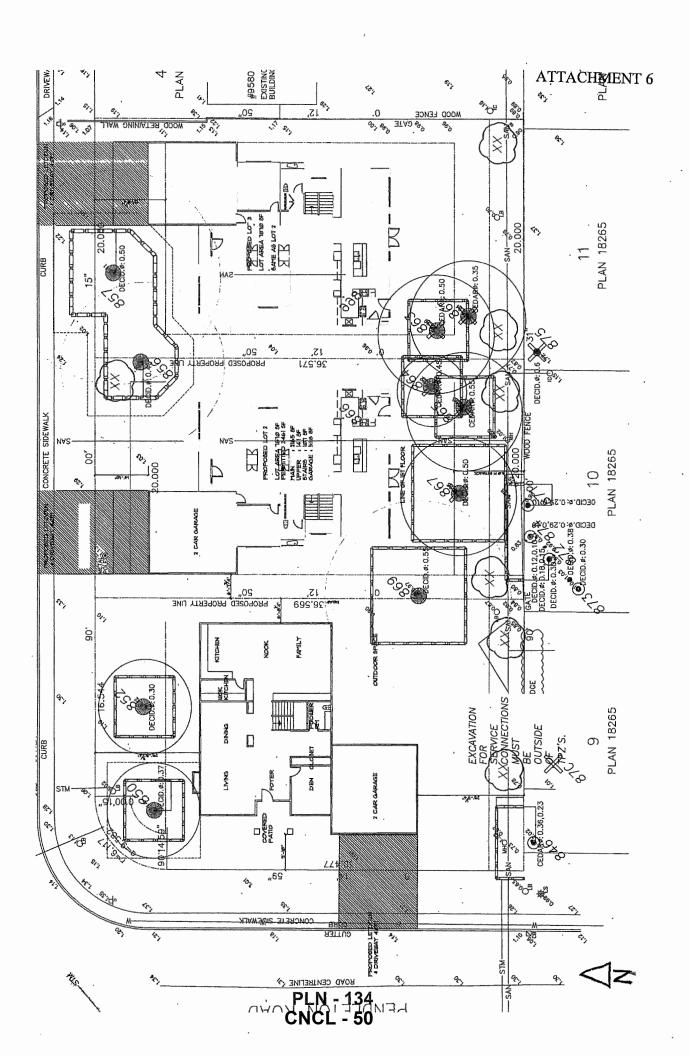


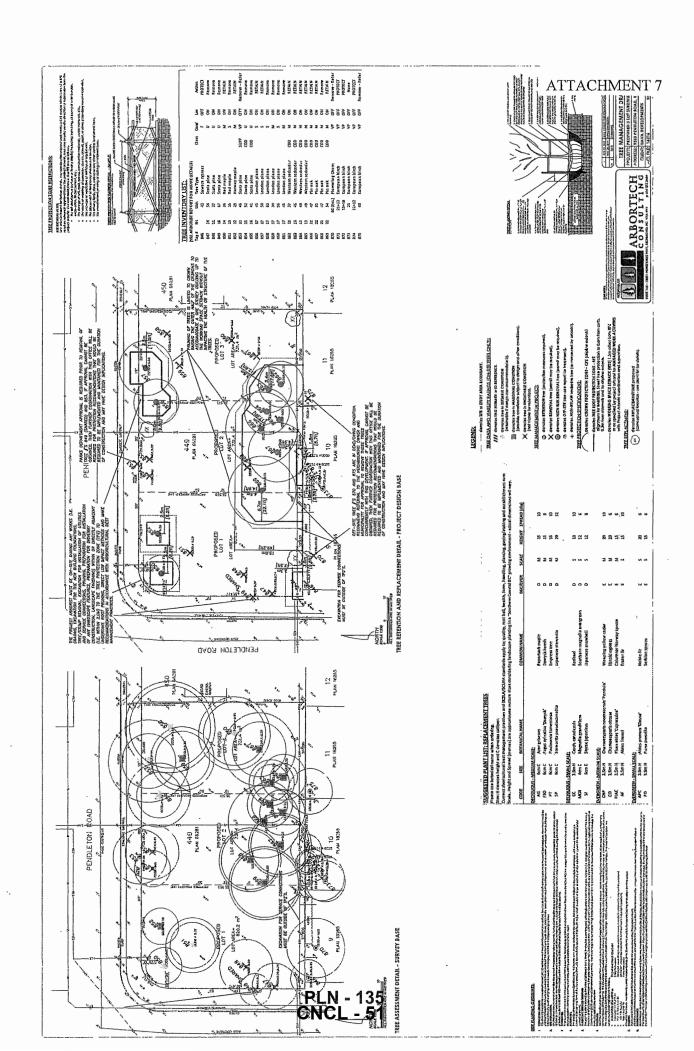


MAIN FLOOR PLAN 32' = 1'0"

UPPER FLOOR PLAN

PROPOSED LOT 1







Rezoning Considerations

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

Address: 9560 Pendleton Road

DEMONSTRATION OF THE PROPERTY OF THE PROPERTY

File No.: RZ 16-732627

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9661, the developer is required to complete the following:

- 1. Final Adoption of Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662.
- 2. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four replacement trees are planted and maintained in the development. NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A 3.0 Replacement Trees.
- 3. Submission of a Landscape Plan for Proposed Lot 1, 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 and a 10% contingency. The Landscape Plan should:
 - Comply with the requirements for landscaping on corner lots contained in Richmond Zoning Bylaw 8500.
 - 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.
 - · Include any required replacement trees.
- 4. City acceptance of the developer's offer to voluntarily contribute \$10,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 6. Submission of a Tree Survival Security to the City in the amount of \$100,000 for the 10 trees to be retained.
- 7. Registration of a flood indemnity covenant on Title.
- 8. Registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of Proposed Lot 1 is generally consistent with the preliminary conceptual plans contained in Attachment 5 of this report.
- 9. Registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of the site is generally consistent with the preliminary site plan contained in Attachment 6 of this report.
- 10. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 11. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family development on Proposed Lot 1 (i.e. \$7,797.05) to the City's Affordable Housing Reserve Fund.

Prior to Demolition* stage, the developer must complete the following requirements:

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

PLN - 136 CNCL - 52

Initial:	

Prior to removal of Trees # 849 and 853 on City property, the developer must complete the following requirements:

1. Send notification to the City Parks Department at least four days prior to removal of the trees, to allow proper signage to be posted. Notification must be given by calling 604-244-1208 ext. 1317.

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

1. 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.

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

- 1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- 2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to the following:

Water Works:

- Using the OCP Model, there is 145 L/s of water available at a 20 psi residual at the Pendleton Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection.
 Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developers cost, the City is to:
 - o Install three new 25 mm water service connections, off of the existing 150 mm AC watermain on Pendleton Road; each complete with meter and meter box.
 - O Cut and cap at main, the existing water service connection at the northeast corner of the subject site.

Storm Sewer Works:

- The Developer is required to:
 - o Install approximately 200 m of 600 mm storm sewer pipe along and beyond both of the site's frontages, centered within the roadway. New manholes are required to tie into the existing drainage pipe fronting 9580 Pendleton Road and on Pendlebury Road. Subject to funding approval, the City will fund works beyond the subject site's frontage.
 - o Install a new storm service connection for the eastern most subdivided lot complete with inspection chamber.
 - o Install a new storm service connection complete with inspection chamber and dual service leads for the middle and western most subdivided lots.
 - O Cut, cap and remove the existing storm lateral and inspection chamber STIC57588 and STIC48597 at the subject site's frontage.

Sanitary Sewer Works:

• The existing 200 mm AC sanitary sewer inside the subject site will need to be abandoned in order to subdivide as per the submitted plans. In order to maintain the service to the north, the sewer will need to be re-routed.

PLN - 137 CNCL - 53

Initial:

• The Developer is required to:

TARGET BANKS BANKS

 Remove or abandon the existing 200 mm AC sanitary sewer within the subject site prior to building construction and re-route the sanitary sewer by installing approximately 90.0 m of sanitary sewer along Pendleton Road, complete with three new manholes.

- o Provide a 3.0 m wide utility SRW along the entire south property line of the subject site.
- Install a new sanitary service connection complete with inspection chamber and dual service leads for the middle and western most subdivided lots off of the newly installed sanitary sewer.
- o Install a new sanitary service connection extending off of the newly installed sanitary manhole north of the subject site, complete with inspection chamber for the eastern most subdivided lot.
- At Developer's cost, the City is to:
 - O Cut and cap the existing service connection at the southeast corner of the subject site.
 - o Complete all tie-in works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - o Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - 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.). These should be located on-site.

General Items:

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

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.

PLN - 138 CNCL - 54

Initial:	

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0	Applicants for all City Permits are required to comply at a	ll times with the conditions of the Provincial Wildlife Act and Federal						
	Migratory Birds Convention Act, which contain prohibition	ns 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.						
		•						
	•							
Si	gned	Date						

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Richmond Zoning Bylaw 8500 Amendment Bylaw 9661 (RZ 16-732627) 9560 Pendleton Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the table contained in Section 5.15.1A regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZS28	\$2.00"

b. Inserting the following into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

15.28 Single Detached (ZS28) – Pendleton Road (West Richmond)

15.28.1 Purpose

The **zone** provides for **single detached housing** with a range of compatible **secondary uses**, and provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

15.28.2 Permitted Uses

housing, single detached

15.28.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- secondary suite
- bed and breakfast

15.28.4 Permitted Density

- The maximum density is one principal dwelling unit per lot.
- 2. The maximum **floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

- Notwithstanding Section 15.28.4.2, the reference to "0.40" is increased to a higher density of "0.55" if:
 - a) the building contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZS28 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
- 4. Further to Section 15.28.4.3, the reference to "0.40" in Section 15.28.4.2 is increased to a higher **density** of "0.55" if:
 - a) an **owner** subdivides bare land to create new lots for single detached housing, and
 - b) i) 100% of the lots contain secondary suites; or
 - ii) at least 50% of the lots contain a secondary suite and the owner, at the time Council adopts a zoning amendment bylaw to include the owner's lot in the ZS28 zone, pays into the affordable housing reserve the sum specified in Section 5.15 of this bylaw for the floor area permitted on any lot not containing a secondary suite; or
 - iii) at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZS28 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

15.28.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 45% for **buildings**.
- No more than 70% of a lot may be occupied by buildings, structures and nonporous surfaces.
- 3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

15.28.6 Yards & Setbacks

- 1. The minimum front yard is 4.5 m.
- 2. The minimum interior side yard is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; or
 - c) 1.2 m for lots less than 18.0 m wide.
- 3. The minimum **exterior side yard** is 3.0 m.
- 4. The minimum rear yard is 6.0 m. For a corner lot where the exterior side yard is 6.0 m, the rear yard is reduced to 1.2 m.

Bylaw 9661 Page 3

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15.28.7 Permitted Heights

1. The maximum height for principal buildings is 2 ½ storeys, but it shall not exceed the residential vertical lot width envelope and the residential vertical lot depth envelope. For a principal building with a flat roof, the maximum height is 7.5 m.

- 2. The maximum **height** for **accessory structures** is 9.0 m.
- 3. The residential vertical lot depth envelope in Section 15.28.7.1 is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

15.28.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot** dimensions and areas are as follows, except that:
 - a) the minimum **lot width** for **corner lots** is 20.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
7-5 m	18.0 m	24.0 m	700.0 m²

15.28.9 Landscaping & Screening

1. Landscaping and screening shall be provided according to the provisions of Section 6.0.

15.28.10 On-Site Parking and Loading

- 1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.
- For the purpose of this zone, a driveway is defined as any non-porous surface
 of the lot that is used to provide space for vehicle parking or vehicle access to
 or from a public road or lane.

15.28.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (ZS28) PENDLETON ROAD (WEST RICHMOND)".

P.I.D. 003-751-651 Lot 449 Section 26 Block 4 North Range 7 West New Westminster District Plan 66281

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9661".

FIRST READING	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	APPROVED
SECOND READING	APPROVED by Director
THIRD READING	or Solicitor (i)
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER



Bylaw 9662

Richmond Official Community Plan Bylaw OCP Bylaw 9000 Amendment Bylaw 9662 (CP 16-733600) 9560 Pendleton Road

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

1. Richmond Official Community Plan Bylaw OCP Bylaw 9000 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it Neighbourhood Residential.

P.I.D. 003-751-651 Lot 449 Section 26 Block 4 North Range 7 West New Westminster District Plan 66281

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662".

FIRST READING	CITY RICHM APPRO	OND
PUBLIC HEARING		
SECOND READING	APPRO by Man or Soli	agei
THIRD READING	- Urdani	2
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	

ARBORTECH CONSULTING



TREE RETENTION ASSESSMENT REPORT

Report Date:

May 20, 2016

Rev 4: April 13, 2017

ACL File:

16216

Project Details:

Proposed 3-Lot Subdivision

9560 Pendleton Road, Richmond

Prepared For:

Attn.: Peter Gee **DAVA** Developments 228 - 2680 Shell Rd Richmond, BC V6X 4C9

BACKGROUND

Arbortech Consulting has been retained to undertake an arboricultural assessment of the existing trees located within or in close proximity to the above referenced development site. Related municipal bylaws or policies have been considered. Staff from this office visited the site most recently on February 24, 2017 to inspect the trees and to review the site conditions. The client has supplied a survey drawing showing topographic features and tree locations, as well as a project design drawing for our reference in completing this assessment. This study presents tree condition findings and proposed tree preservation strategies for consideration by the owner, the project design consultants and the municipality. Our findings are in accordance with arboricultural best management practices and with consideration of regulatory requirements and are based on the pre-existing condition of the trees combined with the anticipated impacts and mitigation opportunities from construction. This summary report should be read in conjunction with the enclosed reference documents.

Trees have been marked with a serial numbered tag for ease of reference. Tree condition assessment was performed using Visual Tree Assessment (VTA) procedures that are standardized and developed by Arbortech Consulting. This study is not a formal Tree Risk Assessment, however we have considered our findings of the health and structural condition of the subject trees in context to the proposed land use in order to determine the suitability and viability for retention of the subject trees. The VTA includes the identification of the species, size and condition of the subject trees (health and structural stability). We identify outward signs/symptoms that indicate the presence of health deficiencies, structural defect, and growing site constraints that can affect the viability for retention. Detailed assessments were not performed except as noted below.

TREE RETENTION FINDINGS

This subject site is comprised of a vacant lot with open landscape conditions. The proposed development includes the creation of three new building lots and construction of a new house and related service connections on each respective property. An existing storm and sanitary ROW is aligned with the rear of the property.

In context to the current project design provided to us from the client, the existing trees are proposed to be treated as noted below and on the enclosed supporting documents. The successful preservation of trees will require compliance to the tree protection guidelines

PAGE 1 OF 20





Tree ratings for on-site trees consider their health and structural condition, as well as their viability and suitability for retention in the proposed land use and expected scope of construction. This rating system is designed to enable the prudent selection of retention trees that will present reasonable value to the site and the community, and that can be expected to survive and thrive after the changes to their growing environment and the treatments that would be necessary to accommodate the construction activities in their vicinity are completed. The rating scale for on-site trees is as follows:

UNSUITABLE	MARGINAL	SUITABLE
A tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.	A tree in poor to fair condition that has a pre-existing defect that may affect its survival considering the proposed land use, or that could be considered for retention conditional to certain special measures (i.e. with adjacent trees, with treatment, etc.)	A tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate the required protection zone.

The condition of off-site and city trees is provided for context and information purposes, and based on a self-explanatory rating scale as follows:

VERY POOR	POOR	FAIR	GOOD	SPECIMEN	

Tree retention and removal is specified based on the tree condition findings, as well as the impacts from the construction related to the project design. Design revisions and special measures to mitigation those impacts have been considered as noted below. The subject tree data and our review of the impacts and mitigation related to the proposed development and/or construction are described below. Please see attached Tree Management Drawing for tree location reference.

<u>Tree Tag # 847:</u>	54cm DBH, Scots pine (Pinus sylvestris), Fair health, Poor Structure	
Ownership:	: On-Site Pho	
Condition:	Unsuitable	
Defect(s) of Concern:	Large, decayed pruning wounds have resulted from severe historic pruning treatments. Replacement leaders have developed a very weak structural form highly prone to failure.	
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.	
Action:	Remove	A PARTY OF
Rationale for Treatment:	This tree is in very poor condition and is also in direct conflict with construction or excavation.	



PAGE 2 OF 20

ACL FILE: 16216 MAY 20, 2016 REV 4: APRIL 13, 2017



<u>Tree Tag # 848:</u> 37cm DBH, Scots pine (*Pinus sylvestris*), Fair Health, Poor Structure

Ownership: On-Site

Condition: Unsuitable

Defect(s) of Multiple historic scaffold branch failures have Concern: resulted in large, decayed wounds which

compromise the structure of the remaining crown.

Construction Excessive root loss will result from excavation for the

Impacts: new building foundation.

Action: Remove

Rationale for This tree is in very poor condition and is also in direct

Treatment: conflict with construction or excavation.



<u>Tree Tag # 849:</u> 67cm Scots pine (*Pinus sylvestris*) Fair Health, Poor Structure.



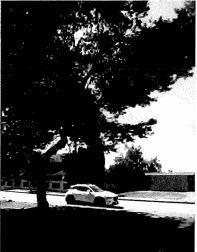


Photo 2.



Photo 3.



Ownership: On-Site - Shared

Condition: Unsuitable

Defect(s) of Multiple historic scaffold branch failures have resulted in large, decayed wounds which

Concern: compromise the structure of the remaining crown.

Construction Excessive root loss will result from excavation for the new building foundation.

Action: Remove

Rationale for This tree is in very poor condition and is also in direct conflict with construction or excavation.

Treatment:

Impacts:

PAGE 3 OF 20



<u>Tree Tag # 850:</u> 35cm DBH Red maple (Acer rubrum), Good Health, Fair Structure

Ownership: On-Site

Condition: Marginal

Defect(s) of Historic injury to large scaffold branch on the west

Concern: side. Longitudinal reaction wood has developed at

the edges of the injury.

Construction Impacts:

Action: Retain

Tree Protection CPZ: 4.0m

Specifications: RPZ: 2.5m Note. The Working Space Setback (WSS)

specified by arborist applies – see drawing.

Special Measures: Root pruning undertaken by the project arborist during excavation for the new building foundation in close proximity to the RPZ.



<u>Tree Tag # 851:</u> 35cm DBH Red maple (Acer rubrum), Good Health, Good Structure

Ownership: On-Site

Condition: Suitable

Defect(s) of Multiple scaffold branches have developed a

Concern: narrow attachment with bark inclusions.

Construction Excessive root loss will result from excavation for the

Impacts: new building foundation.

Action: Remove

Rationale for In direct conflict with the new building envelope.

Treatment:



PAGE 4 OF 20



Iree Tag # 852: 36cm DBH, Norway maple (Acer platanoides), Good Health, Fair Structure

Ownership: On-Site

Condition: Suitable

Defect(s) of Recent pruning via flush cuts have resulted in large

Concern: wounds beyond the branch collar.

Construction Excessive root loss will result from excavation for the

Impacts: new building foundation.

Action: Retain

Tree Protection CPZ: 4.0m

Specifications: RPZ: 2.5m Note. The Working Space Setback (WSS)

specified by arborist applies – see drawing.

Special Measures: Root pruning undertaken by the project arborist during excavation for the new building foundation in close proximity to the RPZ.



<u>Tree Tag # 854:</u> 52cm Scots pine (*Pinus sylvestris*), Fair Health, Poor Structure

Ownership: On-Site

Condition: Unsuitable

Defect(s) of Severe historic pruning treatments via large (i.e. Concern: 30cm diameter) flush cuts. Multiple historic scaffo

30cm diameter) flush cuts. Multiple historic scaffold branch failures and partial failures (i.e. hazard beam) have occurred throughout the crown. This tree has developed a very weak structural form prone to

failure and is co-dependent with adjacent trees for

stability.

Construction Impacts:

irripacis.

Action: Remove

Rationale for This tree is in very poor condition and is Treatment: recommended to be removed and replace

recommended to be removed and replaced concurrently with construction to facilitate a long

term landscape amenity.



PAGE 5 OF 20



<u>Tree Tag # 855:</u> 41cm Scots pine (*Pinus sylvestris*) Fair Health, Poor Structure

Ownership: On-Site

Condition: Unsuitable

Defect(s) of Asy Concern: seri

Asymmetrical crown and lean to the east with a series of kinks in the stem due to the proximity of adjacent trees. Multiple historic scaffold branch failures have occurred throughout the crown. This tree is dependent on the adjacent trees for stability

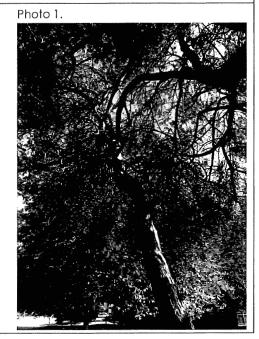
and is not feasible to retain singly.

Construction Impacts:

Action: Remove

Rationale for Treatment: This tree is in very poor condition and is recommended to be removed and replaced concurrently with construction to facilitate a long

term landscape amenity.



<u>Tree Tag # 856:</u> 45cm DBH London plane (*Platanus* x acerifolia), Good Health, Good Structure

Ownership: On-Site

Condition: Suitable

Defect(s) of

Concern:

Construction Pruning to mitigate aerial conflict with the new building foundation would result in moderate crown

loss. Excavation for the new building foundation could be tolerable subject to tree protection measures being accommodated by construction.

Action: Retain

Tree Protection CPZ: **5.0** Specifications: RPZ: **3.0**

RPZ: **3.0** Note. The Working Space Setback (WSS)

specified by arborist applies – see drawing.

Special Measures: Pruning to mitigate aerial conflict with the new building must be undertaken by a qualified tree service contractor employing ISA Certified arborists. Root pruning <u>during</u> excavation for the new building foundation must be undertaken by the protect arborist to avoid excess root loss.



PAGE 6 OF 20



<u>Tree Tag # 857:</u> 50cm DBH, London plane (Platanus x acerifolia), Good Health, Good Structure

Ownership: On-Site Condition: Suitable

Defect(s) of Slightly asymmetrical crown biased to the north due

to shading from adjacent trees. Concern:

Pruning to mitigate aerial conflict with the new Construction Impacts: building foundation would result in minor crown loss.

Excavation for the new building foundation could be tolerable subject to tree protection measures being

accommodated by construction.

Action: Retain

Tree Protection CPZ: 5.0

Specifications: RPZ: 3.0 Note. The Working Space Setback (WSS)

specified by arborist applies - see drawing.

Special Measures: Pruning to mitigate aerial conflict with the new building must be undertaken by a qualified tree service contractor employing ISA Certified arborists. Root pruning during excavation for the new building foundation must be undertaken by the protect arborist to avoid excess root loss.



Tree Tag # 858 63cm DBH, London plane (Platanus x acerifolia), Good Health, Good Structure

Ownership: On-Site Condition: Suitable

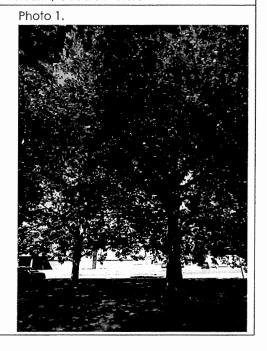
Defect(s) of Concern:

Construction Excessive root loss will result from excavation for the Impacts: new building foundation

Action: Remove

Rationale for In direct conflict with construction or excavation

Treatment:



PAGE 7 OF 20

ACL FILE: 16216 MAY 20, 2016 REV 4: APRIL 13, 2017



<u>Tree Tag # 859:</u> 30cm DBH, London plane (*Platanus x acerifolia*), Good Health, Fair Structure

Ownership:

On-Site

Condition:

Marginal

Defect(s) of Concern: Asymmetrical crown biased to the south due to proximity and suppression from adjacent trees. Co-

dependent with adjacent trees for stability.

Construction Impacts: Excavation for the new building foundation will result

in excessive root loss.

Action:

Remove

Rationale for Treatment: In direct conflict with construction or excavation



Tree Tag # 860: 56cm DBH, London plane (Platanus x acerifolia), Good Health, Good Structure

Ownership:

On-Site

Condition:

Suitable

Defect(s) of Concern:

Moderate lean to the east and merged crown structure with adjacent tree to the southwest.

Construction

This tree is located within the heart of the proposed

Impacts:

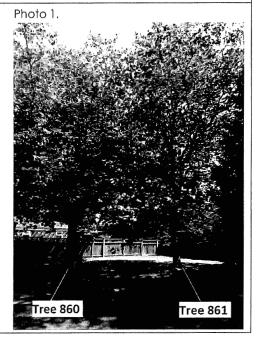
building envelope. Excessive root loss will result from

excavation for the new building.

Action:

Remove

Rationale for Treatment: In direct conflict with construction or excavation



PAGE 8 OF 20



<u>Tree Tag # 861:</u> 45cm DBH, London plane (Platanus x acerifolia), Good Health, Fair Structure

Ownership: On-Site Condition: Marginal

Defect(s) of

Multiple scaffold branches attach at 10m above Concern: grade with a long bark inclusion and forming a rib.

Co-dependent with adjacent tree to the northeast

for stability.

Construction This tree is located within the heart of the proposed Impacts: building envelope. Excessive root loss will result from

excavation for the new building.

Action: Remove

Rationale for In direct conflict with construction or excavation

Treatment:



37cm DBH Western redcedar (Thuja plicata), Good Health, Fair Structure <u>Tree Tag # 862:</u>

Ownership: On-Site

Condition: Marginal

Defect(s) of Asymmetrical crown biased to the south due to Concern:

proximity and shading from adjacent tree. Dependent on adjacent trees for stability. Suitable

for retention in a grove but not as an individual.

Removal of adjacent trees to accommodate Construction Impacts:

construction will result in exposure of the pre-existing

weak structural form and crown interior.

Action: Retain

Tree Protection Specifications

See Tree Management Drawing



PAGE 9 OF 20



<u>Tree Tag # 863:</u>	46 cm DBH Western redcedar (Thuja plicata), Good Health, Fair Structure	
Ownership:	On-Sife	See #862 for photo reference
Condition:	Marginal	
Defect(s) of Concern:	•	
Construction Impacts:		
Action:	Retain	
Tree Protection Specifications	See Tree Management Drawing	

<u>Tree Tag # 864:</u>	49 cm DBH Western redcedar (Thuja plicata), Good Health, Fair Structure	
Ownership:	On-Site	See #862 for photo reference
Condition:	Marginal	
Defect(s) of Concern:	Embedded in the crown of adjacent tree, resulting in a narrow crown dependent on adjacent trees for shading and stability. Suitable for retention in a grove but not as an individual.	
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.	
Action:	Retain	
Tree Protection Specifications	See Tree Management Drawing	

<u>Tree Tag # 865:</u>	49 cm DBH Western redcedar (Thuja plicata), Good Health, Fair Structure	
Ownership:	On-Site	See #862 for photo reference
Condition:	Marginal	
Defect(s) of Concern:	Embedded in the crown of adjacent tree, resulting in a narrow crown dependent on adjacent trees for shading and stability. Suitable for retention in a grove but not as an individual.	
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.	
Action:	Retain	
Tree Protection Specifications	See Tree Management Drawing	



<u>Tree Tag # 866:</u> 47cm DBH Pin oak (Quercus palustris), Fair Health, Fair Structure

Ownership: On-Site

Condition: Marginal

Defect(s) of Asymmetrical, sparsely foliated crown biased to the Concern: north due to proximity of adjacent trees. Dieback

(30%) throughout the crown due to shading. Girdling root over 25% of root crown. Suitable for retention in

a grove.

Construction

Excessive root loss will result from excavation for the

Impacts: new building foundation.

Action: Remove

Tree Protection Specifications See Tree Management Drawing



<u>Tree Tag # 867:</u>	51cm DBH Pin oak (Quercus paiustris), Fai	ir Health, Fair Structure
Ownership:	On-Site	Photo 1.

Condition: Marginal

Defect(s) of High crown due to shading from adjacent trees.

Concern: Dieback of small branches in the lower crown.

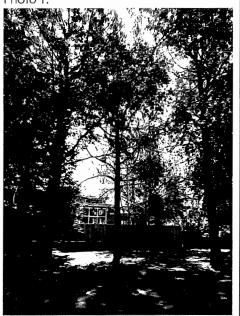
Historic injury on the north side of the stem at 1.0m above grade. Suitable for retention in a grove.

Construction Excessive root loss will result from excavation for the

Impacts: new building foundation.

Action: Retain

Tree Protection See Tree Management Drawing Specifications





47cm DBH Pin oak (Quercus palustris), Fair Health, Fair Structure <u>Tree Tag # 868:</u>

On-Site Ownership:

Condition: Marginal

Asymmetrical crown biased to the north due to the Defect(s) of Concern:

proximity of adjacent trees. Dieback (20%) of lower

crown due to shading. Suitable for retention in a

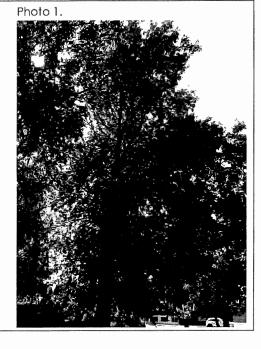
Construction This tree is located within the heart of the proposed building envelope. Excessive root loss will result from Impacts:

excavation for the new building foundation.

Action:

Rationale for

In direct conflict with construction or excavation Treatment:



Tree Tag # 869: 54cm DBH Pin oak (Quercus palustris), Fair Health, Fair Structure

On-Site Ownership:

Condition: Marginal

Defect(s) of Asymmetrical crown suppressed on the east side with Concern:

dieback (20%) throughout the crown due to shading. Excessive epicormic growth on scaffold branches

throughout the crown. Suitable for retention in a

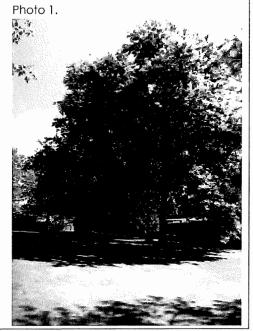
Excessive root loss will result from excavation for the Construction

new building foundations. Impacts:

Action: Retain

Tree Protection **Specifications**

See Tree Management Drawing





Private Off-Site Trees:

The off-site trees located within influencing distance of this project are proposed to be treated as follows:

Protect:

Protect 3 off-site trees as detailed herein and on the Tree Management Drawing. Certain additional precautions may be recommended.

- Tree #'s 871, 872, 873 and 874.
 - Tree # 873 is located beyond influencing distance from the site and on-site protection measures are not required for this tree.

Refer to Owner for Removal Authorization:

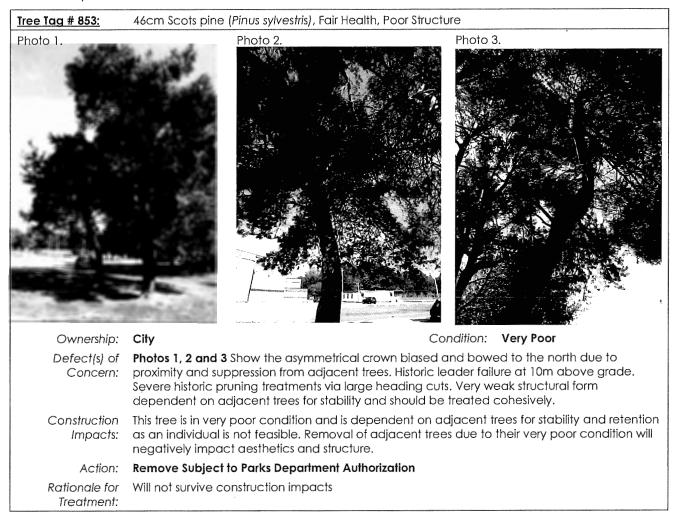
Refer the following trees to their respective owner for consideration of approval to remove them due to the reasons noted below. Any tree removal authorized by the neighbour would be subject to municipal permitting requirements (if applicable). If a neighbour does not approve the recommended removal, then design revision may be required to accommodate a required tree protection zone.

- Tree 870: Seek approval from the neighbouring owner to remove this tree due to its current dead/dying condition for risk mitigation to the subject site and neighbouring properties.
- Tree 875: Seek approval from the neighbouring owner to remove this tree due to its current dead condition to mitigate risk to the subject site and neighbouring properties.



Municipal Trees:

The trees in the public road or lane or frontages may be at risk of root or crown damage from construction activities, therefore protection measures and precautions are required. The minimum street tree protection requirements prescribed by the municipality may not be sufficient to protect the trees adequately, therefore we recommend compliance with the tree protection guidelines and any other special measures noted on the Tree Management Drawing. Certain trees may conflict with underground or overhead services, or other civil infrastructure installations or upgrades and are not able to be protected adequately. Those trees are noted for referral to the applicable municipal department.





SUMMARY

On-Site Trees

Retain: 11 Trees On-Site with measures as shown on the Tree Management Drawing.

Remove: 11 Trees

Remove due to Condition:

• 5 Trees are proposed to be removed due to their pre-existing very poor health or structural defects that are unsuitable for retention consideration. Some or all of these trees may be also in direct conflict with construction and design revisions to accommodate protection measures is unwarranted due to their very poor condition.

Remove due to Construction:

 6 Trees are proposed to be removed due to excessive impacts that will result from construction.

Off-Site (Private) Trees

Protect:

- Protect 5 Off-Site (Private) trees with measures as shown on the Tree Management Drawing.
 - Of these trees, 1 tree is located beyond influencing distance from construction and no on-site protection measures are required.

Refer:

 Refer 2 Off-Site (Private) trees to the neighbouring owner for approval to remove due to their pre-existing very poor condition. If approval cannot be obtained, then further coordination with this office is necessary for protection recommendations which will be required to be implemented within the site for the duration of construction.

City-Owned Road Frontage Trees

Refer:

 1 City owned tree to Parks department for their information and consideration for approval to remove. Treatment of city owned trees is at the sole discretion of the Parks department. If approval cannot be obtained, then further coordination with this office is necessary for protection recommendations which will be required to be implemented within the site for the duration of construction and may have design implications.



TREE REPLACEMENT

Tree replacement requirements will be confirmed by the municipality in relation to their policies. The municipality requires two replacement trees for each bylaw tree to be removed (2:1 quota), up to a maximum quantity for the lot size or the available space for planting. Based on arboricultural standards, and considering the use of appropriate species, we have specified 3 replacement trees as detailed on the attached Tree Management Drawing. The replacement trees must meet city requirements for minimum size at planting (i.e. 6 cm calliper for deciduous species and 3.5 m height for coniferous species) and other criteria.

SUMMARY RECOMMENDATIONS

Long term tree preservation success will only be possible if the trees are protected to respect the alignments and restrictions of the Tree Protection Zones (TPZ) comprised for the Crown Protection Zone (CRZ) and the Root Protection Zone (RPZ), as detailed on the Tree Management Drawing attached. Considering the findings herein, the existing trees within the proposed development require coordination throughout the project as follows:

- All applicable design drawings for this project should be coordinated to fully comply with the tree protection specifications as shown on the Tree Management Drawing (attached).
- 2. The detailed design process and project revisions should be coordinated with the project arborist so that tree retention and protection can be reviewed and/or municipal approvals for those revisions can be obtained.
- 3. The final tree management report, supporting documents, and drawing should be included as a reference in the project specifications.
- **4.** Check with the municipality for approvals of the tree retention and removal scheme before proceeding with any tree treatments, site preparation activities, demolition or construction.
- 5. Maintain compliance to the tree protection measures and/or implement other treatments specified for retention trees (on-site and off-site) during demolition, site preparation and construction phases in compliance with the Tree Management Drawing and pursuant to municipal regulations and requirements.
- 6. Undertake specified enhancement or mitigation treatments within or adjacent to TPZ including but not limited to; root pruning, soil enhancements, pruning to manage the health and structure of the tree, pruning for construction or land use required clearances, low impact site preparation or excavations for services, utilities, footings, foundations, retaining walls, driveways, patios, sidewalks or other hard landscape features.
- 7. All contractors, subcontractors and trades undertaking any scope of construction on the project in proximity to retained trees should be made aware of the restrictions and responsibilities for tree retention, any special measures required, and coordinate their work activities with the project arborist accordingly, and that failure to comply may result in fines or other action levied by the municipality.

PAGE 16 OF 20



Thank you for choosing Arbortech Consulting for your project needs. If there are any questions regarding this report, please contact the undersigned.

Certified By:

Norman Hol,

Senior Consulting Arborist

Enclosures;

Tree Protection Guidelines, Assumptions and Limiting Conditions, Tree Inventory and Assessment List, Tree Management Drawing

Qualifications:

- ISA Certified Arborist #PN-0730A
- Qualified Tree Risk Assessor (TRAQ)
- Certified Tree Risk Assessor #0076
- Certified Wildlife and Danger Tree Assessor
- Land Surveying Technologist



TREE PROTECTION GUIDELINES

1. CONTACT INFORMATION:

The municipality may require that the developer or owner of the project retain this firm to provide tree protection compliance consulting services through the course of the project. A **Letter of Undertaking** or **LOU** (also referred to as a letter of assurance or a comfort letter) will be supplied upon request, subject to a mutually acceptable contract for those services. If an **LOU** is executed, the project arborist is required to attend at certain milestones and to report non-compliance issues to the municipality. Once the **LOU** is in place, all tree protection questions, clarifications and coordination, should be directed to:

ARBORTECH CONSULTING OFFICE: 604 275 3484 EMAIL: trees@acigroup.ca

A project arborist will be assigned, and a pre-construction meeting scheduled.

2. TREE PROTECTION ZONES (TPZ):

Tree protection is defined relative to the centre of the tree trunk where it emerges from the ground and/or the extent and spread of the crown or roots of the tree. The **TPZ** is comprised of three main components:

CPZ - CROWN PROTECTION ZONE SETBACKS:

Specified by the project arborist to be at a minimum of the dripline extents of the crown (furthest reaching branches and foliage). Restrictions on any aerial encroachment within a CPZ are required in order to protect from tree damage. This includes structures and overhead utilities, and the working space required to build or maintain them. An allowance for the future growth of the tree crown (spread and height) as well as the working space should be considered by the project design team. Pruning may be possible to accommodate certain encroachments but may not be feasible – consult with project arborist to confirm.

RPZ - ROOT PROTECTION ZONE SETBACKS:

 Specified by the project arborist based on tree species, tree condition, soil type and depth, soil drainage, topography, wind exposure and changes thereof, constrained root conditions, and acceptable thresholds for root loss specific to those factors. RPZ alignments that are smaller than the CPZ may be designed by the project arborist conditional to special measures being implemented, such as root pruning and compensatory enhancement treatments. Restrictions on any disturbances within a RPZ are required in order to maintain tree health and tree stability.

WSS - WORKING SPACE SETBACKS:

A 1.5m setback zone, or an alternate setback specified by the project arborist, outside of the RPZ, where
the design of structures, finished grading and/or hard landscape features requires attention to avoiding
encroachment of soil removal of any scope, over-excavation for working space, cut slopes, fill slopes
and/or retaining walls and where project arborist design review and/or on-site direction is required in order
to mitigate preventable damage to roots within the RPZ.

3. TPZ RESTRICTIONS:

Any access or construction related work within a CPZ, RPZ and/or WSS requires advance approval and on-site direction by the project arborist. General restrictions in the TPZ are as follows:

- No soil disturbance (surface or to any depth) including; trenching, stripping of over-burden, excavation, fill
 placement, etc.,
- No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
- No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials,
- No passage or operation of vehicles or equipment,
- No placement of temporary structures or services,
- No affixing lights, signs, cables or any other device to retained trees,
- No unauthorized pruning or cutting of retained trees.

4. DESIGN DETAILS, DESIGN REVISIONS AND CONSTRUCTION MANAGMENT:

The detailed designs (architectural, mechanical, civil, landscape, geo-technical, etc.), as well as construction planning (excavation, shoring, access/egress, crane operations, etc.) should be coordinated to respect the tree protection measures outlined herein, and with the TPZ setbacks specified on the Tree Management Drawing prepared by this office. Where proposed design elements conflict with the TPZ, advanced detailed assessments by the project arborist may be possible, such as; root mapping to non-invasively remove soil and trace major roots, and advance root pruning to culture the tree and direct root growth in advance of construction.

5. BARRIERS - TREE PROTECTION FENCES:

Barriers should be erected at the CPZ setback where possible, but must be installed at the RPZ specified alignments as a minimum tree protection measure. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. The contractor, subcontractors and trades should be made aware of the restrictions therein. The barriers must be maintained at those alignments in good condition, and may not be removed for any reason (including landscaping), unless prior approval from the project arborist is obtained.

PAGE 18 OF 20



6. SURVEYING:

Trees located close to a property line may require additional surveying to confirm ownership. Tree barriers aligned with or within close proximity to a property line, a restrictive covenant line, and/or an environmentally sensitive or protected area may require a survey tio enable accurate barrier installation.

7. TREE PRUNING, TREATMENTS AND ENHANCEMENTS:

Additional tree treatments or measures for retained trees may be required by the project arborist, including but not limited to:

- Pruning for risk mitigation, crown cleaning, crown restoration, form, building or overhead clearance, and/or sight lines.
- Pre-treatments such as staged root pruning, root mapping, vertical aeration and other treatments.
- Installation of soil amender (i.e. organic composted mulch) within the RPZ to mitigate soil desiccation and to add fertility.
- Supplemental watering to compensate for soil hydrology changes.
- Low impact stump removal for stumps located within a CPZ (i.e. stump grinding or digging under project arborist supervision).
- Windfirming of new forest edges created by clearing of the development lands, including; re-assessment, removals, pruning, modification to wildlife tree, or other treatments as specified by the project arborist.

No tree or hedge pruning may be carried out unless undertaken or directed by the project arborist and it is performed by a qualified tree service contractor working under the direction of the project arborist. The qualified tree service contractor must employ ISA Certified Arborist(s) and carry out their work to ANSI A300 and ANSI Z133 Standards and Best Management Practices.

8. DEMOLITION OPERATIONS:

If tree removal is proposed to be undertaken in conjunction with the demolition, tree removal permits may be required. Note that some municipalities will not approve tree removal at this phase. In either case, the municipality may relax the requirement for barrier installation prior to demolition subject to protecting existing trees via on-site direction and supervision by the project arborist during the process of demolishing existing structures and hardscapes. A *LOU* may be required by the municipality.

9. TREE REMOVAL/CLEARING OPERATIONS:

The developer/owner, contractor and the land clearing subcontractor should coordinate with the project arborist in advance to identify retained trees, to review the work plan, and to review tree protection measures. Note that neighbour approvals, additional municipal permits and/or authorizations from regulatory bodies may be required.

10. CONSTRUCTION OPERATIONS:

The project manager, site superintendent and/or foreman should meet with the project arborist in advance of commencing work on the project to review tree protection measures and to identify and resolve any anticipated tree protection related challenges.

The trunks, branches, foliage and roots of retained trees, as well as the soil within the TPZ, must not be damaged by construction activities. The use of aerial lifts, cranes or other overhead equipment is restricted in proximity to retained trees and should be planned with the size and height of the crown of the tree accordingly – pruning to reduce the height of retained trees (topping or heading) CANNOT be accommodated. It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Special measures required for tree protection compliance related to construction work in the CPZ or within 1.0m of a RPZ or to accommodate managed encroachments into a TPZ may include, but is not limited to:

- Root pruning by the project arborist, to work in the over-burden or rooted soil depths (typically not more than 1.5m depth) to identify roots to expose them and protect them and/or cut them so that they are not torn out by the digging machinery.
- Installing armour or suspended structures over the soil within RPZ to accommodate temporary worker or
 equipment passage within a TPZ. Several types of armouring may be available. Implementation is at the
 discretion of the project arborist and may be conditional to municipal approvals.
- Low impact trenching using air-vac or hydro-vac, with arborist supervision, to accommodate underground services or utilities. This option is restricted as to viability by; proximity, scope, depth, shoring needs, tree species, site/soil conditions and other factors.

11. LANDSCAPING OPERATIONS:

Removal of the tree barriers requires advance coordination and approval by the project arborist. The operation of equipment of any size or type, the placement of growing medium, all grading and sub-base preparation for hard landscape features. (i.e. sidewalks and patios), site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting infrastructure, and the placement of turf and other surface finishing, all have a high potential for causing damage to trees, roots or soil. Advance coordination between the landscape contractor and our office prior to landscape operations commencing is required to avoid tree protection non-compliance and bylaw issues.

PAGE 19 OF 20



ASSUMPTIONS AND LIMITING CONDITIONS

This report was prepared for and on the behalf of the client as addressed herein, and it is intended for their use in its entirety for the purposes of meeting conditions pertaining to applicable regulatory approvals, and for reference during the completion of the project. Arbortech Consulting shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.

Upon receipt of payment on account in full, this report will become the property of the client.

This report is restricted only to the subject trees as detailed in this report. Except as stated herein, no other trees were inspected or assessed as part of the work related to the preparation of this report. Note that there may be other trees on the site that are not included, for example if the tree is undersize in relation to municipal requirements for reporting. For this reason, this report should not be used as a specification for reference in tendering site preparatory works such as land clearing and tree removal.

The inner tissue of the trunk, limbs and roots, as well as the majority of the root systems of trees are hidden within the tree and the ground. Also, trees have adaptive growth strategies that can effectively mask defects. Tree assessment is limited to relying on the outward signs of defect and health issues that are indicators of the presence of defects. We use our training, experience and judgement, however it is possible that certain defects are not able to be identified. Arbortech Consulting cannot guarantee that a tree is free of defect.

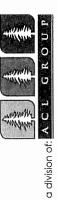
The accuracy of the locations of trees, property lines and other site features were not verified by Arbortech Consulting. We do not warrant that third party information as correct. Third party information provided to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.

The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers' use in understanding the contents and findings of this report, and are not intended as a representation of fact.

Approvals from a municipality and/or senior government agencies may be required in relation to certain recommendations and/or treatments provided in this report. The owner is responsible to make application for, pay related fees and costs for, and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

ARBORTECHCONSULTING

TREE INVENTORY AND ASSESSMENT LIST



Votes:

lag # denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.

Ht denotes the height of the tree in metres as measured or estimated by the assessor if applicable.

Dbh denotes the diameter of the trunk measured in cm, at 1.4 m above grade or as per arboricultural standards (i.e. for multi stem trees).

Class denotes the structural class of a tree growing in a forest stand environment;

UNDER = $\frac{1}{1}$ understory tree forming a component of the lower secondary canopy.

SUPP = suppressed tree with negligible trunk taper and very small crown.

DOM = dominant tree having some anchoring attributes to the primary canopy, with good trunk taper, established crowns and comparatively robust root systems. $COD = \underline{codominant}$ tree having limited trunk taper and moderate crown ratio (20 to 40%).

Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures.

On-Site Tree Ratings: U denotes unsuitable, M denotes marginal, S denotes suitable

Off-Site Tree Ratings: VP denotes very poor, P denotes poor, F denotes fair, G denotes good, SP denotes specimen

Loc denotes the ownership of trees based on the survey and project plans provided;

On denotes on-site, Off denotes private neighbour tree, City denotes road or lane tree, Park denotes tree in existing/proposed Park, ESA denotes tree in existing/proposed ESA **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

RD7 denotes the Root Protection Zone sethank | Fretained this is the minimum sethank for soil disturbance toward a tree. Additional working space sethank (WSS) applies as per arborist CPZ denotes the Crown Protection Zone setback (radius). If retained, this is the minimum setback for aerial encroachment of above ground structures toward a tree.

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‡ CNC	Ħ	Dbh 43	Tree Type Sawara cypress	Class	Cond	Loc OFF	Additional Observations (based on VTA only) Narrowly bifurcated with bark inclusion at 0.7m above grade. Co-dominant stems are limb tied in the crown.	Action PROTECT	CPZ 3	RPZ 3
CL ^½ - 81	14	54	Scots pine		ם	Z 0	 Large historic pruning wounds via flush cuts. Severe historic pruning has resulted in large decayed pruning wounds up to 20 cm diameter. Historically topped, resulting in large decayed pruning wounds, compromising the structure of the remaining crown. Large replacement leaders (120% parent stem diameter), have developed a weak structural form carrying more than 80% of the crown and highly prone to failure. This tree is also in conflict with the building envelope. Excessive root loss is expected to result from construction and this tree is proposed to be removed. 	Remove	4	
848		37	Scots pine		Þ	NO	 April 2017 update: This tre has suffered catastrophic leader failures from snow loading. Historic improper pruning via large heading cuts. Multiple historic scaffold branch failures throughout the crown, result in large wounds which compromise the structure of the remaining crown. The tree has a weak structure with a series of kinks in the main stem crooked at multiple locations that are prone to failure. This tree is also located within the heart of the building envelope and is proposed to be removed. April 2017 update: This tre has suffered significant leader failures from snow loading. 	Remove	4	

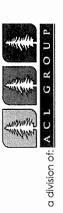


2	_			
RPZ	4			
CP2 7	4	9 4	† 9	4
Action Remove	RETAIN	RETAIN	Remove - Refer	Remove
 Additional Observations (based on VTA only) Shared tree. Severely kinked, over-extended leader bowed and biased to the northwest and prone to failure. Narrowly bifurcated with bark inclusion at 2.0m above grade. Historic branch failure of a large limb with decay visible at the site of injury. The tree has a weak structural form with a series of kinks in the main stem at multiple locations that are prone to failure. Excessive root loss is also expected to result from excavation for the new building foundation, and this tree is proposed to be removed. April 2017 update: This tre has suffered catastrophic leader failures from snow loading. 	 Historic injury to the lower scaffold branch with a longitunal reaction wood closing over the injury site. Upright growing scaffold branches weakly attached to the stems in narrow v-shaped control inclusion. 	 Upright growing scaffold branches weakly attached to the stems in narrow v-shaped unions with bark inclusion. This tree is located within the heart of the building envelope and is proposed to be removed. Recordly princed via flush cuts having the branch collar. 	 Asymmetrical crown biased and bowed to the north due to proximity and suppression from adjacent trees. Historic leader failure at 10m above grade. Severe historic pruning treatments via large (i.e. 15cm diameter) heading cuts. Very weak structural form dependent on adjacent trees for stability. This tree is co-dependent with the adjacent trees for stability. Removal of the adjacent trees due to their very poor condition, will impact stability and this tree is proposed to be removed. 	 Severe historic pruning treatments via large (i.e. 30cm diameter) flush cuts which are unlikely to compartmentalize before being invaded by wood decaying organisms. Multiple historic scaffold branch failures and partial failures (hazard beam) above
ON O	N _O	S S	5 D	O
Cond	Σ	ν Σ	∑ d>	コ
Class			SUPP	COD
Tree Type Scots pine	Red maple	Red maple	Scots pine	Scots pine
67	36	35	46	52
¥ 91	14	13 13	7 1	15
Tag # 849	850	S CNC	L ^S - 82	854

April 2017 update: This tre has suffered catastrophic leader failures from snow loading.

The tree has a weak structure with the main stem crooked at multiple locations.

Narrowly bifurcated at 3.0m above grade wtih a bark inclusion.
 Asymmetrical crown with a bias toward the north due to the proximity of adjacent



RPZ	ю	8. 7.					
CPZ 5	5	ω	σ	ဖ	r	9	ιΩ
Action Remove	RETAIN	RETAIN	Remove	Remove	Remove	Remove	RETAIN
 Additional Observations (based on VTA only) Asymmetrical crown and lean to the east due to the proximity of adjacent trees. The tree has a very weak structural form with a series of kinks in the stem. Multiple historic branch failures throughout the crown. Dependent on the adjacent trees for stability. 	 Characteristic form for the species. Slightly suppressed crown on the east side due to shading from adjacent trees. Suitable for retention singly. 	 Characteristic form for the species. Suitable for retention singly. Asymmetrical crown biased to the north due to shading from adjacent trees. This tree could be retained and protected subject to implementataion and adherence to protection measures as shown on the Tree Management Drawing. 	 Characteristic form for the species. Suitable for retention singly. This tree conflicts directly with the new building envelope and is proposed to be 	 removed. Asymmetrical crown biased to the south due to proximity and suppression from adjacent trees. Upright growing scaffold branches weakly attached to the stem in narrow v-shaped unions with bark inclusion. Could be retained in a grove. This tree conflicts directly with the new building envelope and is proposed to be 	 Moderate lean toward the east. Co-dependent with adjacent tree to the southwest for shading and merged crown. Could be retained singly. This tree conflicts directly with the new building envelope and is proposed to be removed. 	 Upright growing scaffold branches weakly attached to the stem in narrow v-shaped unions with long bark inclusion. Suitable for retention jointly with adjacent tree to the northeast. This tree conflicts directly with the new building envelope and is proposed to be 	removed. • Asymmetrical crown due to proximity of adjacent trees. • Dependent on adjacent tree to the north for stability. • Suitable for retention in a grove.
Loc	O	O	NO	O	O	O	O
Cond	S	v	ν	Σ	v	Σ	Σ
COD							COD
Tree Type Scots pine	London plane	London plane	London plane	London plane	London plane	London plane	Western redcedar
Dbh 41	45	50	63	30	56	45	37
Ht 16	17	17	17	17	17	17	13
Tag # 855	856	857	CNC	cL ^{eg} - 83	860	861	862

ACL FILE:16216 APRIL 13, 2016 REV 4: APRIL 7, 2017



RPZ									1.8
CPZ 5	2	2	∞		ī	۲	7		
Action RETAIN	RETAIN	RETAIN	RETAIN		RETAIN	Remove	RETAIN	Remove - Refer	PROTECT PROTECT
Additional Observations (based on VTA only) • Asymmetrical crown due to proximity and shading of adjacent trees. • Co-dependent with the adjacent tree to the south for shading to maintain favorable growing conditions. • The stability and aesthetic value of the tree is dependent on the adjacent trees in the grove and they should all be treated cohesively to maintain viability.	 Embedded in the crown of adjacent tree, resulting in a narrow crown dependent on adjacent trees for shading and stability. 	 Suitable for retention in a grove. Embedded in the crown of adjacent tree, resulting in a narrow crown dependent on adjacent trees for shading and stability. 	 Suitable for retenium in a grove. Asymmetrical, sparsely foliated crown biased to the north due to proximity of adjacent trees. 	 Dieback (30%) throughout the crown due to shading. Girdling root over 25% root crown. Upright growing scaffold branches weakly attached in narrow v-shaped unions. Suitable for retention in a grove. 	 High crown due to shading from adjacent trees. Dieback of small branches in the lower crown due to shading. Historic injury on north side of stem at 1.0m above grade. 	 Suitable for retention in a grove. Asymmetrical crown biased to the north due to the proximity of adjacent trees. Dieback (20%) of small branches in the lower crown due to shading from adjacent trees. Suitable for retention in a grove. This tree conflicts directly with the new building envelope and is proposed to be removed. 	 Asymmetrical crown suppressed on the east side with dieback (20%) due to shading. Excessive epicormic growth on scaffold branches throughout the crown. Suitable for retention in a grove. 	 Excessive dieback (90%) throughout the crown. This tree is declining beyond a reasonable expectation of recovery. 	 Branch failure is highly likely in the forseeable future. Narrowly bifurcated at the root crown with bark inclusion. Narrowly bifurcated at the root crown with bark inclusion. Dieback (25% - Top-down), consistent with BBB insect infestation.
ON	N O	N O	O		O	N	O	OFF	OFF OFF
Cond ≥	Σ	Σ	Σ		Σ	Σ	Σ	ΛV	VP VP
COD	COD	COD	COD		COD	QOO	COD		
Tree Type Western redcedar	Western redcedar	Western redcedar	Pin oak		Pin oak	Pin oak	Pin oak	Flowering Cherry	European birch European birch
Dbh 46	49	49	47		51	47	54	60 (Est.)	21+12 15+18
H 13	13	13	22		22	22	22		
Tag # 863	864	865	866	CN	C L - 8	4 ⁸⁹	869	870	871

ACL FILE:16216 APRIL 13, 2016 REV 4: APRIL 7, 2017

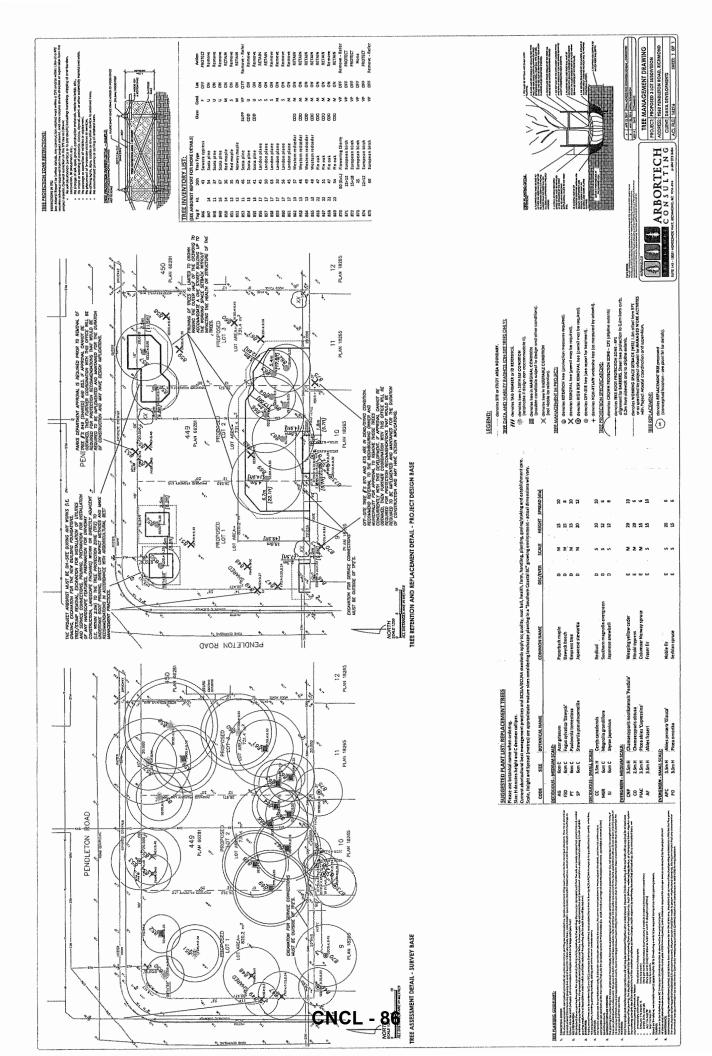
3.5	0 4
	a division of:

CPZ RPZ	8
Action None	PROTECT Remove - Refer
 Additional Observations (based on VTA only) High crown and poor stem taper due to the proximity of adjacent trees. Dieback (10% Top-Down), likely due to BBB infestation. This tree is growing beyond influencing distance from the subject site and no on-site 	 orotection measures are required. Narrowly bifurcated at the root crown with bark inclusion. Historic placement of fill (1.0m above original grade) over the root zone and in contact with the stem. Fungus fruiting body visible at the base of the tree. Severe crown dieback (30%) from the top-down and consistent with BBB insect infestation, resulting in large diameter deadwood remaining in the upper canopy.
Loc OFF	OFF
Cond	V V
Class	
Tree Type European birch	European birch European birch
Dbh 25	12+12 60
±	

Tag# 873

874 875

PAGE 5 of 5



Bulletin

Tree Bylaw Section 6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

Tree Permit Appeal Process

No.: TREE-11 Date: 2017-10-11 Revised: 2019-06-10

Background:

The basic review strategy of Tree Protection Bylaw 8057 involves preserving healthy trees where possible (based on long-term viability), permitting the removal of those trees that are in poor condition or in conflict with a new development and requiring the replanting of new trees.

A Tree Removal Permit may be refused if the reason for tree removal is considered unfounded or it does not meet the removal criteria of dead, dying, significant structural defect, unresolvable conflict or high hazard. This bulletin details the appeal process for a tree permit refusal under Bylaw 8057.

Appeal Process:

When a Tree Removal Permit Application is denied, a property owner has the option to submit a written request to the **Director*** to review the reasons for refusal and/or the result of the staff Visual Tree Assessment.

Requests for a review should include a written rationale, property owner's name, address, phone number, tree permit application number and be emailed to the **Director** °/_o Gordon Jaggs, Tree Preservation Coordinator at gjaggs@richmond.ca.

Note: If the request to review the reasons of the tree permit application refusal is because the property owner feels the tree(s) is "hazardous", a Certified Tree Risk Assessment (CTRA) Report (including a risk categorization table) must be included with the application. If the CTRA report substantiates the tree is a high hazard, a permit may be issued for the tree(s) removal.

If a permit is not issued, the property owner may apply to City Council for reconsideration of the matter within 30 days of a decision being communicated to them as per Tree Protection Bylaw 8057, section 6.5 'Right of Reconsideration'.

Application form "Request to City Council to Appeal Refusal of a Tree Permit" can be found at https://www.richmond.ca/__shared/assets/treebylawappeal48048.pdf.

Applications must be delivered in writing to the City Clerk (at cityclerk@richmond.ca) and must set out the grounds upon which the property owner considers the decision of the **Director** inappropriate and what decision the property owner considers the Council ought to substitute.

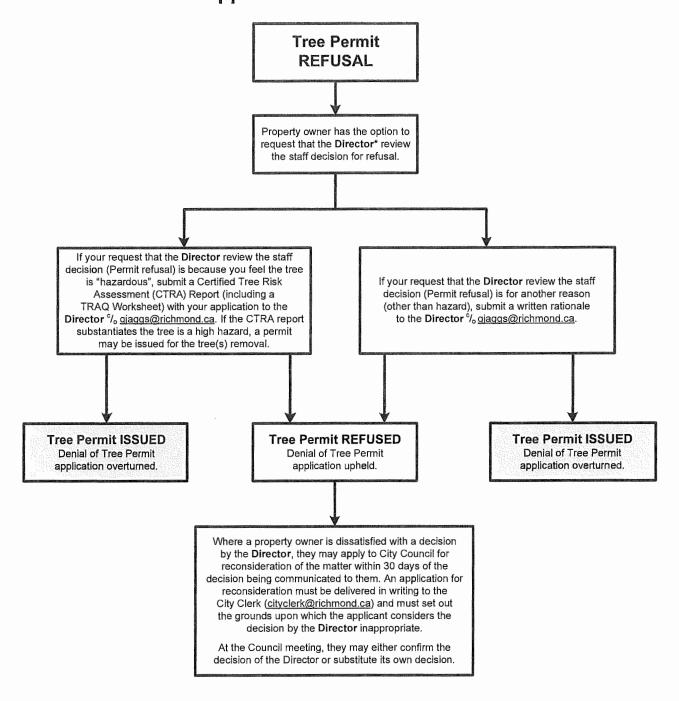
At the Council meeting, Council may either confirm the decision of the **Director** or substitute its own decision.

Should you have any questions, comments or suggestions concerning this bulletin, please reference the bulletin number and email treeprotection@richmond.ca or call 604-247-4684.

See over →

^{*} Director means the Director of Building Approvals and any person designated by the Director to act in his or her place, as defined in Tree Protection Bylaw 8057.

Appeal Process Flow Chart



^{*} Director means the Director of Building Approvals and any person designated by the Director to act in his or her place as defined in the Tree Protection Bylaw 8057.





General Purposes Committee

Date: Monday, November 30, 2020

Place: Council Chambers

Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair

Councillor Chak Au Councillor Carol Day

Councillor Alexa Loo (by teleconference) Councillor Bill McNulty (by teleconference) Councillor Linda McPhail (by teleconference) Councillor Harold Steves (by teleconference) Councillor Michael Wolfe (by teleconference)

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on November 16, 2020, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DIVISION

1. CITY EVENTS PROGRAM 2021

(File Ref. No. 11-7400-01) (REDMS No. 6540914 v. 10)

Committee made reference to correspondence received regarding the 2021 Cherry Blossom Festival from the Organizing and Coordinating Committee (copy on file, City Clerk's Office.)

General Purposes Committee

Monday, November 30, 2020

In response to queries from Committee, Lisa Fedoruk, Program Manager 1, by teleconference, advised that if the 2021 program is approved, there would be a virtual event component to allow flexibility in case of further health regulation restrictions.

Linda Barnes, 4551 Garry Street, Chairperson, Richmond Arts Coalition, spoke in support of the staff report and read from her submission (attached to and forming part of these minutes as Schedule 1.)

Ms. Barnes, in replies to questions from Committee, noted that other opportunities for festivals should include more cultural events similar to the World Festival as an event that celebrates culture in Richmond is necessary.

It was moved and seconded

- (1) That the City Events Program 2021 as outlined in Table 1 of the staff report titled "City Events Program 2021", dated November 4, 2020, from the Director, Arts, Culture and Heritage Services be approved for the following events:
 - (a) Children's Arts Festival;
 - (b) Richmond Cherry Blossom Festival;
 - (c) Neighbourhood Celebration Grants;
 - (d) Doors Open Richmond;
 - (e) Steveston Salmon Festival;
 - (f) Richmond Maritime Festival;
 - (g) Farmers' Markets; and
 - (h) Richmond Has Heart; and
- (2) That expenditures totaling \$258,000 for the City Events Program 2021 with funding of \$151,000 unused from the approved Major Events and Programs in 2020 and an additional \$107,000 from the Rate Stabilization Account be considered in the 2021 budget process.

CARRIED

General Purposes Committee Monday, November 30, 2020

ENGINEERING AND PUBLIC WORKS DIVISION

2. ENVIRONMENT AND CLIMATE CHANGE CANADA DISCUSSION PAPER ON PLASTICS ACTION: CITY OF RICHMOND RESPONSE

(File Ref. No. 10-6370-01) (REDMS No. 6558365 v. 4)

It was moved and seconded

That the City of Richmond response to the discussion paper titled "A Proposed Integrated Management Approach to Plastic Products to Prevent Waste and Pollution," as outlined in Attachment 4 of the staff report titled, "Environment and Climate Change Canada Discussion Paper on Plastics Action: City of Richmond Response," dated November 5, 2020 from the Acting Director, Public Works Operations be approved and forwarded to the Director of the Plastics and Marine Litter Division of Environment and Climate Change Canada.

The question on the motion was not called as, in response to questions from Committee, Suzanne Bycraft, Manager, Fleet and Environmental Programs, by teleconference, clarified that (i) staffs' response to question five includes directives by other areas due to the technical aspects of the question and were included to provide more detailed information, (ii) car seats are currently not recyclable unless dismantled and staff are working with an organization to be able to support dismantling and recycling, and (iii) there is no program currently to provide recycling services for fishing gear as it is not within the City's traditional mandate however the Steveston Harbour Authority potentially already has a program in place.

Direction was given to staff to communicate with Steveston Harbour Authority in relation to the extent of their fishing gear recycling program.

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

NOTICE OF MOTION

3. INCLUSION OF THE UN SUSTAINABLE DEVELOPMENT GOALS IN THE CITY OF RICHMOND'S ANNUAL REPORT OR OTHER ANNUAL REPORT

(File Ref. No.)

In response to questions from Committee, Peter Russell, Director, Sustainability and District Energy, by teleconference, remarked that the majority of the United Nations Sustainable Development Goals are not within City's jurisdiction.

General Purposes Committee

Monday, November 30, 2020

It was moved and seconded

For staff to provide analysis on inclusion of the UN Sustainable Development Goals in the City of Richmond's Annual Report or other annual report basis.

The question on the referral motion was not called as discussion ensued in regards to (i) applicability of the goals at the municipal level, (ii) inclusion within the Annual Report or Council Term Goals, and (iii) reporting on strategic ways that are meaningful to Richmond citizens.

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

4. SIDEWALK WIDTH STANDARDS FOR ARTERIAL AND MINOR ARTERIAL ROADS

(File Ref. No.)

Lloyd Bie, Director, Transportation, by teleconference, in response to questions from Committee, commented that sidewalk width standards can be reviewed at Council's direction.

It was moved and seconded

Staff to evaluate sidewalk width standards and report back with recommendations.

The question on the referral motion was not called as, in replies to queries from Committee, Mr. Bie, by teleconference, advised that (i) sidewalk widths were last increased through the standards around 2008, (ii) there is no difference between arterial roads and residential roads however City Centre has a wider sidewalk standard than the rest of the city, and (iii) the outstanding referral on bike lanes is expected to come to Committee in the second quarter of 2021 and staff will take all transportation infrastructure into consideration.

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

ADJOURNMENT

It was moved and seconded That the meeting adjourn (4:51 p.m.).

CARRIED

General Purposes Committee Monday, November 30, 2020

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, November 30, 2020.

Mayor Malcolm D. Brodie Chair Amanda Welby Legislative Services Associate Schedule 1 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, November 30, 2020

Linda Barnes - 4551 Garry St Richmond - Chairperson of Richmond Arts Coalition (RAC)

RAC supports the staff motion you have before you; however we also want to let Council know we would support additional festivals and/or opportunities to

showcase Richmond's vibrant cultures and provide local artists and performers with further opportunities to connect with our residents. As you can see from

the stats in the staff report, people want to participate in any way possible -whether on-line or in person. Opportunities for low-cost, authentic festivals and

events that residents can attend within their community to connect, celebrate their own or other's culture and artists are in high demand. As the Richmond

Arts Strategy Guiding Principles themes:

-Striving for EXCELLENCE

- -SUSTAINABILITY to 'future-proof the arts
- -Expressing CREATIVITY
- -ACCESSIBILITY to arts experiences and advancing INCLUSIVITY to connect people through the arts.
- -COMMUNITY-BUILDING and honouring the spirit ofReconciliation
- -CELEBRATION

I urge you to -at minimum - to support the events and budget as outlined in the

staff report or even add additional events to support our residents as we all

look forward to a much healthier and better 2021.

Salmon Festival - An overview of community participation is as follows:

- Over 16,000 people viewed Richmond's content across all digital platforms, including Facebook, Instagram, Twitter and the Richmond.ca/CanadaDay web page;
- Videos were viewed over 8,000 times, including the Welcome Program, singing of 0
 Canada and the Uzume Taiko drumming demonstration; and
- 50 submissions were received for the Home Parade contest, with over 500 votes being cast for the favourites in each of five categories.

Highlights of the Richmond Maritime Festival Re-Imagined include:

- 62 local artists, 18 artisans and 19 heritage performers featured over the 11 day festival;
- Over 46,000 people viewed the content on Facebook and Instagram;
- Approximately 6,500 video views across Facebook and YouTube;
- Over 5,100 page views on RichmondMaritimeFestival.ca;
- Over 600 contest entries were received through the @FunRichmond social media accounts to enter to win a sail on the Providence, Britannia's flagship; and
- Over 2,800 engagements (likes, comments, shares) on Facebook and Instagram, featuring exclusively positive interactions.

RAC hours for Maritime Festival: (estimate) ED 100+ - paid & unpaid BD 40+ -unpaid

Cheers Linda Barnes

Minutes



Finance Committee

Date: Monday, November 30, 2020

Place: Council Chambers

Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair

Councillor Chak Au Councillor Carol Day

Councillor Alexa Loo (by teleconference) Councillor Bill McNulty (by teleconference) Councillor Linda McPhail (by teleconference) Councillor Harold Steves (by teleconference) Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:52 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on November 16, 2020, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 9536, AMENDMENT BYLAW NO. 10217

(File Ref. No. 03-0900-01; 12-8060-20-010217) (REDMS No. 6548403 v. 4; 6550449)

It was moved and seconded

That Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217, which proposes an increase to the credit card payment service fee from 1.75% to 2.00%, as presented in the staff report titled "Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217" dated October 26, 2020, from the Acting Director, Finance, be introduced and given first, second, and third readings.

Finance Committee Monday, November 30, 2020

The question on the motion was not called as, in response to queries from Committee, Ivy Wong, Acting Director, Finance, by teleconference, advised that approximately less than 1% of cheques received for payments are returned for non-sufficient funds (NSF).

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

2. 2021 PRELIMINARY OPERATING BUDGET ASSUMPTIONS

(File Ref. No. 03-0970-25-2020-01) (REDMS No. 6553348 v. 7)

Jerry Chong, Acting General Manager, Finance and Corporate Services, by teleconference, remarked that comments provided by Committee would be taken under advisement in preparation of the 2021 operating budget report.

Discussion then took place on prioritizing funding for core services such as the remaining RCMP officers, municipal employee support staff, and additional firefighters. Discussion further ensued in regards to outlining the full 2021 tax impacts for services and programs.

Direction was given to staff to communicate with Richmond RCMP as to potential timelines for hiring of the remaining officers.

In replies to questions from Committee, staff, by teleconference, advised that Car 80, the mental health unit car is joint funded by the RCMP and Vancouver Coastal Health. Staff further remarked that without the 1% transfer to capital building infrastructure reserves, future projects could be stalled as there is not a sufficient amount in reserves and the City may have to borrow.

It was moved and seconded

That the staff report titled "2021 Preliminary Operating Budget Assumptions" dated November 10, 2020 from the Acting General Manager, Finance and Corporate Services be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:05 p.m.).*

CARRIED

Finance Committee Monday, November 30, 2020

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 Monday, November 30, 2020.

Mayor Malcolm D. Brodie Chair Amanda Welby Legislative Services Associate



Minutes

Planning Committee

Date: Tuesday, December 1, 2020

Place: Council Chambers

Richmond City Hall

Present: Councillor Linda McPhail, Chair

Councillor Alexa Loo (by teleconference)

Councillor Carol Day Councillor Bill McNulty

Councillor Harold Steves (by teleconference)

Also Present: Councillor Michael Wolfe (by teleconference)

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on April 7,

2020, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 6, 2021, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. PROPOSED UPDATES TO ACCESS AND INCLUSION POLICY 4012 AND RESCINDMENT OF CITY BUILDINGS – ACCESSIBILITY POLICY 2012

(File Ref. No. 07-3190-01) (REDMS No. 6520294 v. 13; 5364387; 6554399; 6506387)

Discussion ensued with regard to advocating senior levels of government for funding and it was suggested that the City send a letter on the matter. Staff advised that advocacy to senior levels of government is noted within the proposed policy update. Staff added that staff can explore sending a letter to other levels of government regarding funding support.

It was moved and seconded

- (1) That the proposed updates to Access and Inclusion Policy 4012, as outlined in the staff report titled, "Proposed Updates to Access and Inclusion Policy 4012 and Rescindment of City Buildings Accessibility Policy 2012", dated November 2, 2020, from the Director, Community Social Development, be approved; and
- (2) That City Buildings Accessibility Policy 2012 be rescinded.

CARRIED

2. APPLICATION BY FLAT ARCHITECTURE INC. FOR REZONING AT 8951 AND 8971 SPIRES ROAD, 8991 SPIRES GATE, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "PARKING STRUCTURE TOWNHOUSES (RTP4)" ZONE

(File Ref. No. 12-8060-20-010218; RZ 18-818420) (REDMS No. 6544384 v. 5)

Staff reviewed the application, highlighting that (i) the proposed development would be comprised of 22 townhouse units and include two secondary suites, (ii) a section of Spires Road fronting the subject site is proposed for purchase by the applicant for incorporation into the development, and (iii) a servicing agreement will be required for frontage improvements and sanitary sewer upgrades.

Discussion ensued with regard to options to expand the number of proposed parking spaces on-site and staff noted that proposed parking complies with the City's zoning requirements and due to the site's configuration, addition of parking spaces will be challenging. Also, it was added that subject site is in proximity to the Canada Line and as such, the number of required parking spaces in new developments in this area of the City is reduced.

Discussion then ensued with regard to simultaneous construction projects and concerns for traffic in the area. Staff noted that the City is currently involved with capital project works in the area with expected completion in early 2021. Staff added that on-going development projects in the area have submitted a construction and traffic plan as required by the City.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10218, for the rezoning of 8951 and 8971 Spires Road, 8991 Spires Gate, and the surplus portion of the Spires Road road allowance from the "Single Detached (RS1/E)" zone to the "Parking Structure Townhouses (RTP4)" zone, be introduced and given First Reading.

CARRIED

3. APPLICATION BY WESTMARK DEVELOPMENTS (CAMOSUN) LTD. FOR REZONING AT 9300 AND 9320 CAMBIE ROAD FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "LOW RISE APARTMENT (ZLR43)" ZONE

(File Ref. No. 12-8060-20-010219; RZ 18-835042) (REDMS No. 6457608 v. 4)

Staff reviewed the application, noting that (i) the proposed five-storey development will be located in the northern portion and the proposed private outdoor space will be located in the southern portion of the subject site, (ii) vehicle and loading access will be through McKim Way, (iii) the development will connect to the Alexandra District Energy Utility (ADEU) and will be designed to meet energy step code requirements, and (iv) a servicing agreement will be required for frontage improvements and sanitary sewer upgrades.

In reply to queries from Committee, Rav Bains, representing the applicant, noted that the current house on-site was previously damaged by fire and was rebuilt by the previous property owner and occupant. He added that the structure on-site will be demolished to allow for the proposed development.

Discussion ensued with regard to resident access to the proposed private garden space and potential expansion of the ADEU service area.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10219 to create the "Low Rise Apartment (ZLR43) — Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9300 and 9320 Cambie Road from the "Single Detached (RS1/F)" zone to the "Low Rise Apartment (ZLR43) — Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.

CARRIED

4. APPLICATION BY CHOICE SCHOOL FOR GIFTED CHILDREN SOCIETY FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 20451 WESTMINSTER HIGHWAY

(File Ref. No. AG 19-881146) (REDMS No. 6543001 v. 3)

Staff reviewed the application, noting that (i) the non-farm use application will allow for existing education uses to continue and construction of a new classroom building, (ii) the site is zoned Assembly and is located in the Agricultural Land Reserve, (iii) the applicant has worked with staff on a farm plan for the adjacent site, and (iv) the Food Security and Agricultural Advisory Committee has reviewed and supported the proposal.

Discussion ensued with regard to (i) the history of the subject site including original uses as a site for a church that transitioned to a school, (ii) the current legal conditions of the site, (iii) the Agricultural Land Commission process for non-farm use approval, and (iv) the site's dimensions and building footprint.

It was suggested that staff further review this application given that there are potential legal circumstances related to other non-farm applications, and as a result the following motion was introduced:

It was moved and seconded

That the application by Choice School for Gifted Children Society for an Agricultural Land Reserve Non-Farm Use at 20451 Westminster Highway be tabled to the next Planning Committee meeting.

CARRIED

5. MANAGER'S REPORT

(i) Upcoming Planning Referrals and Projects

Joe Erceg, General Manager, Planning and Development, noted the following:

- a study on industrial intensification including proposed changes to the Official Community Plan and Zoning Bylaw is forthcoming;
- staff is currently working on a comprehensive review of the Railway Avenue land use corridor, including the existing arterial road policy and rapid transit scenarios;
- staff will be bringing forward an adjustment review of the Steveston Heritage Grant Program;
- staff reports on passive home design criteria and farming first strategy will be brought forward in early 2021;
- staff will be bringing forward a Terms of Reference on a housing study which will complement an upcoming review of the Official Community Plan in 2022; and

a staff report reviewing the Tree Bylaw is forthcoming;

(ii) City Snapshot

Suzanne Smith, Program Manager, Development, provided an update on the online open house - City Snapshot, which is hosted on Let's Talk Richmond and provides information on planning projects and policy in the City. Staff added that an information summary will be provided to Council.

ADJOURNMENT

It was moved and seconded That the meeting adjourn (4:45 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 1, 2020.

Councillor Linda McPhail
Chair
Evangel Biason
Legislative Services Associate



Report to Committee

To: General Purposes Committee Date: November 4, 2020

From: Marie Fenwick File: 11-7400-01/2020-Vol

Director, Arts, Culture and Heritage Services 01

Re: City Events Program 2021

Staff Recommendation

- 1. That the City Events Program 2021 as outlined in Table 1 of the staff report titled "City Events Program 2021", dated November 4, 2020, from the Director, Arts, Culture and Heritage Services be approved for the following events:
 - a) Children's Arts Festival;
 - b) Richmond Cherry Blossom Festival;
 - c) Neighbourhood Celebration Grants;
 - d) Doors Open Richmond;
 - e) Steveston Salmon Festival;
 - f) Richmond Maritime Festival;
 - g) Farmers' Markets;
 - h) Richmond Has Heart; and
- 2. That expenditures totaling \$258,000 for the City Events Program 2021 with funding of \$151,000 unused from the approved Major Events and Programs in 2020 and an additional \$107,000 from the Rate Stabilization Account be considered in the 2021 budget process.

Marie Fenwick

M7 envice

Director, Arts, Culture and Heritage Services

(604-276-4288)

	REPORT CONCURRE	ENCE
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Economic Development Finance Department Community Social Development Parks Services Recreation Services	년 년 년 년	Sevena.
SENIOR STAFF REPORT REVIEW	Initials:	APPROVED BY CAO

Document Number: 6540914

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Version: 10

Staff Report

Origin

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

1.4 Foster a safe, caring and resilient environment.

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

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

- 3.1 Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.
- 3.2 Enhance arts and cultural programs and activities.
- 3.3 Utilize an interagency and intercultural approach to service provision.
- 3.4 Celebrate Richmond's unique and diverse history and heritage.

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

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

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

The City Events Program 2021 supports the following Strategic Directions set out in the *Richmond Arts Strategy*:

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

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

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

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

The City Event Program 2021 supports the following Strategic Directions set out in the *Cultural Harmony Plan*:

Strategic Direction #1: Intercultural Connections

- 1.1 Continue to recognize and celebrate Richmond's diverse cultures and unique heritage through intercultural celebrations and events.
- 1.2 Develop and implement a neighbourhood approach to facilitating positive intercultural exchange and understanding between Richmond's diverse cultural communities, such as community-based dialogues, storytelling, and sharing of art, food, and music.
- 1.5 Incorporate criteria into the City Grant program that supports programs and events that facilitate intercultural interaction and promote intercultural understanding.

Strategic Direction #5: Programs and Services

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

Background

As part of the mix of programs and services delivered and supported by the City, events enrich the lives of residents by providing the opportunity for the community to connect, learn and celebrate together. Events contribute to social and economic well-being, provide valuable volunteer opportunities, and build a sense of community.

Well planned and appropriately scaled events will be an important means to maintain and build community connections as Richmond continues to navigate the challenges of COVID-19.

The purpose of this report is to provide Council with a proposed program of events for 2021 and an associated budget. This proposed program for 2021 will enable staff to work with community partners to effectively support a number of key priorities in Council's Strategic Plan as well as a number of Council-approved strategies and plans. All activities will be planned and produced in accordance with evolving health authority directions.

City Events Strategy

On March 9, 2020, Council endorsed the following guiding principles for City events:

- 1. Build local capacity by prioritizing and investing in community-driven events.
- 2. Provide opportunities for Richmond residents and community groups to collaborate, contribute and participate.
- 3. Maximize social benefits to the community by fostering volunteerism and increasing sense of community pride and belonging.
- 4. Celebrate local themes and include programming that is uniquely Richmond.

- 5. Advance the City's environmental sustainability goals.
- 6. Ensure events are safe, well-organized and sustainably funded.
- 7. Encourage and support the development of unique events with a regional draw that bring economic and community benefit, and raise the profile of Richmond.

Development of the City Events Strategy has begun and staff will continue to advance the Strategy further in 2021 as more is understood about the potential short and long term impacts of COVID-19. Considerations will include restrictions on gatherings, both for planning purposes as well as delivery of events, and any emerging priorities for the City.

At the initial meeting of the City Events Strategy staff working group, a number of themes emerged as priorities as the City continues to look at innovative ways to connect and engage the community. These themes include:

- accessibility of events for people with disabilities, all age groups and all income levels;
- intercultural dialogue;
- animating business districts;
- supporting local artists;
- building on local capacity/supporting authentic locally-driven events; and
- promoting local food security/addressing food insecurity.

The proposed City Events program for 2021 is designed to support both the City Event Strategy Guiding Principles endorsed by Council on March 9, 2020, as well as 2021 priorities identified by the City Events Strategy staff working group.

2020 City Event Update and Proposed 2021 City Event Program

On December 9, 2019, Council approved a City event budget of \$1.065 million to support the planning and delivery of a program of events. On May 25, 2020, in response to the uncertainties surrounding the impacts of COVID-19, Council approved a revised program with a reduced scope and a budget of \$285,000.

Below is a summary of the 2020 event program as well as a description of the events that staff recommend for 2021. The proposed 2021 program includes enough flexibility to plan for a mix of online and in-person engagement opportunities should health directions allow.

Children's Arts Festival

Overview of 2020 program

The objective of the Children's Arts Festival is to spark the imagination of children through music, hands on activities, literary and performing arts.

The 12th annual Children's Arts Festival welcomed over 6,500 attendees between February 17 – 21st, 2020 at the Richmond Library/Cultural Centre and Minoru Plaza. The event featured a funfilled public day of creativity and entertainment on Family Day, February 17th with a range of performances and hands-on activities. Between February 18 – 21st, school children and their teachers experienced a tailor-made version of the Festival.

Attendance was down by approximately 7% from 2019, likely in response to public concerns about the then emerging COVID-19 pandemic.

Proposed Program – 2021

The Children's Arts Festival is the City's signature event for children aged 3 to 12, and supports many local artists through a range of programming.

Given the likelihood that gathering restrictions may still be in place in February 2021, staff recommend that a large public event on Family Day as has happened in previous years not be considered for 2021. Given that for many local schools, this event has become an annual tradition, it is proposed that staff explore opportunities for the school portion of the Festival to continue for 2021 with the Art Truck taking the Children's Arts Festival to the schools. This initiative would also mirror previous Children's Arts Festival outreach programs and build on the recent success that arts staff have had in supporting teachers during COVID-19.

Proposed 2021 City Events Budget: \$20,000 Requested City funding for 2021: \$20,000

Richmond Cherry Blossom Festival

Overview of 2020 program

The 2020 Richmond Cherry Blossom Festival was cancelled.

Proposed Program – 2021

The Richmond Cherry Blossom Festival supports many of the Council-endorsed City Events Strategy guiding principles: building local capacity by investing in community-driven events; providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; increasing sense of community pride and belonging; celebrating local themes and including programming that is uniquely Richmond; and supporting the development of a unique event with a regional draw that raises Richmond's profile. There is also the potential to integrate elements into the festival that encourages intercultural dialogue, a priority identified by the City Events Strategy staff working group.

As initially envisioned by the B.C. Wakayama Kenjin Kai, the Richmond Cherry Blossom Festival celebrates the natural and transient beauty of the 255 Akebono cherry trees in bloom at Garry Point Park, while providing participants the opportunity to experience unique Japanese customs and tradition. Initial conversations with the co-organizers of the event indicate an interest in proceeding with planning for a Cherry Blossom Festival that is predominantly online. There is interest in considering options for a controlled event at Garry Point Park should health directions in early spring allow. The proposed theme for the 2021 Richmond Cherry Blossom Festival is "HOPE".

Proposed 2021 City Events Budget: \$15,000 Requested City funding for 2021: \$15,000

Doors Open Richmond

Overview of 2020 program

Doors Open Richmond is an annual event that welcomes visitors to "behind-the-scenes" experiences at various cultural sites across the city. Originally intended to be a two-day event over the June 6-7th weekend, due to COVID-19 restrictions, this year's event was delivered online. Over the course of two weeks, through content hosted on the Richmond Museum Society's Doors Open website, individuals were given the opportunity to "experience" sites from their homes.

Of the 40 partner sites originally expected, 37 were able to participate online. Event organizers at the Richmond Museum and partner sites contributed to producing content, with 135 virtual experiences pushed out through Facebook and Instagram using the unifying hashtag #DoorsOpenOnline, resulting in over 20,000 views.

Proposed Program - 2021

Doors Open Richmond supports many of the guiding principles of the City Events Strategy: building local capacity by investing in community-driven events; providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; maximizing social benefits to the community by fostering volunteerism and increasing sense of community pride and belonging; and celebrating local themes and including programming that is uniquely Richmond. This event offers numerous opportunities to encourage intercultural dialogue, a priority identified by the City Events Strategy staff working group.

It is proposed that City funding be provided to allow for a reduced scale event in June 2021 that includes a combination of in-person activations at partnering sites as health directions allow, as well as an online component that builds on the experience gained and content created for this year's program.

Proposed 2021 City Events Budget: \$20,000 Requested City funding for 2021: \$16,000

It is proposed that any additional funds brought forward by Richmond Museum Society to support this event be used for program enhancements.

Neighbourhood Celebration Grants

Overview of 2020 program

The Richmond Neighbourhood Celebration Grant Program was initially established as part of the Richmond Canada 150 program to help small, Richmond based non-profit organizations and neighbourhood groups plan and execute activities and events to create lasting memories.

The 2020 Neighbourhood Celebration Grant Program was announced to the public on February 11, 2020 and 62 applications were received. Applicants included parent advisory committees, student councils, neighbourhood and strata groups and community societies. In May 2020, Council approved keeping the grant funding in place and extending the deadline for proposed activities to 2021. A survey of grant applicants found that 93% of applicants who responded would like to keep their applications open for 2021.

Proposed Program - 2021

The Neighbourhood Celebration Grants Program supports a number of the guiding principles of the City Events Strategy: building local capacity by investing in community-driven events; providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; and maximizing social benefits to the community by fostering volunteerism and increasing sense of community pride and belonging. This grant program offers the potential to encourage intercultural dialogue, a priority identified by the City Events Strategy staff working group.

It is proposed that the previously approved funding is left in place to support a Neighbourhood Celebration Grant Program in 2021, should health regulations allow. If approved, staff will update Council by memorandum should gathering restrictions be relaxed to the point where it is feasible to re-launch the program.

Proposed 2021 City Events Budget: \$75,000

Requested City funding for 2021: \$0

Steveston Salmon Festival / Canada Day

Overview of 2020 program

The Steveston Community Society voted to cancel the 2020 Steveston Salmon Festival in April 2020 in response to the COVID-19 pandemic. In order to acknowledge the important role the Steveston Salmon Festival has played in community Canada Day celebrations for the past 75 years, the Steveston Salmon Festival Organizing Committee, comprised of members from the Society and City staff, collaborated to develop an online program that reinforced the importance of adhering to provincial health orders during times of celebration by providing opportunities for Richmond residents to get creative in celebrating our local and national pride, together but apart.

An overview of community participation is as follows:

- Over 16,000 people viewed Richmond's content across all digital platforms, including Facebook, Instagram, Twitter and the Richmond.ca/CanadaDay web page;
- Videos were viewed over 8,000 times, including the Welcome Program, singing of O Canada and the Uzume Taiko drumming demonstration; and
- 50 submissions were received for the Home Parade contest, with over 500 votes being cast for the favourites in each of five categories.

Proposed Program - 2021

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

Initial conversations with the Steveston Community Society indicate an interest in working collaboratively with the City to plan some elements of the Steveston Salmon Festival that can be delivered safely, even if the current restrictions on gathering are still in place. Ideas include the

traditional Salmon Bake (drive through or timed pick up) and as well as looking at ways to engage the local catchment schools. It is proposed that the 2021 event focus on highlighting the important role salmon has played in the community. The Society's intention is to defer recognition of the 75th anniversary of the Salmon Festival to a future date when gatherings are once again fully supported by health authorities.

The Steveston Community Society has also indicated initial support for a City-wide online engagement initiative to celebrate Canada Day.

Proposed City support of these proposed July 1st activities would include assistance with permits, security, traffic control, and communications to support and promote on site activities in and around the Steveston Community Centre and park, as well as programming and marketing/communications support to develop and deliver an online (and/or if appropriate, neighbourhood-based) Richmond-wide Canada Day program.

Proposed 2021 City Events Budget: \$25,000 Requested City funding for 2021: \$25,000

It is proposed that any additional funds brought forward by Steveston Community Society to support this event be used for program enhancements.

Richmond Maritime Festival

Overview of 2020 program

In response to the Provincial Health Authority ban on events with more than 50 people and in alignment with the Restoring Richmond Plan, the organizers of the Richmond Maritime Festival (Richmond Arts Coalition, Britannia Shipyards National Historic Site Society and City staff) planned and delivered a re-imagined online event over 11 days. The Richmond Arts Coalition collaborated with City staff to develop a revised program which allowed for \$65,000 of funding from the Department of Canadian Heritage to produce the arts component of the festival. Original content was premiered daily, featuring pre-recorded performances, a live digital performance, hands-on activities and storytelling that celebrated the City's maritime heritage with the Britannia Shipyards National Historic Site as the backdrop.

Highlights of the *Richmond Maritime Festival Re-Imagined* include:

- 62 local artists, 18 artisans and 19 heritage performers featured over the 11 day festival;
- Over 46,000 people viewed the content on Facebook and Instagram;
- Approximately 6,500 video views across Facebook and YouTube;
- Over 5,100 page views on RichmondMaritimeFestival.ca;
- Over 600 contest entries were received through the @FunRichmond social media accounts to enter to win a sail on the Providence, Britannia's flagship; and
- Over 2,800 engagements (likes, comments, shares) on Facebook and Instagram, featuring exclusively positive interactions.

While Council had approved funding for boat recruitment as part of the revised event program endorsed in May 2020, given the restrictive provincial health direction regarding gatherings, the decision was made to not proceed with on-site activities as part of the event. Britannia's Flagship, the Providence, was featured as part of the online program.

Proposed Program - 2021

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

Initial conversations with Richmond Arts Coalition and the Britannia Shipyards National Historic Site Society indicate that both organizations are passionate about moving forward with planning for an event in 2021 that will truly celebrate the unique maritime heritage of the historically significant Britannia Shipyards site.

The Richmond Arts Coalition has submitted an application to the Department of Canadian Heritage for grant funding to support the event in 2021. It is proposed that the working group, made up of representatives from the Britannia Shipyards National Historic Site Society, Richmond Arts Coalition and City staff, continue its collaborative planning process for an event in 2021 that includes an intentional focus on activities that will allow visitors to experience and appreciate the fishing and boatbuilding industries that thrived in Steveston over the past century.

Proposed 2021 City Events Budget: \$43,000

Requested City funding for 2021: \$15,000 to support maritime-themed arts programming such as roving and stage(d) performances, storytelling, demonstrations, interactive/hands on activities and artist installations as appropriate given current health guidelines, as well as event marketing and communications.

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

Farmers' Markets (Farm Fest at Garden City Lands)

Overview of 2020 program

The 2020 Farm Fest at Garden City Lands was cancelled. Due to the relatively high cost for the City to host a single day farmers market on the Garden City Lands, Council directed \$20,000 be allocated to support and enhance existing markets. This funding was used to support an extension of the Kwantlen St. Farmers Market into the fall season, as well as support the Sharing Farm to do an additional planting and commit to four of the extended market dates. This extension will provide Richmond residents with access to locally grown produce and food products every Tuesday until December 15th in an open air venue with COVID-19 protocols in alignment with guidelines set out by the BC Centre for Disease Control.

Proposed Program - 2021

Considering the success of the program in 2020, it is proposed that funding be allocated to support existing markets and consider alternative pop-up farmers markets in 2021. The objectives of this program would include promoting local farmers, supporting and promoting

options for Richmond residents to access local food in an outdoor setting, and building on the opportunity to address food insecurity in innovative ways in response to the pandemic.

Proposed 2021 City Events Budget: \$20,000 Requested City funding for 2021: \$12,000

Richmond Has Heart/ We Are Richmond BC

In addition to the revision to the existing programs as described above, building on the success of the #RichmondHasHeart initiative, and supporting the We Are Richmond BC initiative, staff propose supporting these two campaigns in 2021 through a series of coordinated virtual and neighbourhood-scale activations that will provide opportunities for residents to engage with each other and in public spaces in a carefully controlled manner.

Programming could include:

- Participatory activities reflective of themes that are uniquely Richmond that incorporate appropriate physical distancing and hygiene considerations;
- Collaborating with community partners, local businesses and Richmond-based artists to provide opportunities to animate local business districts, parks and open spaces, and invite residents back to rediscover neighbourhood offerings while enjoying local entertainment; and
- Opportunities to include programming elements that support priority themes identified by the City Events Strategy staff working group, such as encouraging intercultural dialogue and promoting food security.

Proposed 2021 City Events Budget: \$40,000 Requested City funding for 2021: \$4,000

Table 1: 2021 Proposed City Event Program and Budget

Event	Council approved funding - revised events program - 2020	Funds remaining from 2020 budget	Total proposed new City funding - 2021	Total proposed 2021 City Events budget
Children's Arts Festival (CAF)	\$75,000	0	\$20,000	\$20,000
Cherry Blossom Festival	0	0	\$15,000	\$15,000
Doors Open	\$20,000	\$4,000	\$16,000	\$20,000
Neighbourhood Celebration Grants	\$75,000	\$75,000	0	\$75,000
Steveston Salmon Festival / Canada Day	\$10,000	0	\$25,000	\$25,000
Richmond Maritime Festival	\$45,000	\$28,000	\$15,000	\$43,000
Farmers Markets (Farm Fest)	\$20,000	\$8,000	\$12,000	\$20,000
Richmond Has Heart/ We Are Richmond BC	\$40,000	\$36,000	\$4,000	\$40,000
Total	\$285,000	\$151,000	\$107,000	\$258,000

Financial Impact

Staff propose a total 2021 City Events Program budget of \$258,000, with funding of \$151,000 unused from the approved Major Events and Programs in 2020 and an additional \$107,000 from the Rate Stabilization Account to be considered in the 2021 budget process.

Should restrictions on gatherings relax sooner than anticipated and/or additional opportunities emerge, staff will report back to Council with updates and if required, individual funding requests for consideration.

Conclusion

Events enrich the lives of residents by providing the opportunity for the community to connect, contribute, learn and celebrate together. They contribute to social and economic well-being, fostering community resiliency, building community capacity and a sense of community identity and contribute to a vibrant city with a strong sense of place and distinct identity. A program of events for 2021 that is flexible enough to be delivered online or in person will allow the City to work collaboratively with a range of community organizations to safely deliver on a number of priorities identified in Council's Strategic Plan and in alignment with the principles approved by Council for a future City Events Strategy.

Lisa Fedoruk

Major Events Program Lead

(604) 276-4320



Report to Committee

To:

General Purposes Committee

Date:

November 5, 2020

From:

Bryan Shepherd

File:

10-6370-01/2019-Vol

Acting Director, Public Works Operations

01

Re:

Environment and Climate Change Canada Discussion Paper on Plastics

Action: City of Richmond Response

Staff Recommendation

That the City of Richmond response to the discussion paper titled "A Proposed Integrated Management Approach to Plastic Products to Prevent Waste and Pollution," as outlined in Attachment 4 of the staff report titled, "Environment and Climate Change Canada Discussion Paper on Plastics Action: City of Richmond Response," dated November 5, 2020 from the Acting Director, Public Works Operations be approved and forwarded to the Director of the Plastics and Marine Litter Division of Environment and Climate Change Canada.

Bryan Shepherd Acting Director, Public Works Operations (604-233-3334)

Att. 4

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Sustainability & District Energy	\checkmark	Jh hing		
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY SAO		

Staff Report

Origin

On October 10, 2020, Environment and Climate Change Canada ("ECCC") launched consultation on a discussion paper titled, *A Proposed Integrated Management Approach to Plastic Products to Prevent Waste and Pollution* (the "Discussion Paper") which details proposed management steps under the *Canadian Environmental Protection Act* ("CEPA") to eliminate plastic pollution in Canada (Attachment 1). These proposed steps include the intention to ban six harmful single-use plastics, establish recycled content requirements, and improve and expand extended producer responsibility across Canada. Feedback from the public and stakeholders on the approach will be accepted until December 9, 2020, with regulatory changes expected to be finalized by the end of 2021.

This report presents information and comments for Council's consideration as Richmond's proposed response to the Discussion Paper. The comments as outlined in this report have been formulated to align with Council's actions to date on the issue of single-use plastics.

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

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

- 2.1 Continued leadership in addressing climate change and promoting circular economic principles.
- 2.2 Policies and practices support Richmond's sustainability goals.

Analysis

Richmond City Council has taken many steps to address the ever-growing issue of plastic waste in the environment, namely through the City's Single-Use Plastic and Other Items Bylaw No. 10000 (the "Bylaw 10000"). Bylaw 10000 received approval from the Ministry of the Environment and Climate Change Strategy (the "Ministry") on March 11, 2020. With this approval, the City is able to move forward with the ban on plastic checkout bags, straws, and foam cups and containers at a time it considers appropriate.

The challenging issue of plastic waste and pollution has garnered attention from senior levels of government, sparking consultation by both the provincial and federal governments on various initiatives as discussed in Attachment 2. In addition to its own actions, Richmond has also actively participated in providing input to provincial consultation. The intended actions by ECCC serve to further raise the profile of the issue of plastic pollution.

<u>A Proposed Integrated Management Approach to Plastic Products to Prevent Waste and Pollution</u>

ECCC has indicated that comments and feedback on the Discussion Paper will be received by email until December 9, 2020. To support the feedback process, ECCC is conducting a series of six webinars, commencing end-October through end-November with a final recap session in January, 2021. Staff are participating in these webinars/discussions. At the completion of the feedback process, next steps will include engagement with provincial and territorial governments, Indigenous Peoples and stakeholders on the design of the regulatory instruments and the approaches outlined in the Discussion Paper. Regulatory changes are expected by the end of 2021.

Staff have proposed feedback comments (Attachment 4) for submission to ECCC regarding the questions posed in the Discussion Paper. The proposed feedback that follows focuses on the three key theme areas:

1. Managing single-use plastics: Ban or restrict certain harmful single-use plastics, where warranted and supported by science. The six items proposed to be restricted are plastic checkout bags, stir sticks, six-pack rings, cutlery, straws and food service ware made from problematic plastics (e.g. expanded polystyrene).

The City's proposed response supports and provides additional suggested scientific research to support a robust approach on this issue. Comments align with the City's Bylaw 10000 actions to provide temporary exemptions for those with disabilities. The need for consistency in certifications and standards is highlighted, including that related to misleading industry labelling of products noted as 'compostable' and 'biodegradable'.

2. Establishing performance standards: Proposed regulations to require performance standards for plastic products and packaging. This will establish a minimum percentage of recycled content, rules for measuring and reporting and technical guidelines and related tools to help meet requirements.

Staff expect that this aspect of the proposed regulations will garner significant response from the plastics industry, who are best positioned to do so in light of their greater familiarity with the processes used to create and recycle plastics. Staff comments include suggestions to align minimum recycled content standards with those already in existence (e.g. European Union/California, etc.). Greater research and understanding of the processes used to recycle plastics, such as through chemical or mechanical processes, is identified as is an emphasis on overall lifecycle assessments.

3. Ensuring end-of-life responsibility: Work with provinces and territories to develop consistent, comprehensive and transparent extended producer responsibility programs with national targets, standards and regulations.

BC is a leader in extended producer responsibility programs. Staff comments suggest continued actions through the Canadian Council of Ministers of the Environment in order to support harmonization of extended producer responsibility programs across Canada.

Given BC's leadership role, feedback suggests allowing for higher producer standards conducive to the local environment as long as minimal federal standards are met.

Implications of Federal Actions on the City's proposed Bylaw 10000

The items outlined in the discussion paper are positive developments, helping to create a groundswell of change to address the ever increasing problem of plastic pollution – not just in Canada, but internationally. Actions are needed at all levels of government to address this challenge.

Through preliminary discussions with internal staff and Ministry representatives, City staff do not anticipate the federal action will in any way preclude the City's ability to implement Bylaw 10000. It is expected that as long as the City's approach addresses minimal requirements established by anticipated federal regulations, the City would not be limited on either timing or scope for the implementation of its Bylaw 10000. In fact, it is likely that the City's actions will be undertaken well in advance of any federal movement in this regard. This will serve to adequately prepare the community for future federal actions.

Implementation of the City's Bylaw 10000 will be brought forward at a time considered appropriate in light of the impacts of the COVID-19 pandemic on the community and in particular, the business community. As part of this, staff will continue to monitor and participate in both provincial and federal engagement opportunities as they relate to the implementation of the City's Bylaw 10000.

Financial Impact

None.

Conclusion

This report presents an overview of the discussion paper titled, *A Proposed Integrated Management Approach to Plastic Products to Prevent Waste and Pollution* and provides City of Richmond feedback recommendations, as outlined in Attachment 4, for Council's consideration for submission to Environment and Climate Change Canada.

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- Att. 1: A Proposed Integrated Management Approach to Plastic Products to Prevent Waste and Pollution
 - 2: Summary of Senior Government Actions on Plastic Waste and Pollution
 - 3: City of Richmond Comments Recycling Regulation: Policy Intentions Paper
 - 4: City of Richmond Comments A Proposed Integrated Management Approach to Plastic Products to Prevent Waste and Pollution



A proposed integrated management approach to plastic products to prevent waste and pollution

DISCUSSION PAPER



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Table of Contents

Purpose	1
Introduction	
Achieving zero plastic waste	1
Science assessment of plastic pollution	2
Managing plastics using CEPA	3
Rationale and objectives for an integrated management approach to plastics	3
Choosing the best instruments	4
Roles and responsibilities	5
Working with provinces and territories	5
Managing single-use plastics	6
Scope	6
Banning or restricting certain harmful single-use plastics as early as 2021	7
Step 1: Characterizing single-use plastics	9
Step 2: setting management objectives	10
Step 3: Instrument choice	10
Establishing performance standards	12
Recycled content requirements	12
Ensuring end-of-life responsibility	14
Improving and expanding extended producer responsibility in Canada	14
Next steps and sending comments	15
Questions for discussion	16
Managing single-use plastics	16
Establishing performance standards	16
Ensuring end-of-life responsibility	16

Purpose

The Government of Canada is taking steps toward eliminating plastic pollution in Canada, including potentially banning or restricting certain harmful single-use plastic products, where warranted and supported by science. This discussion paper is seeking input on a proposed integrated management approach to plastics to take a number of actions, including regulations which would be developed under the provisions of the Canadian Environmental Protection Act, 1999 (CEPA).

Introduction

Plastic plays an important part in the lives of Canadians and in the Canadian economy, including in helping Canadians protect themselves from the spread of COVID-19. Plastic is low-cost, durable, and useful in a wide range of applications, including packaging, clothing, medical and personal protective equipment (PPE) and construction materials. However, the way plastic waste is managed in Canada is an issue of growing concern. According to a recent study conducted by Deloitte, over 3 million tonnes of plastics were discarded as waste in Canada in 2016, and only 9% was recycled. Plastic waste burdens our economy, representing a \$7.8B lost opportunity. When leaked into the natural environment, plastic threatens the health of our wildlife, ecosystems, rivers, lakes and oceans. In 2016, 29,000 tonnes of plastic waste entered the Canadian environment as pollution.

Achieving zero plastic waste

Action is needed to eliminate plastic pollution at its source by reducing the amount of plastic waste that ends up in landfills or the environment. This can be achieved through greater prevention, collection, innovation and value recovery of plastic waste and transitioning to a more circular economy for plastics. The development and scaling up of new forms of plastic and new technologies provides opportunities to incentivize and support improved recovery of resources from products and packaging at the end of their useful life. Retaining materials and products in a circular economy not only reduces greenhouse gases emissions and pressure on the environment, but also has significant economic benefits. The transition to a more circular economy would save costs, increase competitiveness, stimulate innovation, support prosperity by creating new jobs and reduce the amount of plastic entering the environment.

Under Canada's G7 presidency in 2018, the Government of Canada championed the development of the Ocean Plastics Charter,² which commits to a more resource-efficient and lifecycle approach to plastics stewardship, on land and at sea. The Charter establishes targets to improve management of plastics, including:

 working with industry towards 100% reusable, recyclable, or, where viable alternatives do not exist, recoverable, plastics by 2030;

¹ Economic Study of the Canadian Plastic Industry, Markets and Waste (2019), available at: http://publications.gc.ca/collections/collection-2019/eccc/En4-366-1-2019-eng.pdf

² Available at: https://www.canada.ca/en/environment-climate-change/services/managing-reducing-waste/international-commitments/ocean-plastics-charter.html.

- working with industry towards increasing recycled content by at least 50% in plastic products where applicable by 2030;
- working with industry and other levels of government, to reuse and/or recycle at least 55% of plastic packaging by 2030 and recover 100% of all plastics by 2040; and
- working with industry towards reducing the use of microbeads in personal care products, and addressing other sources of microplastics.

In November 2018, through the Canadian Council of Ministers of the Environment (CCME), the federal, provincial and territorial governments approved in principle a Canada-wide Strategy on Zero Plastic Waste.3 Building on the Ocean Plastics Charter, the strategy takes a circular economy approach to plastics and provides a framework for action in Canada. Federal, provincial and territorial governments are collaborating on implementing the Strategy via an Action Plan⁴ by developing, among other things:

- guidance to facilitate consistent extended producer responsibility policies for plastics;
- national performance requirements and standards for plastics, including targets and timelines for increasing recycled content; and
- assessing infrastructure needs for improved plastic lifecycle management.

Science assessment of plastic pollution

In October 2020, the Government of Canada released a Science Assessment of Plastic Pollution.5 The Science Assessment presents a thorough scientific review of the occurrence and potential impacts of plastic pollution on human health and the environment. Information included in this assessment indicates that:

- plastic pollution, in both macroplastic and microplastic form, is everywhere in the environment;
- macroplastics have been shown to cause physical harm to individual animals and to have the potential to negatively affect the habitat of animals;
- exposure to macroplastics is not expected to be of concern for human health;
- the evidence is less clear and requires more research for potential effects of microplastics on individual animals and the environment; there is also limited information about the potential human health effects of microplastics, and while a concern for human health has not been identified at this time, further research is needed in this area; and
- there are a multitude of sources that contribute to plastic pollution

The Science Assessment recommends pursuing actions to reduce macroplastics and microplastics that end up in the environment, in accordance with the precautionary principle, which states that "where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation".6

³ Available at: https://www.ccme.ca/en/resources/waste/waste/plastic-waste.html.

⁴ Ibid.

⁵ Available at: https://www.canada.ca/en/environment-climate-change/services/evaluating-existingsubstances/science-assessment-plastic-pollution.html
⁵ Canadian Environmental Protection Act, 1999, SC 1999, c 33, preamble.

Managing plastics using CEPA

In order to take action as recommended in the Science Assessment, the Government of Canada has proposed using enabling authorities under CEPA to regulate certain plastic manufactured items. This will allow the Government to enact regulations that target sources of plastic pollution and change behaviour at key stages in the lifecycle of plastic products, such as design, manufacture, use, disposal and recovery in order to reduce pollution and create the conditions for achieving a circular plastics economy.

Rationale and objectives for an integrated management approach to plastics

Currently, Canada's large, complex and important plastics economy is mostly linear, which results in a significant amount of plastics waste being landfilled or released into the environment. The report prepared by Deloitte estimates that in 2016, 86% of plastic waste ended up in landfills, while 1% or 29,000 tonnes entered the environment as pollution. Actions across the value chain or that promote innovation most likely will result in the systemic changes necessary to achieve zero plastic waste and eliminate plastic pollution.

While various governments, industry, scientists, civil society groups and others are working hard to move towards a circular plastics economy, a number of key challenges stand in the way. These include:

- primary and secondary plastics compete: competition is difficult for the recycling industry because of inconsistent feedstock composition and a more labour-intensive cost structure compared to primary resin production which can take advantage of economies of scale;
- weak end-markets for recycled plastics: in some cases, recycled resins are a cheaper
 alternative for product manufacturers, for example for use in less demanding applications, but
 overall the inconsistent supply of quality feedstock at a competitive price undermines the
 establishment of viable and lasting end-markets;
- collection rates are low: only 25% of plastics are collected and sent to a sorting facility (e.g.,
 through curbside collection, recycling depots, or deposit-refund systems),⁹ and only a fraction of
 collected plastics is recycled because of contamination, infrastructure deficiencies, and lack of
 markets:
- insufficient recovery options: current near absence of high volume recovery options, losses
 from existing processes, and competition from low cost disposal alternatives, such as landfills,
 point to the need for investments in innovation and infrastructure, in particular to commercialize
 and scale up new technologies; and
- cost of plastic pollution is shouldered by individuals and communities: the responsibility
 for preventing and managing land-based sources of plastic pollution, such as urban and

⁷ Available at: [LINK]

⁸ Supra note 1.

⁹ Ibid.

roadside litter, is largely shouldered by municipalities, civil society organizations and volunteers, at great cost.

No one measure can overcome these challenges. As part of its comprehensive agenda, the Government of Canada is developing an integrated management approach to plastics, which over time would seek to achieve the following objectives:

- eliminate certain sources of plastic pollution: reduce environmental harm caused by plastic
 products, in particular single-use plastics, by managing or, where necessary, prohibiting their
 use;
- strengthen domestic end-markets for recycled plastics: stimulate demand for recycled plastic that can drive the development of sustainable and resilient recycling markets and spur the investment in recovery infrastructure;
- improve the value recovery of plastic products and packaging: raise collection and
 recycling rates of plastic products and packaging, reduce the amount of plastic waste that ends
 up in landfills or the environment, and incentivize investment in infrastructure that can supply
 secondary end-markets with sufficient quantities of high-quality recycled plastics; and
- support innovation and the scaling up of new technologies: provide the incentives and
 regulatory space for businesses and researchers to develop, test and scale up technologies that
 help prevent plastic waste and pollution, such as new forms of plastic, new technologies for
 recovering value from plastic waste, and innovative business practices to improve the
 management of plastics throughout the value chain.

This integrated management approach to plastics will involve regulatory and non-regulatory actions. Non-regulatory instruments could be used by governments, industry and civil society to improve the management of plastics within their jurisdictions or control. Regulatory instruments are intended to ensure that rules are in place at key stages of the plastics lifecycle to drive the change necessary to achieve the objectives described above.

Choosing the best instruments

A broad range of regulatory and non-regulatory instruments is available, allowing the government to choose the type of intervention. A number of considerations factor into the choice of instrument or mix of instruments that are best suited to help achieve the management objective on a sustained basis while supporting innovation. These include environmental effectiveness, economic efficiency, health and safety, and distributional impacts across sectors, regions, and segments of the Canadian population.

Regulations and voluntary instruments (for example, guidelines) will be developed using CEPA or another effective mechanism. These will seek to:

- manage single-use plastics, including banning or restricting certain single-use plastics that
 cause harm, where warranted and supported by scientific evidence;
- establish performance standards for plastic products to reduce (or eliminate) their
 environmental impact and stimulate demand for recycled plastics; and
- ensure end-of-life responsibility, so that companies that manufacture or import plastic
 products or sell items with plastic packaging are responsible for collecting and recycling them.

These instruments and measures will be designed to comptement each other as well as other policies, programs and actions implemented by federal, provincial, territorial and local governments. The suscess of one instrument will enhance the outcomes of all the others and contribute to achieving zero plastic waste. All instruments and measures are the subject of consultation and in-depth socio-economic analysis. A regulatory instrument is also always accompanied by a comprehensive Regulatory Impact Analysis Statement that is posted on the *Canada Gazette*, and which includes a cost-benefit analysis, as well as estimates of the administrative burden on regulated entities and impacts to small businesses.

Roles and responsibilities

The integrated management approach to plastics proposed in this discussion paper recognizes that everyone has a role to play in achieving zero plastic waste and eliminating plastic pollution, including:

- Government of Canada: Environment and Climate Change Canada (ECCC), as well as other
 federal departments and agencies, will design regulatory instruments and other measures, work
 with other levels of government to avoid duplication, promote and ensure compliance, monitor
 outcomes, and be receptive to feedback in implementing programs, as well as monitor and work
 with other governments to address any trade implications.
- provinces and territories: the Government of Canada recognizes the leadership role provided by provinces and territories in developing, regulating and overseeing waste management systems, including recycling programs, and will support provincial and territorial governments in working to increase diversion rates for plastics, among other things.
- local governments: In response to provincial and territorial regulations, waste management
 services in Canada have traditionally been delivered or coordinated by cities, towns and
 regional authorities, which includes curbside or depot collection, sorting and separation
 operations, disposal facilities (landfills or incinerators), plus public education and promotion.
 Local authorities also deal with litter issues and street cleaning. In all cases, plastics waste is
 present and must be managed appropriately.
- indigenous Peoples: Indigenous peoples have an important role to play as traditional stewards
 of lands affected by plastic pollution, rights holders, and decision-makers for waste
 management issues in Indigenous communities, including on reserve land.
- plastic producers and product manufacturers: industry leadership and innovation is
 essential for better management of plastics. Producers of plastic resins and manufacturers of
 plastic products and packaging are best-placed to innovate and develop new solutions to
 address plastic waste in addition to meeting obligations established by regulatory instruments.
- recyclers: the Government of Canada will look to recyclers to support and enable systemic
 change in the plastic economy by effectively and efficiently recycling all the plastics collected
 and providing high-quality recyclable plastics to use as feedstock for new and innovative
 products.
- Canadians: all Canadians can do their part by reducing the amount of plastic waste they create, correctly sorting and binning recyclable plastics, and avoiding littering.

Working with provinces and territories

The integrated management approach to plastics recognizes the central role played by provinces and territories in reducing plastic waste, eliminating plastic pollution and managing waste more generally. This is why the Government of Canada worked with its provincial and territorial counterparts in the CCME to develop the Canada-wide Strategy on Zero Plastic Waste. All jurisdictions must work together

to drive the change necessary to move to a more circular economy for plastics across Canada. Among other things, a circular economy for plastics will:

- help businesses use resources and capital assets more efficiently;
- create new revenue streams through improved value recovery, and markets for new technologies and materials; and
- support the transition to a low-carbon economy by moving Canada away from linear models of resource use.

The Government of Canada will align measures developed under the integrated management approach to plastics with the guidance, standards and targets being developed in support of the CCME Strategy and Action Plan on Zero Plastic Waste.

Consideration of measures and programs already in place and complementarity with the roles of provincial, territorial and municipal governments will also be an important factor in the choice and design of instruments. The Government will work with its partners and stakeholders in Northern, remote and Indigenous communities to take into account their unique circumstances. Where appropriate, the Government of Canada will also seek agreements with provincial and territorial governments to minimize or eliminate duplication or overlapping rules.

Managing single-use plastics

Canadians and businesses rely on single-use plastics and packaging for various purposes, from convenience to essential health and safety applications, and their use is increasing. Many of these plastic products are poorly managed at their end-of-life and have low recycling rates. Some single-use plastics that end up in the environment cause harm to ecosystems and wildlife, and those that are not recycled are a lost resource for the economy. The Government of Canada has committed to banning or restricting certain harmful single-use plastics, where warranted and supported by science.

Scope

Single-use plastics have been be defined in recent work as "designed to be thrown away after being used only once". 10 These items include, among others:

- packaging: primary packaging (for example, food wrappers, retail product packaging, beverage
 and shampoo bottles), secondary or short lived packaging (for example, shopping bags, fruit &
 vegetable bags, containers), and sanitary packaging for sterile items (for example, syringes);
- convenience items: utensils, hot and cold drink cups and lids, straws, stir sticks, disposable wipes, and quick-serve containers; and
- · essential items: masks and latex gloves in the dental and medical field, sterile packaging.

¹⁰ United Nations Environment Programme, Single-use Plastics: a Roadmap for Sustainability: Fact-sheet for Policymakers (2018), https://wedocs.unep.org/bitstream/handle/20.500.11822/25523/singleUsePlastic_sustainability_factsheet_EN.pdf

In addition to single-use plastics, there is a category of **short-lived disposable products or their components**, which includes pens, toothbrushes and their parts such as cotton swabs stems, cigarette butts and bottle caps.

The growing use of these items can present different challenges, such as:

- pollution in the environment and harm to wildlife through litter or accidental releases from commercial and industrial facilities or during transport;
- hampering of recycling, composting or wastewater treatment processes, due to small format, material choice and contamination; and
- inefficient use of material resources when cost-effective and low-impact alternatives are available.

Management of single-use plastics should also reflect the vital functions some single-use plastics play in keeping Canadians safe and healthy, assisting people with accessibility needs, and preserving food. For example, personal protective equipment includes some single-use plastics, such as masks and gloves. These are necessary to keep Canadians safe from the transmission of disease, in particular COVID-19. The Government of Canada will consider whether products that play vital roles such as these should be exempted from management measures, or whether measures should be designed to avoid limiting supply and accessibility (for example, by focusing on areas such as end-of-life management or litter prevention and clean-up) or stipulate acceptable alternatives.

The Government also recognizes the potential for new and innovative technologies to improve the environmental outcomes of some single-use products. For example, the use of compostable, bio-based or biodegradable plastics may in some cases improve a product's environmental footprint or increase recovery rates of single-use items when they become waste. The Government will consider how the ban or the restriction on certain harmful single-use plastics might be designed to support the growth of new and innovative technologies that further the goals of environmental protection and the transition to a circular economy.

Banning or restricting certain harmful single-use plastics as early as 2021

ECCC has conducted an analysis of available data to determine which items meet the requirements for a proposed ban or restriction. Sources of data include:

- Canadian citizen science and civil society data on which single-use plastics are most commonly found on Canadian beaches and shorelines;¹¹
- ECCC-commissioned reports, Single-use Plastics in Canada (Cheminfo, 2018) and Economic Study of Canada's Plastics Industry, Markets and Waste (Deloitte, 2019);
- sector-specific research on commonly used single-use plastics in Canada;
- work on single-use plastics prioritized for reduction actions by other jurisdictions within Canada;
 and
- work on single-use plastics prioritized for reduction by international organizations.

¹¹ https://www.shorelinecleanup.ca/impact-visualized-data

In addition, white there is little data currently available on the plastic waste impacts of COVID-19, ECCC is aware of the potential increase in plastic waste and pollution caused by essential personal protective equipment.

Items were identified using the information sources above to provide a preliminary list of products that may be environmentally or value-recovery problematic, and which merited further analysis through a Management Framework for Single-use Plastics:

- · Bags, including
 - checkout bags,
 - produce and bulk food barrier bags,
 - garbage bags, and
 - o dry cleaning bags
- Packaging not necessary for the protection of food or goods, including:
 - o multi-packaging,
 - o produce stickers, and
 - some films
- Cosmetic and personal care products and packaging, including
 - o cotton swab sticks
 - flushable wipes, and
 - o disposable personal care items
- Plastic packaging used in aquaculture and coastal industries (for example., strapping bands)
- Food packaging, including:
 - beverage bottles and caps,
 - o snack food wrappers, and
 - o some films

- Food packaging and service ware (for example., takeout containers and lids, plates, bowls and cups) made from problematic plastics, including:
 - o foamed plastics.
 - black plastic,
 - o polyvinyl chloride (PVC),
 - oxo-degradable plastic, or
 - multiple (composite) materials including one or more plastics
- Coffee pods
- Plastics used in medical applications, including personal protective equipment such as:
 - o masks,
 - o gowns, and
 - o gloves
- · Cigarette filters
- Contact lenses and packaging
- Food service ware, including:
 - o hot and cold drink cups and lids
 - o straws
 - o stir sticks
 - cutlery, and
 - condiment portion cups and sachets

The Management Framework for Single-use Plastics establishes a three-step process to determine if management is needed, and identifies the options for meeting management objectives:

Management framework approach for single-use plastics

St	eps	Details
1.	Categorize:	Group single-use plastic items into categories and identify considerations for exemptions: 1. environmentally problematic 2. value recovery problematic
2.	Set management objectives:	For priority categories, determine which objective in the waste management hierarchy should be pursued: (1) eliminate or reduce from the Canadian market, or (2) increase recycling or recovery rate.

Steps	Details
3. Choose an instrument:	Based on the objective chosen for each product, choose the appropriate instrument to achieve the goal informed by the Instrument Choice Framework for Risk Management under the Canadian Environmental Protection Act.

Step 1: Characterizing single-use plastics

The first step is to categorize single-use plastics as environmentally problematic, value-recovery problematic, or both. In addition, considerations should be identified for possible exemptions to management action. This is done using the following criteria:

Table 1: Criteria for the characterization of single-use plastics

Categories of single-use plastics	Criteria
1) Environmentally problematic	 Prevalent in natural and/or urban environments, according to citizen science, civil society and/or municipal litter audit data Known or suspected to cause environmental harm (for example., ingestion by wildlife or entanglement risk to wildlife, etc.)
2) Value recovery problematic	 Hampers recycling systems or wastewater treatment (nutrient or additive contamination, material or size/shape incompatible with recycling technology, etc.) Low to very low recycling rate (lower than average recycling rate for packaging, from 0-22%) Barriers to increasing their recycling rate exist
Considerations for exemptions	Perform an essential function (for example., accessibility, health and safety, security) No viable alternative exists that can serve the same function Specification of acceptable & available alternative material

A single-use plastic can be considered environmentally problematic and/or value-recovery problematic if it meets the criteria in the above table. Table 2 illustrates how ECCC categorized select single-use plastics, drawing from the best available information listed above:

Table 2: Analysis of information of selected single-use plastic products

	Environmentally problematic		Value recovery problematic			Exemption considerations	
	Prevalent in environment	Known or suspected to cause environmental harm	Hampers recycling and/or wastewater treatment	Non- recyclable, low or very low recycling rate	Barriers to increasing recycling rate	Performs essential function	No viable alternatives
Plastic checkout bags	*			*			
Stir sticks	1	1	/	1	1		
Six-pack rings	1	1	1	1	*		

	Environmentally problematic		Value recovery problematic			Exemption considerations	
	Prevalent in environment	Known or suspected to cause environmental harm	Hampers recycling and/or wastewater treatment	Non- recyclable, low or very low recycling rate	Barriers to increasing recycling rate	Performs essential function	No viable alternatives
Cutlery	,		1	-	-	In some cases, for security	
Straws	*	*	1	1	1	In some cases, for accessibility	
Food packaging and service ware made from problematic plastics		*	*	•	,		
The state of the s							A CALL SHIP CONTRACTOR
Other bags (for example., garbage)			*	-	*		
Snack food wrappers	Some kinds		Some kinds (for example., bioplastics)	-			
Multi- packaging			1	1	1		
Disposable personal care items			1	1	1		
Beverage bottles and caps							
Contact lenses and packaging				-	1	1	
Hot and cold drink cups and lids			1	1	*		
Cigarette filters	1	1		*	*		4

Step 2: Setting management objectives

The proposed environmental objectives of the Management Framework for Single-use Plastics are to:

- 1) eliminate or significantly reduce single-use plastics entering Canada's environment;
- 2) reduce the environmental impact of plastic products overall; and
- 3) conserve material resources by increasing the value recovery of plastics.

Step 3: Instrument choice

When there are multiple possible actions to achieve the management objectives, the *Instrument Choice* Framework for Risk Management under the Canadian Environmental Protection Act will inform the

selection of appropriate instruments. The Instrument Choice Framework uses several criteria to guide these decisions:

- 1. environmental effectiveness and the achievement of the management objective;
- 2. economic efficiency including minimizing costs and maximizing benefits;
- 3. distributional impacts on groups and segments of society;
- acceptability and compatibility, including stakeholder acceptability and compatibility with other programs in Canadian jurisdictions; and
- international obligations, with a focus on international protocols and agreements as well as trade obligations.

The Government of Canada has committed to ban or restrict certain harmful single-use plastic items, where warranted and supported by science. This means that:

- for products to be considered "harmful" and for a ban or a restriction to be considered "warranted", the criteria for both environmentally problematic and value recovery must be met;
- assessing a single-use plastic item using these criteria requires scientific evidence of both environmental prevalence and value recovery challenges; and
- in cases where a product meets all criteria but performs an essential function, exemptions to a ban or a restriction may be recommended in some cases.

Table 3 illustrates how the Management Framework for Single-use Plastics can be applied to choose instruments appropriate to meeting management objectives.

Table 3: Proposed instruments and the scope of their potential application

	Management Objective: Eliminate or reduce from the Canadian market, or restrict use		Management Objective: Increase recycling / recovery rate of single-use plastics and packaging		
	CEPA Instruments: Ban, restrictions in use	Instruments: Incentives to encourage reusable products or systems	Instruments: Material specifications (for example., recyclable)	Instruments: Extended producer responsibility or other collection, recycling requirements	
Environmentally problematic	Plastic Checkout Bags Stir sticks	Food service ware	Hot and cold drink cups and lids	Beverage bottles and caps Cigarette filters	
Value recovery problematic	Six-pack rings Food service ware made from problematic plastics Straws Cutlery	Personal care product bottles Hot and cold drink cups and lids	Food wrappers Other bags (for example., qarbaqe) Multi-packaging	Disposable personal care items	

The analysis above generated six plastic items that meet the requirements of a ban or a restriction, supported by sufficient scientific evidence, data gathered from the Great Canadian Shoreline Cleanup and socio-economic considerations:

Table 4: Single-use plastic items that meet the requirements for a ban

Certain single-use plastic items being considered for a ban or a restriction:

- plastic checkout bags
- stir sticks
- six-pack rings
- cullery
- straws
- · food service ware made from problematic plastics

For other single-use plastics, currently available data on the use, management and prevalence in the environment do not support a recommendation for a ban or a restriction at this time. The results of additional information gathering and consultations, as well as further analysis using the proposed Management Framework for Single-use Plastics, will indicate whether management action is needed and which measure should be considered.

The Government of Canada will continue to work with provinces, territories, industry and other stakeholders to implement this framework over time. How measures are chosen, designed and implemented will take into account factors such as best-placed jurisdiction, the potential for voluntary agreements and other industry-led actions, and the *Instrument Choice Framework for Risk Management under the Canadian Environmental Protection Act.* They will also be the subject of consultation and in-depth socio-economic analysis. A regulatory instrument is also always accompanied by a comprehensive Regulatory Impact Analysis Statement that is posted on the Canada Gazette. As a first step in this process, ECCC welcomes comments on the categorization and the proposed management approach described here.

Establishing performance standards

The proliferation of different types of plastics, formats, labelling, collection schemes and processing technologies together impede the transformation of waste plastics into materials that are cost-competitive with primary materials. This, in turn, hampers the establishment of viable markets for secondary and alternative materials. The introduction of new products across value-chains outpaces the deployment of regulations or programs to ensure collection and new technologies to process the growing variety of plastic products on the market. Recyclers need certainty that there will be buyers for the plastic they recycle to secure investments. To begin addressing some of these issues, the Government of Canada is considering how product performance standards for plastic products and packaging can contribute to generating a sufficient, stable and predictable supply of materials in order to support viable secondary plastics markets and investments in the recovery infrastructure in Canada.

Recycled content requirements

Recycled content requirements establish a market demand for recycled plastics which lessens the pressures for recyclers to compete with the cost of virgin resin. Robust domestic demand for recycled plastics would also drive investments in recycling operations, innovations in material separation and technologies, and opportunities to scale up emerging technologies. Recycled content requirements can also spur companies to reconsider the design of their products. The use of recycled plastics delivers

environmental benefits, such as extending the life of some resins and reducing greenhouse gas emissions, and contributes to the transition to a circular economy.

Recognizing the importance of recycled content requirements to drive demand for these markets, the Government of Canada has adopted a target of at least 50% recycled content in plastic products by 2030. As part of Phase 1 of the Canada-wide Action Plan on Zero Plastic Waste, the CCME supported this objective and further committed to establishing targets and timelines for increasing recycled content.¹²

Many leading companies are including recycled content in their plastic products and have made voluntary commitments to recycled content performance targets. To further support the development of secondary markets for recycled plastics, the Government of Canada is proposing regulations using CEPA to require recycled content in plastic products and packaging. Regulations and accompanying guidance will establish:

- a minimum percentage of recycled content as an outcome-based requirement that producers
 would need to meet to comply with the regulations;
- rules for measuring and reporting to evaluate a product's conformity with claims of recycled content; and
- technical guidelines and related tools to help companies meet their requirements, such as standards, specifications and terminologies.

The approach for requiring recycled content is under development. Options considered could be based on:

- · resin: establish recycled content targets and requirements by resin type;
- product or sector grouping: establish recycled content targets and requirements by product category (for example., rigid containers, film packaging) or sector (for example., packaging, electronics); or
- economy-wide: establish an economy-wide recycled content target/requirements for plastic
 products without differentiating between sectors, products or resin types.

In addition, the approach as well as the selection of interim targets and timelines for recycled content requirements will recognize the current technical and regulatory barriers that must be considered when incorporating recycled plastics into new products and packaging. For example, food chemical safety is a consideration when using recycled plastics in food packaging. The use of recycled plastics, as with any other plastic material, in food packaging applications must comply with the safety provisions of the *Food and Drugs Act* and associated regulations. Any other existing requirements in laws and regulations related to product performance (for example., energy efficiency or consumer safety) would also still apply. Factors affecting the ability of recycled plastics to meet performance requirements include the quality of the feedstock, technologies and processing methods, and appropriate performance standards and test methods.

The approach for measuring and reporting on recycled content in products is also under development. Voluntary standards are currently used by industry and some new ones are being developed. Key Issues to consider for measurement and reporting include, among others:

¹² Supra note 3.

- definitions of recycled content, and the potential applicability of different types (for example., post-consumer resin, pre-consumer resin) in meeting performance standards;
- method of tracking chain-of-custody, for example, certifications generated by recyclers based on the mass-balance of material flowing through recycling facilities; and
- flexibility in meeting performance standards, for example, applying recycled content requirements on an individual product basis or on an average across a company's product line.

Regulatory approaches to ensuring recycled content performance standards are met, such as reporting protocols and open data rules to create accountability and ensure compliance through transparent information, will be considered.

Ensuring end-of-life responsibility

As part of the integrated management approach to plastics, the Government of Canada is working to extend the life and improve the value recovery of plastic products and packaging. This means

- raising collection, repair and recycling rates;
- minimizing the amount of plastic sent to landfill;
- bringing more product categories under management frameworks across the country; and
- establishing the conditions for innovation and greater capacity throughout Canada to create a circular economy for plastics and stimulate investments in critical collection and recovery infrastructure.

Improving and expanding extended producer responsibility in Canada

The Government of Canada has committed to working with provinces and territories to develop consistent, national targets, standards and regulations that will make companies that manufacture plastic products or sell items with plastic packaging responsible for collecting and recycling them. This is known as extended producer responsibility. Federal, provincial and territorial governments agree that extended producer responsibility is one of the most effective and efficient ways of increasing collection and recycling rates and is a cornerstone to achieving our Canada-wide objective of zero plastic waste.

Provinces and territories are taking the lead by developing and implementing extended producer responsibility systems within their jurisdictions. To maximize the recovery of plastic products and packaging, the Government of Canada will work with provinces, territories and industry to advance extended producer responsibility across Canada that is:

- consistent: rules need to be consistent across jurisdictions to create a level playing field, reduce administrative burden and allow companies to take advantage of the efficiencies and economies of scale possible in larger markets that transcend provincial and territorial borders;
- comprehensive: to help achieve zero plastic waste, extended producer responsibility should
 extend to all major sectors of the Canadian plastics economy that generate large amounts of
 plastic waste; and

 transparent: companies are made responsible for meeting outcomes such as collection targets, but are given the freedom to decide how best to meet those targets, making accountability dependent on the transparent reporting of key data.

As part of Phase 1 of the CCME's Action Plan on Zero Plastic Waste, ¹³ the Government of Canada is working with provincial and territorial governments to develop national guidance that will facilitate consistent, comprehensive and transparent extended producer responsibility policies for plastics. This guidance will include:

- common material categories and product definitions;
- performance standards to guide reuse and recycling programs;
- options to encourage innovation and reduce costs; and
- standard monitoring and verification approaches.

The Government of Canada will support provincial and territorial governments as they work to harmonize their extended producer responsibility systems. This will include exploring with provinces and territories how gaps and inconsistencies can be addressed, including through national actions.

Next steps and sending comments

The Government recognizes the importance of balancing environmental protection and clean growth with the economic importance of plastic and its role in protecting human health, in particular during this COVID-19 public health emergency.

Taking into account lessons from the current pandemic and mindful of continued constraints brought about by the pandemic, Canadians and Canadian businesses will be given the opportunity to participate meaningfully in informing any measures taken.

Next steps for ECCC will include engagement with provincial and territorial governments, Indigenous Peoples and stakeholders on the design of the regulatory instruments and the approaches outlined in this discussion paper.

Parties wishing to comment on any aspect of this paper, including the categorization of single-use plastics and proposed management approaches, are invited to provide written comments to the Director of the Plastics and Marine Litter Division of ECCC by December 9, 2020 at ec.plastiques-plastics.ec@canada.ca.

¹³ Supra note 3.

Questions for discussion

The Government is seeking input to inform the design and implementation of the proposals described in this discussion paper. Businesses, civil society groups, jurisdictions, Indigenous Peoples, and all Canadians are invited to provide their perspectives, expertise and opinions. To help focus input, the Government invites commenters to consider the following questions. Other comments and suggestions related to anything described in this discussion paper are also welcome.

Managing single-use plastics

- Are there any other sources of data or other evidence that could help inform the development of the regulations to ban or restrict certain harmful single-use plastics?
- Would banning or restricting any of the six single-use plastics identified impact the health or safety of any communities or segments of Canadian society?
- 3. How can the Government best reflect the needs of people with disabilities in its actions to ban or restrict certain harmful single-use plastics?
- 4. Should innovative or non-conventional plastics, such as compostable, bio-based or biodegradable plastics be exempted from a ban or a restriction on certain harmful single-use plastics? If so, what should be considered in developing an exemption that maintains the objectives of environmental protection and fostering a circular economy for plastics?

Establishing performance standards

- 5. What minimum percentage of recycled content in plastic products would make a meaningful impact on secondary (recycled resin) markets?
- 6. For which resins, products, and/or sectors would minimum recycled content requirements make the greatest positive impact on secondary (recycled resin) markets? Why?
- 7. Which resins, products or sectors are best-placed to increase the use of recycled plastic and why?
- 8. Which plastic products are not suitable for using recycled content due to health, safety, regulatory, technical or other concerns?
- 9. What should be considered in developing timelines for minimum recycled content requirements in different products?
- 10. What would be the advantages and disadvantages to setting minimum percentage requirements that are distinct for each product grouping, sector, and/or resin?
- 11. How could compliance with minimum recycled content requirements be verified? How can the Government and industry take advantage of innovative technologies or business practices to improve accuracy of verification while minimizing the administrative burden on companies?
- 12. Besides minimum recycled content requirements, what additional actions by the government could incentivize the use of recycled content in plastic products?

Ensuring end-of-life responsibility

13. How can the Government of Canada best support provinces and territories in making their extended producer responsibility policies consistent, comprehensive, and transparent?

Summary of Senior Government Actions on Plastic Waste and Pollution

Provincial Action:

The Ministry has conducted two major consultations – the *CleanBC Plastics Action Plan – Policy Consultation Paper* published on July 25, 2019, and the *Recycling Regulation Policy Intentions Paper* published on September 12, 2020.

Firstly, based on feedback from the CleanBC Plastics Action Plan – What We Heard Report published November 2019, the Ministry made amendments to the Recycling Regulation through a provincial Order in Council dated June 29, 2020. As the Recycling Regulation defines requirements for extended producer responsibility ("EPR") in BC, the amendments included changes under the beverage container product category, the residuals product category and most notably, the packaging and paper product category with the addition of "single-use products". Secondly, the province is currently in active consultation with the Recycling Regulation Policy Intentions Paper released September 12, 2020, which focuses specifically on proposed additions to the extended producer responsibility program in BC. City feedback was provided and is included as Attachment 3 for reference.

Federal Action:

At the federal level, ECCC continues to advance international and domestic commitments to address plastic pollution and reach zero-plastic waste by 2030 by utilizing three main initiatives – the *Ocean Plastics Charter*, the *Canada-wide Strategy on Zero Plastic Waste*, and the proposed *Federal Comprehensive Agenda on Plastics*.

In 2018, Canada championed the *Ocean Plastics Charter* under its G7 presidency which commits to a more sustainable approach to producing, using and managing plastics. The *Canada-wide Strategy on Zero Plastic Waste* builds on the *Ocean Plastics Charter* to take a more circular economy approach to the management of plastics through a two phased framework which guides federal, provincial and territorial governments. Details of each of these initiatives are provided in Table 1.

Table 1: Federal plastic waste and reduction initiatives

Federal Initiative	Details
Ocean Plastics Charter	 Working with industry towards 100% reusable, recyclable, or, where viable alternatives do not exist, recoverable, plastics by 2030; Working with industry towards increasing recycled content by at least 50%
(G7 – 2018)	 working with industry towards increasing recycled content by at reast 50% in plastic products where applicable by 2030; Working with industry and other levels of government, to reuse and/or recycle at least 55% of plastic packaging by 2030 and recover 100% of all plastics by 2040; and Working with industry towards reducing the use of microbeads in personal care products, and addressing other sources of microplastics.

Federal Initiative	Details
Canada-wide	Phase 1
Strategy on Zero	- Facilitate consistent programs for extended producer responsibility (EPR);
Plastic Waste	- Developing a roadmap to address single-use and disposable plastics that are commonly released into the environment;
	- Establishing national performance requirements and standards for plastics;
	- Promoting incentives for a circular economy;
(Canadian Council of	- Assessing waste management infrastructure needs and promoting
Ministers of the	innovation for improved plastic life-cycle management; and
Environment – 2018)	- Identifying tools for government procurement practices and greening operations to reduce plastic waste.
	Phase 2
	- Improve consumer, business and institutional awareness to prevent and manage plastic waste responsibly;
	- Reduce plastic waste and pollution generated by aquatic activities;
	- Advance plastics science to inform decision-making and measure performance over time;
	 Address plastics in the environment through capture and clean-up; and Contribute to global action on plastic pollution reduction.

The proposed Federal Comprehensive Agenda on Plastics encapsulates both the Ocean Plastics Charter and the Canada-wide Strategy on Zero Plastic Waste, alongside other broad actions such as creating policies and regulations (Discussion Paper), greening federal operations, advancing science, identifying plastics innovations and industry solutions, and mobilizing Canadians.

In addition to the Discussion Paper, ECCC published the final *Science Assessment of Plastic Pollution* on October 7, 2020 which summarizes the state of science regarding potential impacts of plastic pollution on the environment and human health in Canada. From this assessment, the ECCC has proposed using enabling authorities under CEPA to regulate plastic items by adding "plastic manufactured items" to Schedule 1, the Toxic Substances List. This approach will allow for the use of regulatory and non-regulatory measures to target sources of plastic pollution at key stages in the lifecycle of plastic products, such as design, manufacture, use, disposal and recovery.

Attachment 3

City of Richmond Comments:

Recycling Regulation: Policy Intentions Paper, September 12, 2020 Submitted to Provincial Ministry of Environment and Climate Change Strategy on October 6, 2020, via online portal

3.1 New Schedule for Mattresses

THE THE PERSON OF THE PERSON O			
Ministry Questions	City of Richmond Comments		
Do you have comments or suggestions on the intention to add mattresses and foundations to the regulation?	 Eco fee relative to the size of mattress and whether pocket coils should have a higher eco-fee relative to the increased difficulty involved in recycling. Grants and funding to promote better infrastructure for recycling mattresses – current process is very manual. Collection mechanism ensures the condition of the mattresses (moisture, insects, rodents, sharps, bodily fluids, etc.) to address the issue of safe handling for front-line staff– identify the options for alternative disposal. Consider requirements to address material toxicity issues (e.g. flame retardants, VOC off-gassing) in materials. Fee needs to be covered up front either by the producer or through an eco-fee. Payment at the point of disposal will act as a barrier. 		
Are there exemptions to this new product category that you believe should be considered?	 Exemptions for health and safety concerns (e.g. hospital and health care facilities). 		

3.2.1 Schedule 2 – Residual Product Category

Ministry Questions	City of Richmond Comments
Do you have comments or suggestions on the intention to regulate more product types?	 We agree that additional materials need to be added to this product category in order to ensure public safety, discourage illegal dumping and maximize environmental protection by providing alternatives for disposal and/or recycling of those hazardous waste materials currently not captured. Compressed gas canisters should include ("empty" or "full") acetylene cylinders, propane cans and tanks, butane cans and cylinders, lighter fluid cans, helium balloon tanks, and oxygen cylinders.

What product types should be prioritized for regulation?	 Propane tanks, butane canisters, fire extinguishers, compressed gas canisters — "whippits". Propane cylinders, when discarded, can contain enough residual propane to explode when compressed, or when processed at waste resource recovery facilities. Residual flammable gases was measured at several waste resource recovery centres. The analysis of the data indicated that residual flammable gases remaining in cylinders ranged between 4.63% and 16.35% by weight with a mean value of 10% of total capacity. Even if the cylinders have been "emptied," they must still be disposed of through the right channels — they are still considered hazardous waste. Gypsum Herbicides, pesticides, fertilizers currently excluded Thermometers containing mercury or mercury type products Cigarettes and cigarette butts Photographs and negatives Products labelled as flushable but are not compatible with liquid waste systems Baby car seats Clarifying the scope of what is included with "medical syringes" (needle only, plastic plunger, and associated pieces, acupuncture needles)
Do you have comments or suggestions on how to clearly define/classify product categories in the regulation that are user friendly?	 Define items based on how they need to be managed/handled/recycled (e.g. propane may need to be handled differently than a butane canister). Avoid the use of technical terms. Use language that is commonly understood by consumers. Commercial residual products should be incorporated in this product category. Ensure consistency with federal and provincial labeling and classification following 'consumer symbols'.
Are there product types you believe should be exempt from the regulation, beyond products such as cleaners that are intended for use down the drain?	N/A

3.2.2 Schedule 3 – Electronic and Electrical Product Category

Sent Sent date & Dieter one and Dieter earl Flound Category		
Ministry Questions	City of Richmond Comments	
Do you have comments or suggestions on the intention to regulate more electronic and electrical products, including batteries?	 The legislation needs to be flexible enough to capture new items that enter the market that were not originally envisioned. Examples include devices used for artificial intelligence, robotics and virtual reality devices. The issue of safety during battery collection and storage (e.g. lithium batteries) should be addressed to mitigate risk (facility fires and other safety hazards). Include requirements within the extended producer responsibility framework to address circular economy principles such as increasing reparability and the right to repair. 	
What product types should be prioritized for regulation?	 E-cigarettes and electronic vaping products EV batteries Printer cartridges Paper shredders Extension cords 	
Are there product types you believe should be exempt from the regulation and may be better managed through alternative policy approaches?	n/a	

3.2.3 Schedule 5 – Packaging and Paper Product Category

Ministry Questions	City of Richmond Comments
While EPR for ICI	• A flexible solution will be required depending on the type of
packaging and paper has	business and products used.
been suggested by some	Suggest a stakeholder consultation approach with the
stakeholders, there are	various industry groups be used to develop innovative
also other approaches that	solutions that incorporate circular economy principles.
have been advanced for	
commercial business	
waste management. Do	
you have comments or	
suggestions on EPR or	
alternative policy	
approaches that address	
the need for greater	
diversion from landfills	
and to better manage ICI	
materials?	

Ministry Questions	City of Richmond Comments
Are there sources of ICI waste that should be the primary focus for better management, such as food services, office buildings, or sports stadiums?	 Food services – especially small independent Sports stadiums Industrial

4. Marine Debris in BC – End-of-life Management of Lost Fishing Gear

Ministry Questions	City of Richmond Comments
Do you have comments or	At the point of issuing fishing licenses require submission
suggestions on policy	of a solid waste management plan that accounts for the life-
approaches to better	cycle management of the fishing gear used.
manage fishing gear?	 Incentivize the removal of ghost fishing gear.
	 Implement tagging or other tracking mechanisms to support
	accountability measures and recovery of lost or ghost
	fishing gear.
	 Set up net and gear recycling at major fishing hubs e.g.
	Steveston Harbour Authority.

6. Implementation

Ministry Questions	City of Richmond Comments
To help inform the development of the multi- year strategy, do you have comments or suggestions on what product categories outlined in this Intentions Paper should be prioritized for regulation?	 Compressed gases: propane tanks, butane canisters, "whippits", fire extinguishers E-cigarettes and electronic vaping products EV batteries Mattresses Gypsum

Attachment 4

City of Richmond Comments:

A proposed integrated management approach to plastic products to prevent waste and pollution

Federal: Environment and Climate Change Canada

Managing single-use plastics

ECCC Questions

1. Are there any other sources of data or other evidence that could help inform the development of the regulations to ban or restrict certain harmful single-use plastics?

City of Richmond Comments

The Metro Vancouver region publishes waste composition audits which provide information on the make up of the municipal solid waste stream. Recently, these audits have also included information specific to the number of single-use items in the waste stream. These composition audits are suggested to be referenced.

It is recognized that the *Proposed Integrated Management Approach to Plastics Products to Prevent Waste and Pollution* is focused on single-use plastics. However, the following bodies of research are recommended for reference as they provide broader information to help frame the regulatory landscape on single-use plastics and plastics pollution overall:

- The American Chemistry Council has developed and posted research concerning advanced plastic recycling that is critical to consider as one alternative to recycling single-use plastic for those items it may not be possible to ban:

 https://plastics.americanchemistry.com/Advanced-Recycling-Alliance-for-Plastics.html
- Plastic Europe: Association of Plastic Manufacturers.
 Plastics 2030: "Plastics 2030" is Plastics Europe's
 Voluntary Commitment to increasing circularity and resource efficiency. It is the main initiative to support and contribute to the European Commission's aim to transform Europe into a more circular and resource efficient economy: https://www.plasticseurope.org/en/focus-areas/our-commitment and https://www.plasticseurope.org/download_file/force/3259/181
- European Commission: A European Strategy for Plastics in a Circular Economy
 https://ec.europa.eu/environment/circular-economy/pdf/plastics-strategy-brochure.pdf;
- Plastic Waste: a European strategy to protect the planet, defend our citizens and empower our industries:
 https://ec.europa.eu/commission/presscorner/detail/en/IP_18
 5

ECCC Questions (City of Richmond Comments
2. Would banning or restricting any of the six single-use plastics identified impact the health or safety of any communities or segments of Canadian society?	 White Paper: Plastics, the Circular Economy and Global Trade, World Economic Forum: http://www3.weforum.org/docs/WEF Plastics the Circular Economy and Global Trade 2020.pdf A vision for a circular economy for plastics in Canada by Smart Prosperity Institute, https://institute.smartprosperity.ca/sites/default/files/report-circulareconomy-february14-final.pdf The Role of Chemistry in a Circular Economy for Plastics by Chemistry Industry Association of Canada: https://canadianchemistry.ca/wp-content/uploads/2019/02/CIAC circular economy for plastics.pdf Plastics in a Circular Economy: Design of Sustainable Plastics from a Chemicals Perspective, OECD: http://www.oecd.org/env/waste/global-forum-on-environment-plastics-in-a-circular-economy.htm A European Strategy for Plastics in a Circular Economy: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52018DC0028&from=EN Over the longer term, banning of the six single-use plastics should not have a negative impact to communities or segments of Canadian society. There may, however, be impacts in the immediate term. To address this, a transition period is recommended to permit single-use plastics for a defined period to ensure an approach which provides a minimal health and safety threshold for Canadians. The transition period will allow industry time to evolve to products which have life-cycle material benefits and do not negatively impact the environment and ultimately human health. Government neentives should be provided to encourage the development of new technologies to address the need for these alternatives.

ECCC Questions

3. How can the Government best reflect the needs of people with disabilities in its actions to ban or restrict certain harmful

single-use plastics?

City of Richmond Comments

As noted in the comments in Item 2, provide a transition/exemption period to address the needs of individuals with disabilities (e.g. access to plastic bendy straws for individuals with limited control of the jaw function). Ensure exemptions are clearly identified and standards incorporated to avoid misuse of those exemptions.

Promote, through incentives, the development of alternative products which achieve the required functional objectives for those with disabilities as a transitional strategy away from environmentally harmful single-use plastics. Require, such as through product stewardship, robust recovery and recycling plans for single-use plastic items for those with disabilities used in the interim.

Should innovative or non-conventional plastics, such as compostable, biobased or biodegradable plastic be exempted from a ban or a restriction on certain harmful single-use plastics? If so, what should be considered in developing an exemption that maintains the objectives of environmental protection and fostering a circular economy for plastics?

This issue is particularly challenging and requires sound research and the development of clear standards and certifications to avoid public green washing while also supporting business/industry in having clear guidelines to follow. Only after the conclusion of this research should consideration be given to exemptions.

A key challenge with bio-based and compostable materials is to clarify that both fossil fuel and bio-based feedstocks can create "conventional plastics" as well as "compostable plastics". The type of feedstock does not dictate if an item is compostable at the end of its life as there are many processes that happen along the way that alter the chemical bonds.

The term "biodegradable" should not be permitted to label or market materials. The state of California has been undertaking work in this area and a suggested reference is https://www.calrecycle.ca.gov/plastics/degradables/labeling. It is public policy of the state that environmental marketing claims, whether explicit or implied, should be substantiated by competent and reliable evidence to prevent deceiving or misleading consumers about the environmental impact of plastic products. For consumers to have accurate and useful information about the environmental impact of plastic products, environmental marketing claims should adhere to uniform and recognized standards, including those standard specifications established by the American Society for Testing and Materials. These steps would eliminate confusion at the consumer level and create a level playing field for the producers of these products. This will also allow composting facilities to adjust processes confidently knowing that all those labelled compostable plastic are legitimate and certified, and would allow them to make a value added product from food scraps and yard waste.

Establishing performance standards

A 100 PM	ECCC Questions City of Dishmond Comments		
	CCC Questions	City of Richmond Comments	
5.	What minimum percentage of recycled content in plastic	Consideration of directives by other areas is noted for information – particularly in relation to polyethylene terephthalate (PET) plastic bottles:	
	products would make a meaningful impact on secondary (recycled resin) markets?	 European Union: 25% by 2025 and 30% by 2030 to align with European Union Single-Use Plastic Product Directive California: 15% by 2022, 50% by 2030 California Bill AB 793 	
		Industry consultation on this point is recommended as the method of recycling (e.g. chemical or mechanical) plays a significant role in how materials can be made or recycled in accordance with the recycling hierarchy. The minimum percentage will depend on the type of plastic, production process, applications and final features of the product and the intended use of the products and materials produced. The requirement for life cycle assessments is suggested, including technical analysis to identify a maximum amount of recycled plastic in each process without decreasing the quality of the materials and products made. These assessments should be supported by third party experts.	
6.	For which resins, products, and/or sectors would minimum recycled content requirements	Likely polyethylene terephthalate (PET) and high-density polyethylene (HDPE) plastics as these are the most common, higher grade plastics. There are typically greater markets for these material grades as well.	
	make the greatest positive impact on secondary (recycled resin) markets? Why?	Additional research to address this to identify the best scenarios within the Canadian context is recommended.	
7.	Which resins, products or sectors are best-placed to increase the use of recycled plastic and why?	One challenge to be considered is the recycling hierarchy for highest and best use. To recycle plastics into products which are ultimately disposed is not a sustainable approach. Standards need to promote circular economy principles.	
8.	Which plastic products are not suitable for using recycled content due to health, safety, regulatory, technical or other concerns?	Generally those made from mixed, low grade plastics as these items are very difficult to recycle due to the chemical mix of various compounds. Consideration also must be given to the recycling processes used. For example, traditional plastic bags (i.e. shopping bags) can be recycled; however, any made with bio-based materials represent a contaminant in the recycling process.	

ECCC Questions	City of Richmond Comments
9. What should be considered in developing timelines for minimum recycled content requirements in different products?	Consider alignment with those established by other governments, i.e. the European Union and/or California. By aligning with the European approach there may efficiencies achieved in that many of the companies producing plastics in Canada are working in the European market and adapting the processes and products to the new requirements by the European Commission. This will create a better approach and consistency in the international market.
10. What would be the advantages and disadvantages to setting minimum percentage requirements that are distinct for each product grouping, sector, and/or resin?	Advantages: Carbon retention, decreased need for raw materials, low emission processes, increase value to waste plastic, increase local green jobs, innovations and new business models. Disadvantages: Potential lower quality of materials and product if the government has not established standards and guidelines to support plastics recovery and the recycling hierarchy. Recyclers/manufacturers must ensure that the recycling process is able to remove, neutralize or reduce the contaminants to insignificant levels which will not be injurious to the health of the consumer of the food packaged therein - https://www.canada.ca/en/health-canada/services/food-nutrition/legislation-guidelines/guidance-documents/guidelines-determining-acceptability-use-recycled-plastics-food-packaging-applications-1996.html
11. How could compliance with minimum recycled content requirements be verified? How can the Government and industry take advantage of innovative technologies or business practices to improve accuracy of verification while minimizing the administrative burden on companies?	Consideration should be given to requiring third party verification. Clear government established standards will expedite the third party's verification ability. Companies should be required to provide information about the recycled plastics and the processes to recovery when requested. Encourage companies to include information on their corporate websites and other industry association channels. The information should be supported by financial data, life cycle assessments and technical information about the performance of the recycled content in the final products or materials.

ECCC Questions	City of Richmond Comments
12. Besides minimum	Provide funding support to build more innovative recycling
recycled content	facilities in Canada to make access to recycled content easier.
requirements, what	
additional actions by	
the government could	
incentivize the use of	
recycled content in	
plastic products?	

Ensuring end-of-life responsibility

ECCC Questions	City of Richmond Comments
13. How can the	Continue the work through the Canadian Council of Ministers of the
Government of	Environment to ensure actions are predominantly harmonized across
Canada best support	Canada. Recognize that some locations/areas may have unique
provinces and	environmental or societal considerations where higher standards may
territories in making	be needed to address local issues or concerns. Allow for this providing
their extended	that minimal federal standards are met.
producer	
responsibility	
policies consistent,	
comprehensive, and	
transparent?	



Report to Committee

To:

Finance Committee

Acting Director, Finance

Date:

October 26, 2020

From:

Ivy Wong

File:

03-0900-01/2020-Vol

01

Re:

Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No.

10217

Staff Recommendation

That Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217, which proposes an increase to the credit card payment service fee from 1.75% to 2.00%, as presented in the staff report titled "Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217" dated October 26, 2020, from the Acting Director, Finance, be introduced and given first, second, and third readings.

Ivy Wong Acting Director, Finance (604-276-4046)

REPORT CONCURRENCE		
ROUTED TO: Co	ONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	Ø	Acting for A. Nazareth
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY BAO

Staff Report

Origin

Credit Card Payment Service Fee Bylaw No. 9536 imposes a 1.75% service charge for certain in-person and online municipal fees when a credit card is used as a payment method. Under this user-pay model, the service fee prescribed under Bylaw No. 9536 is added to the transaction amount which allows the City of Richmond (the City) to cover the credit card processing costs associated with the transaction. The collection of service fees allows the City to accept credit card payments on a cost-neutral basis without tax impact.

Staff is required to regularly monitor and review the credit card processing fees (commonly known as merchant fees) in order to ensure that the service fee imposed under Bylaw No. 9536 will continue to adequately cover the merchant fees paid by the City. Merchant fees are subject to change by credit card companies from time to time.

The purpose of this staff report is to propose an increase to the credit card payment service fee from 1.75% to 2.00% in order to reflect recent increases in merchant fees charged by credit card companies.

This report supports Council's Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

5.1 Maintain a strong and robust financial position.

Analysis

2017 to 2020 Credit Card Acceptance Statistics

The City rolled out the credit card acceptance (with service fee) program in late 2016. The program has been cost-neutral where service fees collected adequately covered the costs associated with the processing of these credit card transactions up to June 2020.

The following table provides a summary of the yearly credit card transaction volumes and average effective merchant fee rates since 2017:

Year	Number of Credit Card Transactions	Total Amount of Credit Card Transactions	Average Merchant Fee Rate Paid by the City	Merchant Fees Covered by Credit Card Service Fee?
2017	3,365	\$ 5,184,832	1.70%	Yes
2018	4,422	\$ 6,792,360	1.70%	Yes
2019	10,659	\$ 11,483,197	1.70%	Yes
Q1 to Q2 2020	6,262	\$ 7,229,900	1.75%	Yes
Q3 2020	2,577	\$ 4,375,504	1.99%	No

Recent Changes to Visa and MasterCard Interchange Pricing

Interchange rates are set by the card brands (Visa, MasterCard, Amex etc.) where acquiring banks (retailers' financial institutions) must pay to the issuing banks (cardholders' financial institutions) whenever a transaction is processed on their network. Interchange rates are the same for all banks across Canada, as set by the card brands.

Both Visa and MasterCard announced changes to their program and fee structures effective July 2020. The changes imposed by the card brands have directly increased the City's effective merchant fee rate where the current credit card payment service fee charge of 1.75% will no longer cover the fees incurred by the City.

Several changes have resulted in noticeable increases in the City's processing costs, including:

- (i) Removal of government sector/emerging market program discounted pricing by MasterCard;
- (ii) Increase in interchange rates for digital e-commerce transactions, which represents the majority of credit card payments received by the City for property taxes and utility payments online; and
- (iii) Introduction of additional business and commercial credit cards types with higher interchange rates up to 2.25%.

The changes have resulted in an increase to the City's overall merchant fee rate as the City continues to accept credit card payments. Based on the City's credit card processing statistics from the past few years, it is anticipated that the recent changes to the interchange pricing will increase the overall effective merchant fee rate to 2.00%. Increasing the credit card service fee to 2.00% will reduce the possibility of a net credit card expense in the future. Staff will continue to review and monitor the City's merchant fee rates and will adjust the service fee charge accordingly from time to time as required.

It is therefore proposed that, effective January 1, 2021, the credit card payment service fee be amended from the current level of 1.75% to 2.00%. By increasing the service fee, it will ensure that the credit card processing costs are fully paid for by customers that choose to pay by credit cards and that these costs will not be passed onto or be subsidized by the general taxpayers.

The effective date of January 1, 2021 is recommended in order to ensure that the public is provided with adequate time to be informed of the increase and also to provide staff with adequate time to update the prescribed rates in all necessary communications before the new rate comes into effect.

Financial Impact

The City processed over \$11.6 million in credit card payments in the current year (up to and including September 30). The net cost incurred by the City in processing credit card payments (net of service fee recovery) is estimated to be \$11,000 for the current year.

Conclusion

Staff recommend that the credit card payment service fee be increased from 1.75% to 2.00% in order to ensure that the credit card acceptance program continues to operate on a cost neutral basis to the general taxpayers.

Venus Ngan, CPA, CA

Manager, Treasury and Financial Services

(604-276-4217)

Att. 1: Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217



Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217

The Council of the City of Richmond enacts as follows:

- 1. The Credit Card Payment Service Fee Bylaw No. 9536, as amended, is further amended by replacing the existing Section 1 with the following:
 - "1. Except as set out in section 2, when a credit card or a mobile device is used to pay for fees and charges payable to the City of Richmond in both card-present and card-not-present environments, a service charge of 2.00% of the final transaction amount, net of all discounts and rebates, shall be assessed and charged to the payor in addition to the final transaction amount."
- 2. This Bylaw is cited as "Credit Card Payment Service Fee Bylaw No. 9536, Amendment Bylaw No. 10217", and is effective January 1, 2021.

FIRST READING		CITY OF RICHMOND
SECOND READING		APPROVED for content by originating dept.
THIRD READING		APPROVED
ADOPTED		for legality by Solicitor
MAYOR	CORPORATE OFFICER	



Report to Committee

To:

Planning Committee

Date:

November 2, 2020

From:

Kim Somerville

File:

07-3190-01/2020-Vol

Director, Community Social Development

01

Re:

Proposed Updates to Access and Inclusion Policy 4012 and Rescindment of

City Buildings - Accessibility Policy 2012

Staff Recommendations

1. That the proposed updates to Access and Inclusion Policy 4012, as outlined in the staff report titled, "Proposed Updates to Access and Inclusion Policy 4012 and Rescindment of City Buildings – Accessibility Policy 2012", dated November 2, 2020, from the Director, Community Social Development, be approved; and

2. That City Buildings – Accessibility Policy 2012 be rescinded.

Kim Somerville

Director, Community Social Development

(604-247-4671)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Communications Arts, Culture & Heritage Parks Services Recreation Services Facilities and Project Development Building Approvals Policy Planning Transportation Human Resources		Le Erceg
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

The City currently has two policies related to accessibility and inclusion: the City Buildings – Accessibility Policy 2012 (Attachment 1), adopted in 1994, and the Access and Inclusion Policy 4012 (Attachment 2), amended in 2014. Since the time both policies have been adopted or updated, there have been significant advancements in improving accessibility and furthering inclusion in everyday life. As a result, City staff have identified the need to review the two policies to ensure that they reflect today's best practices and terminology as well as Richmond's current context.

The purpose of this report is to present the updated Access and Inclusion Policy 4012 (Attachment 3) to City Council for adoption and to recommend that City Buildings – Accessibility Policy 2012 be rescinded.

This report supports City Council's Strategic Plan 2018-2022 Strategic Focus Area #4 – An Active and Thriving Richmond:

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

This report also supports the 2013–2022 Social Development Strategy actions:

- 3.7 Ensure that, to the extent possible, City facilities and the public realm (e.g. parks, sidewalks) are accessible.
- 16.3 Undertake a comprehensive review of City policies and practices from a diversity perspective, identifying gaps and proposed improvements.

Background

Richmond has undergone tremendous changes in its population over the last several decades becoming one of Canada's most diverse cities with over 60 per cent of its population born outside the country. It is widely acknowledged that Richmond's cultural diversity contributes to community vibrancy and enrichment. However, it also presents challenges in communication and the potential marginalization of some population segments. In addition, the number of individuals living with a disability has been increasing city-wide and has resulted in greater demand for services for persons with disabilities. According to the 2017 Canadian Survey on Disability, 22 per cent of Canadians ages 15 years and over identify as having a disability. As Richmond's population continues to age, it is anticipated that the number of individuals living with a disability will continue to increase resulting in continued demand for specialized services.

These changes in Richmond have also brought a broad range of accessibility and inclusion challenges therefore, it is important that City policies reflect Richmond's current demographic context in order for the City to respond.

City Accessibility and Inclusion Initiatives

The City's Official Community Plan (OCP), adopted in 2012, and the Social Development Strategy, adopted in 2013, identify access and inclusion as key priorities. The City continues to work to ensure that facilities, parks, programs and services are accessible and inclusive for all individuals, regardless of ability and background, and that staff apply an accessibility and inclusion lens when developing programs and services. To further the City's approach to accessibility and inclusion, several initiatives have been implemented to ensure all Richmond residents can fully participate in community life.

Since 1998, the City and the Community Associations and Societies have provided opportunities for children and youth from low-income families to participate in programs and activities through the Recreation Fee Subsidy Program (RFSP). In 2017, City Council adopted the expanded RFSP to include adults and seniors to ensure that residents of all ages, regardless of their financial situation, can participate in a wide range of parks, culture and recreation programs. The City also partners with KidSport Richmond and Canadian Tire Jumpstart to remove financial barriers to participation in sports and physical activities for children and youth.

In 2018, City Council adopted The Enhanced Accessibility Design Guidelines and Technical Specifications to incorporate enhanced accessibility and barrier-free features in City-owned and City-leased facilities. Implemented in the development of Minoru Centre for Active Living, these guidelines combined with innovative programs and services have set a new standard for accessibility in City facilities. Additionally, Richmond was a pilot city in the Rick Hansen Foundation's Accessibility Certification program with 28 facilities reviewed in 2018, which furthers the City's commitment to improving accessibility. The City also continues to identify and address barriers in the community through a long-standing relationship with Richmond Centre for Disability.

In 2019, City Council approved the installation of Richmond's first rainbow crosswalk on Minoru Boulevard that serves as a reminder of the City's ongoing commitment to building a welcoming and inclusive community. That same year, City Council adopted the first Cultural Harmony Plan 2019–2029 to further enhance and build on the City's social inclusion practices. Through innovative and collaborative approaches to intercultural connections, the Cultural Harmony Plan supports the active participation of all residents in various aspects of community life, regardless of their background and length of time in Canada.

Furthermore, the City continues to recognize and celebrate Richmond's diverse cultures and unique heritage through intercultural celebrations and events including Doors Open and the Richmond World Festival. In addition, the City supports the advancement of equity, diversity, and inclusion practices in the community by offering educational and networking events such as the annual Diversity Symposium.

Analysis

Staff completed a best practice review of municipal and industry accessibility and inclusion policies to ensure that the proposed policy revisions reflect current terminology and standards. The City also collaborates with community organizations, such as the Richmond Centre for Disability, the Rick Hansen Foundation, the Richmond Therapeutic Riding Association and the Community

Collaboration Table to share information about gaps in services and barriers faced by vulnerable groups. In addition, the City has formed an Interdepartmental Accessibility Committee to discuss how accessibility can be advanced in City planning and operations. Through these efforts, staff determined that Policy 4012 would benefit by including up to date language that supports actions to further access and inclusion in the areas of community engagement, staff training and public awareness. Additionally, staff identified that language in the City Buildings – Accessibility Policy 2012 could be incorporated into the revised Access and Inclusion Policy 4012 so that all accessibility-related items are reflected under one City policy. With these considerations, staff recommend the following:

- 1) Amend Access and Inclusion Policy 4012 (adopted October 13, 1981 and amended December 8, 2014); and
- 2) Rescind City Buildings Accessibility Policy 2012 (adopted February 14, 1994).

Amendments to Access and Inclusion Policy 4012

The following amendments are proposed to the existing Access and Inclusion Policy 4012 to better reflect the City's current approach to accessibility and inclusion. Table 1 below shows an item-by-item comparison of the current Policy 4012 and the proposed updated Policy 4012. The item indicated in the proposed column shows where the item is located in the proposed updated policy.

Table 1: Side-by-side Comparison of Current and Proposed Items for Access and Inclusion Policy 4012

Current Policy	Proposed Updated Policy
Item 1: Acknowledging and keeping abreast of the accessibility and inclusiveness needs and challenges of diverse population groups in Richmond.	Removed from proposed policy.
Item 2: Ensuring that the Official Community Plan and other key City plans, strategies and policies incorporate measures to support Richmond's efforts to be an accessible and inclusive city. Item 3: Developing programs and adopting practices to ensure Richmond residents and visitors have access to a range of opportunities to participate in the economic, social, cultural	Item 3: Incorporating measures in the Official Community Plan and other key City plans, strategies, guidelines, policies and bylaws that further advance Richmond's efforts to be an accessible and inclusive city. Item 1: Enhancing equitable access to City facilities, parks, programs and services to all who live, work, play and learn in Richmond.
and recreational life of the City. Item 4: Collaborating with senior levels of government, partner organizations and stakeholder groups to promote social and physical infrastructure to meet the diverse needs of people who visit, work and live in Richmond.	Item 9: Collaborating with partner organizations and stakeholder groups to address the diverse needs of Richmond's population.

Current Policy	Proposed Updated Policy
	Item 10: Advocating to senior levels of government for funding and programs to advance accessibility and inclusion in Richmond.
Item 5: Promoting barrier free access to the City's facilities, parks, programs and services.	Item 2: Removing barriers to participation faced by vulnerable groups by adopting practices and accommodations so that every resident can take part in all aspects of community life.
Item 6: Promoting a welcoming and respectful municipal workplace.	Item 6: Providing ongoing diversity and inclusion training to staff and volunteers in order to foster a respectful workplace and to respond to the diverse needs of Richmond's population. Item 8: Providing public awareness and education about the importance of a welcoming, accessible and inclusive Richmond.
Item 7: Providing information to the public in a manner that respects the diverse needs and characteristics of Richmond residents.	Item 5: Communicating information and providing means of public engagement that takes into consideration the diversity and unique characteristics of Richmond residents. Item 7: Continuing to seek community input from a wide range of individuals, community organizations and stakeholders in the planning and development of facilities, policies and services.

Rescinding City Buildings - Accessibility Policy 2012

The purpose of rescinding Policy 2012 is to align and strengthen the City's approach to furthering accessibility in all aspects of the built environment by incorporating language from Policy 2012 into Policy 4012.

Table 2 below shows a comparison of the current wording of Policy 2012 and its proposed wording in the proposed updated Policy 4012. The item indicated in the proposed column shows where the item is located in the proposed updated policy.

Table 2: Side-by-side Comparison of Policy 2012 and Proposed Item on City Buildings – Accessibility Policy 4012

Current Policy 2012	Proposed Updated Policy 4012
Item 1: All City-owned buildings shall offer more than the minimum accessibility standards and should ensure easy access to all members of the community. In support of this policy, Council has endorsed the Accessibility Guidelines for City-Owned Buildings (available from the Permits and Records Department and Facilities Services Department.).	Item 4: Advancing accessibility in the City's built environment through the use of universal design principles and the City's Enhanced Accessibility Design Guidelines.

The proposed revisions to Access and Inclusion Policy 4012 acknowledge the accessibility and inclusion needs of Richmond's diverse population and address the importance of community engagement, communication, education and awareness, and advocacy. These revisions also strengthen the language and clarity of the policy so staff can better serve the needs of Richmond residents. As Richmond's population continues to diversify and the number of residents with disabilities increases, the proposed amendments will support actions to address emerging community needs and further Richmond as a leader in accessibility and inclusion.

Financial Impact

None.

Conclusion

The proposed amendments to the Access and Inclusion Policy 4012 and the rescindment of the City Buildings – Accessibility Policy 2012 are intended to provide a more effective framework to assist the City's efforts to further advance accessibility and inclusion in Richmond. The proposed amendments create a policy framework that reflect current and future social inclusion priorities and supports the work required to further reduce barriers to participation in City facilities, programs, and services. The City will continue to work with internal and external partners to advance accessibility and inclusion in Richmond and foster a more welcoming and inclusive environment for everyone that lives, works and plays here.

Melanie Burner

Accessibility Coordinator

(604-276-4390)

(604-276-4391)

Inclusion Coordinator

- Att. 1: Current City Buildings Accessibility Policy 2012
 - 2: Current Access and Inclusion Policy 4012
 - 3: Proposed Access and Inclusion Policy 4012
 - 4: Redline Version of Access and Inclusion Policy 4012



Page 1 of 1	City Buildings – Accessibility Policy 2012
	Adopted by Council: February 14, 1994

POLICY 2012:

It is Council policy that:

All City-owned buildings shall offer more than the minimum accessibility standards and should ensure easy access to all members of the community.

In support of this policy, Council has endorsed the <u>Accessibility Guidelines for City-Owned Buildings</u> (available from the Permits and Records Department and Facilities Services Department).



Page 1 of 1	Access and Inclusion Policy 4012
	Adopted by Council: October 13, 1981 Amended by Council: December 8, 2014

POLICY 4012:

It is Council policy that:

Richmond is an accessible and inclusive city by:

- 1. Acknowledging and keeping abreast of the accessibility and inclusiveness needs and challenges of diverse population groups in Richmond.
- 2. Ensuring that the Official Community Plan and other key City plans, strategies and policies incorporate measures to support Richmond's efforts to be an accessible and inclusive city.
- 3. Developing programs and adopting practices to ensure Richmond residents and visitors have access to a range of opportunities to participate in the economic, social, cultural and recreational life of the City.
- 4. Collaborating with senior levels of government, partner organization and stakeholder groups to promote social and physical infrastructure to meet the diverse needs of people who visit, work and live in Richmond.
- 5. Promoting barrier free access to the City's facilities, parks, programs and services.
- 6. Promoting a welcoming and respectful municipal workplace.
- 7. Providing information to the public in a manner that respects the diverse needs and characteristics of Richmond residents.



Page 1 of 1	Access and Inclusion Policy 4012
	DRAFT (November 2, 2020)

POLICY 4012:

It is Council policy that:

Richmond is an accessible and inclusive city by:

- 1. Enhancing equitable access to City facilities, parks, programs and services to all who live, work, play and learn in Richmond.
- 2. Removing barriers to participation faced by vulnerable groups by adopting practices and accommodations so that every resident can take part in all aspects of community life.
- 3. Incorporating measures in the Official Community Plan and other key City plans, strategies, guidelines, policies and bylaws that further advance Richmond's efforts to be an accessible and inclusive city.
- 4. Advancing accessibility in the City's built environment through the use of universal design principles and the City's Enhanced Accessibility Design Guidelines.
- 5. Communicating information and providing means of public engagement that takes into consideration the diversity and unique characteristics of Richmond residents.
- 6. Providing ongoing diversity and inclusion training to staff and volunteers in order to foster a respectful workplace and to respond to the diverse needs of Richmond's population.
- 7. Continuing to seek community input from a wide range of individuals, community organizations and stakeholders in the planning and development of facilities, policies and services.
- 8. Providing public awareness and education about the importance of a welcoming, accessible and inclusive Richmond.
- 9. Collaborating with partner organizations and stakeholder groups to address the diverse needs of Richmond's population.
- 10. Advocating to senior levels of government for funding and programs to advance accessibility and inclusion in Richmond.



Page 1 of 2	Access and Inclusion	Policy 4012
	Adopted by Council: October 13, 1981 Amended by Council: December 8, 2014	

POLICY 4012:

It is Council policy that:

Richmond is an accessible and inclusive city by:

- Acknowledging and keeping abreast of the accessibility and inclusiveness needs and challenges of diverse population groups in Richmond. Enhancing equitable access to City facilities, parks, programs and services to all who live, work, play and learn in Richmond.
- 4.2. Removing barriers to participation faced by vulnerable groups by adopting practices and accommodations so that every resident can take part in all aspects of community life.
- 2.3. Ensuring that Incorporating measures in the Official Community Plan and other key City plans, strategies—and, guidelines, policies and bylaws that further advance incorporate measures to support Richmond's efforts to be an accessible and inclusive city.
- 4. Developing programs and adopting practices to ensure Richmond residents and visitors have access to a range of opportunities to participate in the economic, social, cultural and recreational life of the City. Advancing accessibility in the City's built environment through the use of universal design principles and the City's Enhanced Accessibility Design Guidelines.
- Communicating information and providing means of public engagement that takes into consideration the diversity and unique characteristics of Richmond residents.
- 6. Providing ongoing diversity and inclusion training to staff and volunteers in order to foster a respectful workplace and to respond to the diverse needs of Richmond's population.
- Continuing to seek community input from a wide range of individuals, community
 organizations and stakeholders in the planning and development of facilities, policies
 and services.
- 3.8. <u>Increasing Providing public awareness and education about the importance of a welcoming, accessible and inclusive Richmond.</u>
- 9. Collaborating with senior levels of government, partner organizations and stakeholder groups to promote social and physical infrastructure to meet the diverse needs of people who visit, work and live inaddress the diverse needs of Richmond's population.



Page 2 of 2	Access and Inclusion	Policy 4012
	Adopted by Council: October 13, 1981 Amended by Council: December 8, 2014	

- 10. Advocating to senior levels of government for funding and programs to advance accessibility and inclusion in Richmond.
- 4. Promoting barrier free access to the City's facilities, parks, programs and services.
- 5. Promoting a welcoming and respectful municipal workplace.

Providing information to the public in a manner that respects the diverse needs and characteristics of Richmond residents.



Report to Committee

To: General Purposes Committee **Date:** November 9, 2020

From: Wayne Craig File: RZ 18-818420

Director, Development

Re: Application by Flat Architecture Inc. for Rezoning at 8951 and 8971 Spires Road,

8991 Spires Gate, and the Surplus Portion of the Spires Road Road Allowance from the "Single Detached (RS1/E)" Zone to the "Parking Structure Townhouses

(RTP4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10218, for the rezoning of 8951 and 8971 Spires Road, 8991 Spires Gate, and the surplus portion of the Spires Road road allowance from the "Single Detached (RS1/E)" zone to the "Parking Structure Townhouses (RTP4)" zone, be introduced and given First Reading.

Wayne Craig

Director, Development

(604-247-4654)

WC:el Att. 8

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Real Estate Services Affordable Housing Engineering Transportation	\overline{\sigma}	pe Erceg		

Staff Report

Origin

Flat Architecture Inc., on the behalf of 0924206 BC Ltd. (Incorporation number: BC0924206; Directors: Brian R. Purcell, John Young, Dexter Young, Michael Young and Eric Sen Hang Yung), has applied to the City of Richmond for permission to rezone 8951 and 8971 Spires Road, 8991 Spires Gate, and the surplus portion of the Spires Road road allowance (Attachment 1) from the "Single Detached (RS1/E)" zone to the "Parking Structure Townhouses (RTP4)" zone in order to permit the development of 22 townhouse units and two secondary suites with a common parking structure accesses via Spires Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

A Servicing Agreement will be required for this development to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections.

Findings of Fact

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

Subject Site Existing Housing Profile

The site currently contains three single-family homes, which will be demolished. The applicant has advised that all of the three houses on-site are rented out; and there are no suites in the houses.

Surrounding Development

The Spires Road Neighbourhood is identified in the City Centre Area Plan (CCAP) as an area intended to transition from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings with parking structures.

- To the North: Across Spires Gate, Single-family homes on lots zoned "Single Detached (RS1/E)", which are designated as Park under the City Centre Area Plan.
- To the South: A recently approved 64 unit high density townhouse development (RZ 17-766525 & DP 18-829140) on a lot zoned "Parking Structure Townhouses (RTP4)". This townhouse development at 8888 Spires Road is currently under construction.
- To the East: Across Spires Road, single-family homes on lots zoned "Single Detached (RS1/E)", which are designated for high density townhouses under the City Centre Area Plan.
- To the West: A 19-unit townhouse development (with a common parking structure), on a lot zoned "Town Housing (ZT46) South McLennan and Brighouse Village (City Centre)".

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

The subject development site is located within the Brighouse Village of the City Centre Area Plan (CCAP), Schedule 2.10 of the Official Community Plan (OCP) Bylaw No. 7100 (Attachment 4). The site is in "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial", which is intended for grade-oriented housing in the form of higher-density townhouses (with common parking structures) in areas north of Granville Avenue within the city centre. The preliminary design of the proposal featuring high density townhouses with a common parking structure generally complies with the CCAP Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other development that may be approved within the City Centre, including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.30 per buildable square foot, for a total contribution of \$8,013.52 prior to final adoption of the rezoning bylaw.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise sensitive land uses (including residential uses) maybe considered, registration of an Aircraft Noise Sensitive Use Covenant on title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw. At the Development Permit stage, submission of an acoustic report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements (i.e., Step 3). A commitment letter is presented as Attachment 5. Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

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.

Affordable Housing Strategy

In addition to the provision of two secondary suites on site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance with the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$8.50 per buildable square foot as per the Strategy, for a contribution of \$227,049.62.

Public Art Program Policy

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2017 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$22,704.96.

Public Consultation

Two rezoning signs have been installed on the subject property (one on each road frontage). Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Road Closure

A new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established for the area to better support the development of high density townhouses with parking structures - the form of development specifically envisioned for this area in the City Centre Area Plan. This new road cross-section has already been applied to two high density townhouse development projects along Spires Road since 2019.

Based on the new road cross-section and the preliminary functional road design reviewed and accepted by Engineering and Transportation Departments, 2.05 m of the existing Spires Road road allowance adjacent to the frontage of the subject development site has been identified for road closure (Attachment 6). The area, which is approx. 119.5 m² (1,286.3 ft²), is surplus to Engineering and Transportation needs.

Prior to rezoning bylaw adoption, the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward to Council with the road closure bylaw, in a separate report from the Director, Real Estate Services.

Road Dedication

For the provision of the future north-south lane parallel to Cooney Road, a 4.0 m road dedication is required along the entire west property line of the subject site. A similar lane dedication has already been provided at the adjacent townhouse development to the south. In addition, a 4.0 m x 4.0 m corner cut road dedication is required at the northeast corner of the subject site (southwest corner of the Spires Gate/Spires Road intersection), and a 3.0 m x 3.0 m corner cut road dedication is required at the northwest corner of the subject site (southeast corner of the Spires Gate/north-south lane intersection).

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the existing west property lines of the subject development site for an existing sanitary sewer line. This area will be transferred to the City as part of the lane dedication mentioned above.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 19 bylaw-sized trees and one hedge row on the subject development site.

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

- A 28cm caliper Japanese Maple tree (specifically tag# 469) located on the development site along the Spires Road frontage has an asymmetrical crown, and decay in the main stem. This tree should be removed and replaced.
- 18 trees (specifically tag# 462, 463, 464, 465, 466, 467, 469, 472, 473, 475, 476, 477, 478, 479, 480, 481, 482, 483) located on the development site are either dead or dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.

• A hedgerow (tag# 470) located on-site has been historically topped and as a result has developed decay pockets and weakly attached secondary branch growth that is prone to failure. This hedgerow is not a good candidate for retention and should be removed and replaced.

Tree Replacement

The applicant wishes to remove 19 on-site trees; a Tree Management Plan is included in this report (Attachment 7). The 2:1 replacement ratio would require a total of 38 replacement trees for the removal of 19 trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 30 new trees on-site and provide cashin-lieu for the remaining trees. Staff will work with the applicant to explore the opportunity to include additional replacement trees on site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$6,000 (\$750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining eight replacement trees should they not be accommodated on the site.

Tree Protection

All trees on neighbouring properties are to be retained and protected. Prior to final adoption of the rezoning bylaw, the applicant is required to submit to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.

Prior to demolition of the existing dwellings on the subject development site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Built Form and Architectural Character

The applicant proposes to consolidate the three properties and the surplus road frontage of these properties into one development parcel, with a total net site area of 2,068 m² (22,260 ft²). The proposal is to build a high density, ground-oriented, four-storey townhouse project on the consolidated lot at a density of 1.2 floor area ratio (FAR).

The development will contain 22 units. Two single-level Basic Universal Housing units at grade, 18 three-storey units on the podium, and two four-storey units each with a two-bedroom secondary suite. The Basic Universal Housing units and secondary suites will have street level entry with direct pedestrian access to Spires Road or Spires Gate; these homes will also have direct access to the parking area. All other units will have their main unit entry located on the podium level. Dwelling sizes are ranging from 78 m² (839 ft²) to 175 m² (1,884 ft²). All of the units will have private outdoor areas at grade, on the elevated podium overtop the parking structure, and/or on the top floor oriented towards the internal courtyard.

Two ground-level secondary suites are also proposed to be included in this development proposal. These suites will be contained in the four-storey units fronting Spires Road (see Attachment 2). The sizes of these units range from 169 m² (1,819 ft²) to 175 m² (1,884 ft²), and the sizes of these two-bedroom secondary suites range from approximately 61 m² (660 ft²) to 67 m² (722 ft²). No additional parking stall is required for the proposed secondary units since this site is not located on an arterial road.

To ensure that the secondary suite will not be stratified or otherwise held under separate title, registration of a legal agreement on title is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suite is built, registration of a legal agreement on title, stating that no Building Permit inspection granting occupancy will be completed until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. Based on the rate identified in the OCP (i.e., \$1,769 per unit for the first 19 units, plus \$3,538 per unit for the 20th to 22nd unit), the total cash contribution required for the 22-unit townhouse development is \$44,225.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces at 398 m² (4,284 ft²) exceeds the minimum requirements under the Official Community Plan (OCP) of 6 m² (64.5 ft²) of outdoor space per unit plus 10% of the net site area (i.e., 338.8 m² or 3,646 ft²). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

Transportation and Site Access

Vehicle access to the development will be from a new entry driveway off Spires Road, providing access to the parking structure proposed on-site. One loading area is proposed on-site at the entry driveway.

To enhance pedestrian circulation within the Spires Road Neighbourhood, the following walkways will be secured prior to final adoption:

- A 1.5 m wide statutory right-of-way (SRW) along the entire south property line for future pedestrian connection between Spires Road and the future back lane.
- A 1.5 m wide SRW along the entire west property line for pedestrian circulation along the future back lane.

Vehicle and Bicycle Parking On-site

The proposal will feature 22 units with a total of 27 resident parking spaces and five visitor parking spaces, which comply with bylaw requirements for this neighbourhood. Ten resident parking spaces will be in a tandem arrangement (37% of total residential parking spaces provided), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. Prior to final adoption, the applicants are required to enter into a number of legal agreements to ensure that:

- Where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit.
- Conversion of any of the tandem parking areas into habitable space is prohibited.

In addition, the proposal will feature two Basic Universal Housing units; an accessible parking stall will be provided for each of these units. A restrictive covenant to reflect this arrangement is required prior to final adoption.

The proposal will feature a total of 33 bicycle parking spaces on-site, which meets the bylaw requirements. All visitor bicycle parking spaces will be provided by the entry to the parking structure. All residential bicycle parking spaces will be provided within a bike storage room within the parking structure. Prior to final adoption, a restrictive covenant is required to be registered on title to ensure that:

- Conversion of the proposed bike storage room in this development into habitable space or general storage area is prohibited.
- The bike storage room must remain available for shared common use and for the sole purpose of bicycle storage.

Variance Requested

The proposed development is generally in compliance with the "Parking Structure Townhouses (RTP4)" zone except for the lot size. A variance to reduce the minimum lot size from 2,400 m² (25,833 ft²) to 2,000 m² (21,527 ft²) is being requested as part of the proposed development. Staff support this variance since the subject site is an orphaned site located between Spires Gate to the north and a recently approved townhouse development to the south. There is no opportunity for the developer to acquire additional property to meet the minimum lot size requirement.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's Standard Servicing Agreement to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections (see Attachment 8 for details). All works are at the client's sole cost (i.e., no credits apply).

The applicant is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee at Building Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the site plan to ensure all the aboveground private utility infrastructure improvements required as part of this development will be located on site and screened from street view.
- Refinement of the proposed building elevations facing public streets and future lane to provide additional articulations; detailed review of façade materials and colors.
- Refinement of the proposed site plan and site grading to ensure appropriate transition between the proposed development and adjacent existing developments.
- Refinement of the tree replacement scheme to provide additional replacement trees on-site.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces and choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of aging-in-place features in all units and the provision of Basic Universal Housing/convertible units.
- Review of the sustainability strategy for the development proposal.

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

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact (OBI) for the ongoing maintenance of these assets is \$5,000.00. This will be considered as part of the 2020 Operating Budget.

To facilitate the narrowing of Spires Road and Cook Crescent as well as the subject rezoning application proposal, the applicant proposes to purchase a portion of the Spires Road road allowance for inclusion in the applicant's development site. The total approximate area of City lands proposed to be sold and included in the development site is 119.5 m² (1,286.3 ft²). As identified in the attached rezoning considerations (Attachment 8), the applicants are required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms subject to Council approval.

Conclusion

The proposed 22-unit townhouse development is consistent with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8; which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10218, be introduced and given First Reading.

Edwin Lee

Planner 2

(604-276-4121)

EL:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Specific Land Use Map: Brighouse Village (2031)

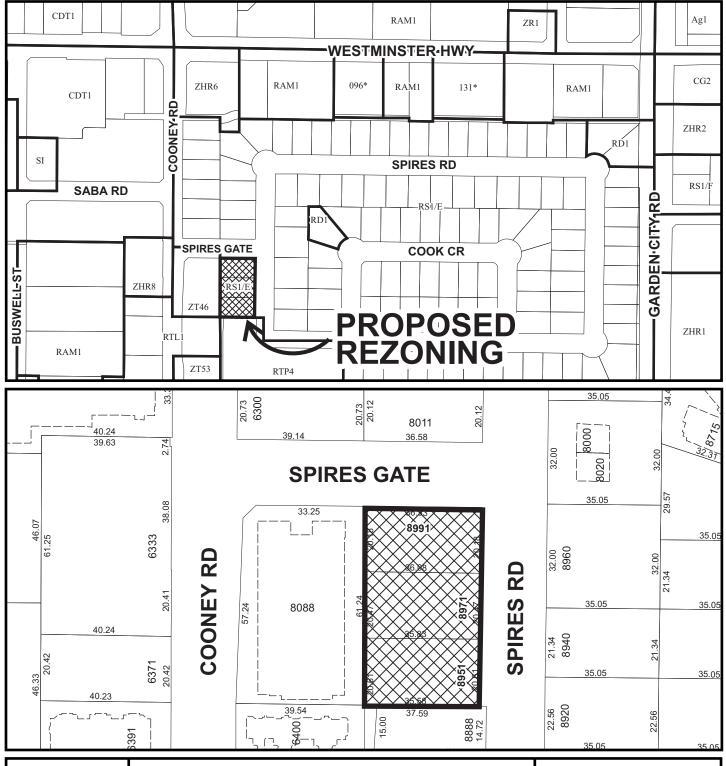
Attachment 5: Letter from Developer regarding Step Code Requirements

Attachment 6: Proposed Road Closure Plan

Attachment 7: Tree Management Plan

Attachment 8: Rezoning Considerations







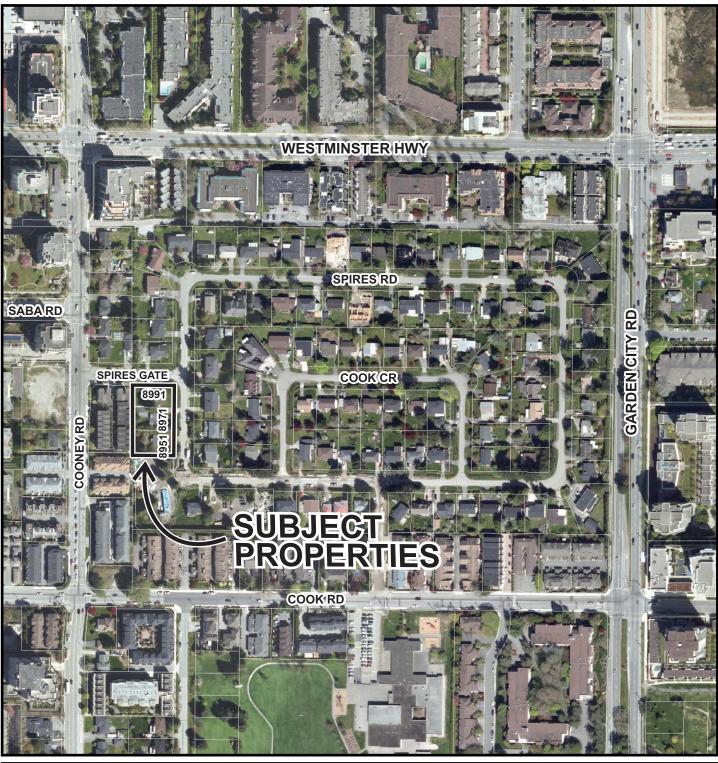
RZ 18-818420

Original Date: 01/16/18

Revision Date: 11/02/20

Note: Dimensions are in METRES





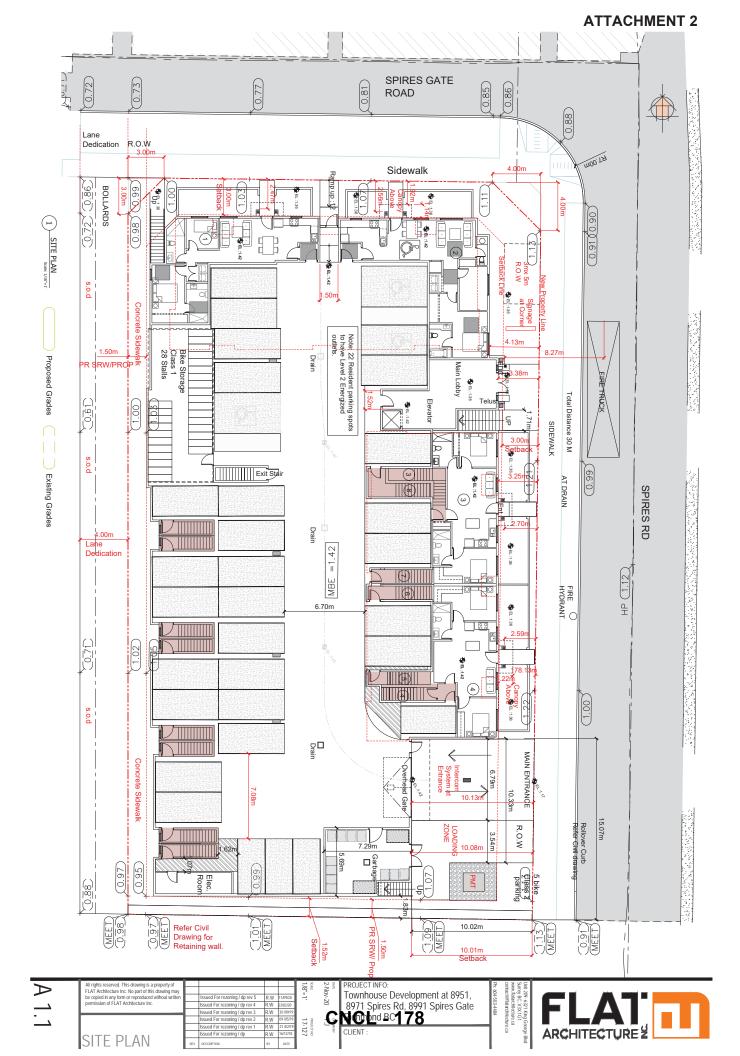


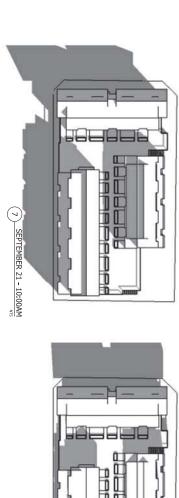
RZ 18-818420

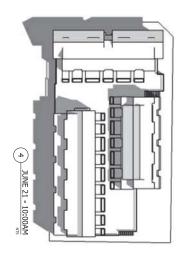
Original Date: 04/16/18

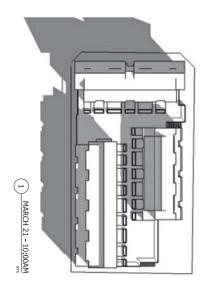
Revision Date: 11/02/20

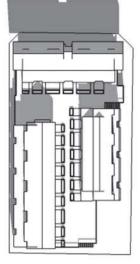
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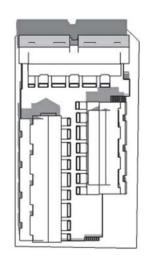




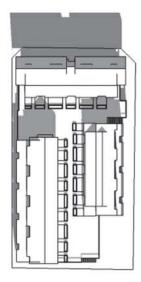


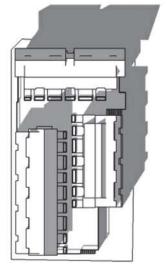


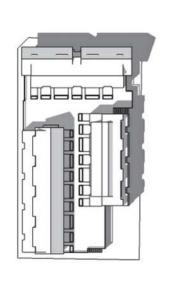


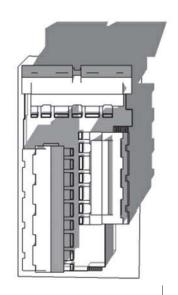


5 JUNE 21 - 12:00PM









9 SEPTEMBER 21 - 2:00PM

8 SEPTEMBER 21 - 12:00PM

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17-127 Shadow study

6 JUNE 21 - 2:00PM

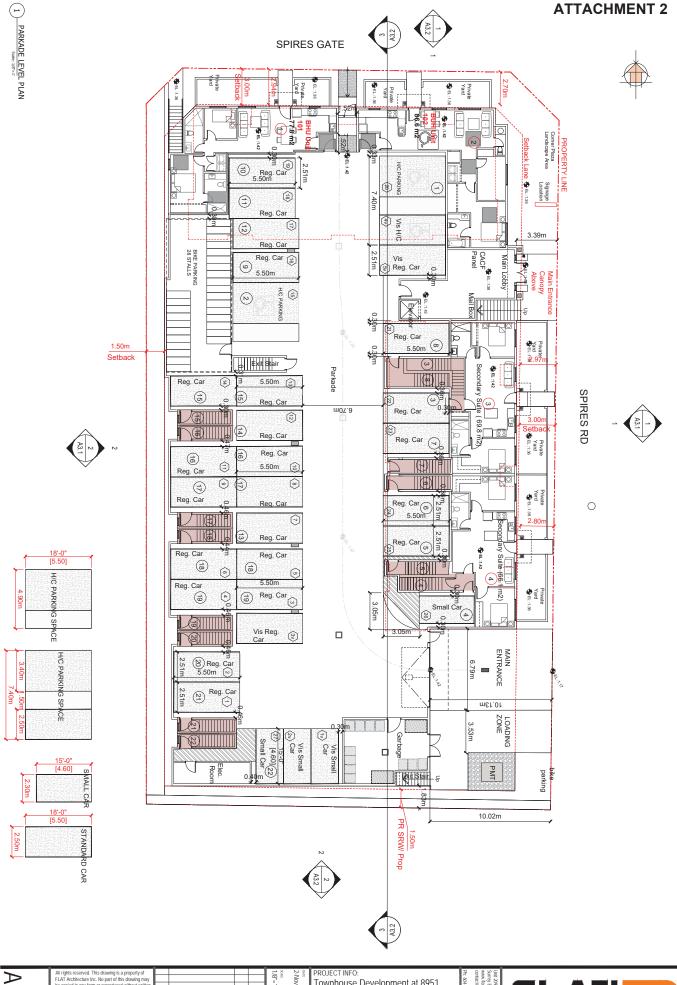
PROJECT INFO:
Townhouse Development at 8951
8971 Spires Rd, 8991 Spires Gate
10 bnd BC 179
CLIENT:

lt 209-6321 King George Blvd rrey BC, V3X 1G1 w.flatarchitecture.ca htact@flatarchitecture.ca

3 MARCH 21 - 2:00PM

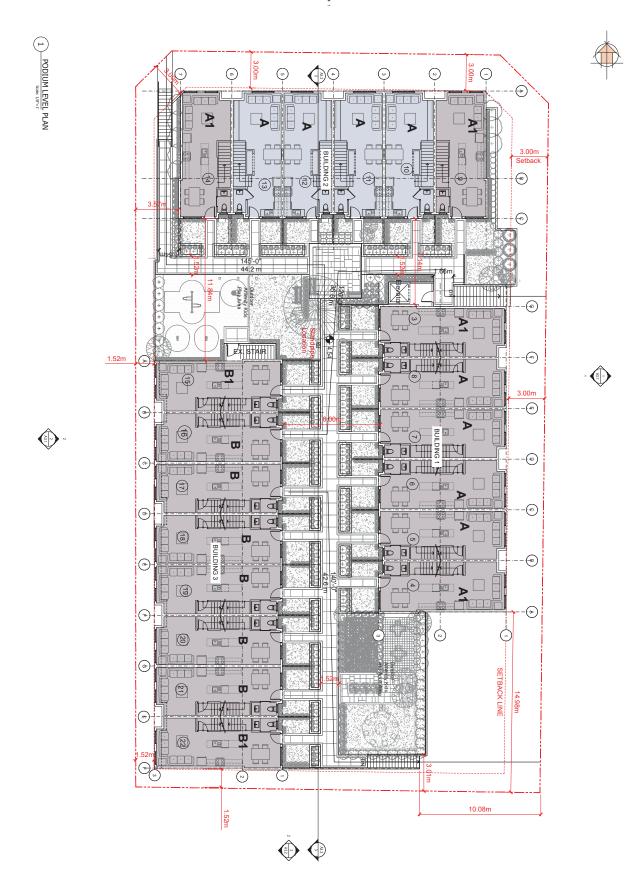
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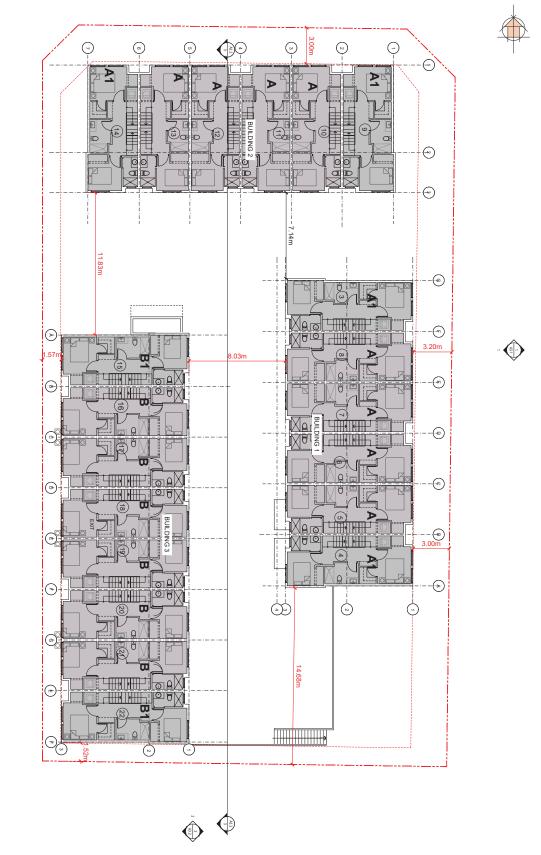












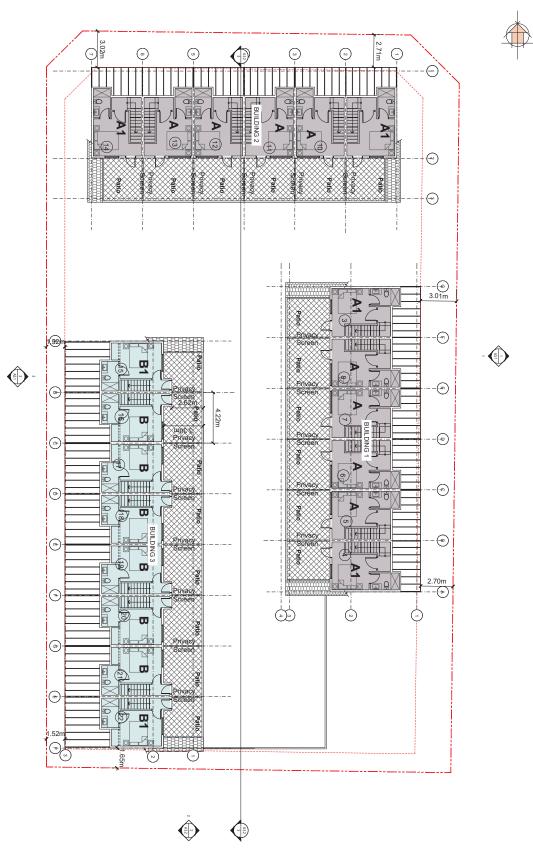


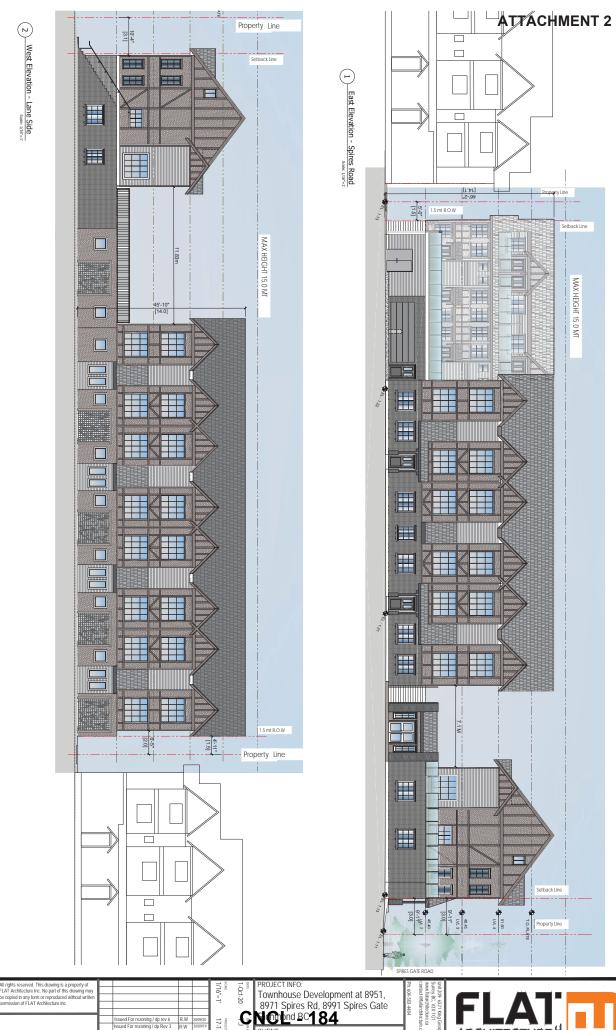
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Townhouse Development at 8951 8971 Spires Rd, 8991 Spires Gate

17-127







 $\overline{\triangleright}$

Elevations

17-127



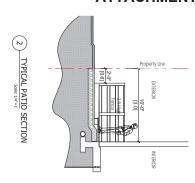


FLAT ARCHITECTURE 2

Podium Level Elevations



ATTACHMENT 2





Ledge Stone Black Rundell

Stucco Finish



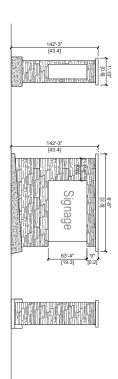


Concrete Finish

Brick Grey Clinker by Mora Bricks

6" Fibre Cement siding Hardie plank siding (Dark Gray

SIGNAGE
Scale: 1/2"=1"





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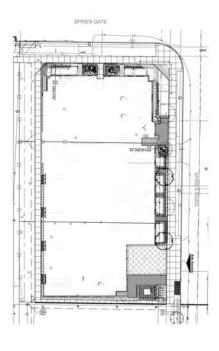
Streetscape

17-127

PROJECT INFO:
Townhouse Development at 8951,
8971 Spires Rd, 8991 Spires Gate
10 and BC187
CLIENT:



ATTACHMENT 2





2 SOME PROPOSED PLANTS

KEY PLAN

Recommended Shrubs

COMPLETE PROJECT PLANT LIST (Detailed Planting Layout on Dwg. L6 & L7)

Recommended Trees

			0	and the second second		200	
			2.5 m, ht.	Emerald Cedar	Thuja occidentais "Smaraga"	801	Smgd.
			1.5 m, 1t.	Yew, hedge variety	Taxus sp	175	×
			#2 pot	Japanese Skimmia	Skimmia Japanica	60	22
			#3 po!	Fragrant Sarcococco	Sarcococcaruscifolia	27	36
			#3 pot	Dwarf Arctic Blue Leaf Willow	Salx purpurea Nana'	a	N N
			#1 pot	Orange Coneflower	Rudbeckla fulgida var. fulgida	6	24
			#3 pot	King Edward Vil Flowering Currant	Ribes sanguineum King Edward VII'	œ	R.Sang
			#7 pot	Red Rhadodendran	Rhododendron Vulcan	12	SH.VL
			#7 pot	Pink Gumpo Azalea	Rhododendron Gumpo Pink	Ç#	Rh.Go
			#2 pot	swordfern	Polystichum munitum	a	Pom
			#3 pot	Oriental Fountain Grass	Pennisetum orientale	22	0
			#2 pot	Hamein Dward Fountain Grass	Pennisetum alopecurpides 'Hamein'	33	PILHO
			#3 pot	Oregon grapw	Mahonia aquafolium	ō	M.Agf
			#1 pot	Brit Marie Crawford Liguraria	Ligularia dentata Brit Marie Crawford'	17	.00
			#1 pot	Lavender	Lavendula vars	39	Qγ
			#3 pot	Patriot Plantain Lily	Hosta x "Patriot"	39	馬
			#1 pot	Blue Angel Plantain Lity	Hosta x Blue Angel	39	H.bo
			1.5 m, ht	Lucy Rose Of Sharon	Hibiscus syriacus Tucy'	7	ð
			#1 pot	Corol bells	Heuchera vars	29	2
			#1 pot	Lemon Yellow Daylily	Hemerocalis x 'Lemon Yellow' or vars	78	ATH
			#1 po!	Blue Oat Grass	Helictotrichon sempervirens	8	HI.BOG
 Corunus nuttallii 'National' 	C.Nut		#3 pot	Red Br Escolonia	Excalania Red Bit	9	EROC
9 Amelanchier laevis	Am, N		#1 pot	Purple conellower Rosita (dwart)	Echinacea 'Rosita'	21	20
 Acer rubrum 'Red Sunset 	A.Rub		3.0m ht.	Japanese Camella	Camella japanica	1.3	Com. J.
 Acer palmatum 'Oshio-Beni 	A.Ob		#2 po!	Karl Foerster Feather Reed Grass	Calamagrosts x aculflora 'Karl Foerster Karl Foerster Feather Reed Grass	9	calm
 Acer palmatum 	Ac.Pf			Heartleaf Bergenia	Bergenia cardifolia	6	2
 Acer priseum 	Agri		#1 por	Vancouver Jade Kinnikinick	Arctostaphylos uva-ursi Vancouver Jac Vancouver Jade Kinnikinick	14	25
13 Acer circinatum	Ac.o.		#3 pot staked	Chocolate vine	Akebia quinata	39	Akq
Monthly Tollin Month		10000	STITE COMPANION	Common Manne	Contract contract		•

Allegheny Serviceberry National Dogwood	Red Sunset Red Maple	Oshio-Beni Japanese Maple	Japanese Maple	Paperbark Maple	Vine maple	Common Name
3.0 m. ht. clump	7 cm, cal.	3m ht, 5 cm cal, multi step	10 cm caliperi4.5m		3.0m ht.	Scheduled Size

Gowing medium shall have physical and chemical properties as described in the standards for "corund"rease, except for the areas over attuctures where the medium shall be conform to the requirements for each of a pplications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be setted by a recognized biocentary. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the soils.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproducive parts of the weeds, plant pathogenic organisms, undo maintial, stones over Chirm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

All plant material to be warranteed for one year from date of substantial completion Plant species and varieties may not be substituted without the approval of the Landscape architect

103, 15505 Marine Drive, Whiterock, BC | 6047831450 |

ARCHITECTURE PANEL INC. 8951, 8971 Spires Rd, 8991 Spires Gate

049

Distancing and the design are and at all times remail the acculaive try of thesign Planel fin. and carried be used without the Lundsdape seeds written consent. Contracted is responsible for writination of all sects, alvenations and other datum on champing. Any discrepancies to be all immediately to the Lundsdape Architect. Any changes made without the capes Architect's writins consent shall be the contractor's see impromisibility capes Architect's writins consent shall be the contractor's see impromisibility for capes Architect's writins consent shall be the contractor's seen exponentially in capes Architect's writins. Key Plan

Reviewed By RD	Drawn By SD	Total Sheets 8
Status Rezoning	Checked By RD	Sheet No.
	AHJ City of Richmond	Contractors
	Documents DP Applica	Consultants FLAT Archi

Design Rationale and Summary

Being an infill development among a mix of other townhouse complexes and rapidly eveolving residential lots, the contextual treatment demands sensitivity and appropriate placement of elements.

We are proposing a relatively simple mix of surfaces and their configuration owing to a very small scale of such surfaces such as pathways to the units and the driveways. We have chosen to limit or selection to 2 or 3 chief finishes and resrved a more complex riterarchy of surfaces for the deck level.

The planting on the boulevard edges has been very carduly configured with some matching trees of the surrounding boulevardscape and what might me contextually appropriate with scale and available right of way. Similarly, being cognizant of the space requirements for the deck level planting, we have chosen to limit the trees and place the built up planters to the pormeter where possible for structural reasons. The trees selected for the internal layout are small and relatively less in number.

This development is amidst a rapidly changing area where a number of developments have sprung up in the past few years our design concept advocates a sensitive scheme that merges with the general transformation of the area.

The multi-user nature of the residential development demands privacy for the various units and their accessible spaces the element used to define these spaces (private patios from one another) are emerald oddar (thuja occidentalis smaragp) and Taxus. These columnar hedge plants are used in tandem with smaller hedging material such as the Spirarea and the flowering perennials to allow for multiple layers of textural relief.

The outdoor amenty has been designed with a linear two zone concept. The main constituents are the Social receivational area and a playground. The social area has been augmented with an outdoor kitchen and sustainable elements like the garden plots. These are placed with raised planters c'w spout and work bench for the residents use at the deck level.

Further, we have proposed use of native plants requiring lower water intake and offering trees that encourage bird habitat such as the 'Bitter Cherry' twards the lane.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

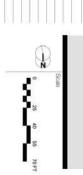
Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNTA Standards". Both plant size and coordance size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Achietact for optional review at the source of supply/kea of search to include Lower Mainland and Fraser Valley, "Substitutions" must object written approved from the Landscape Archietact prof to making any substitutions to specified material. Unappe Westerlands and substitutions are substitutions are subject to the dandscape Standard and Standard Sta

200	300000	
awn areas	Jumm	
Bround Cover Areas	450mm	
shrub Areas	450mm	
free Pits	300mm	
	(around	

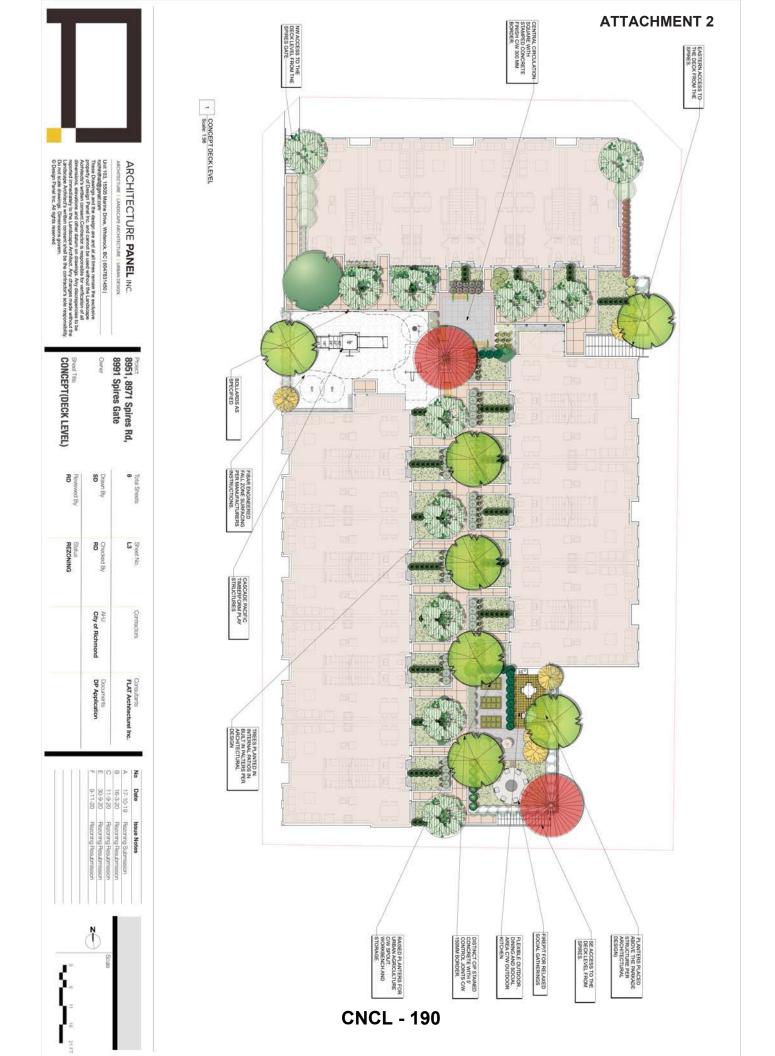
The contractor shall maintain clean working conditions, remove all refuse and debris and present the clean condition upon completion of all works. site in a safe and

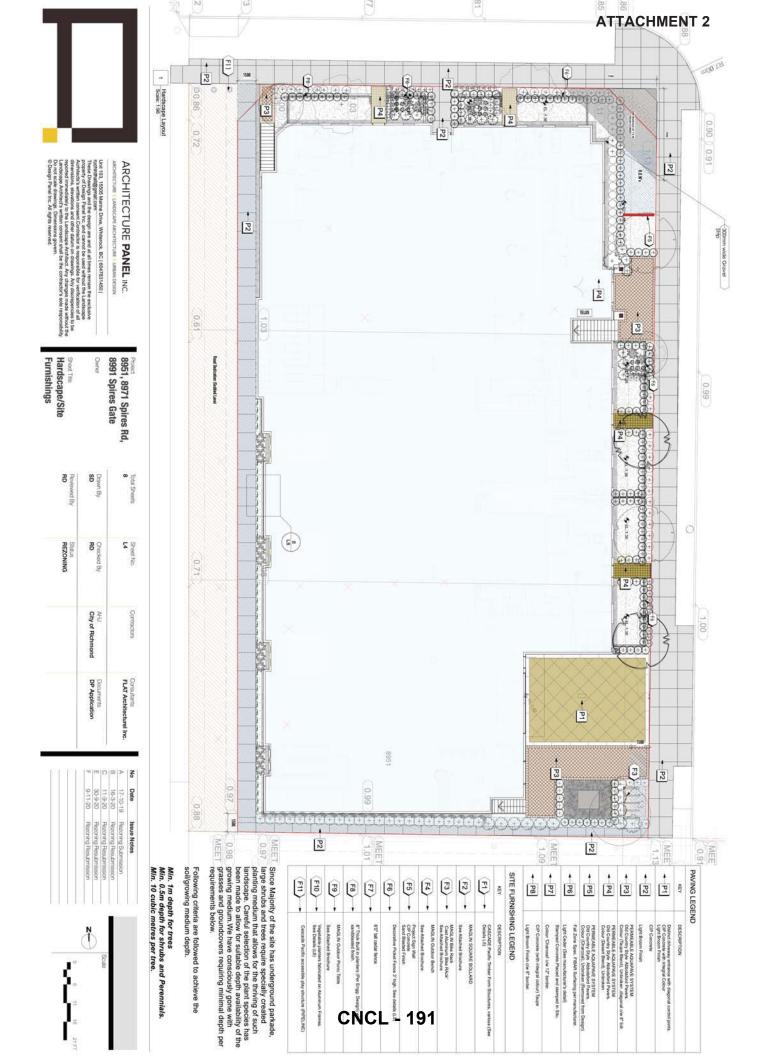
All wood fences to be cedar, with one coat of clear penetrating preservative

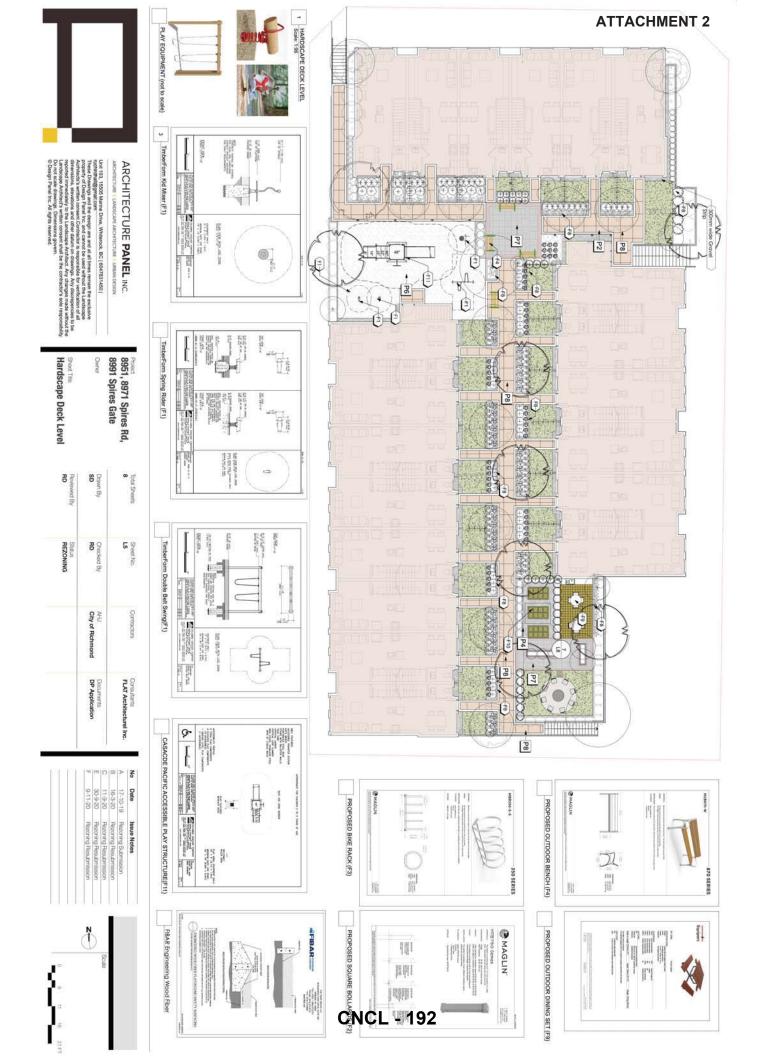
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	9-11-20	9-11-20	30-9-20	11-9-20	16-3-20	17-10-19	Date
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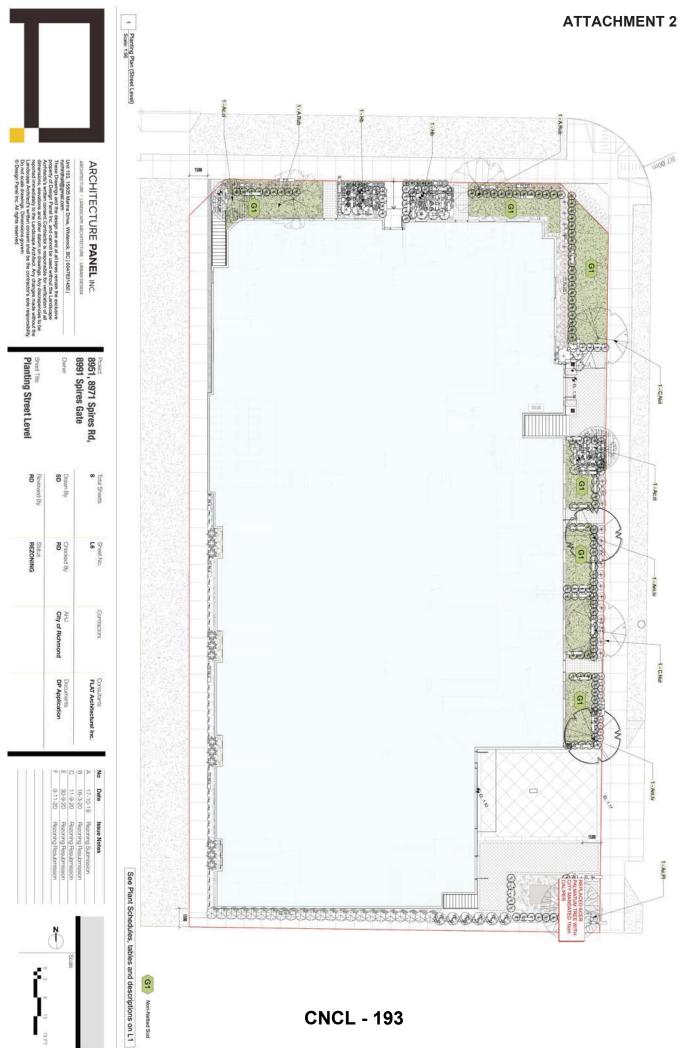














1 Planting Plan (Deck Level) Scale: 1:96

1-Acd 1-Acd 1-Agri

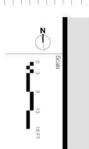
ARCHITECTURE PANEL INC.

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properly of Design Parel line, and carried by used without the indiscipacie
Authribed's written consent Contractor is exponsible for verification of all
dimensions, elevations and other datum on demarque, Avry discrepancies to be
reported immediately to the Landscape Architect. Any othersign made without the
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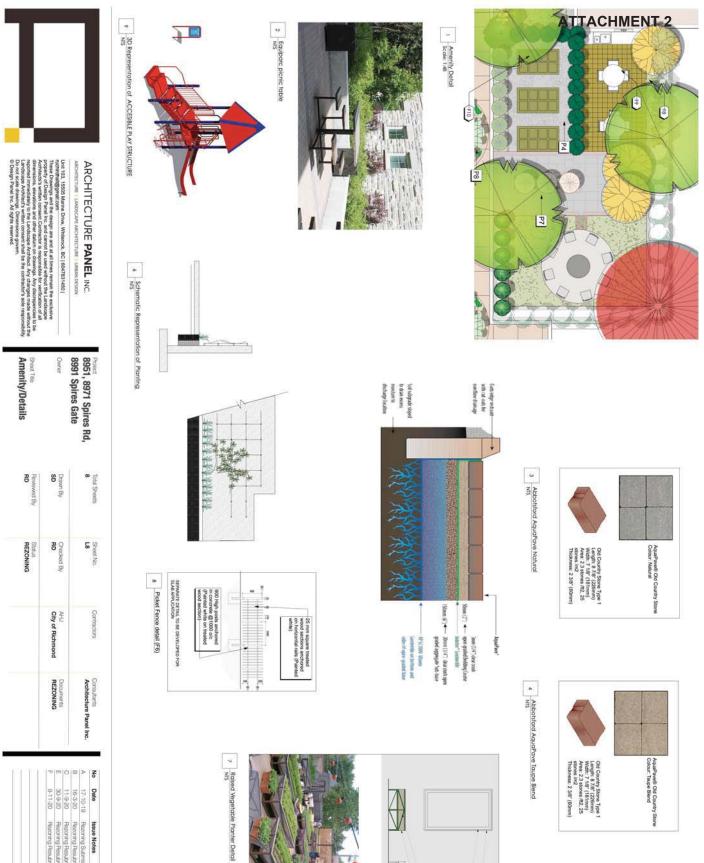
8951, 8971 Spires Rd, 8991 Spires Gate Planting Deck Level

Reviewed By RD	Drawn By SD	Total Sheets 8
Status	Checked By	Sheet No.
	AHJ City of Richmond	Contractors
	Documents DP Applicat	Consultants FLAT Archit

ŏ	Date	Issue Notes
>	17-10-19	Rezoning Submission
B	16-3-20	Rezoning Resubmission
0	11-9-20	Rezoning Resubmission
175	30-9-20	Recoring Resubmission
TI	9-11-20	Rezoning Resubmission







Abbotsford AquaPave Desert Sand Blend
 NTS

T POLICE THANK ALL
MODES

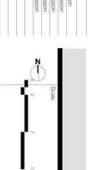
F NO. 18 FOR SHOOL

CNCL

- 195

Old Country Stone Type 1 Length: 8 7/8" (226mm) Width: 7 18" (181mm) Area: 2.3 stones /ft2, 25 stones /m2 Thickness: 2 3/8" (60mm)







Development Application Data Sheet

Development Applications Department

RZ 18-818420 Attachment 3

8951 & 8971 Spires Road, 8991 Spires Gate, and the surplus portion of the Spires

Address: Road road allowance

Applicant: Flat Architecture Inc.

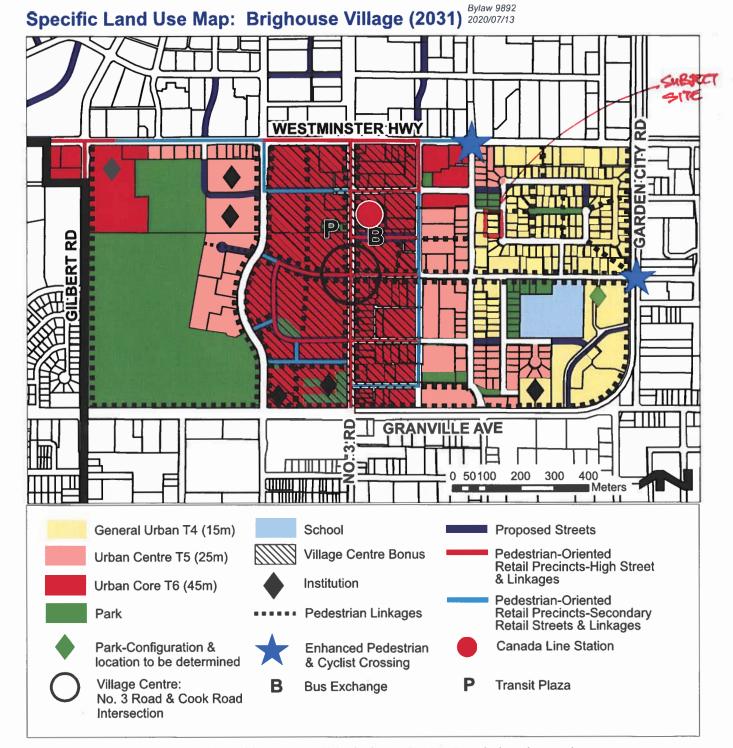
Planning Area(s): City Centre

	Existing	Proposed
Owner:	0924206 BC Ltd.	No Change
Site Size (m²):	2,326.2 m ²	2,068.0 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
	City Centre Area Plan: General Urban T4	No Change
Area Plan Designation:	Sub-Area B.1: Mixed Use – Low- Rise Residential & Limited Commercial	
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
Number of Units:	3	22
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.20	none permitted
Lot Coverage – Building:	Max. 50%	46.4%	none
Lot Coverage – Non-porous Surfaces:	Max. 80%	80.0%	none
Lot Coverage – Landscaping:	Min. 20%	25.3%	none
Setback – Front Yard - Spires Gate (m):	Min. 3.0 m	3.0 m	none
Setback – Exterior Side Yard – East – Spires Road (m):	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard - West (future lane) (m):	Min. 1.5 m	1.5 m	none
Setback – Rear - South (m):	Min. 1.5 m	1.5 m	none
Height (m):	Max. 15.0 m (4 storeys)	14.1 m (4 storeys)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	61.22 m	none
Site Area:	Min. 2,400 m ²	2,068 m²	Variance Requested
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	27 (R) and 5 (V)	27 (R) and 5 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (27 x Max. 50% = 13)	10	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (32 x Max. 50% = 16)	1	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (32 x 2% = 1 spaces)	3	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.27 (Class 1) and 0.22 (Class 2) per unit	none
Off-street Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	28 (Class 1) and 5 (Class 2)	none
Amenity Space – Indoor:	Min. 100 m² or Cash-in- lieu	Cash-in-lieu	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.



Bylaw 10020 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

ATTACHMENT 5



Unit 209, 6321 King George Blvd Surrey BC V3X 1G1 Ph: 604-445-8124

rajinder@flatarchitecture.ca

22 Unit Development at 8951, 8971 Spires RD, 8991 Spires Gate Richmond BC

This letter is to confirm that the proposed development at address mentioned above will meet the energy efficiency requirements at Building permit application stage. Please consider this letter as assurance that proposed development to meet Step 3 code requirements (if required) per zoning bylaw for building permit application

Rajinder Warraich Architect, AIBCr

Principal

Unit 209, 6321 King George Blvd

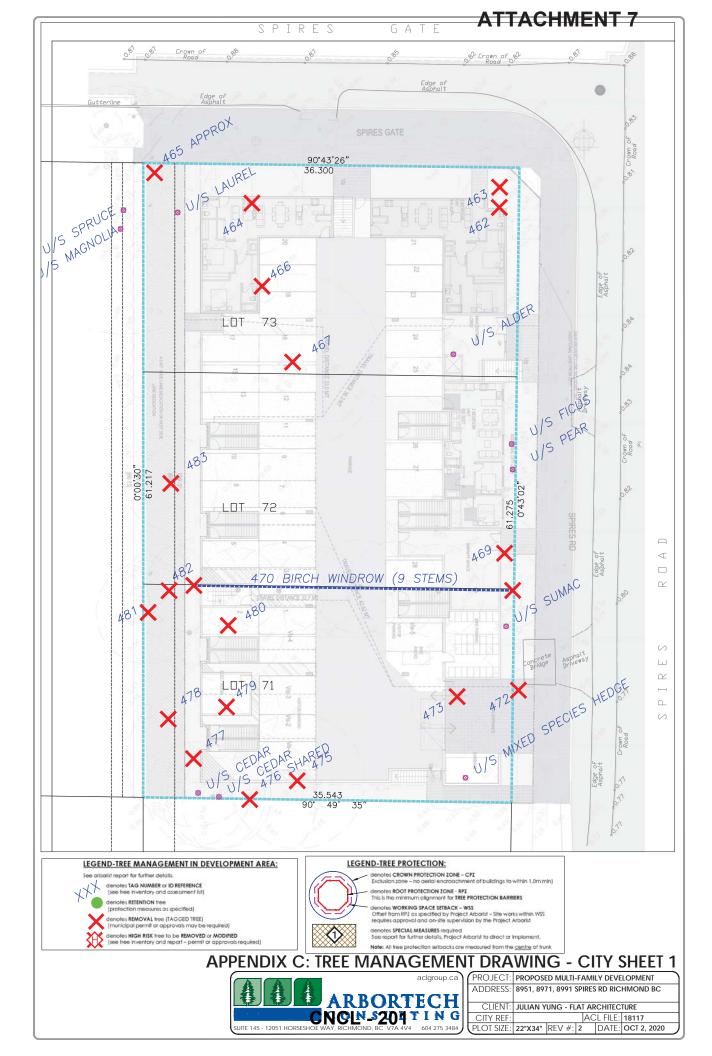
Surrey, BC V3X 1G1

Ph: 604-503-4484

Cell: 604-445-8124

rajinder@flatarchitecture.ca

www.flatarchitecture.ca



ATTACHMENT 7 Condensed Tree Inventory and Assessment Data: Dbh Tree Type **Priority** Action Tag# Spr Loc 462 48 NIL Cherry 5.5 1.5 REMOVE On 40 5 NIL 463 Cherry 1.5 On REMOVE 464 30 Blue spruce 11 1.5 On NIL REMOVE 465 24 Cherry 3 1 On NIL **REMOVE** 466 33 White poplar 2.2 1 On NIL REMOVE 467 78 Deodar cedar 20 4 On 2 REMOVE 28 Japanese maple 7 2 NIL 469 On REMOVE European birch 1 470 41 4.5 On NIL REMOVE 58 Cherry 6 2 NIL 472 On REMOVE 473 54 Cherry 6 2 NIL On REMOVE 3 475 67 European birch 14 NIL On REMOVE European birch 1.5 NIL 476 62 14 **SHARED** REMOVE 477 55 Western redcedar 18 2 On 2 REMOVE 478 European birch On NIL REMOVE 479 33 Bitter cherry 3 NIL 11 On REMOVE Bitter cherry NIL 480 37 On REMOVE Bitter cherry 481 28 On NIL REMOVE 482 27 Bitter cherry On NIL REMOVE Cascara buckthorn 483 36 6 1.5 On NIL REMOVE

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.

Current aboricultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, health, form, handling, planting, guying/staking and establishment care.

CODE QTY Size		Size	BOTANICAL NAME	COMMON NAME
BROADLEA	F - SMALL T	O MEDIUM S	CALE:	
AG		6cm C	Acer griseum	Paperbark maple
ARRS		6cm C	Acer rubrum 'Red Sunset'	Red Sunset maple
DI		6cm C	Davidia involucrata	Dove tree
FSD		6cm C	Fagus sylvatica 'Dawyck'	Dawyck beech
SP		6cm C	Stewartia pseudocamellia	Japanese stewartia
CC		3.5m H	Cercis canadensis	Redbud
MGR		6cm C	Magnolia grandiflora	Southern magnolia (evergreen)
SJ		6cm C	Styrax japonicus	Japanese snowbell
EVERGREEN	I - SMALL S	CALE:		
APC		3.5m H	Abies procera 'Glauca'	Noble fir
PO		3.5m H	Picea omorika	Serbian spruce

APPENDIX C: TREE MANAGEMENT DRAWING - CITY SHEET 2



					_		
PROJECT:	PROPOSE	D MULTI-	-FAMI	LY DEVE	LOPMENT		
ADDRESS:	8951, 897	71, 8991	SPIRES	RD RIC	HMOND BC		
CLIENT:	JULIAN Y	JULIAN YUNG - FLAT ARCHITECTURE					
CITY REF:			18117				
PLOT SIZE:	22"X34"	REV #:	2	DATE:	OCT 2, 2020		

ATTACHMENT 8



Rezoning Considerations

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

File No.: RZ 18-818420

Address: 8951 & 8971 Spires Road, 8991 Spires Gate, and the surplus portion of the Spires Road road allowance

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10218, the developer is required to complete the following:

- 1. Council approval of the road closure bylaw for a portion of Spires Road. The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
- 2. Consolidation of all the lots and the portion of Spires Road mentioned above into one development parcel (which will require the demolition of the existing dwellings).
- 3. 4.0 m lane dedication along the entire west property line for the provision of the future north-south lane parallel to Cooney Road
- 4. A 4.0 m x 4.0 m corner cut road dedication at the northeast corner of the subject site (southwest corner of the Spires Gate / Spires Road intersection).
- 5. A 3.0 m x 3.0 m corner cut road dedication at the northwest corner of the subject site (southeast corner of the Spires Gate / north-south lane intersection).
- 6. Granting of a 1.5 m wide statutory right-of-way across the site's lane frontage (west property line) for the construction of a concrete/asphalt sidewalk/walkway. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. No fence is allowed to be installed within or along this SRW area except permitted by the City. The owners are responsible for all maintenance of improvements, including but not limited to the concrete/asphalt sidewalk/walkway, landscaping, signage and lighting installed within the SRW, and are responsible for all liability of SRW areas. The owners are also responsible for maintenance and liability of the lane dedication area (sodded) to the west of the site until the lane has become operational.
- 7. Granting of a 1.5 m wide statutory right-of-way along the entire south property line for the construction of a walkway. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. No fence is allowed to be installed within or along this SRW area except permitted by the City. The owners are responsible for all maintenance of improvements, including but not limited to the walkway, landscaping, signage and lighting installed within the SRW, and are responsible for all liability of SRW areas.
- 8. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
- 9. Registration of an aircraft noise sensitive use covenant on title.
- 10. Registration of a flood indemnity covenant on title.

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- 11. Registration of a legal agreements on Title ensuring that:
 - a) No final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw; and
 - b) The secondary suites cannot be stratified or otherwise held under separate title.
- 12. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
- 13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
- 14. Registration of a legal agreement on title ensuring that a parking stall, with dimensions and arrangements/configurations in accordance to the accessible space requirements in Richmond Zoning Bylaw 8500, will be assigned to each of the basic universal housing units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
- 15. Registration of a legal agreement on title ensuring that:
 - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
 - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
 - c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
- 16. Registration of a legal agreement on title ensuring that:
 - a) conversion of any of the bicycle parking areas within the parking structure into habitable space or general storage area is prohibited; and
 - b) all of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
- 17. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on neighbouring properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 18. City acceptance of the developer's voluntary contribution in the amount of \$8,013.52 (i.e. \$0.30/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
- 19. City acceptance of the developer's offer to voluntarily contribute \$8.5 per buildable square foot (e.g. \$227.049.62) to the City's affordable housing fund.
- 20. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$22.704.96) to the City's public art fund.
- 21. City acceptance of the developer's offer to voluntarily contribute \$6,000.00 to the City's Tree Compensation Fund for the planting of eight replacement trees within the City. If additional replacement trees (over and beyond the 30 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
- 22. Contribution of \$44,225.00 in-lieu of on-site indoor amenity space.
- 23. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 24. Enter into a Servicing Agreement* for the design and construction of frontage improvement works along the site frontages. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

a. Using the OCP Model, there is currently 102 L/s of water available at a 20 psi residual at the Spires Road frontage. Once Capital Program upgrades are installed there will be 254L/s of water available at a 20 psi residual at the Spires Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s

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- b. At the developer's cost, the City is to:
 - i. Install one new water service connection off of the proposed 200mm water main (that will be built through the City's Capital project along Spires Road) complete with meter and meter chamber in a right of way which will be provided by the developer. The dimensions and location of the right of way shall be finalized through the servicing agreement process.
 - ii. Cut and cap all existing water service connections at main off of the existing 150mm AC water main.
 - iii. Relocate the existing fire hydrant at Spires Gate as required by the proposed frontage improvements and install a new hydrant at Spires Road to comply with the City's maximum hydrant spacing of 75m for multi-family areas. Fire department approval is required for all fire hydrant relocations.

Storm Sewer Works:

- a. At the developer's cost, the Developer is required to:
 - i. Install a new 750mm diameter storm sewer at Spires Road with an approximate length of 90 meters. Tiein to the south shall be to the new manhole at the bend at Spires Road that will be built through the City's Capital project. An appropriately sized manhole is required at the intersection of Spires Road and Spires Gate at the north end. Exact alignment of the new storm sewer in the roadway shall be determined via the Servicing Agreement process.
 - ii. Infill the ditches along the west and east sides of Spires Road to accommodate frontage improvements and road widening as required by Transportation Department.
 - iii. Install a new 1050mm diameter storm sewer at Spires Gate with an approximate length of 55 meters. Tiein to the east shall be to the new manhole at the intersection of Spires Road and Spires Gate. An appropriately sized manhole is required at the west end of the new 1050mm diameter storm sewer. Exact alignment of the new storm sewer in the roadway shall be determined via the Servicing Agreement process.
 - iv. Install new 600mm storm sewers from the new manhole at the west end of the new 1050mm diameter storm sewer to existing manhole STMH6107 at the north side and existing manhole STMH138677 at the south side of Spires Gate. Manholes STMH6107 and STMH138677 shall be removed and replaced with the correct size manholes to accommodate the tie-ins of the new 600mm diameter storm sewers.
 - v. Coordinate with Telus to relocate the existing Telus kiosk that may conflict with the required storm sewer tie-in at the frontage of 8088 Spires Gate.
 - vi. Infill the ditch along the south side of Spires Gate to accommodate road widening and frontage improvements.
 - vii. Install lane drainage (200mm diameter) along the entire west property lines complete with manholes as per Engineering specifications then tie-in to the new 1050mm diameter storm sewer at Spires Gate via a new manhole.
- b. At the Developers cost, the City is to:
 - i. Install a new storm sewer service connection complete with inspection chamber connecting to the new 1050mm storm sewer along Spires Gate.
- c. Prior to any site preparation work (e.g. preload) on the site, the developer shall:
 - i. Obtain full approval of the Servicing Agreement design and complete construction of all drainage works included in the Servicing Agreement to the City's acceptance; or
 - ii. Submit a site preparation plan and survey to the satisfaction of the Engineering Department to demonstrate that the proposed works will not impact the existing drainage infrastructure.

Sanitary Sewer Works:

- a. At the developer's costs, the Developer is required to:
 - i. Install a new 200mm diameter sanitary sewer with an approximate length of 46 meters from a new manhole that shall tie-in to the existing sanitary sewer which crosses Spires Gate to a new manhole at the junction of Spires Gate and Spires Road.

- ii. Install a new 250mm diameter sanitary sewer with an approximate length of 95 meters from the new manhole at the junction of Spires Gate and Spires Road going south to the new manhole that will be built through the City's Capital project at the bend at Spires Road.
- iii. If the proposed 250mm sanitary main on east-west aligned Spires Road that will be built through the City's Capital project is not in service or not installed at the time of connection, the developer will be required to construct a temporary sanitary connection from the site to the existing 200mm sanitary main that crosses the east-west aligned Spires Road between 8780 & 8760 Spires Road. Tie-in to the existing sanitary main shall be via a new manhole. If required, the interim connection shall be removed (at developer's costs) once the ultimate sanitary lines and manhole under the City's Capital project are constructed and the proposed site's ultimate service connection is connected to the ultimate sanitary system.
- iv. Install a new sanitary service connection complete with a 1050mm diameter manhole at the southeast corner of the proposed development connecting to the proposed 250mm diameter sanitary main along Spires Road. A 3m wide by 3m deep utility right of way is required to contain the new 1050mm diameter manhole at the southeast corner of the proposed site.
- v. Design the proposed development to accommodate future access, maintenance, repair or replacement of the existing sanitary sewer along the west property line of the proposed development without impact to the development site, to the satisfaction of the City.
- vi. Provide a pre and post pre-load and construction surveys and CCTV of the existing sanitary sewer along the west property line. Any damage to be repaired and any required replacement shall be done at the Developer's sole cost.
- vii. Ensure that the existing sanitary sewer along the west property line remains operational during any preload and/or construction phase (the sewer will remain active despite new works proposed for Spires Road). If the existing sanitary line is impacted during site preparation or construction of the proposed development then the developer shall be responsible to make the damaged sanitary system operational during the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the developer's costs, after completion of the site preparation and/or building construction works.
- viii. Ensure no soil fill or building encroaches into the existing sanitary right of way along the west property line.
- ix. Provide a signed and sealed geotechnical assessment, complete with recommendations to ensure the following conditions are met. The assessment and mitigation recommendations shall be included in the rezoning staff report and the development process design review.
 - That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the west PL) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the edge of the existing sanitary main as recommended by a professional geotechnical engineer.
 - That the on-site works (e.g. soil densification, preload, foundation works, etc.), or the construction/maintenance of the proposed building, not cause damage to the existing sanitary main along the west property line. Impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing sanitary main needs to be determined by the Geotechnical Engineer. If the existing sanitary main will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures need to be done prior to start of the site preparation works at developer's cost.
- b. At the developers cost, the City is to:
 - i. Cut and cap at main all existing connections and remove inspection chambers along the west property line.

Frontage Improvements:

a. A geotechnical assessment (complete with recommendations) is required to confirm that the existing road base structures are adequate to support the required road upgrades at Spires Gate and Spires Road frontages.

b. Spires Road Development Frontage Improvements

- i. Road works and behind-the-curb frontage improvements Spires Road along the entire frontage of the subject development is to be widened to provide 8.7 m wide pavement (one parking lane and two traffic lanes). The following are the road and behind-the-curb frontage improvement cross-section elements to be designed and constructed by the Developer. The existing ditch is to be filled to accommodate these frontage improvements.
 - Existing west property line of the road right-of-way along development frontage.
 - 2.05 m wide landscaped boulevard with street trees. (The Spires Road right-of-way is planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition).
 - 2.0 m wide concrete sidewalk.
 - 1.5 m wide landscaped boulevard with street trees.
 - 0.15 m wide curb.
 - 8.7 m wide pavement.
 - (Note: For the edge of pavement treatment along the north side of the subject site's frontage, refer to Section b (ii) below for details).

ii. Road widening considerations

- <u>Scope of work</u> The existing pavement is to be widened to 8.7 m to provide two traffic lanes and one parking lane.
- <u>Design standards</u> The Developer is required to design the complete road cross-section of the fronting road, between the property lines of the road right-of-way, per TAC and City Engineering Design Specifications.
- Edge of pavement and frontage treatments (east side of Spires Road) The design is to include the edge of pavement and other frontage treatments along the east side of the subject site's Spires Road frontage. The design must show that the widened pavement can be supported structurally. Pavement support solutions may include in-filling existing ditches. Concrete barriers or other physical aboveground protection elements are not considered appropriate solutions.
- <u>Neighbourhood consultation</u> The Developer is to consult area residents along the east side of the subject site's frontage regarding changes to their driveways and other frontage treatments.
- Road Functional design The road functional design plans prepared as part of the rezoning application is considered preliminary and may have to be revised and finalized to account for design issues identified through the SA detailed design process. Refer to Section g below for details regarding road functional design requirements.
- <u>Approval</u> All road design and any required design changes are to be approved by Transportation and Engineering staff.
- iii. Pavement transition works Spires Road south of the subject site, as part of the redevelopment of 8888 Spires Road, will be widened. In the event that the timing of the subject site is in advance of the southerly development, the road works described above will need to include tie-in taper sections (20:1) to transition to meet the existing pavement to the south. At the north end of the subject site, similar tie-in taper sections are required across the Spires Road / Spires Gate intersection.
- iv. Existing driveways along the Spires Road site frontage All existing driveways along the Spires Road development frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described under Section b(i) above.
- v. Existing driveways along the opposite side of the Spires Road site frontage All existing driveways along the opposite side of the Spires Road development frontage are to be kept during and post construction. Consultation and co-ordination with adjacent property owners would be required if their driveways are altered as part of the proposed road works.
- vi. New development driveway Construct a new driveway to the site at the Spires Road development frontage. These design standards are to be followed: 6.7 m wide at the property line, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard. The full 6.7 m wide driveway is to be maintained for a distance of 10.0 m (depth of the on-site loading area) measured from the fronting

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property line. The site plan is to show the driveway configuration with dimensions. The driveway and the east-west drive aisle are to have rollover curb and gutter at the edges of pavement.

- vii. Truck access to on-site loading area
 - <u>Design standards</u> A separate on-site loading area and truck access, located immediately to the south of the proposed driveway, is to be provided. These design standards are to be followed:
 - o Minimum 3.25 m wide rollover curb measured from the south edge of the driveway flare.
 - o 10.0 m minimum depth measured from the property line.
 - o Paved hard surface is required for the entire truck loading area (3.25 m x 10.0 m). The section of the boulevard fronting the loading area can have a grass rete surface.
 - O Back-in truck access only with on-site signage to prohibit back-out movements.
 - (Note: Confirm with Waste Management if these standards are adequate to accommodate garbage/recycling pick-up).
 - <u>Location of loading area</u> The driveway to the site and the truck access are to be placed at these locations and in this sequence:
 - South property line.
 - o Waste/recycle collection area.
 - Truck access / loading area.
 - O Driveway to the site.
- viii. <u>Parks consultation</u> Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- ix. <u>Engineering consultation</u> Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.
- x. <u>Design and construction standards</u> All road works are to be designed to meet City Engineering Design Specifications and constructed to the satisfaction of the City.
- c. Spires Gate Development Frontage Improvements
 - i. Road works and behind-the-curb frontage improvements Spires Gate has a 20.1 m wide road right-of-way. Along the entire Spires Gate development frontage, the roadway is to be widened to provide 4.5 m wide pavement (measured from the center line of the road to the south curb). The following are the road and behind-the-curb frontage improvement cross-section elements to be designed and constructed by the Developer. Any existing ditch is to be filled to accommodate these frontage improvements.
 - existing south property line of the road right-of-way along development frontage;
 - 2.0 m wide concrete sidewalk:
 - 3.38 m wide landscaped boulevard with street trees;
 - 0.15 m wide curb:
 - 4.5 wide pavement (measured between the center line of the road and the south curb);
 - (Note: The road widening works are to be consistent with those identified and built as part of the rezoning requirements for 8088 Cooney Road, SA 03-239211. The behind-the-curb frontage improvements for the subject site shall conform to standards outlined in the City Centre Plan and as outlined above).
 - ii. <u>Frontage improvement transition works</u> The road works are to include any required tie-in sections to existing pavement, including those across the Spires Road / Spires Gate intersection. The behind-the-curb frontage improvements are to transition to meet those constructed as part of the redevelopment of 8088 Cooney Road to the west.
 - iii. Existing driveways along the Spires Gate frontage All existing driveways along the Spires Gate development frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described under Section c(i) above.
 - iv. <u>Parks consultation</u> Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
 - v. <u>Engineering consultation</u> Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.

vi. <u>Design and construction standards</u> - All road works are to be designed to meet City Engineering Design Specifications and constructed to the satisfaction of the City.

d. Road Works – Spires Gate / Spires Road Intersection

- i. <u>Intersection widening</u> Complete pavement widening and curb/gutter works around the southwest corner of the intersection to meet the new edges of pavement and curb/gutter to the west and south.
- ii. <u>Pavement transition works</u> –The road widening of Spires Road at the site frontage is to include a transition section (20:1 taper) at the west side of the Spires Road/Spires Gate intersection.
- iii. <u>Curb return radius</u> The minimum intersection corner curb return radius is to be set at 5.5 m. The final design corner return radius is to be determined through the road functional plan exercise taking into consideration emergency vehicle and truck movements.
- iv. Wheelchair access Wheelchair ramps at the southwest corner of the intersection are to be provided.

e. Walkways

- i. <u>North-south walkway</u> The Developer is to bear the cost of the asphalt surface walkway construction:
 - The elevation of this walkway is to take into consideration the elevation of the future lane and is to be confirmed with Engineering.
 - As part of the SA detailed design process, the Developer is to specify on-site lighting proposed along the walkway for staff's review.
 - Fence is not required or allowed between the on-site 1.5 m wide walkway along the site's new west property line and the lane dedication.
 - The lane dedication area is to be sodded and maintained by the site's strata council.
- ii. <u>East-west walkway</u> A 1.5 m wide SRW/PROP is required across the south property line of the site. (A similar 1.5 m wide SRW/PROP has been secured from the adjacent site to the south). The SRW/PROP is required for the construction of a walkway. The Developer is required to construct a walkway over the total 3.0 m wide SRW/PROP. The cross-section is to consist of a 1.5 m wide asphalt concrete walkway with a 0.75 m wide swale for drainage along both edges of the walkway.

f. Lane Treatments

- i. The Developer is responsible for the full costs of the interim lane treatment and maintenance.
- ii. The lane dedication area is to be sodded.
- iii. The lane dedication area is to be maintained by the site's strata. The maintenance is to be included in the Servicing Agreement and is to continue for two years upon completion of the required works.
- iv. Fence is not required or allowed between the 1.5 m wide walkway along the site' new west property line and the lane dedication. A Restrictive Covenant registered on Title is required as part of the DP process to prohibit the installation of any fence along the site's west property line.
- v. At the north end (Spires Gate) of the lane, provide removable bollards, chains, or other security measures to restrict vehicle access. Such security measures must be removed when the lane becomes operational. The requirement for removing the security measures is to be made part of the SRW registered for the adjacent walkway. Confirm with Engineering on the exact lane access restriction requirements.

g. Road Functional Design Plans

The Developer is required to submit road functional design plans to show the road works and behind-the-curb frontage improvements described under Sections b to f above. The functional plans are to be approved by Transportation and Engineering.

- i. Road functional design considerations
 - All road works are to be designed to meet City Engineering Design Specifications and TAC standards.
 - Road functional plans are required for all development frontages including Spires Road, Spires Gate, Spires Road/Spires Gate intersection, and peripheral sidewalk/walkways.
 - Full road and frontage improvement cross-sections (interim and ultimate) including edge of pavement treatments along the opposite side of the subject site's fronting roads. In particular, refer to Section b (ii) above for details on edge of pavement and other frontage treatments along the east side of the subject site's Spires Road development frontage.
 - Provide 20:1 taper sections to tie-in the widened section of Spires Road and Spires Gate to the existing roadways.
 - The maximum cross slope for the boulevard and sidewalk is to be set at 2%.

- The center line of the widened pavement is to follow the existing Spires Road and Spires Gate center lines
- Traffic signage and pavement marking.
- ii. <u>Engineering consultation</u> As part of the review and approval process of the functional plan, Engineering is to be consulted on the following design issues, among other requirements.
 - Vertical alignment The elevation of the centre line of Spires Road and Cook Gate along the
 development frontage is to take into considerations drainage requirements and to ensure there is no
 conflict with district energy equipment and other underground utilities.
 - Horizontal alignment Consult Engineering to confirm that all underground utilities can be accommodated within the proposed road cross-sections.
- iii. <u>Approval</u> The road functional design plans prepared as part of the rezoning application is considered preliminary and may have to be revised and finalized to account for design issues identified through the SA detailed design process. All road design and any required design changes are to be approved by Transportation and Engineering
- h. Developer to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground service lines and overhead utility lines for the proposed development along Spires Road and Spires Gate, at the Developer's cost.
 - Review the existing street lighting levels along Spires Gate and Spires Road frontages and upgrade lighting along the developments frontage.
 - ii. To provide underground private utility service lines for the proposed development along Spires Road and Spires Gate frontages, at the Developer's cost. The private utility companies (e.g., BC Hydro, Telus and Shaw) may require right of ways in the proposed site to facilitate transition from the existing rear yard overhead private utility service to an underground service at Spires Road and Spires Gate frontages. The private utility servicing (i.e., transition from rear yard overhead service to underground service at the fronting streets) shall be coordinated with the private utility companies and the servicing plan showing such transition shall be included in the development process design review. The purpose of this is to ensure that all private utility above ground cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and the required rights of ways are secured via the Development Permit process.
 - To coordinate the removal of the existing overhead lines along the west property line.
 - To maintain BC Hydro and private communication services to the neighbouring properties that are connected to the existing rear yard overhead system if the rear yard overhead system is going to be removed when the new underground services are provided along the fronting streets.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - o BC Hydro PMT 4mW X 5m (deep)
 - o BC Hydro LPT 3.5mW X 3.5m (deep)
 - Street light kiosk 1.5mW X 1.5m (deep)
 - o Traffic signal kiosk 2mW X 1.5m (deep)
 - o Traffic signal UPS 1mW X 1m (deep)

6561063

O Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan

- o Telus FDH cabinet 1.1mW X 1m (deep) show possible location in functional plan
- Above ground hydro and telephone kiosks must not be placed within any frontage works area
 including sidewalk and boulevards. On-site SRW's or dedications are to be secured for the placement
 of this equipment.
- Any above-grade transformer or kiosk that may be required to facilitate transition from rear yard overhead lines to new underground lines at the development's frontages shall be incorporated into the building design and installed in the development site within a private utility right-of-way. The developer is required to coordinate with private utility companies, prior to DP issuance, to confirm whether transformers or kiosks will be required. Alternatively, the developer may explore the possibility of avoiding the need for above-grade transformers with private utility companies as long as service to neighbouring properties facing Cooney Road can be maintained.

General Items:

- a. At the developers cost, the Developer is required to:
 - i. Building encroachment and permanent structures such as trees and patios etc. will not be permitted inside rear yard sanitary SRW. Please note fence along west property line should be a standard wooden fence
 - ii. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

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

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management
 Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
 proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
 Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

Initial:

4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed	Date



Richmond Zoning Bylaw 8500 Amendment Bylaw 10218 (RZ 18-818420) 8671, 8691, 8711 and 8731 Spires Road and the Surplus Portion of the Spires Road and Cook Crescent Road Allowance

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 "PARKING STRUCTURE TOWNHOUSES (RTP4)".

P.I.D. 003-988-040

Lot 71 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 003-859-371

Lot 72 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 010-472-860

Lot 73 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

and a closed portion of Spire Road dedicated by Plan 21489, Sections 9 and 10, Block 4 North Range 6 West New Westminster District as shown in Reference Plan EPP 106425.

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10218".

FIRST READING	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	APPROVED by C.S.
SECOND READING	APPROVED by Director
THIRD READING	or Solicitor
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER



Report to Committee

To:

Planning Committee

Date:

November 9, 2020

From:

Wayne Craig

File:

RZ 18-835042

Re:

Director, Development

Application by Westmark Developments (Camosun) Ltd. for Rezoning at 9300

and 9320 Cambie Road from the "Single Detached (RS1/F)" Zone to the "Low

Rise Apartment (ZLR43)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10219 to create the "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9300 and 9320 Cambie Road from the "Single Detached (RS1/F)" zone to the "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.

Wayne Craig

Director, Development

(604-247-4625)

WC:el Att. 8

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Affordable Housing	☑	pe Erceg	

Staff Report

Origin

Westmark Developments (Camosun) Ltd. (Incorporation number: BC1017998; Directors: Harmel Singh Bains and Ravjot Singh Bains) has applied to the City of Richmond for permission to rezone 9300 and 9320 Cambie Road (Attachment 1) from the "Single Detached (RS1/F)" zone to a new site specific zone; "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)", in order to develop a five-storey multi-family apartment building over a parking structure.

Project Description

The site would be bisected to accommodate the east-west extension of McKim Way. The northern section of the site is proposed to be developed into a residential building containing approximately 128 apartment units including five affordable housing units. The southern section would be developed into a private outdoor amenity space. The site's context in the Alexandra Neighbourhood Land Use Map is shown in Attachment 2. Conceptual Development Plans are provided in Attachment 3.

The project is required to connect to the City's District Energy Utility. A Servicing Agreement will be required for this development for new fire hydrants, watermain and storm sewer upgrades, frontage improvements along Cambie Road, full road construction of McKim Way, and greenway extension. The Servicing Agreement requirements are included in the Rezoning Considerations (Attachment 4).

Findings of Fact

A Development Application Data Sheet providing technical details about the development proposal is provided in Attachment 5.

Subject Site Existing Housing Profile

9300 Cambie Road is currently vacant and 9320 Cambie Road has an existing house on the property. The applicant has advised that there is no secondary suite in the house, and the house is currently tenanted.

Surrounding Development

The subject site is located on the south side of Cambie Road approximately centred between Dubbert Street to the west and Stolberg Street to the east. The site is in the Alexandra Neighbourhood of the West Cambie Planning Area.

To the North: Across Cambie Road, lots zoned "Single Detached (RS1/B)" that back onto

Cambie Road.

To the South: Across McKim Road, two low-rise residential apartment complexes (four to six

storeys) on site specific zones.

To the East: A six-storey residential apartment block with a day care centre on a site specific

zone.

To the West: A recent completed three-storey townhouse development on a site specific zone.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation is "Apartment Residential (APT)" which supports multiple family housing in the form of townhouses and apartment building forms. The proposed five-storey apartment development complies with the Official Community Plan (OCP).

West Cambie Area Plan

The subject site is designated "Residential Area 1" in the West Cambie Area Plan - Alexandra Neighbourhood (Attachment 2), and is within "Character Area 4 – Medium Density Housing" which permits street-oriented townhouses and apartments. The proposal complies with the intended land use.

Character Area 4 – Medium Density Housing

"Character Area 4 – Medium Density Housing" specifies a minimum lot area requirement of 1.0 ha (2.47 ac). The subject site does not meet the minimum lot area requirement as it is an orphaned lot; all adjacent properties have been redeveloped into townhouses or apartments.

The permitted base density at the subject site is 1.50 floor area ratio (FAR), and the density may be increased to a maximum of 1.70 FAR provided that built affordable housing units with a total floor area equals to 1/3 of the density bonus are included in the development. The proposed development includes five built affordable housing units with a total floor area of 449 m² (4,834 ft²), which is equal to 1/3 of the density bonus of 0.2 FAR, is consistent with the West Cambie Area Plan's Affordable Housing Policies and the City's Affordable Housing Strategy. More detailed discussion on affordable housing is provided in the Staff Comment section below.

Character Area 4 permits building height up to six storeys, provided that no additional overshadowing of neighbouring properties occurs and increased outdoor amenity space is provided.

- The massing of the proposed five-storey building is designed to minimize the impact on the adjacent developments to the east and west:
 - A central portion of the proposed building is pulled away from adjacent six-storey building to the east, which provides more building separation between direct-facing units, thus improving unit overlook privacy for both buildings, as well as reducing shadowing in both directions.
 - o A larger building setback from the west property line is proposed to reduce shadowing of the three-storey townhouses to the west.
 - o A Shadow Analysis is provided in Attachment 6.
- The extra building height also contributes to the provision of a large outdoor amenity space on the western portion of the site. The proposed outdoor amenity space on site, including the area on the south side of McKim Way, is approximately 1,146 m² (12,338 ft²), which is approximately 49% more outdoor amenity space than required under the Official Community Plan (i.e., 768 m² or 8,266 ft²).

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• The overall common outdoor space proposed on site is approximately 2,766 m² (29,781 ft²), which is approximately 41% of the net site area.

Accordingly, the proposal complies with the height conditions outlined in the West Cambie Area Plan Character Area 4.

Developer Contributions - Public Amenities

In compliance with section 9.3.2 of the West Cambie Area Plan the City will accept required developer contributions as follows:

- Child Care: \$7.75 per m² (\$0.72 per ft²) estimated at \$88,756.20 based on the submission.
- City Beautification: \$7.75 per m² (\$0.72 per ft²) estimated at \$88,756.20 based on the submission.
- Community and Engineering Planning Costs: \$0.86 per m² (\$0.08 per ft²) estimated at \$9,861.80 based on the submission.

These contributions have been included in the Rezoning Considerations (Attachment 4).

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.

Aircraft Noise Sensitive Areas Policy

The subject site is located within a "high aircraft noise area" as defined under the Official Community Plan (OCP). Registration on title of a restrictive covenant, plus the submission of an Acoustic Report as prepared by a qualified professional and the incorporation of noise mitigation measures into the construction. The development will need to be designed to meet CMHC guidelines for interior noise levels and ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standards for interior living.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2018's rate) at the proposed development to the City's Public Art Reserve fund; for a total contribution in the amount of \$100,509.10. The amount is based on 118,246 ft² net floor area (excluding Affordable Housing) at \$0.85/ft².

Public Consultation

Two rezoning signs have been installed on the subject property (one facing Cambie Road and one facing McKim Way). Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Built Form and Architectural Character

The proposed development is a five-storey building constructed on top of a single-level, half-storey sunken, concrete parkade. The proposal provides a transition between the 6-storey apartment block to the east and the three-storey townhouse complex to the west. The top floor (fifth floor) will be stepped back at both the north and south ends to lower the frontage building street walls to four-storey tall. While the main (central) mass of the building is shifted away from the west property line to provide better sunlight penetration opportunities to the townhouse units to the west; an ample building to building separation with the apartment building to the east is proposed.

The project proposes a contemporary architectural style featuring strong horizontal floor and roof lines with stacked balconies creating a vertical visual rhythm. Some portion of the roof would be raised to add ceiling height to the top floor living areas, while creating visually interesting roof lines.

The parking structure is proposed to be screened from view from Cambie Road and McKim Way with tiered retaining walls and bermed landscaping beds. Access to the parkade and loading/service areas would be provided from McKim Way at the southwest corner of the site. The interior courtyard is proposed to be accessible from the apartment building as well as stairways connecting to both McKim Way and Cambie Road.

The preliminary design is consistent with West Cambie Area Plan's Medium Density Housing (Character Area 4) and compatible with developments in the surrounding area.

Existing Legal Encumbrances

There are existing Statutory Right-of-Ways (SRWs) on-site for existing sanitary sewer lines and future district energy utility (DEU) corridors. The existing SRW located within the required McKim Way road dedication alignment may be discharged from the title of the subject site with the dedication of McKim Way.

Road Dedication and Site Access

Road dedication along the site's Cambie Road frontage is required to accommodate frontage improvement works. This dedication will start at a width of approximately 3.5 m at the west property line and taper down to approximately 1.5 m at the east property line. In addition, a 20 m wide road dedication is required to accommodate the east-west extension of McKim Way through the site.

No vehicular access off Cambie Road will be allowed. The vehicle parkade entrance is proposed to be located at the southwest corner of the apartment block, on the north side of McKim Way. One loading space will be provided. No vehicle access is proposed to the private outdoor amenity space on the south side of McKim Way.

The City has received preliminary approval for the rezoning by the Ministry of Transportation and Infrastructure (MOTI) for this project. The Rezoning Considerations include a requirement of final approval by MOTI prior to adoption of the Rezoning Bylaw.

Vehicle and Bicycle Parking On-site

The conceptual design plans (Attachment 3) provide for 171 resident parking spaces, 24 visitor parking spaces, and one medium size loading space. The proposed number of parking spaces is consistent with the Zoning Bylaw 8500 requirements subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. The following TDM measures are to be secured through registration of a legal agreement on title prior to final adoption of the rezoning bylaw:

- Provision of monthly transit passes (2-zone for one year) to 25% of the market units and 100% of affordable units.
- Provision of a bicycling maintenance and repair room in the development.
- Provision of 120V electric plug-ins for electric bikes; one for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in will be provided for each compound).
- Allocate a minimum of two parking spaces within the residential visitor pool of parking
 for car-share vehicles, with SROW registered in perpetuity to ensure such a space is
 publicly accessible. The car-share space is to be equipped with an electric vehicle (EV)
 quick-charge (240 V) charging station for the exclusive use of car-share vehicles parked
 in the required car-share space.
- Provision of a bench along each of the two street frontages of the development (or equivalent cash contribution of \$4,000 in total);
- Voluntary cash contribution of \$15,000 toward the construction of multi-modal wayfinding signs in the West Cambie area; and
- Voluntary cash contribution of \$2,500 towards cycling-related infrastructures in the West Cambie area.

A total of 28 resident parking spaces will be in a tandem arrangement, which is permitted under the provision in the Parking and Loading section of Richmond Zoning Bylaw 8500. Prior to final adoption, the applicants are required to enter into a number of legal agreements to ensure that where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit.

Regarding the provision of bicycle spaces, the conceptual plans include 166 Class 1 spaces and 26 Class 2 spaces, which exceed the bylaw requirements. All the Class 1 spaces will be contained in bicycle storage rooms in the parking structure with a maximum of 40 bicycle spaces per room, which is in compliance with provisions of Zoning Bylaw 8500. Prior to final adoption, a restrictive covenant is required to be registered on title to ensure that:

- Conversion of any of the bicycle storage room in this development into habitable space or general storage area is prohibited.
- All of the bicycle parking storage rooms must remain available for shared common use and for the sole purpose of bicycle storage.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 22 bylaw-sized trees, as well as one street tree on City property and three trees located within the road dedication areas.

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

- Three bylaw-sized trees (specifically tag# 507, 508, 509) located within the required road dedication area are in poor condition and in conflict with the frontage improvement works along Cambie Road. These trees should be removed.
- One City tree (specifically tag# 754) is identified in poor condition and is in conflict with the required frontage improvement works along Cambie Road. This tree should be removed.
- Three bylaw-sized trees located on the development site (specifically tag# 755, 756, 757), are identified in poor condition and are in conflict with the proposed building footprint. These trees should be removed and replaced.
- Two Cedar hedgerows (specifically tag# 511 and 512, comprised of 27 trees, in which 19 of them are bylaw-sized trees) located on the development site, are in good condition but fall within the middle of the proposed building envelope. These trees should be removed and the bylaw-sized trees should be replaced.

A Tree Management Plan is presented in Attachment 7.

Tree Replacement and Compensation

A cash compensation in the amount of \$4,550 to Parks Division's Tree Compensation Fund is required for the removal of the four trees located along the Cambie Road frontage.

The 2:1 replacement ratio would require a total of 44 replacement trees for the removal of 22 bylaw-sized trees on site. The conceptual development plans (Attachment 3) include the planting of 70 new trees on-site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.

Affordable Housing Strategy

The rezoning application seeks a density of 1.70 including a density bonus of 0.2 FAR with the provision of affordable housing, secured by the City's standard Housing Agreement. Under the West Cambie Area Plan, 1/3 of the density bonus of 0.2 FAR (i.e., approximately 449 m²/4,834 ft²) must be provided for affordable housing. The conceptual development plans indicate that an area of approximately 452.5 m² (4,870 ft²) of floor space is proposed to be allocated for affordable housing creating a total of five affordable units. The proposed unit types and sizes are shown in the table below:

Number of Units	Unit Type	Minimum Unit Area as per Affordable Housing Strategy	Proposed Unit Size	Maximum Monthly Unit Rent**	Total Maximum Household Income**
2	2BR	69 m² (741 ft²)	69.1 m ² (744 ft ²)	\$1,218	\$46,800 or less
3	3BR	91 m² (980 ft²)	106.7 m ² (1,149 ft ²)	\$1,480	\$58,050 or less
Total: 5			Total: 452.5 m ² (4,870 ft ²)		

^{**} May be adjusted periodically as provided for under adopted City Policy.

The proposed unit types and sizes have been reviewed and supported by Affordable Housing staff. All proposed affordable housing units meet the minimum floor space requirements as outlined in the Affordable Housing Strategy (AHS). It is also noted that all affordable housing units are designed to meet the Basic Universal Housing (BUH) standards.

Sustainability and Renewable Energy

The subject site is within the Alexandra District Energy Utility (ADEU) service area and connection to the utility will be required for this development. The rezoning considerations include requirements for the registration of legal agreements ensuring that the building is designed with the capability to connect and be serviced by the utility, and ensuring that the service connection will be made prior to occupancy.

The developer has committed to design the subject development to meet the City's Step Code requirements (i.e., Step 3). A commitment letter is presented as Attachment 8. Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Amenity Space

The proposed "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone provides for additional 0.1 FAR provided that it is used entirely for amenity space. The conceptual development plans include 515 m² (5,536 ft²) of indoor amenity, which will meet the minimum requirements in the Official Community Plan (OCP). The proposed indoor amenity includes a multi-purpose room, a fitness room, and library on the main floor, as well as five study lounges (one on each floor).

The outdoor amenity courtyard covers approximately 853 m² (9,183 ft²) on top of the parking structure and will contain an open lawn area, a picnic & BBQ area, table tennis tables, and approximately 384 m² (4,137 ft²) of children's play area. The size of the children's play area complies with the Official Community Plan Policies and is proposed to include a variety of play structures.

The southern section of the site (i.e., the triangular parcel on south side of McKim Way) will be developed as a private outdoor amenity space, which will be maintained by the future strata of the proposed apartment block on the northern section of the site. Taking maintenance, security and liability concerns into considerations the developer is proposing to develop this area into an open area with garden plots for the exclusive use of the residents in the apartment block. Detailed design will be reviewed as part of the Development Permit application.

Greenway Extension

Located to the southeast of the triangular parcel is an existing greenway developed as part of the adjacent low-rise apartment developments to the south at 9388 McKim Way and 9233 Odlin Road. The developer is required to extend the 10 m wide greenway north to McKim Way. Prior to final adoption of the rezoning bylaw, the developer is required to register a PROP (Public-Right-of-Passage) SRW (Statutory Right-of-Way) over the greenway extension area on the south side of McKim Way, and enter into a Servicing Agreement for the design and construction of this greenway extension.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct McKim Way through the site, frontage beautification works on the site's Cambie Road road frontage, as well as water and storm sewer upgrades and service connections (see Attachment 4 for details). All works are at the client's sole cost (i.e., no credits apply).

Prior to Building Permit Issuance payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood will be required. The payment will be based on \$7.56 per ft² net buildable (estimated at \$931,940.10).

The developer is also required to pay Development Cost Charges (DCC's) (City & Metro Vancouver), TransLink DCC's, School Site Acquisition Charge and Address Assignment Fee.

Latecomer Agreement

The proposed development is within the Alexandra Neighbourhood Development Agreement area and is therefore subject to a latecomer charge (\$1,836.72) for each unit constructed plus applicable interest in accordance with that agreement, which must be paid prior to Building Permit issuance.

Development Permit

A Development Permit processed to a satisfactory level for the proposed development is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines, City bylaws and policies.
- Refinement of the site plan to ensure all the above-ground utility infrastructure improvements for this development proposal will be located at the appropriate location and screened from street view.
- Ensure the site grade of the outdoor amenity space on the parking podium will match or set at a lower elevation than the private yard spaces of the existing townhouse units to the west.
- Review of retaining wall designs and minimize proposed retaining wall height where possible.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of the children's play area; ensure that the play equipment design includes "realistic" fall zones.
- Review of the design of the private outdoor amenity area on the south side of McKim Way.
- Review of aging-in-place features in all units and the designs of BUH units.
- Review of roof design; confirm rooftop mechanical equipment, if any, are screen from the ground and from surrounding buildings to prevent diminishment of both the architectural character and the skyline.
- Review of a sustainability strategy for the development proposal.
- Verify that non-monetary TDM measures are incorporated into the design.

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

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets \$5,000.00. This will be considered as part of the 2022 Operating Budget.

Conclusion

The proposed rezoning is to accommodate approximately 128 residential apartment units, including five on-site affordable housing units within a five-storey wood framed apartment buildings over a common parking podium. The proposal generally conforms to the Official Community Plan (OCP), the West Cambie Area Plan and the Alexandra Neighbourhood Land Use Map designations. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines, and would be further refined in the Development Application review process.

The list of Rezoning Considerations, which must be completed by the applicant prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10219, is included in Attachment 4.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10219, to create the "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9300 and 9320 Cambie Road from the "Single Detached (RS1/F)" to the "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.

Edwin Lee Planner 2 (604-276-4121)

EL:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Alexandra Neighbourhood Land Use Map

Attachment 3: Conceptual Development Plans

Attachment 4: Rezoning Considerations

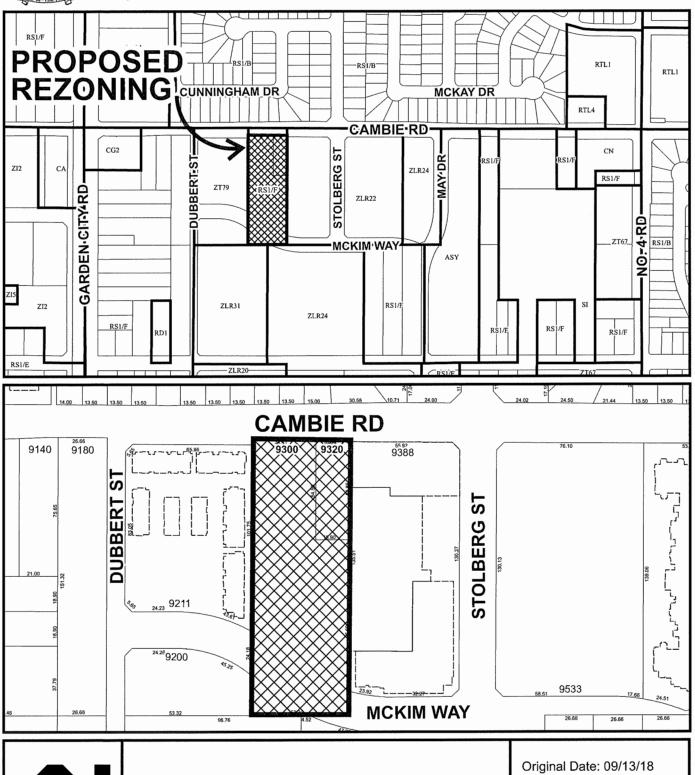
Attachment 5: Development Application Data Sheet

Attachment 6: Shadow Analysis

Attachment 7: Tree Management Plan

Attachment 8: Letter from Developer regarding Step Code Requirements





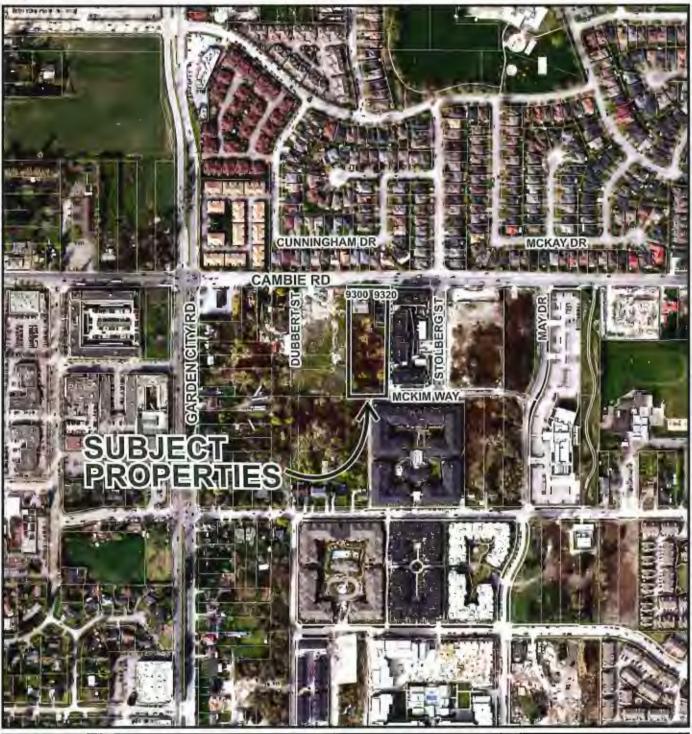


RZ 18-835042

Revision Date: 11/04/20

Note: Dimensions are in METRES







RZ 18-835042

Original Date: 09/13/18

Revision Date:

Note: Dimensions are in METRES

City of Richmond Alexandra Neighbourhood Land Use Map **Bylaw 9121** 2015/06/15 **CAMBIE RD** Routes Bicycle Existing **ODLIN RD** RD CITY. GARDEN ALEXANDRA RD - ALDERBRIDGE WAY-Proposed Bicycle Routes Note: Exact alignment of new roads subject to detailed functional design. Area of No Housing Affected by Aircraft Noise Residential Area 2 0.65 base FAR (Max 0.75 FAR with density bonusing for affordable housing) 2 & 3-storey Townhouses Mixed Use: Mixed Use: - abutting the High Street, medium density residential over relast, - not abutting the High Street medium density residential 1.25 base FAR Building heights low to mid-rise (Max 1.50 FAR with density bonusing for affordable housing) Mixed Use Employment - Residential (Minimum 0 52 FAR Employment space) - base FAR of 0.52 (Maximum 1.8 FAR, subject to Section 8 2 1) Residential Mixed Use Convenience Commercial a mix of low to medium density residential with low to medium density residential over retail or Residential Area 1 1.50 base FAR (Max 1.70 FAR with density bonusing for affordable housing) Townhouse. Community Institutional Inve/work uses Max. 1.25 FAR Building heights to to mid-rise (Max. 1.50 FAR with density bonusing for affordable **New Traffic Signals** Park: North Park Way, Central Feature Intersections low-rise Apls (4-storey typical) Park, South Park Way Residential Area 1A 1.50 base FAR (Max 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apis. (6-storey maximum) details to be developed Alexandra Way (Public Rights of Passage Right-of-way) Mixed Use: Hotel office and streetfront retail commercial Area A: Min 0.60 FAR up to 2.0 Feature Landmarks in Combination with Traffic Calming Measures Area B: Large and small floor plate up to 1 0 FAR **Proposed Roadways** Residential Area 1B 1.68 base FAR (Max 1.68 FAR with density bonusing for affordable housing) (6-storey maximum) High Street

Also refer to Section 8.4.5 - Alexandra District Energy Unit regarding district energy density bonusing policies.

REZONING APPLICATION RZ-18-835042 - OCTOBER 30, 2020

OCT 30, 2020 Re-iseved for AZ 7

52P 23, 2020 Re-essend for RZ 6 JUL 20, 2020 Re-essend for RZ 4 Mar 20, 2020 Re-essend for RZ 4 Aug 20, 2019 Re-essend for RZ 3

128-UNIT MID-RISE MULTI-FAMILY DEVELOPMENT

Mar 27, 2018 Re-issued for R.Z. 2 Feb 07, 2018 Pre- Five & 01DG discu CONSULTANTS



Transportation Engineer	OUT IN ASSOCIATION TO EXECUTE STREET 1550-1500-1500-WEST PRINCES STREET 144 039-0450477 Ann. CHRISTEPHEN CHING Fax 604-635-4570 Enail chreugleuning com	Envelope		Energy		Acoustics	
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ATTACHMENT 3

INTERFACE:
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11500 Carelle Road
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128-Unit Mid-Rise Mulil-Family Development S000.8, 9320 Camble Road Ristmond, B.C.

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PROJECT CONTACTS

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28+D D1-U 937 4 4 4 4 4 UNIT MIX SUMMARY 18+D 81 651 82 720 83 858 ROOM UNIT FAR TYPE SF 1B A1 621 A2 658 A3 668 A3 668 A3 668 920 5885

	PERMITTED / REQUIRED	PROJECT SPECIFICS (PROPOSED)
LOT ZONING	R317F (EXISTING)	SITE-SPECIFIC ZONE (TBD)
USES	MEDIUM DENSITY HOUSING (OCP.)	MID-RISE MULTI-FAMILY RESIDENTIAL
DENSITY (MAX)	1.50 FAR (BASE MICT HSG) = 10,105.05 MZ	1.50 FAR (BASE MKT HSG) = 10,105.05 W2
	+0.2 (1/3 ALH = 0.007 = 448.1 M2 MIN) &	+ 0.007 ALH (452.5 MZ)
	(2/2 MRT = 0.133 = 888.2 M2 MAX)	+ 0.131 MKT (880.25 M2)
	TOTAL ALLCTUARE E MAX EAR:	TOTAL PROPOSED FAR:
	>>1.7 FAR = 11,452.4 M2 [123,273 SF]	>>1,888 FAR = 15437.8 M2 [123,116 FT ²]
	+ 0.1 INTERIOR AMENITY = 673.7 NZ MAX	+ 0.0763 INTERIOR AMENITY = 514.3 M ²
LOT COVERAGE	40% MADDAIUM	39.8% (2,678.6 M² / 6,736.7 M²)
MIN BUILDING SETBACKS	7.5 M (MCXGM WAY); 4.0 M (CAMBIE ROAD)	7.5 M (MCKIM WAY); 4.0 M (CAMBIE ROAD)
	4.0 M MIN AT INTERIOR LOT LINES	4.0 M MIN AT INTERIOR LOT LINES
MIN PARKADE SETBACKS	7.5 M (MCXM WAY); 2.0 M (CAMBIE ROAD)	7.5 M (MCKUM WAY), 2.0 M (CAMBIE ROAD)
	0.0 M (MEST), 1.2 M (EAST)	0.9 M (WEST), 1.2 M (EAST)
STAIR SETBACKS	1.5 M MINIMULA AT PUBLIC ROAD	1.5 M AT PUBLIC ROAD
BUILDING HEIGHT MAX.	6 STOREYS	19.5 M, 5 STOREYS OVER BSMT PARKADE
FQ.	2.9 M GSC (PER OCP)	26 M CSC
PARKING	195 SPACES (AFTER 10% TDM REDUX)	195 SPACES = 1.523 SP/UNT
	* R: 186 SP * 1.5 PER 123 MKT UNITS	* 162 RESID MARKET UNITS
	* R. 5 SP = 1.0 PER 5 ANLI UNITS	* S RESID AFFORDABLE UNITS
	* V: 24 SP = 0.2 PER 128 RESID UNITS	*24 VISITOR (INCLUDE 2 CAR SHARE)
		*4 ACCESSIBLE
AMENITY SPACE (14.4 5.D)	100 MZ INDOOR AMEN'TY MIN.	514.3 MZ = 0.0783 FAR (INDOOR)
	8 MPUNET (788 MP) OUTDOOR, INCL.	BAB IN (OUTDOOR) INCLUDES
	3 MP/UNIT (384 MP) CHILDREN'S PLAY	364 M ²
	(MIN 384 M², MAX 800 M²)	
	8 M ² PRIVATE OUTDOOR SPACE	6.3 M² MIN PER UNIT
AFFORDABLE LEMR	440.1 M2 MINIMUM*	452.5 M² (5 UNITS, 2 x 28R, 3 x 38R)*
HOUSING (ALH) UNITS	- ONE THORD OF 0.2 BONUS FAR	· SEE SUMMARY TABLE
	= 0.0688867 FAR	· ALL ALH UNITS ARE ALSO BUH UNITS
	* TO BE BUILT, # UNITS EXCEED 80	
BASIC UNIVERSAL	10% (PER OCP GUIDELINES)	28.9%

	<u>STE COMTEXT</u> A 126 LIMT MLA TH-AMILY RESIDENTIAL DEVELOPMENT IS PROPICCED FOR THIS 8,019 S M2 AGG
LII:	<u>stte comtext</u> a 126 linit mult, familiy residental dévelopment is proposed for this 6,018 5 MZ a
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DENSITY AND KOLSING MIX. THE CO-DIGHTING THE SUBJECT SITE AS RESIDENTIAL AREA ! PERMETING A BASE ! SO FAR TO A MAX.1: THE TROMBOUSE LOWHING APTS) WITH CENSITY BRINISMS FOR ALM HINTS MEPORDUSE.

LEVELS		GROSS	288	_	EXEM	EXEMPTIONS	NET	NET (FAR)
11	2.55	2.5553.3 M2 (27,463.SF)	27,463	SF)	349.9 MZ	349.9 MZ (3,768 SF)	2,203.4 M2	2,203.4 NO (23,717 SF)
7	2,55	2,554 8 M2 (27,408 SF)	27,408	SF }	122.2 M2	(1,316 SF)	2,432.4 M2	(26,182 SF)
13	2,55	2,554.6 M2 (27,408 SF)	27,408	3F.)	122.2 M2	(1,318 SF)	2,432.4 MZ	2,432,4 MZ (28,182 SF)
*	2,55	2,554.6.M2 (27,498 SF)	27,498	SF)	122.2 142	(1,316 SF)	2,432.4 M2	2,432,4 N2 (28,182 SF)
ร	2,02	2,025.8 MZ (21,805 SF)	21,805	(JE)	56.5 NZ	88.5 MZ (952 SF)	1837.3 M2	(20,853 SF)
TOTALS	12,245	12,242.9 M2 (131,782 SF)	31,782	3F.)	805 0 M2	(8,695 SP)	11,437 9 M2	11,437 9 M2 (123,116 SF)
UNIT NUMBER		UNITS	TAPE TAPE	TYPE	MIN AREA RED	PRO	HNH	Ą
104,121		2	5	28	60 M2	80.0 M2		
24, 324, 424,		n	3	38	2M 16	97.5 M2	•	•
12, 202, 302, 402	202	N/I	50	2B+D		87.0 M2	•	
DB, 208, 3DB, 408, 1	808	×	10	2840	,	87.0 M2	•	
16, 216, 316, 418		4	8	2840		87.5 M2	•	
17, 217, 317, 417,	512	43	6	28+0		87.0 M2	•	
22 22 32 423	518	'n	5	28+0		87.0 M2	•	
14, 314, 414		n	52	38		SM 3 M2	•	
519		**	63	38	,	97.5 M2	•	
225, 325, 425, 520		4	ą	5		85.4 W2	•	
TOTAL							37 UNITS	STINITS

	NO. OF BINS	AREA REQ PER BIN	TOTAL AREA REO
MIXED CONTAINERS	9	1.28 M2	7.56 MZ
REFUNDABLES	3	0.97 M2	2.91 M2
MIXED PAPER	*	1.26 MZ	S.OH M2
GLASS	-	D 97 M2	0.97 M2
FOCD SCRAPS	\$	27 NZ	4.85 M2
CARDBOARD	-	4.69 M2	4 88 MZ
CARBAGE	O	24 79.7	2M 10 CZ
			49 22 142

2.05 M

2.15 M

SOUTH WEST 2.28

SOUTH EAST

WEST 230

EAST 1 83

128 108,194 1

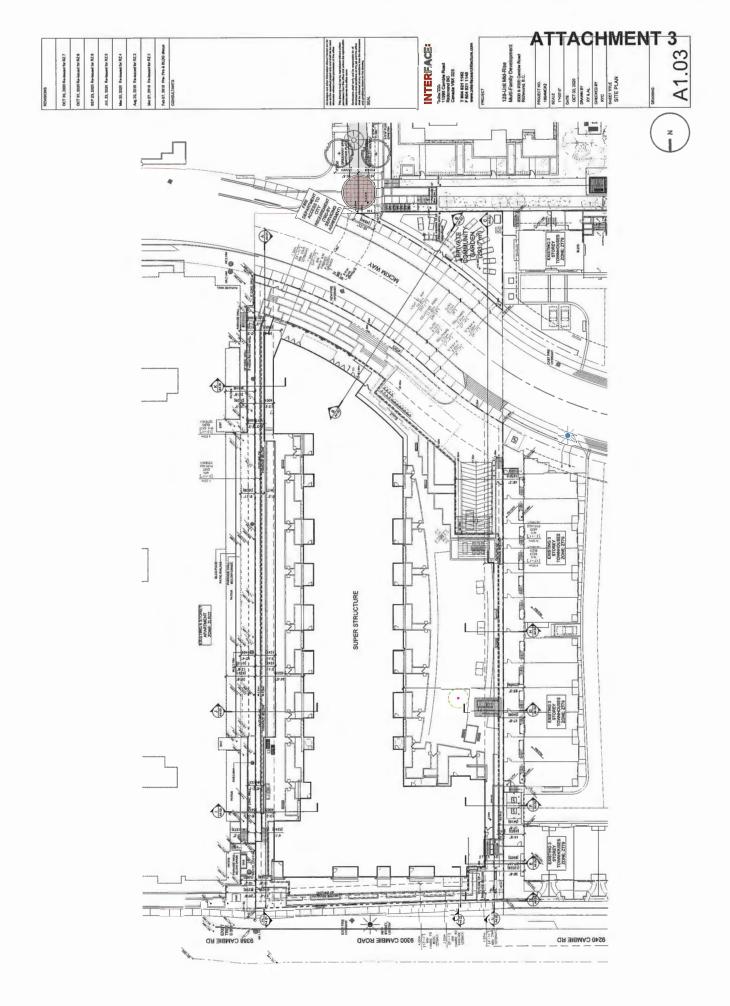
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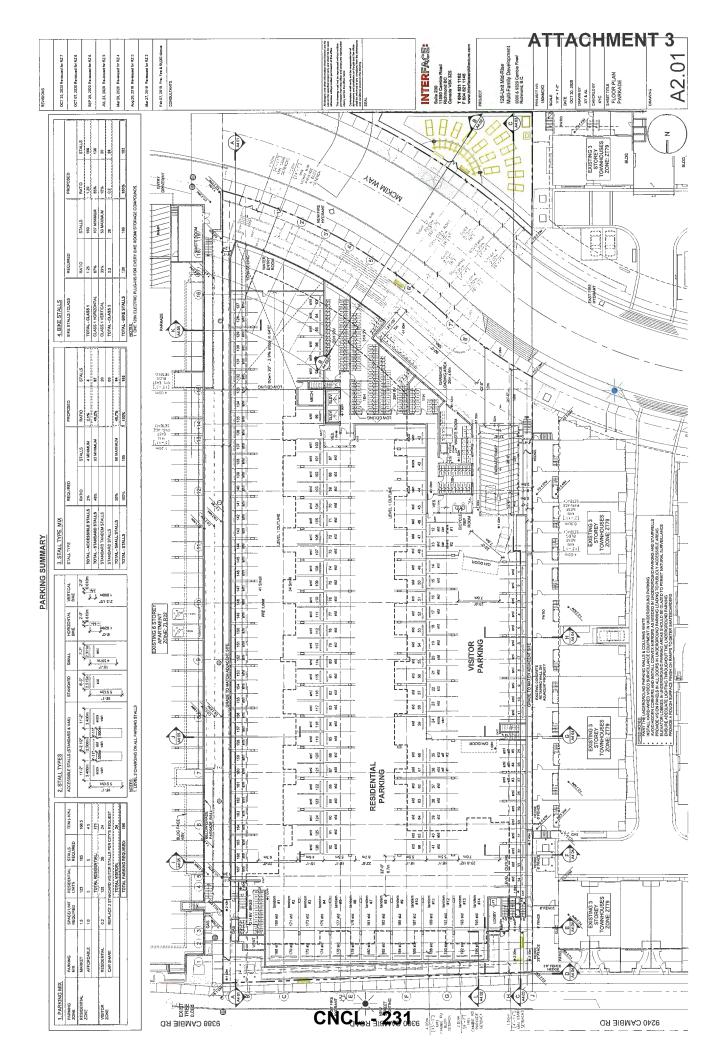
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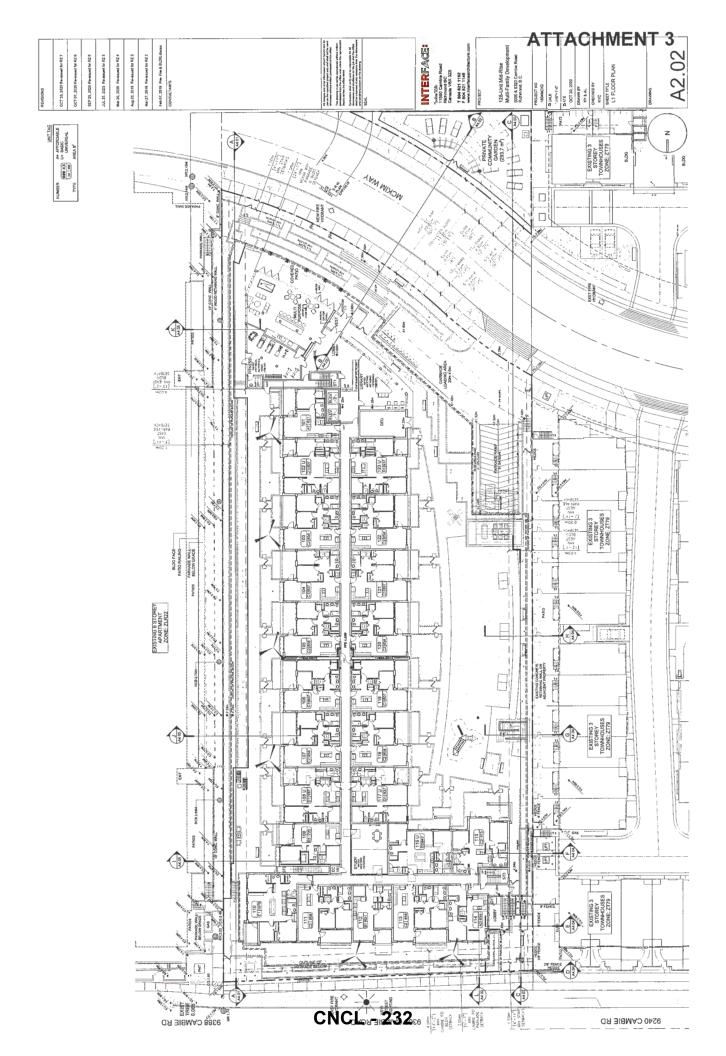
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53.30% [174.90]	Site Area Summary oseieuka sire ansa college Education to the sire of the sire	1151.4 m2 1.7 m2 SOUTH PL
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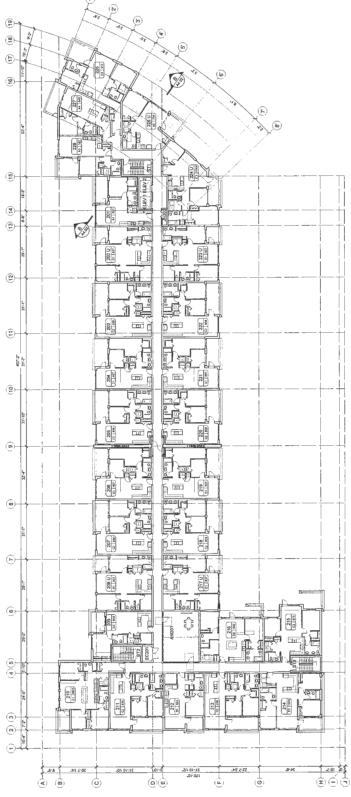
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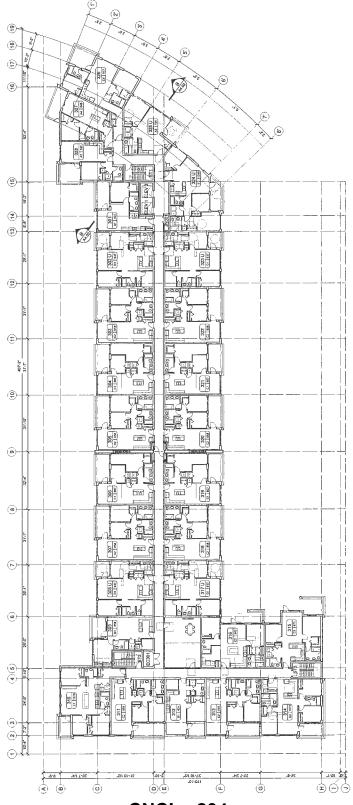




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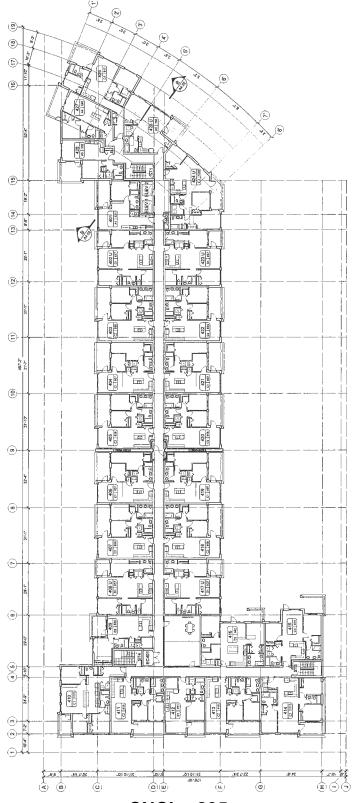




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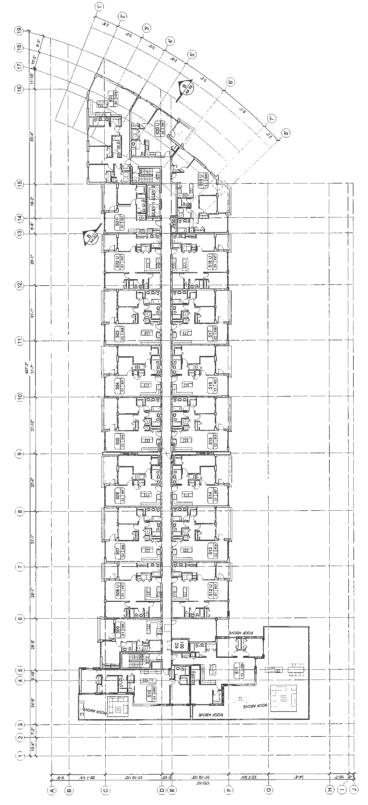


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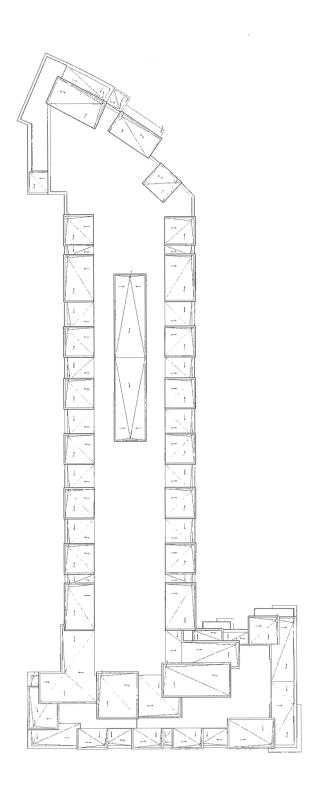




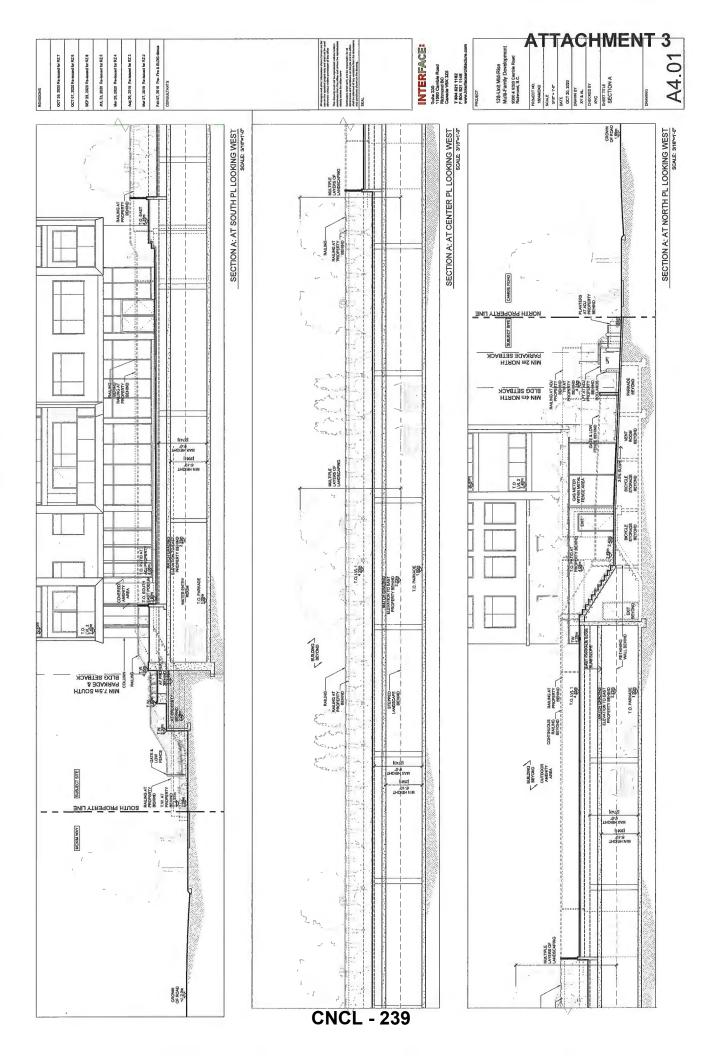
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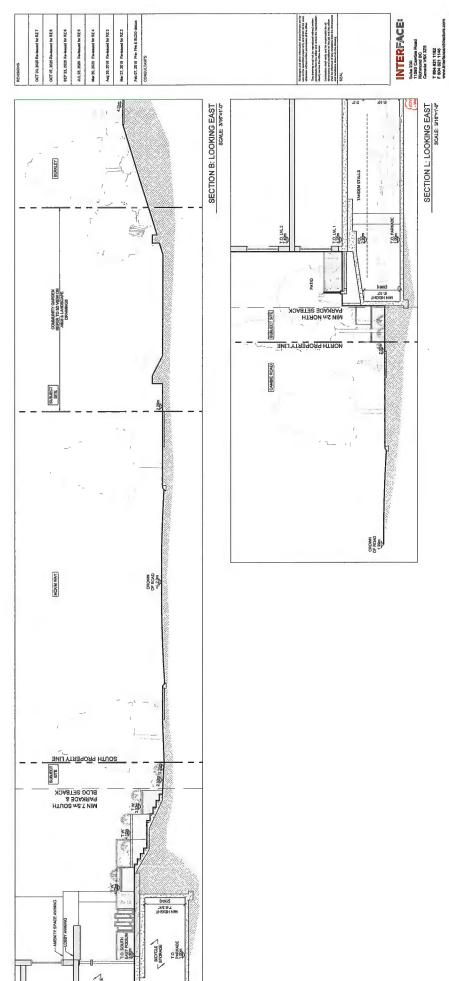
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REVISION		SEP 25, 21	JUL 23, 29	Mar 20, 20	Aug 20, 23	Mar 27, 20	CONSULT	 A dempe a control of character	Selfa 2 11590 Richma Canad Feda	Mw.lp	128-U Multi- sxxx & Ridmic	1804MC SCALE	DATE OCT 30	XY & A CHECKE KYC SHEET T	DRAWIN	\triangleleft





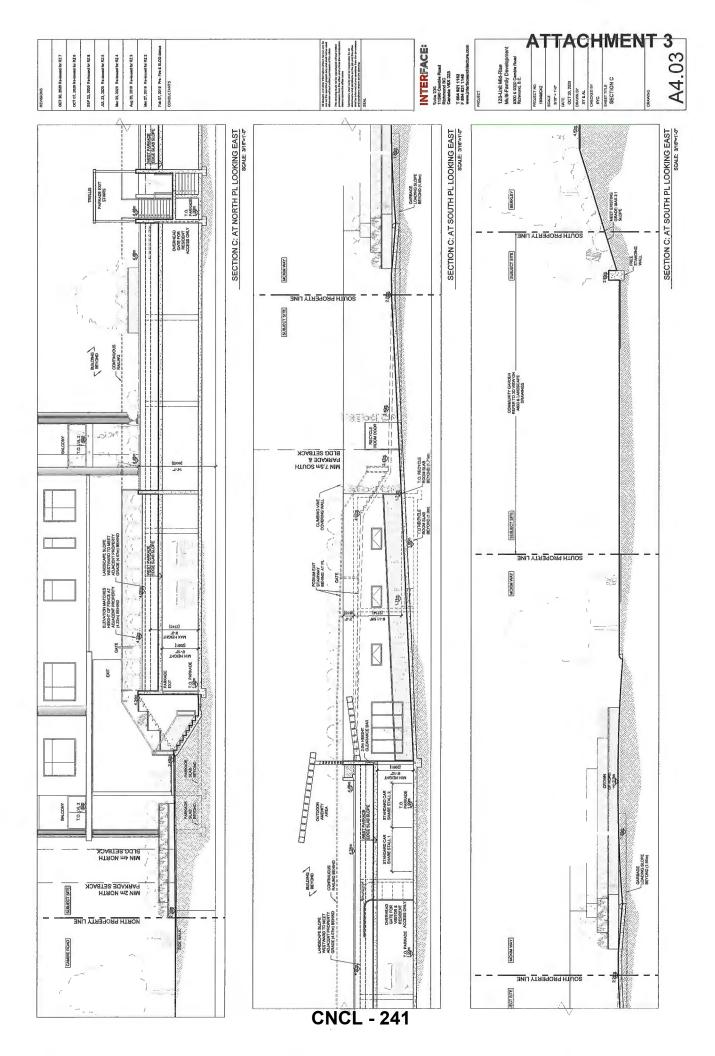


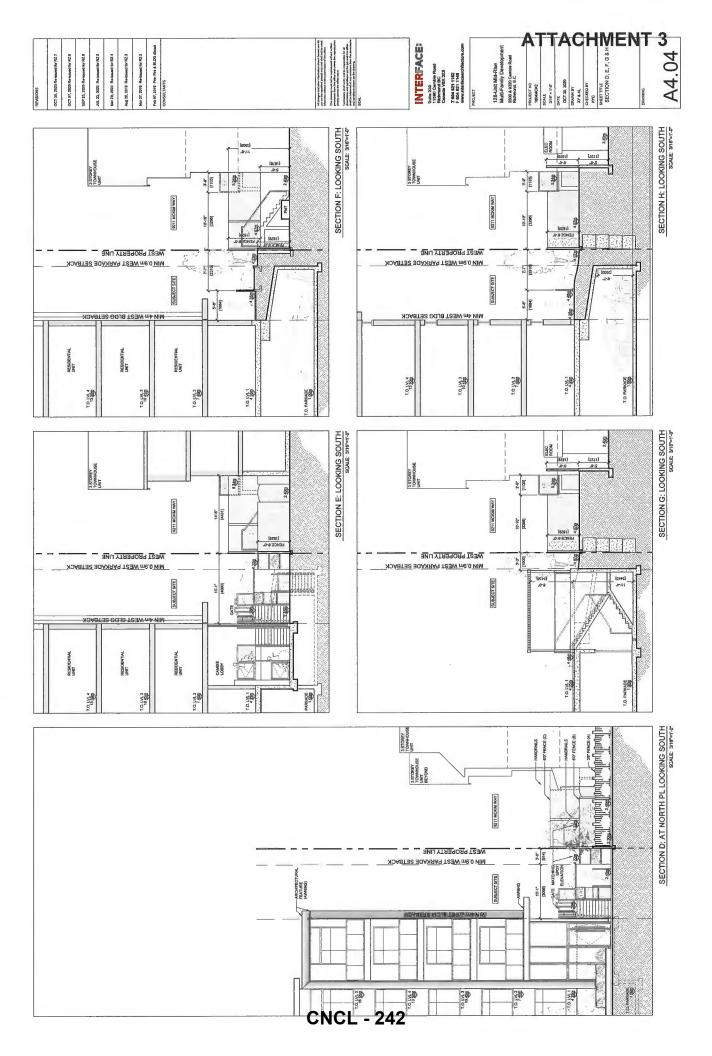




ATTACHMENT 3

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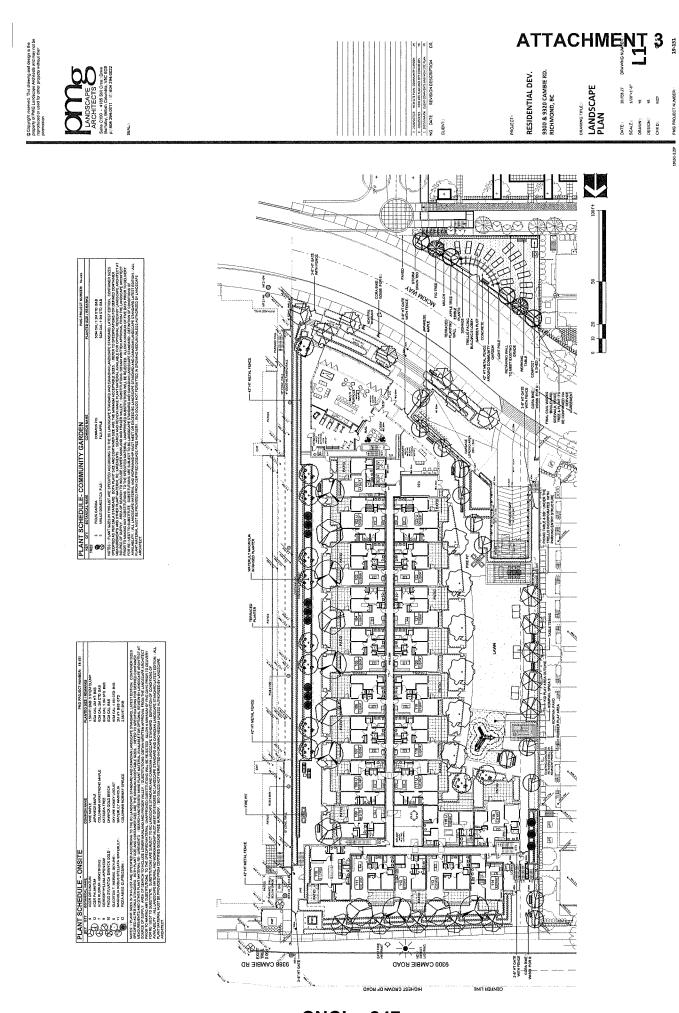




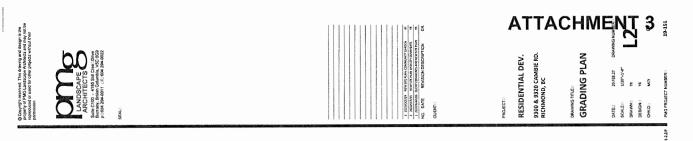


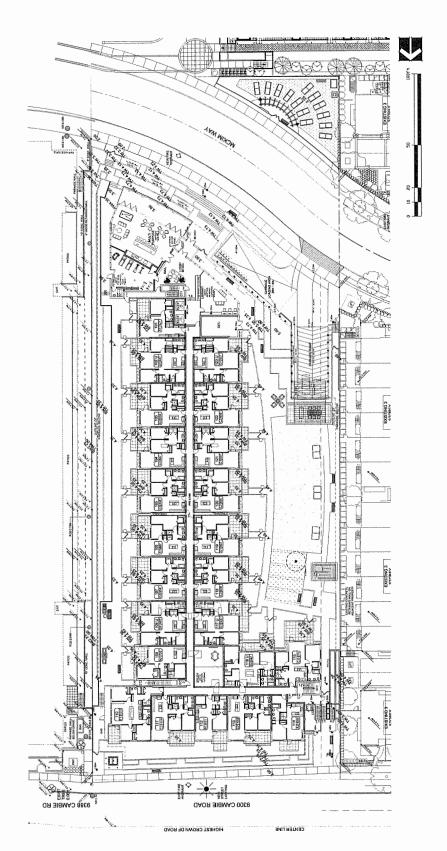


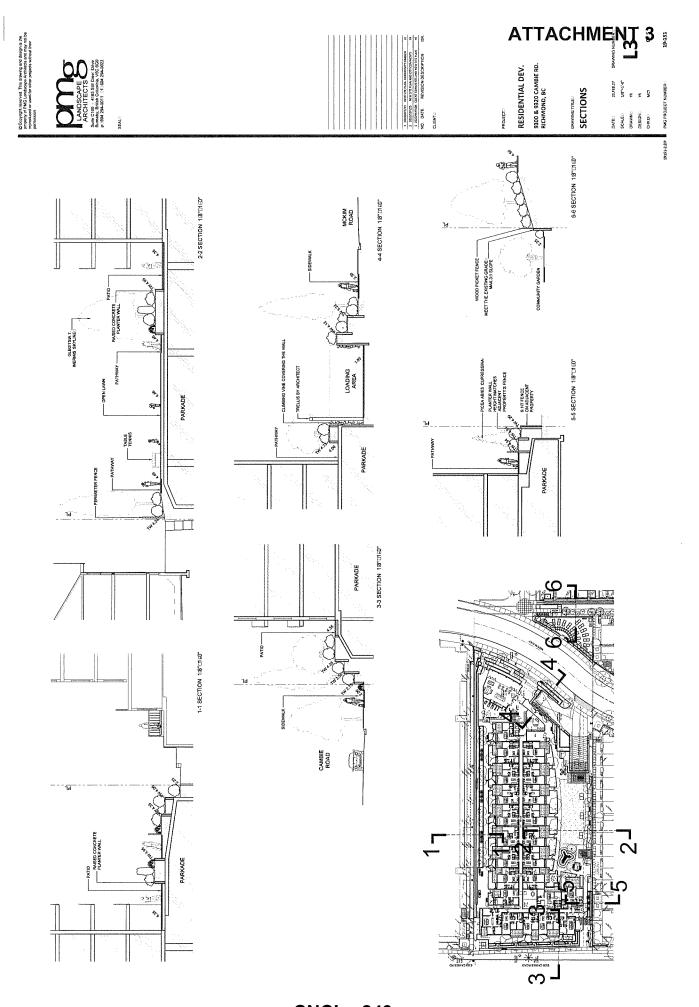




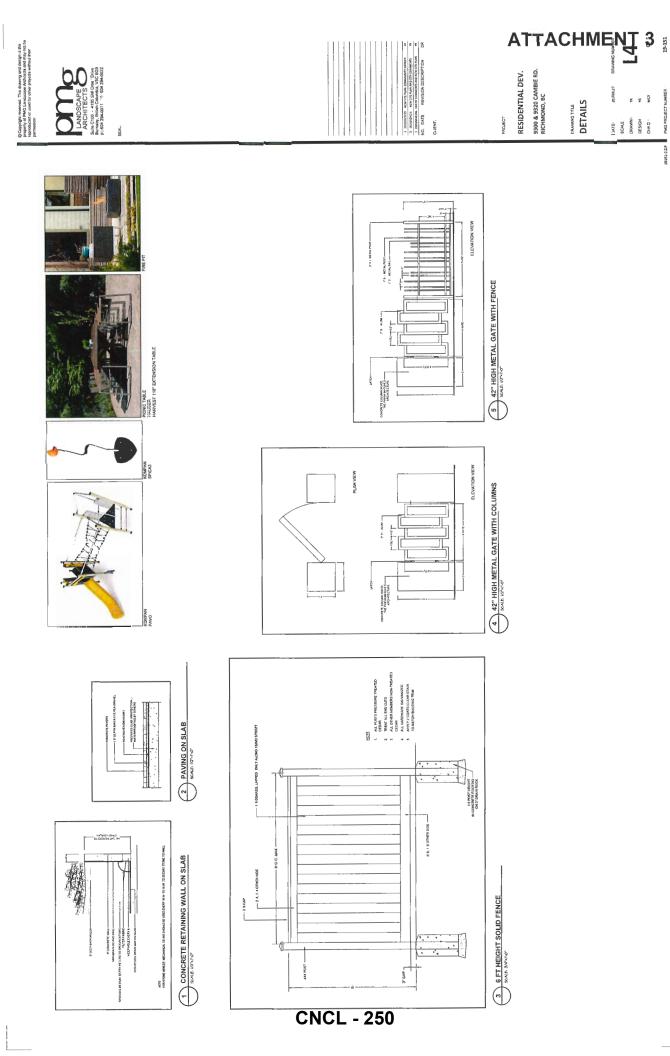
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CNCL - 249



DETAILS

SCALE : DRAWN: DESIGN: CHKD :

File No.: RZ 18-835042



Rezoning Considerations

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

Address: 9300 and 9320 Cambie Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10219, the developer is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure Approval.
- 2. A road dedication along the entire Cambie Road frontage to accommodate the road design described under the Servicing Agreement section below. This road dedication will start at a width of approximately 3.5 at the west property line and taper down to approximately 1.5 m at the east property line. Exact width is to be confirmed with survey information to be submitted by the applicant.
- 3. A 20 m wide road dedication to accommodate the development of a new east-west road (McKim Way) through the site as described under the Servicing Agreement section below.
- 4. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwelling(s)). Portion of the site located to the south of McKim Way must be hooked to the portion of the site located to the north of McKim Way and the site is not allowed to be subdivided into two individual parcels.
- Discharge of Statutory Right of Way (Utilities) Covenant CA 6479925 and utilities SRW CA6479926 (Plan EPP 75519).
- 6. Granting of a statutory right-of-way with public right of passage (PROP) over the northeast corner of the portion of the site located south of McKim Way for the purposes of a greenway extension. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the construction, maintenance and liability will be the responsibility of the developer and future strata. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
- 7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
- 8. Registration of an aircraft noise sensitive use covenant on title. Languages should be included in the legal document that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)	
Bedrooms	35 decibels	
Living, dining, recreation rooms	40 decibels	
Kitchen, bathrooms, hallways, and utility	45 decibels	
rooms		

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
- 9. Registration of the City's standard Housing Agreement to secure five affordable housing units, the combined habitable floor area of which shall comprise at least 1/3 of the density bonus of 0.2 FAR as outlined in the West Cambie Area Plan. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
2BR	2	69 m² (741 ft²)	\$1,218	\$46,800 or less
3BR	3	91 m² (980 ft²)	\$1,480	\$58,050 or less

^{*} May be adjusted periodically as provided for under adopted City policy.

- 10. Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC).
 - c) If a DEU is available for connection, and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless and until:
 - i. the building is connected to the DEU;
 - ii. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - iii. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
 - d) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii. the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing); and
 - iii. The owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
- 11. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
- 12. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
 - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
 - c) The required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
- 13. Registration of a legal agreement on title ensuring that:
 - a) conversion of any of the bicycle parking storage rooms into habitable space or general storage area is prohibited; and
 - b) all of the bicycle parking storage rooms are available for shared common use and for the sole purpose of bicycle storage.
- 14. The applicant shall provide the following TDM measures to support the 10% vehicle parking rate reduction for the residential uses:
 - a) Registration of a legal agreement on Title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:
 - i. Provide 1 year of two-zone compass cards for 25% of the market units and 100% of affordable units;

Initial:	
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- ii. extend the program, should it not be fully subscribed within one year, until the equivalent of the costs of the full one year transit pass program has been exhausted;
- iii. provide for administration by TransLink or a management company on behalf of the strata council;
- iv. notify the residents of the availability of the transit pass program;
- v. indicate the availability and method of accessing the transit program in sales/rental contracts; and
- vi. submit a Letter of Credit prior to Development Permit issuance to secure the owner's commitment to provide the transit passes based on 110% of transit pass costs (including 100% for transit pass purchases and 10% for future transit pass cost increases and administration). The remaining funds in the LOC will be released to the Owner/Developer when the 2-zone one year transit pass program is fully subscribed.
- b) Registration of a legal agreement on Title to ensure provision of a bicycling maintenance and repair room in the development, including the following terms:
 - i. the required bicycling maintenance and repair room is available for the common use of residents to this development;
 - ii. selling, leasing, assigning, or designating any of the required bicycling maintenance and repair room to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
 - iii. conversion of the required bicycling maintenance and repair room into habitable space or storage space is prohibited.
- c) Registration of a legal agreement on Title to ensure provision of 120V electric plug-ins for electric bikes, one for every 40 bicycle storage racks. If there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in shall be provided for each compound.
- d) Registration of a restrictive covenant and statutory right of way on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide car share space to a car share operator or the City, the terms of which shall be generally as follows:
 - i. A minimum of two car share parking spaces, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner's cost. The car share space is:
 - Located on-site and provision of space to maneuver on-site;
 - Designated to be safe, convenient and universally accessible;
 - Provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit process;
 - Provided with one EV quick-charge (240 volt) charging station for the exclusive use of car-share vehicles parked in the required car-share spaces; and
 - Accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost 365 days a year for a time period equalling the lengthiest combination of standard business hours and standard operating hours of local rapid transit.
 - ii. Registration of a public right of passage statutory right of way, in favour of the City, to secure the car share spaces and the vehicular and pedestrian accesses, subject to the final dimensions established by the surveyor and to the satisfaction of the Director of Transportation, including provisions for:
 - The owner's ability to close a portion of the right of way to public access to facilitate maintenance or repairs to the right of way, provided that adequate public access is maintained and the duration of the closure is limited, as approved by the City in writing in advance of any such closure;
 - Maintenance at the sole cost of the owner except as may be negotiated through a private agreement with the car share provider; and
 - Building encroachment below finished grade (e.g. below grade parking structure).
 - iii. In the event that the car share parking spaces are not operated for car share purposes as intended (e.g. operator's contract is terminated or expires), control is transferred to the City, at no cost to the City, with the understanding that the City, at its sole discretion, without penalty or cost, shall determine how the parking spaces shall be used going forward.

- e) Provision of a bench along each of the two street frontages of the development (or equivalent cash contribution of \$4,000 in total);
- f) Voluntary cash contribution of \$15,000 toward the construction of multi-modal wayfinding signs in the West Cambie area; and
- g) Voluntary cash contribution of \$2,500 towards cycling-related infrastructures in the West Cambie area.
- 15. City acceptance of the developer's offer to voluntarily contribute \$0.72 per buildable square foot (e.g. \$88,756.20) to the City's child care fund.
- 16. City acceptance of the developer's offer to voluntarily contribute \$0.72 per buildable square foot (e.g. \$88,756.20) to the City's beautification fund.
- 17. City acceptance of the developer's offer to voluntarily contribute \$0.08 per buildable square foot (e.g. \$9,861.80) to community and engineering planning costs, as set out in the West Cambie Area Plan.
- 18. City acceptance of the developer's voluntary contribution in the amount of \$100,672.30 (i.e., \$0.85/ft2 of buildable area excluding affordable housing) to the City's public art fund.
- 19. City acceptance of the developer's offer to voluntarily contribute \$4,550.00 to Parks Division's Tree Compensation Fund for the removal of eleven trees located on the city's boulevard in front of the site and within the required road dedication areas.
 - Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicants.
- 20. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 21. Enter into a Servicing Agreement* for the design and construction of frontage improvements along Cambie Road, a new east-west road (McKim Way) through the site (including a new fire hydrant), a new publicly accessible green space on the south side of McKim Way, as well as water and storm sewer upgrades and service connections. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

- Using the OCP Model, there is 357 L/s of water available at a 20 psi residual at the Cambie Road frontage and 260 L/s of water available at 20psi along the McKim way frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. The Developer is required to:
 - 1. 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 and Building designs.
 - 2. Existing fire hydrants along McKim Way are over 100m apart; therefore a new hydrant is to be installed in a central location of the properties' McKim Way frontage.
 - 3. Install approximately 60m of new 200mm PVC watermain along future McKim Way frontage and tie-in to the watermain on either side of property.
 - 4. Provide right of way for water meter, exact dimensions and location of the right of way shall be finalized at the servicing agreement process.
- At the Developer's cost, the City will:
 - 1. Cut and cap at the main the existing water service connections at the Cambie Rd frontage.
 - 2. Install a new water service connection at McKim Way frontage, complete with water meter and meter chamber in a right-of-way onsite which will be provided by the developer

Initial	:				

Storm Sewer Works:

- The Developer is required to:
 - Upgrade the existing 450mm storm sewer to a 600mm PVC pipe along the proposed site's Cambie Road frontage. Tie in to existing manholes on either side; remove the existing manhole centered in front of lot 9300 Cambie Rd. and dispose of properly.
 - 2. Install a new 600mm storm sewer along the proposed site's entire McKim Way frontage and tie-in to the adjacent storm sewers. Manhole placement shall be as per City's Engineering specifications.

Sanitary Sewer Works:

 At Developer's cost, the City is to install a new sanitary service lateral connected to the manhole on the eastern side of property complete with inspection chamber.

Frontage Improvements:

- The Developer is required to:
 - 1. Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - 2. Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - o BC Hydro PMT 4mW X 5m (deep)
 - o BC Hydro LPT 3.5mW X 3.5m (deep)
 - Street light kiosk 1.5mW X 1.5m (deep)
 - Traffic signal kiosk 1mW X 1m (deep)
 - o Traffic signal UPS 2mW X 1.5m (deep)
 - Shaw cable kiosk 1mW X 1m (deep) show possible location in functional plan
 - Telus FDH cabinet 1.1mW X 1m (deep) show possible location in functional plan
 - 3. Design and construct the frontage improvements, and the associated land dedication, as noted below:
 - i. Cambie Road:
 - a. Land dedication to accommodate the following ultimate road cross-sections (measured from the existing curb/gutter along the north side of Cambie Road):
 - 3.5m wide westbound through lane
 - o 3.2m wide westbound through lane
 - o 3.3m wide left-turn lane
 - o 3.2m wide eastbound through lane
 - o 3.5m wide eastbound through lane
 - o 0.15m wide curb/gutter
 - 1.5m wide boulevard
 - 2m wide sidewalk

Note: Subject to the functional design and detailed survey to be prepared by the developer, it is estimated that the above would require a strip of land along the Cambie Road frontage, measuring at approximately 3.5m at the western limit and tapers to approximately 1.5m at the eastern limit of the site.

- b. Design and construct road improvements along the Cambie Road frontage to an interim road standard which includes a new 2m wide sidewalk at the new property line, a treed/grassed landscaped boulevard between the new sidewalk and the existing curb/gutter.
- ii. New east/west road (McKim Way) through the site:
 - a. Require 20m wide land dedication.
 - b. Full road construction to a collector road standard, including an 11.2m wide pavement, and on both sides of the street, 2m wide sidewalk, 1.5m wide boulevard and 0.15m wide curb/gutter.
- 4. Provide street lighting along the Cambie Road and McKim Way frontages of the proposed site.

Publicly Accessible Greenway Extension:

• The Developer is required to design and construct the Publicly Accessible Greenway Extension to the satisfactory to the Parks Department. The purpose of the greenway extension is to connect the existing greenway developed as part of the "Berkeley" development to the south at 9213 and 9233 Odlin Road directly north to McKim Way.

General Items:

- The Developer is required to:
 - 1. Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations.
 - 2. 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, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional,
which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official
Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their
alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal
Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum
interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management
 Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
 proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
 Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood based on \$7.56 per ft².
- 4. Payment of the latecomer multifamily dwelling unit per unit charge (\$1,836.72) plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.

5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

•	•	•	-	
Signed			Date	



Development Application Data Sheet

Development Applications Department

RZ 18-835042 Attachment 5

Address: 9300 and 9320 Cambie Road

Applicant: Westmark Developments (Camosun) Ltd.

Planning Area(s): West Cambie – Alexandra Neighbourhood (Schedule 2.11 A)

	Existing	Proposed
Owner:	Westmark Developments (Camosun) Ltd.	No Change
Site Size (m²):	8,019.5 m ²	6,736.7 m ²
Land Uses:	Residential	No Change
OCP Designation:	Apartment Residential	No Change
Area Plan Designation:	Residential Area 1. 1.50 base FAR (Max. 1.7 FAR with density bonusing for affordable housing). Townhouse, low-rise Apartments (4-storey typical).	No Change
Zoning:	Single Detached (RS1/F)	"Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)"
Number of Units:	Two vacant lots	128 apartment units
Other Designations:	n/a	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.7 FAR with affordable housing plus up to 0.1 FAR for amenity.	1.7 FAR with five affordable housing units plus 0.08 FAR for amenity	None permitted
Lot Coverage (% of lot area):	Max. 40%	40%	None
Setback – Cambie Road: (Building/Parking structure)	Min. 4.0 m / 2.0 m	4.0 m / 2.0 m	None
Setback – McKim Way: (Building/Parking structure)	Min. 7.5 m / 7.5 m	7.5 m / 7.5 m	None
Setback – Side Yard (east): (Building/Parking structure)	Min. 4.0 m / 1.2 m	4.0 m / 1.2 m	None
Setback – Side Yard (west): (Building/Parking structure)	Min. 4.0m / 0.9 m	4.0m / 0.9 m	None
Height (m):	Max. 19.5 m (5 storeys)	19.5 m (5 storeys)	None
Lot Size:	Min. 6,700 m ²	6,736.7 m²	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Residential:	1.5 (Apartment Housing) + 1.0 (Affordable Housing) = 171 with TDM	171 with TDM	Rate reduction included in the zone schedule
Off-street Parking Spaces – Visitor:	0.2 (V) per unit = 24 with TDM	24	None
Off-street Parking Spaces – Total:	195	195	None
Tandem Parking Spaces:	Permitted	28	None
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on-site (195 x Max. 50% = 97)	94	None
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required (195 x 2% = 4 spaces)	4	None
Bicycle Parking Spaces – Class 1:	1.25/unit = 160	166	None
Bicycle Parking Spaces – Class 2:	0.2/unit = 26	26	None
Bicycle Spaces (totals)	186	192	None
Amenity Space – Indoor:	Min. 100 m ²	514.3 m²	None

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

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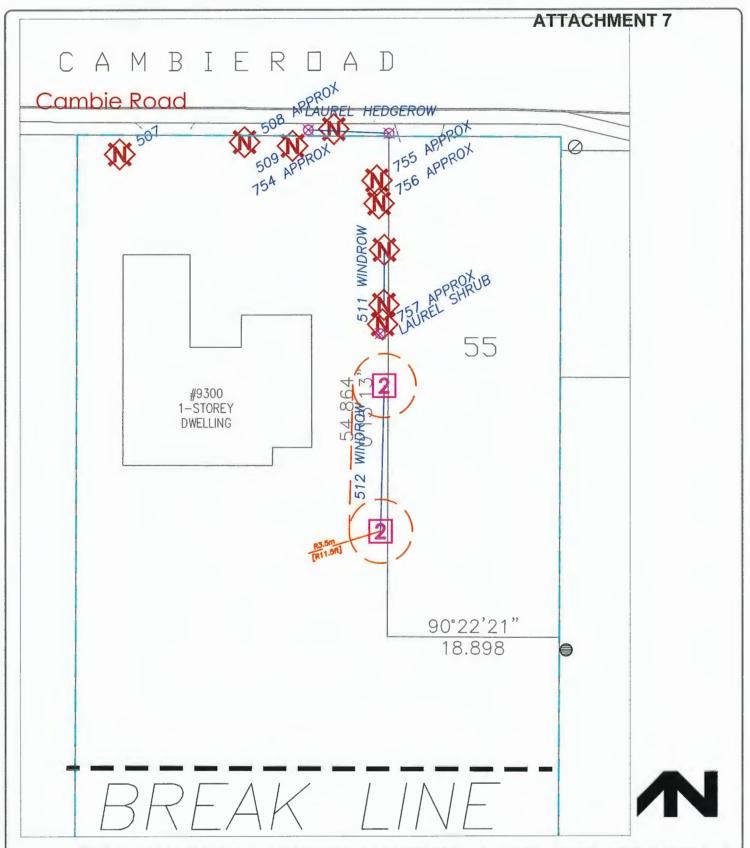
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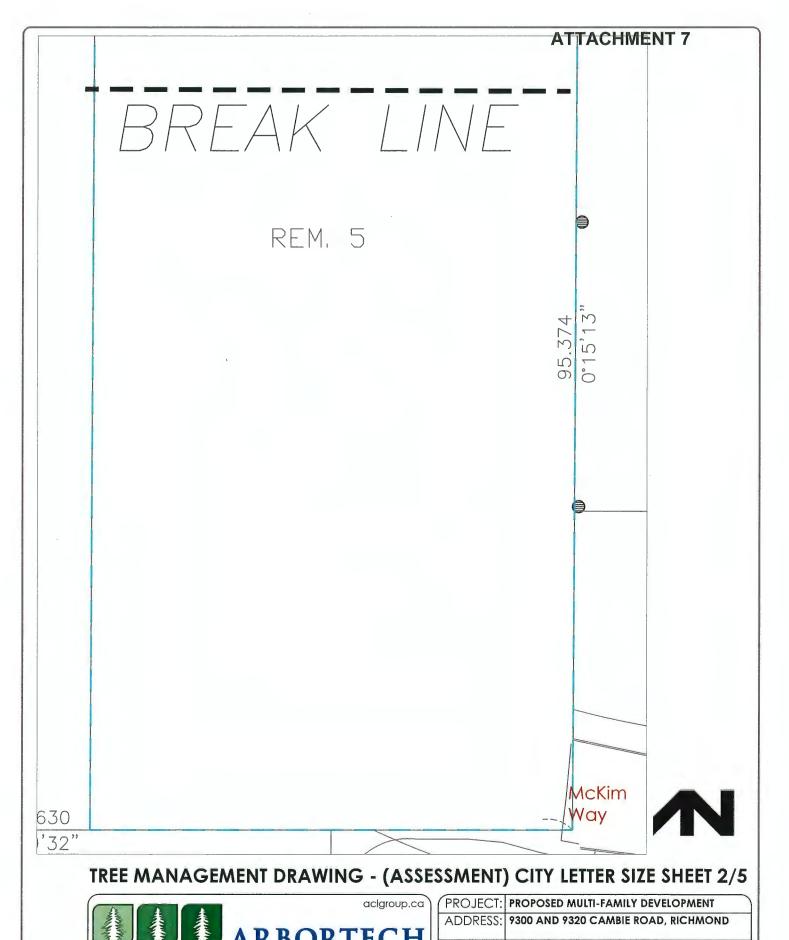




TREE MANAGEMENT DRAWING (ASSESSMENT) CITY LETTER SIZE SHEET 1/5

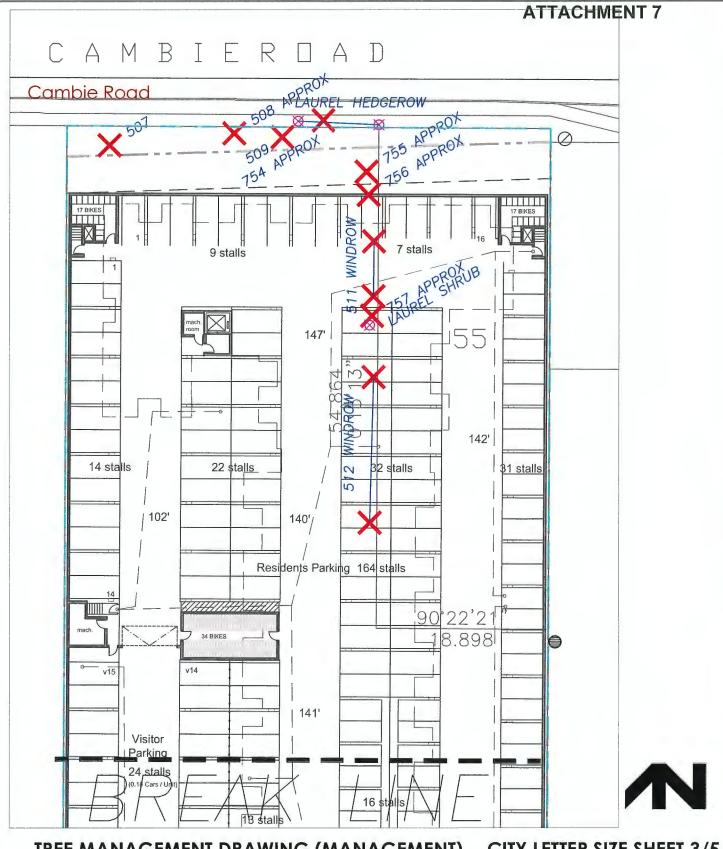


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1			PROPOSED MULTI-FAMILY DEVELOPMENT 9300 AND 9320 CAMBIE ROAD, RICHMOND						
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	PLOT SIZE:	11"X17"	REV :	#:	2		DATE:	NOV 6, 2020	



CLIENT: WESTMARK DEVELOPMENTS - CAMOSUN CLIENT: WESTMARK DEVELOPMENTS - CAMOSUN CITY REF: ACL FILE: 17190 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

CNCL - 263

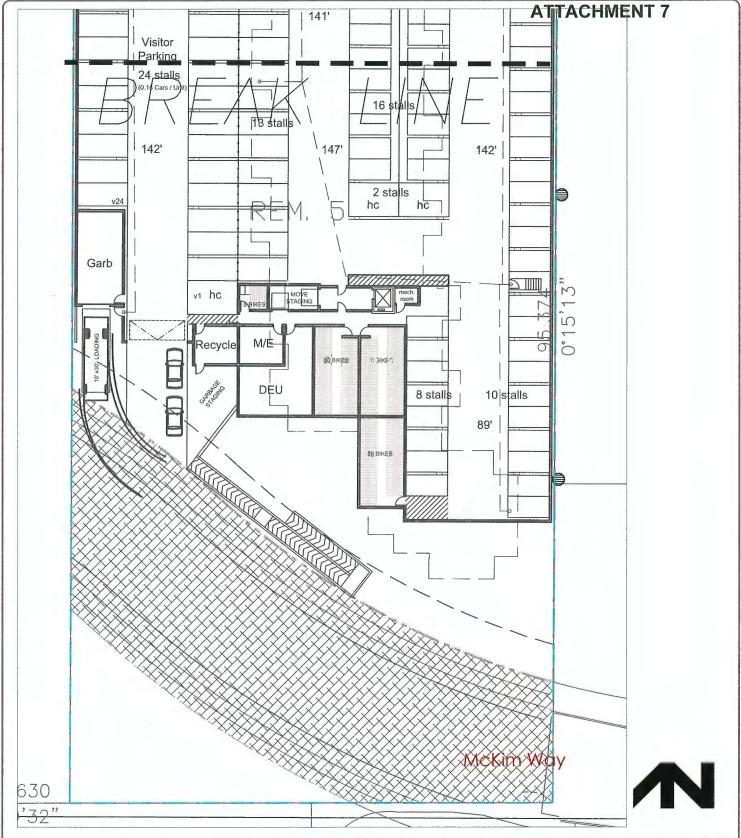


TREE MANAGEMENT DRAWING (MANAGEMENT) - CITY LETTER SIZE SHEET 3/5



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PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT				
ADDRESS:	9300 AND 9320 CAMBIE ROAD, RICHMOND				
CLIENT:	WESTMARK DEVELOPMETNS - CAMOSUN				
CITY REF:	ACL FILE: 17190				
PLOT SIZE:	11"X17" REV #: 2 DATE: NOV 6, 2020				

CNCL - 264



TREE MANAGEMENT DRAWING (MANAGEMENT) - CITY LETTER SIZE SHEET 4/5



	PROPOSED MULTI-FAMILY DEVELOPMENT							
ADDRESS:	9300 AND 9320 CAMBIE ROAD, RICHMOND							
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CLIENT:	WESTMARK DEVELOPMETNS - CAMOSUN				_			
CITY REF:						L FILE:		
PLOT SIZE:	11"X17"	REV	#:	2		DATE:	NOV 6, 2020	

CNCL - 265





November 6, 2020

City of Richmond 6911 No.3 Road Richmond, BC V6Y 2C1 Attn: Edwin Lee, Planner 2

Edwin:

Re: 9300/9320 Cambie Road - Confirming Energy Step Code 3 Compliance

We are applying for a Rezoning to permit a 128-unit, 5-storey, multi-family development at the subject address [RZ18-835402].

After reviewing the current bylaws and discussing with Nicholas Heap today, we can confirm that this project will be required to comply with **Energy Step Code Level 3**, as well as being connected to the West Cambie District Energy Utility.

As the Architect & Coordinating Registered Professional (CRP) for this project, I am confident that the proposed building design will be able to meet the Energy Step Code when we apply for BP.

We expect to be applying for a Building Permit next year in 2021.

Respectfully,

Ken Chow, Architect AIBC

igan Chow.

Cc: Harmel Bains, Westmark Developments Ltd.
Rav Bains, Westmark Developments Ltd.



Richmond Zoning Bylaw 8500 Amendment Bylaw 10219 (RZ 18-835042) 9300 and 9320 Cambie Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 18.43 thereof the following:

"18.43 Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)

18.43.1 Purpose

The **zone** provides for medium density residential apartment **development** with a **density bonus** for the construction of affordable housing.

18.43.2 Permitted Uses

• housing, apartment

18.43.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

18.43.4 Permitted Density

- 1. The maximum floor area ratio is 1.50, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
- 2. Notwithstanding Section 18.43.4.1, the reference to "1.50" is increased to a higher **density** of "1.70" if, prior to first occupancy of a **building**, the **owner**:
 - a) Provides on the **lot** not less than five **affordable housing units** having a combined **habitable space** of at least 1/3 of the "0.2" **floor area density bonus**; and
 - b) Enters into a housing agreement for the affordable housing units with the City and registers the housing agreement against the title to the lot, and files a notice in the Land Title Office.

18.43.5 Permitted Lot Coverage

1. Maximum Lot Coverage is 40% for buildings.

Bylaw 10219 Page 2

18.43.6 Yards & Setbacks

- 1. The minimum public **road setback** is:
 - a. 4.0 m from Cambie Road; and
 - b. 7.5 m from McKim Way.
- 2. The minimum side yard is 4.0 m.
- 3. Notwithstanding Sections 18.43.6.1 and 18.43.6.2, a parking **structure** may project into the Cambie Road **road setback** or the **property line setback** provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but no closer than:
 - a. 2.0 m to a lot line abutting Cambie Road;
 - b. 1.2 m to the east side lot line; and
 - c. 0.9 m to the west side lot line

18.43.7 Permitted Heights

- 1. The maximum height for buildings is 19.5 m and 5 habitable storeys.
- 2. The maximum height for accessory buildings and structures is 9.0 m.

18.43.8 Subdivision Provisions/Minimum Lot Size

- 1. There are no minimum **lot width** or **lot depth** requirements.
- 2. The minimum lot size is 6700 m^2 .

18.43.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.43.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

18.43.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

Bylaw 10219 Page 3

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW RISE APARTMENT (ZLR43) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)".

P.I.D. 004-916-301

Lot 5 Except: Plan 45079, Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 000-579-769

Lot 55 Section 34 Block 5 North Range 6 West New Westminster District Plan 45079

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10219".

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Richmond Zoning Bylaw 8500 Amendment Bylaw 9860 (RZ 17-779262) 5591, 5631, 5651 & 5671 No. 3 Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:
 - "20.38 High Density Mixed Use (ZMU38) Lansdowne Village (City Centre)

20.38.1 Purpose

The zone provides for a broad range of commercial, office, service, institutional, entertainment and residential uses typical of the City Centre. Additional density is provided to achieve City objectives related to the development of affordable housing units, office uses and community amenity space.

20.38.2 Permitted Uses

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor

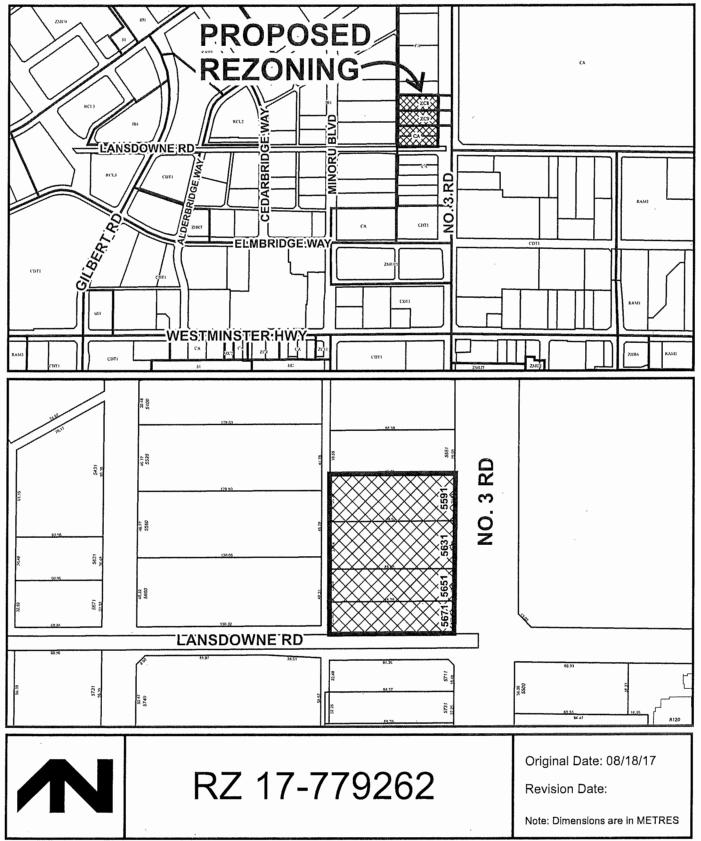
- microbrewery, winery and distillery
- neighbourhood public house
- office
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following parcels and by designating them CITY CENTRE HIGH DENSITY MIXED USE (ZMU38) LANSDOWNE VILLAGE:
 - P.I.D. 023-491-825 LOT A SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP 29258
 - P.I.D. 023-491-833 LOT B SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP 28258
 - P.I.D. 004-884-361 LOT 33 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 32827
 - P.I.D. 003-698-009 (NORTH PORTION)
 LOT 34 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
 DISTRICT PLAN 32827
- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9860".

FIRST READING	JUL 0 9 2018	CITY OF RICHMOND
PUBLIC HEARING	SEP 0 4 2018	APPROVED
SECOND READING	SEP 0 4 2018	APPROVED by Director
THIRD READING	SEP 0 4 2018	or Solicitor
OTHER CONDITIONS SATISFIED	NOV 2 5 2020	
ADOPTED		
MAYOR	CORPORATE OFFICE	



City of Richmond





Housing Agreement (5591, 5631, 5651 and 5671 No. 3 Road) Bylaw No. 10057

The Council of the City of Richmond enacts as follows:

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

PID: N/A

Lot 1 Section 5 Block 4 North Range 6 West New Westminster

District Plan EPP105255

2. This Bylaw is cited as Housing Agreement (5591, 5631, 5651 and 5671 No. 3 Road) Bylaw No. 10057.

FIRST READING	JAN 1 3 2020	CITY OF RICHMOND
SECOND READING	JAN 1 3 2020	APPROVED for content by originating
THIRD READING	JAN 1 3 2020 NOV 2 3 2020	dept. Cody Spi
ADOPTED		APPROVED for legality by Solicitor
MAYOR	CORPORATE OFFICER	

Schedule A

To Housing Agreement (5591, 5631, 5651 and 5671 No. 3 Road) Bylaw No. 10057

HOUSING AGREEMENT BETWEEN LUX RICHMOND DEVELOPMENT LIMITED PARTNERSHIP AND LUXE RICHMOND NOMINEE LTD. AND THE CITY OF RICHMOND

HOUSING AGREEMENT – AFFORDABLE HOUSING (Section 483 Local Government Act)

THIS AGREEMENT is dated for reference _	, 2019
AMONG:	

LUXE RICHMOND DEVELOPMENT LIMITED

PARTNERSHIP, a limited partnership duly formed under the laws of the Province of British Columbia and having its registered office at 1800 – 510 West Georgia Street, Vancouver, B.C. V6B 0M3, by its general partner **LUXE RICHMOND DEVELOPMENT GP LTD.**, a corporation duly incorporated under the laws of the Province of British Columbia and having its registered office at 1800 – 510 West Georgia Street, Vancouver, B.C. V6B 0M3

(the "Beneficiary")

AND:

LUXE RICHMOND NOMINEE LTD., a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 1800 – 510 West Georgia Street, Vancouver, B.C. V6B 0M3

(the "Nominee")

(the Beneficiary and the Nominee are, together, the "Owner" as more fully defined in section 1.1 of this Agreement)

AND:

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

(the "City" as more fully defined in section 1.1 of this Agreement)

WHEREAS:

A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without

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limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;

- B. The Beneficiary is the only beneficial owner of the Lands and the Nominee is the registered owner of the Lands; and
- C. The Owner and the City wish to enter into this Agreement to provide for affordable housing on the terms and conditions set out in this Agreement,

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

ARTICLE 1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement the following words have the following meanings:
 - (a) "Affordable Housing Strategy" means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be updated, amended or replaced from time to time;
 - (b) "Affordable Housing Unit" means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Units charged by this Agreement;
 - (c) "Agreement" means this agreement together with all schedules, attachments and priority agreements attached hereto;
 - (d) "Building Permit" means the building permit authorizing construction on the Lands, or any portion(s) thereof;
 - (e) "City" means the City of Richmond;
 - (f) "City Solicitor" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
 - (g) "CPI" means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
 - (h) "Daily Amount" means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the

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percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year will be final and conclusive;

- (i) "Development" means the mixed-use residential, office and commercial development to be constructed on the Lands;
- (j) "Development Permit" means the development permit authorizing development on the Lands, or any portion(s) thereof;
- (k) "Dwelling Unit" means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan;
- (l) "Eligible Tenant" means a Family having a cumulative gross annual income of:
 - (i) in respect to a studio unit, \$34,650.00 or less;
 - (ii) in respect to a one-bedroom unit, \$38,250.00 or less;
 - (iii) in respect to a two-bedroom unit, \$46,800.00 or less;
 - (iv) in respect to a two-bedroom + den unit, \$46,800 or less; and
 - (v) in respect to a three or more bedroom unit, \$58,050.00 or less

provided that, commencing January 1, 2019, the annual incomes set-out above will be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year will remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year will be final and conclusive;

- (m) "Family" means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption

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- (n) "GST" means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (o) "Housing Covenant" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the Land Title Act) charging the Lands from time to time, in respect to the use and transfer of the Affordable Housing Units;
- (p) "Interpretation Act" means the Interpretation Act, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (q) "Land Title Act" means the Land Title Act, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (r) "Lands" means the lands and premises legally described as follows:

PID: N/A

Lot 1 Section 5 Block 4 North Range 6 West New Westminster District Plan EPP105255,

including a building or a portion of a building, into which said lands are Subdivided;

- (s) "Local Government Act" means the Local Government Act, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (t) "LTO" means the New Westminster Land Title Office or its successor;
- (u) "Owner" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (v) "Permitted Rent" means no greater than:
 - (i) \$811 (exclusive of GST) a month for a studio unit;
 - (ii) \$975.00 (exclusive of GST) a month for a one-bedroom unit;
 - (iii) \$1,218.00 (exclusive of GST) a month for a two-bedroom unit;
 - (iv) \$1,218.00 (exclusive of GST) a month for a two-bedroom + den unit; and
 - (v) \$1,480.00 (exclusive of GST) a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2019, the rents set-out above will be adjusted annually on January 1st of each year this Agreement is in force and

{00558526; 8 }

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

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

1.2 In this Agreement:

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

{00558526; 8 }

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

ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

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

{00558526; 8 }

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

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

If and to the extent that the Housing Covenant contemplates staged construction and occupancy of the Affordable Housing Units, the Housing Covenant will govern.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit to be subleased, or the Affordable Housing Unit Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.
- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.

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- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:
 - (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units in one building;
 - (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a "building" for the purpose of this section 3.3; and
 - (c) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:
 - (a) includes the following provision:

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

- (i) a statement of gross annual income from all sources (including employment, disability, retirement, investment, and other) of all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;
- (ii) number of occupants of the Affordable Housing Unit;
- (iii) number of occupants of the Affordable Housing Unit 18 years of age and under; and
- (iv) number of occupants of the Affordable Housing Unit 55 years of age and over."
- (b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and

{00558526; 8 }

- (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.
- 3.5 If the Owner sells or transfers the Affordable Housing Units (pursuant to section 3.3), the Owner will notify the City Solicitor of the sale or transfer within 3 days of the effective date of sale or transfer.
- 3.6 The Owner will not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
 - (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all on-site common indoor and outdoor amenity spaces that are available to the owners of the residential strata lots contained within the same building as the Affordable Housing Unit;
 - (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees,
 - (ii) strata fees,
 - (iii) strata property contingency reserve fees;
 - (iv) any fees and charges for the use of parking spaces assigned for the exclusive use of the Affordable Housing Unit;
 - (v) extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;
 - (vi) extra charges or fees for the use of sanitary sewer, storm sewer, water; or
 - (vii) property or similar tax;

provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, the Owner may charge the Tenant the Owner's cost, if any, of:

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- (viii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure);
- (ix) installing electric vehicle charging infrastructure (in excess of that preinstalled by the Owner at the time of construction of the building), by or on behalf of the Tenant;
- (x) security and fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room located on the Lands (if any), provided that such charges are the same as payable by other residential occupants of the Development; and
- (e) subject to any contrary provisions in the *Residential Tenancy Act*, the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(1) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

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

(f) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will

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- be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (g) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.7 The Owner will not impose any age-based restrictions on Tenants of Affordable Housing Units.
- 3.8 The Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement. This requirement will not lessen the Owner's obligations under this Agreement, or be deemed a delegation of the Owner's obligations under this Agreement.
- 3.9 The Owner will attach a copy of this Agreement to every Tenancy Agreement.
- 3.10 If the Owner has terminated the Tenancy Agreement, then the Owner will use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit, as applicable, to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

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

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

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

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ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as affordable rental accommodation, imposes age-based restrictions on Tenants of Affordable Housing Units, or is otherwise inconsistent with this Agreement, will have no force and effect.
- 5.3 No strata corporation will pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as affordable rental accommodation in accordance with this Agreement.
- No strata corporation will pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to section 3.6(d).
- 5.5 No strata corporation will pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities contrary to section 3.6(d). Notwithstanding the foregoing, the strata corporation may levy parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units.
- The strata corporation will not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities, except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the same strata plan as the Affordable Housing Unit.

ARTICLE 6 DEFAULT AND REMEDIES

6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

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- (a) an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent; or
- (b) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten days written notice from the City to the Owner stating the particulars of the breach and the period within which the breach must be cured.

For greater certainty:

- (c) if the breach constitutes an enactment of a strata bylaw by a strata corporation contrary to this Agreement, the City will not charge the Daily Amount to the registered owner of the Affordable Housing Units, except in their capacity as one of the owners of the strata corporation;
- (d) the City will not charge the Daily Amount with respect to any breach of the Agreement until any applicable cure period, if any, has expired; and
- (e) if the default cannot be remedied within the applicable cure period, and the Owner has:
 - (i) delivered to the City the method and schedule for remedying the default;
 - (ii) commenced remedying the default; and
 - (iii) been diligently and continuously proceeding to remedy the default within the estimated schedule,

the City will not charge the Daily Amount with respect to the breach of the Agreement unless, in the City's opinion, the Owner has ceased to diligently and continuously working to remedy the default within the estimated schedule.

- (f) The Daily Amount is due and payable five business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant will also constitute a default under this Agreement.

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ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the index of the common property of the strata corporation stored in the LTO and on title to all strata lots in the Development (including Affordable Housing Units and non-Affordable Housing Units);
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands;
- (d) if the Lands are Subdivided pursuant to the *Land Title Act* (including standard and air space parcels), this Agreement will secure only the legal parcels which contain the Affordable Housing Units. The City will partially discharge this Agreement accordingly, provided however that:
 - (i) the City has no obligation to execute such discharge until a written request therefor from the Owners is received by the City, which request includes the registrable form of discharge;
 - (ii) the cost of the preparation of the aforesaid discharge, and the cost of registration of the same in the Land Title Office is paid by the Owners;
 - (iii) the City has a reasonable time within which to execute the discharge and return the same to the Owners for registration; and
 - (iv) the Owners acknowledge that such discharge is without prejudice to the indemnity and release set forth in Section 7.5 and Section 7.6.

Notwithstanding a partial discharge of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial discharge, otherwise unamended;

(e) if the Lands, or a portion of the Lands, containing the Affordable Housing Units is Subdivided pursuant to the *Strata Property Act*, this Agreement will remain noted on the common property sheet of the strata corporation stored in the LTO and on title to all strata lots in the legal parcel in which the Affordable Housing Units are

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situated (including Affordable Housing Units and non-Affordable Housing Units); and

(f) if the Lands, or a portion of the Lands, containing the Affordable Housing Units is Subdivided in any manner not contemplated in paragraph (d) or (e), this Agreement will remain on title to interests into which the Lands are subdivided.

7.2 No Compensation

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

7.3 Modification

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

7.4 Management

The Owner will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. At the request of the City, the Owner will, at the Owner's expense, hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.5 **Indemnity**

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

 any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

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- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

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

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

7.7 Survival

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

7.8 **Priority**

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

7.9 City's Powers Unaffected

This Agreement does not:

{00558526; 8 }

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

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

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

7.11 No Public Law Duty

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

7.12 Notice

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

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

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And to:

City Solicitor City of Richmond

6911 No. 3 Road

Richmond, BC V6Y 2C1

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

7.13 Enuring Effect

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

7.14 Severability

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

7.15 Waiver

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

7.16 Sole Agreement

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

7.17 Further Assurance

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

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7.18 Covenant Runs with the Lands

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

7.19 Equitable Remedies

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

7.20 No Joint Venture

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

7.21 Applicable Law

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

7.22 Deed and Contract

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

7.23 Joint and Several

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

7.23 Limitation on Owner's Obligations

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

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

LUXE RICHMOND DEVELOPMENT LIMITED PARTNERSHIP, by its general partner LUXE RICHMOND DEVELOPMENT GP LTD., by its authorized signatory(ies):

Name:	
Per:	
Name:	
LUXE RICHMOND NOMINEE LTD., by its authorized signatory(ies):	
Per: Name:	
Per: Name:	
CITY OF RICHMOND	
by its authorized signatory(ies):	CITY OF RICHMOND
Per: Malcolm D. Brodie, Mayor	APPROVED for content by originating dept.
Per: Claudia Jessen, Corporate Officer	APPROVED for legality by Solicitor
	DATE OF COUNCIL APPROVAL

{00558526; 8 }

Per:

Schedule A to Housing Agreement

STATUTORY DECLARATION (Affordable Housing Units)

)	IN THE MATTER OF Unit Nos
CANADA PROVINCE OF BRITISH COLUMBIA TO WIT:)		(collectively, the "Affordable Housing Units") located
		at
		(street address), British Columbia, and Housing Agreement dated, 20(the "Housing Agreement") between
)	the City of Richmond (the "City")
т		(full name)
		(full name),
of		(address) in the Province
of British Col	umbia, DO SOLEMN	LY DECLARE that:
1. □ I am	the registered owner (the "Owner") of the Affordable Housing Units;
	a director, officer, or vledge of the matters s	r an authorized signatory of the Owner and I have personal et out herein;
Affordal	•	nant to the terms of the Housing Agreement in respect of the each of the 12 months for the period from January 1, 20(Period");
3. Continuo	ously throughout the P	eriod:
-	e Affordable Housing s defined in the Housi	Units, if occupied, were occupied only by Eligible Tenants ng Agreement); and
b) th	e Owner of the Afford	dable Housing Units complied with the Owner's obligations

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under the Housing Agreement and any housing covenant(s) registered against title to

the Affordable Housing Units;

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

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

DECLARED BEFORE ME at)	
in the))	
Province of British Columbia, Canada, this)	
day of, 20))	
)	(Signature of Declarant)
	Name:	
A Notary Public and a Commissioner for taking Affidavits in and for the Province of British Columbia)))	

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

APPENDIX A (to Statutory Declaration)

Information Table

	Unit #	Unit Type	# of Occupants	Related to Owner	# of Occupants 18 Years and Under	55 Years	Before-tax Employment Income (If Tenant is 18+ Years)	Other Income (If Tenant is 18+ Years)	Income Verification Received	Before-tex (gross) Income of all Tenants	Monthly Rent	Planned % Rent Increase in the Next Year	Parking Fees	Move- in/Move- out Fees	Storage Fees	Amenity Usage Fees
1																
2																
3																
4																
5					,											
T																



Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205 (Energy Step Code requirements for new Part 9 Residential and Part 3 Hotel buildings)

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

1. Building Regulation Bylaw No. 7230, as amended, is further amended by replacing the schedule in Section 10.1.1 with the following schedule:

Buildings subject to Part 9 of the Building Code						
Building Type	Building permit application filed on or after September 1, 2018	Building permit application filed on or after December 15, 2020				
Townhomes and apartments	Step 3	Step 3 OR Step 2 for buildings that				
Single family, duplex and other dwelling units	Step 1	implement a low carbon building energy system.				

Bylaw 10205 Page 2

Buildings subject to Part 3 of the Building Code					
Building Type	Building permit application filed on or after September 1, 2018	Building permit application filed on or after December 15, 2020			
Hotels and Motels	n.a.	Step 3 OR Step 2 for buildings that implement a low carbon building energy system.			
Other Group C Residential occupancies greater than 6 stories or non-combustible construction (not including hotel and motel occupancies)	Step 2 for buildings that imp	ep 3 DR lement a low carbon building system.			
Other Group C Residential occupancies 6 stories or less and combustible construction (not including hotel and motel occupancies)	Step 3				
Group D Business and personal services occupancies or Group E mercantile occupancies	Step 2				

2. Building Regulation Bylaw No. 7230, as amended, is further amended at Section 16.1 by adding the following definitions in alphabetical order:

CARBON DIOXIDE EQUIVALENT

has the meaning given to that term in the *Greenhouse Gas Industrial Reporting and Control Act*, [SBC 2014] Chapter 29.

CONDITIONED SPACE has the meaning given to that term in the **Building Code**.

Bylaw 10205 Page 3

HOTEL

has the meaning given to that term in the **Richmond Zoning** Bylaw No. 8500.

MOTEL

has the meaning given to that term in the Richmond Zoning Bylaw No. 8500.

OTHER GROUP C RESIDENTIAL OCCUPANCY has the meaning given to that term in the **Building Code**.

LOW CARBON BUILDING ENERGY SYSTEM means:

- a) for buildings subject to Part 3 of the Building Code, a building's space heating, cooling and domestic hot water heating mechanical system that is supplied energy through:
 - i) a connection to a district energy utility system owned by the **City** or a corporate subsidiary of the **City**; or
 - (ii) on-site energy supply equipment designed to meet a minimum 70% of the building's annual heating, cooling and domestic hot water energy demand from a renewable energy source, approved by the City's General Manager of Engineering and Public Works. Applicable renewable energy source technologies include, but are not limited to, air and ground source heat pump systems, waste heat recovery systems, solar collectors, or other systems as approved by the City's General Manager of Engineering and Public Works. The **building**'s energy system must be designed and constructed such that it is ready to connect to a future district energy utility system owned by the City or a corporate subsidiary of the City. For sites outside district energy utility service areas and the City Centre Area (as defined in Bylaw No. 9000, Official Community Plan), the City's General Manager of Engineering and Public Works may exempt the building's energy system from the requirement to be ready to connect to a future district energy utility system.

- b) for **buildings** subject to Part 9 of the **Building Code**, a **building**'s space heating, cooling and domestic hot water heating mechanical system that in combination meets the following performance requirement:
 - i) less than 1.2 tonnes of carbon dioxide equivalent emissions per building per year; or
 - ii) 6 kg or less of carbon dioxide equivalent emissions per square metre of conditioned space per year.
- 3. This Bylaw may be cited as "Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205".

FIRST READING	NOV 2 3 2020	CITY OF RICHMOND
SECOND READING	NOV 2 3 2020	APPROVED by
THIRD READING	NOV 2 3 2020	APPROVED by Manager or Solicitor
ADOPTED	MANAGE TO THE PROPERTY OF THE	BRB
MAYOR	CORPORATE OFFICER	



Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 10208

The Council of the City of Richmond enacts as follows:

1. The **Alexandra District Energy Utility Bylaw No. 8641**, as amended, is further amended by adding the following after Section 11.3 as a new section 11.4:

"11.4 Excess Demand Fee

Pursuant to section 21.1(f), a building permit applicant must pay to the Service Provider the excess demand fee set out in Part 2 of Schedule C (Rates and Charges).".

- 2. The **Alexandra District Energy Utility Bylaw No. 8641**, as amended, is further amended at Section 21.1 (Building Permit Application), by:
 - a) inserting the words "and cooling" after the words "space heating" in Section 21.1(e)(i);
 - b) inserting the words "for space heating and cooling and domestic hot water heating" after the words "consumption of energy" in Section 21.1(e)(iv);
 - c) inserting the word "and" after the words "an estimated fee;" in section 21.1(f)(ii); and
 - d) inserting the following after Section 21.1(f)(ii) as a new Section 21.1(f)(iii):
 - "(iii) the excess demand fee as specified in Part 2 of Schedule C.".
- 3. The **Alexandra District Energy Utility Bylaw No. 8641**, as amended, is further amended by deleting Schedule C (Rates and Charges) in its entirety and replacing it with a new Schedule C attached as Schedule A to this Amendment Bylaw.
- 4. This Bylaw is cited as "Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10208"

FIRST READING	NOV 2 3 2020	CITY OF RICHMOND
SECOND READING	NOV 2 3 2020	APPROVED for content by originating
THIRD READING	NOV 2 3 2020	dept. CR
ADOPTED		APPROVED for legality by Solicitor
		BRB
MAYOR	CORPORATE OFFICER	1 1

Schedule A to Amendment Bylaw No. 10208

SCHEDULE C to BYLAW NO. 8641

Rates and Charges

PART 1 - RATES FOR SERVICES

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

- (a) Capacity charge a monthly charge of \$0.0992 per square foot of Gross Floor Area; and
- (b) Volumetric charge a charge of \$15.808 per megawatt hour of Energy returned from the Energy Transfer Station at the Designated Property.

PART 2 - EXCESS DEMAND FEE

Excess demand fee of \$0.166 for each watt per square foot of each of the estimated peak heat energy demand and estimated peak cooling demand referred to in section 21.1(e)(ii), 21.1(e)(iii), and 21.1(e)(iii) that exceeds 6 watts per square foot.

PART 3 - RATES FOR SERVICES APPLICABLE TO AREA A

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

(a) Volumetric charge – a charge of \$80.25 per megawatt hour of Energy returned from the Energy Transfer Station at the Designated Property calculated on each of (i) an energy use of 2644 MWh per annum ("Basic Supply Amount"), and (ii) any energy use in excess of the Basic Supply Amount.



Oval Village District Energy Utility Bylaw No. 9134 Amendment Bylaw No. 10209

The Council of the City of Richmond enacts as follows:

- 1. The **Oval Village District Energy Utility Bylaw No. 9134**, as amended, is further amended by deleting **Schedule D** (**Rates and Charges**) of the Bylaw in its entirety and replacing it with a new Schedule D as attached as Schedule A to this Amendment Bylaw.
- 2. This Bylaw is cited as "Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10209".

FIRST READING	NOV 2 3 2020	CITY OF RICHMOND
SECOND READING	NOV 2 3 2020	APPROVED for content by originating dept.
THIRD READING	NOV 2 3 2020	CR
ADOPTED		APPROVED for legality by Solicitor
		BRB
MAYOR	CORPORATE OFFICER	

Schedule A to Amendment Bylaw No. 10209

SCHEDULE D

Rates and Charges

PART 1 - RATES FOR SERVICES

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

- (a) capacity charge a monthly charge of \$0.0571 per square foot of gross floor area; and
- (b) volumetric charge a monthly charge of \$35.168 per megawatt hour of Energy returned from the Energy Transfer Station at the Designated Property.

PART 2 - EXCESS DEMAND FEE

Excess demand fee of \$0.166 for each watt per square foot of the aggregate of the estimated peak heat energy demand referred to in section 19.1(e)(i), (ii), and (iii) that exceeds 6 watts per square foot.



City Centre District Energy Utility Bylaw No. 9895 Amendment Bylaw No. 10210

The Council of the City of Richmond enacts as follows:

- 1. The City Centre District Energy Utility Bylaw No. 9895, as amended, is further amended at Section 15.1 (Discontinuance With Notice and Refusal Without Notice), by:
 - a) inserting the following after Section 15.1(h) as a new Section 15.1(i):
 - "(i) the Customer is otherwise in breach of the Energy Services Agreement.".
- 2. The City Centre District Energy Utility Bylaw No. 9895 is amended by deleting Schedule D (Rates and Charges) of the Bylaw in its entirety and replacing it with a new Schedule D as attached as Schedule A to this Amendment Bylaw.
- 3. This Bylaw is cited as "City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10210".

FIRST READING	NOV 2 3 2020	CITY OF RICHMOND
SECOND READING	NOV 2 3 2020	APPROVED for content by originating
THIRD READING	NOV 2 3 2020	dept.
ADOPTED		APPROVED for legality by Solicitor
		BRB
MAYOR	CORPORATE OFFICER	

Schedule A to Amendment Bylaw No. 10210

SCHEDULE D

Rates and Charges

PART 1 - RATES FOR SERVICES

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

- (a) capacity charge a monthly charge of \$0.0666 per square foot of gross floor area; and
- volumetric charge a monthly charge of \$40.935 per megawatt hour of Energy returned from the Energy Transfer Station at the Designated Property.

PART 2 - EXCESS DEMAND FEE

Excess demand fee of \$0.166 for each watt per square foot of each of the estimated peak heat energy demand and estimated cooling demand referred to in section 19.1(f) (i), 19.1(f) (ii) and 19.1(f) (iii) that exceeds 6 watts per square foot.



Bylaw 10220

Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10220

The Council of the City of Richmond enacts as follows:

- 1. The Waterworks and Water Rates Bylaw No. 5637, as amended, is further amended by deleting Schedules A through G and substituting Schedule A attached to and forming part of this Bylaw. For greater certainty, any reference to Schedule B, Schedule C, Schedule D, Schedule E, Schedule F, and Schedule G shall be interpreted as a reference to Schedule A.
- 2. This Bylaw is cited as "Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10220" and is effective January 1, 2021.

FIRST READING	NOV 2 3 2020
SECOND READING	NOV 2 3 2020 APPROVED for content by originating of the content by originating or the content b
THIRD READING	NOV 2 3 2020
ADOPTED	for legality by Solicitor
MAYOR	CORPORATE OFFICER

Bylaw 10220 Page 2

SCHEDULE A TO BYLAW NO. 10220

SCHEDULE "A" to BYLAW NO. 5637

FLAT RATES FOR RESIDENTIAL, AGRICULTURAL, AND INSTITUTIONAL PROPERTIES

A.	Residential dwellings per unit	Annual Fee
	One-Family Dwelling or Two-Family Dwelling	\$767.97
	Townhouse	\$628.64
	Apartment	\$405.09
В.	Stable or Barn per unit	\$154.73
C.	Field Supply – each trough or water receptacle or tap	\$96.73
D.	Public Schools for each pupil based on registration January 1 st	\$9.17

Bylaw 10220 Page 3

SCHEDULE "B" TO BYLAW NO. 5637

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

1. RATES

Consumption per cubic metre: \$1.4462 Minimum charge in any 3-month period (not applicable to Farms) \$114.00

2. WATER METER FIXED CHARGE

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

Meter Size	<u>Fixed Charge</u>
16 mm to 25 mm (inclusive)	\$15
32 mm to 50 mm (inclusive)	\$30
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

Bylaw 10220

Page 4

SCHEDULE "C" TO BYLAW NO. 5637

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

1. RATES

Consumption per cubic metre:

\$1.4462

2. WATER METER FIXED CHARGE

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

Meter Size	Fixed Charge
16 mm to 25 mm (inclusive)	\$12
32 mm to 50 mm (inclusive)	\$14
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

Bylaw 10220

Page 5

SCHEDULE "D" to BYLAW 5637

1. WATER CONNECTION CHARGE

	Connection Charge		
One-Family, Two-Family, Multi-Family, Industrial, Commercial Water Connection Size	Tie In Charge	Price Per Metre of Service Pipe	
25 mm (1") diameter	\$2,550	\$175.00	
40 mm (1 ½") diameter	\$3,500	\$175.00	
50 mm (2") diameter	\$3,650	\$175.00	
100 mm (4") diameter or larger	in accordance with Section 38	in accordance with Section 38	

2. DESIGN PLAN PREPARED BY CITY

Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling \$1,000 each

Design plan for all other buildings

\$2,000

3. WATER METER INSTALLATION FEE

Install water meter [s. 3A(a)]

\$1,000 each

SCHEDULE "E" to BYLAW 5637

CONSTRUCTION PERIOD WATER CONSUMPTION RATES – RESIDENTIAL

MONTH (2021)	ONE-FAMILY DWELLINGS & EACH UNIT IN A TWO-FAMILY DWELLING (rate per unit)	START BILL YEAR	MULTI- FAMILY LESS THAN 4 STOREYS (rate per unit)	START BILL YEAR	MULTI- FAMILY 4 STOREYS OR MORE (rate per unit)	START BILL YEAR
January	\$768	2022	\$629	2022	\$830	2023
February	\$704	2022	\$1,236	2023	\$797	2023
March	\$640	2022	\$1,184	2023	\$763	2023
April	\$576	2022	\$1,132	2023	\$729	2023
May	\$512	2022	\$1,079	2023	\$695	2023
June	\$448	2022	\$1,027	2023	\$662	2023
July	\$384	2022	\$974	2023	\$628	2023
August	\$1,126	2023	\$922	2023	\$1,041	2024
September	\$1,062	2023	\$870	2023	\$1,007	2024
October	\$998	2023	\$817	2023	\$973	2024
November	\$934	2023	\$765	2023	\$939	2024
December	\$870	2023	\$712	2023	\$906	2024

CONSTRUCTION PERIOD WATER CONSUMPTION RATES – COMMERCIAL AND INDUSTRIAL

Water Connection Size	Consumption Charge
20mm (3/4") diameter	\$145
25mm (1") diameter	\$280
40mm (1 ½") diameter	\$700
50mm (2") diameter and larger	\$1,745

Bylaw 10220 Page 7

SCHEDULE "F" to BYLAW 5637

MISCELLANEOUS CHARGES

1.	For a	n inaccessible meter as set out in Section 7	\$195 per quarter
2.	For ea	ach turn on or turn off	\$105
3.	For ea	ach non-emergency service call outside regular hours	Actual Cost
4.	Fee fo	or testing a water meter	\$370
5.	Water	Service Disconnections:	
	(a)	when the service pipe is temporarily disconnected at the property line for later use as service to a new building	\$165
	(b)	when the service pipe is not needed for a future development and must be permanently disconnected at the watermain, up to and including 50mm	\$1,100
	(c)	if the service pipe is larger than 50mm	Actual Cost
6.	Troub	eleshooting on private property	Actual Cost
7.	Fire flow tests of a watermain:		
		First test Subsequent test	\$250 \$150
8.	Locate	e or repair of curb stop service box or meter box	Actual Cost
9.	Toilet	rebate per replacement	\$100
10.	Fee for water meter verification request		\$50
11.	Fee for use of City fire hydrants:		
	(a)	Where the installation of a water meter is required: Refundable deposit: Consumption fee: the greater of the rates set out in Item 1 of Schedule B or C, or	\$340 \$218
	(b)	Where the installation of a water meter is not required: First day	\$218

Bylaw 10220		Page 8	
		Each additional day of use beyond the first day	\$72
12.	Fee f	or use of Private fire hydrants:	
	(a)	Where the installation of a water meter is required: Refundable deposit: Consumption fee: the greater of the rates set out in Item 1 of Schedule B or C, or	\$360 \$210
	(b)	Where the installation of a water meter is not required: First day Each additional day of use beyond the first day	\$100 \$65

Bylaw 10220 Page 9

SCHEDULE "G" to BYLAW 5637

RATES FOR VANCOUVER INTERNATIONAL AIRPORT AUTHORITY (YVR)

Applicable rate is \$0.9011 per cubic meter of water consumed, plus the following amounts:

- YVR's share of future water infrastructure capital replacement calculated at \$0.3372 per m³
- 50% of the actual cost of operations and maintenance activities on water infrastructure shared by the **City** and YVR, as shown outlined in red on the plan attached as Schedule H
- 100% of the actual cost of operations and maintenance activities on water infrastructure serving only YVR, as shown outlined in red on the plan attached as Schedule H
- 76 m³ of water per annum at a rate of \$0.9011 per cubic meter for water used annually for testing and flushing of the tank cooling system at Storage Tank Farm TF2 (in lieu of metering the 200 mm diameter water connection to this facility)

(Note: water infrastructure includes water mains, pressure reducing valve stations, valves, hydrants, sponge vaults and appurtenances)



Bylaw 10221

Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10221

The Council of the City of Richmond enacts as follows:

- 1. The **Drainage**, **Dyke and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting Schedule B and Schedule C in their entirety and substituting Schedule A attached to and forming part of this Bylaw.
- 2. This Bylaw is cited as "Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10221" and is effective January 1, 2021.

FIRST READING	NOV 2 3 2020	CITY OF RICHMOND
SECOND READING	NOV 2 3 2020	APPROVED for content by originating
THIRD READING	NOV 2 3 2020	APPROVED
ADOPTED		for legality by Solicitor
MAYOR	CORPORATE OFFICER	

Bylaw 10221

Page 2

SCHEDULE A to Bylaw 10221

SCHEDULE B to BYLAW NO. 7551

SANITARY SEWER USER FEES

1. FLAT RATES FOR NON-METERED PROPERTIES

		Annual Fee Per Unit
(a)	Residential Dwellings	
	(i) One-Family Dwelling or Two-Family Dwelling	\$570.59
	(ii) Townhouses	\$522.07
	(iii) Apartments	\$434.81
(b)	Public School (per classroom)	\$440.14
(c)	Shops and Offices	\$521.20

2. RATES FOR METERED PROPERTIES

Regular rate per cubic metre of water delivered to the property:

\$ 1.3917

3. RATES FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND AGRICULTURAL

Minimum charge in any quarter of a year:

\$ 86.00

Bylaw 10221 Page 3

4. CONSTRUCTION PERIOD – PER DWELLING UNIT

Month (2021)	One-Family Dwellings & Each Unit in a Two-Family Dwelling (rate per unit)	Start Bill Year	Multi-Family Dwelling Less than 4 Storeys (rate per unit)	Start Bill Year	Multi-Family Dwelling 4 Storeys or More (rate per unit)	Start Bill Year
January	\$571	2022	\$522	2022	\$891	2023
February	\$523	2022	\$1,027	2023	\$855	2023
March	\$475	2022	\$983	2023	\$819	2023
April	\$428	2022	\$940	2023	\$783	2023
May	\$380	2022	\$896	2023	\$746	2023
June	\$333	2022	\$853	2023	\$710	2023
July	\$285	2022	\$809	2023	\$674	2023
August	\$837	2023	\$766	2023	\$1,117	2024
September	\$789	2023	\$722	2023	\$1,081	2024
October	\$742	2023	\$679	2023	\$1,045	2024
November	\$694	2023	\$635	2023	\$1,008	2024
December	\$647	2023	\$592	2023	\$972	2024

Bylaw 10221 Page 4

SCHEDULE C to BYLAW NO. 7551

FLOOD PROTECTION SYSTEM FEES

		Annual Fee Per Unit
1.	FLOOD PROTECTION SYSTEM FEES	
	(a) Residential Dwellings	
	(i) One-Family Dwelling or Two-Family Dwelling	\$171.72
	(ii) Multiple-Family Dwellings	\$161.46
	(b) Agricultural properties	\$171.72
	(c) Stratified industrial, commercial and institutional properties	\$171.72
	(d) Non-stratified industrial, commercial and institutional properties	\$171.72
	with lot areas less than 800 m ²	
	(e) Non-stratified industrial, commercial and institutional properties	\$542.88
	with lot areas between 800 m ² and 10,000 m ²	
	(f) Non-stratified industrial, commercial and institutional properties	\$1,085.76
	with lot areas greater than 10,000 m ²	



Bylaw 10222

Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10222

The Council of the City of Richmond enacts as follows:

- 1. The Solid Waste and Recycling Regulation Bylaw No. 6803, as amended, is further amended by adding Section 1.8.4 (d) to (f) as follows:
 - (d) all mattresses to be picked up must be wrapped and sealed in a water-resistant material;
 - (e) all large items must be dry and free of moisture. Large items that are excessively damp, waterlogged or contain moisture will not be picked up;
 - (f) in the opinion of the City, the large item does not represent:
 - i. a health or safety concern;
 - ii. is or may be germ or vermin-infested;
 - iii. is or may be dangerous to the health of a person handling such large item; or
 - iv. may damage the vehicle which is to transport such large item.
 - (g) if the large item is rejected from large item pick up pursuant to Section 1.8.4 (d) to (f), upon request to the City by the owner of the residential property and where the City, in its discretion, deems the item may be collected and handled as garbage, the City may arrange for collection of the item upon receipt of the Non-compliant large item collection fee as outlined in Schedule A which is attached and forms a part of this bylaw.
- 2. The Solid Waste and Recycling Regulation Bylaw No. 6803, as amended, is further amended by deleting Schedules A through D and substituting Schedule A attached to and forming part of this Bylaw. For greater certainty, any reference to Schedule B, Schedule C or Schedule D in the bylaw shall be interpreted as a reference to Schedule A.
- 3. This Bylaw is cited as "Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10222" and is effective January 1, 2021.

Bylaw 10222		Page 2
FIRST READING	NOV 2 3 2020	CITY OF RICHMOND
SECOND READING	NOV 2 3 2020	APPROVED for content by originating
THIRD READING	NOV 2 3 2020	Approved
ADOPTED		for logality by Solicitor
		Lis
MAYOR	CORPORATE OFFICE	 R

Bylaw 10222 Page 3

SCHEDULE A to BYLAW NO. 10222

BYLAW YEAR:

2021

SCHEDULE A to BYLAW NO. 6803

FEES FOR CITY GARBAGE COLLECTION SERVICE	
Annual City garbage collection service fee for each unit in a single-family	
dwelling, each unit in a duplex dwelling, and each unit in a townhouse	
development: 80L container	\$ 78.89
Annual City garbage collection service fee for each unit in a townhouse	
development with weekly collection service: 80L container	\$ 94.67
Annual City garbage collection service fee for each unit in a single-family	
dwelling, each unit in a duplex dwelling, and each unit in a townhouse	
development: 120L container	\$ 106.11
Annual City garbage collection service fee for each unit in a townhouse	
development with weekly collection service: 120L container	\$ 127.33
Annual City garbage collection service fee for each unit in a single-family	
dwelling, each unit in a duplex dwelling, and each unit in a townhouse	
development: 240L container	\$ 133.61
Annual City garbage collection service fee for each unit in a townhouse	
development with weekly collection service: 240L container	\$ 160.33
Annual City garbage collection service fee for each unit in a single-family	
dwelling, each unit in a duplex dwelling, and each unit in a townhouse	
development: 360L container	\$ 250.28
Annual City garbage collection service fee for each unit in a townhouse	
development with weekly collection service: 360L container	\$ 300.33
Annual City garbage collection service fee for each unit in a multi-family	
dwelling	
- Weekly service	\$ 46.94
- Twice per week service	\$ 85.28
Optional Monthly City garbage collection service fee for Commercial customers	
- Weekly service	\$ 74.35
- Cost per additional cart	\$ 40.75
Optional Monthly City garbage collection service fee for Commercial customers	
- Twice weekly service	\$ 127.50
- Cost per additional cart	\$ 58.00
Fee for garbage cart replacement	\$ 25.00
Fee for each excess garbage container tag	\$ 2.00
Large Item Pick Up fee	\$ 19.06
Non-compliant large item collection fee	\$ 75.00

Bylaw 10222 Page 4

SCHEDULE B to BYLAW NO. 6803

FEES FOR CITY RECYCLING SERVICE			
Appual City recognizer convice for	T		
Annual City recycling service fee: (a) For residential properties, which receive blue box service (per unit)	\$	66.11	
(b) For multi-family dwellings or townhouse developments which receive centralized	Ψ	00.11	
collection service (per unit)	\$	50.67	
Annual City recycling service fee:	-		
(a) For yard and garden trimmings and food waste from single-family dwellings and from			
each unit in a duplex dwelling (per unit)	\$	175.83	
(b) For yard and garden trimmings and food waste from townhome dwellings that receive			
City garbage or blue box service (per unit)	\$	70.00	
(c) For yard and garden trimmings and food waste from multi-family dwellings			
- Weekly Service	\$	53.33	
- Twice per week service	\$	73.11	
Cardboard bin recycling service for multi-family dwellings, collected once every 2 weeks	\$	60.00/bin/month	
Cardboard bin recycling service for multi-family dwellings, collected weekly	\$	70.00/bin/month	
Fee for yard/food waste cart replacement	\$	25.00	
Annual City recycling service fee for non-residential properties	\$	5.67	
Optional Monthly City organics collection service fee for Commercial customers	ф	71.15	
- Weekly service	\$	71.15	
- Cost per additional cart	\$	31.45	
Optional Monthly City organics collection service fee for Commercial customers	Φ.	98.10	
- Twice weekly service	\$ \$	59.85	
- Cost per additional cart City recycling service fee for the Recycling Depot:	Φ	39,63	
City recycling service fee for the Recycling Depot.	\$20	0.00 per cubic yard	
•		for the second and	
	1	subsequent cubic	
(a) (i) for yard and garden trimmings from residential properties		yard	
(ii) for recyclable material from residential properties	\$	0.00	
(b) For yard and garden trimmings from non-residential properties	\$20.00 per cubic yard		
(c) For recycling materials from non-residential properties	\$	0.00	

SCHEDULE C to BYLAW NO. 6803

FEES FOR CITY LITTER COLLECTION SERVICE	E	
Annual City litter collection service fee for both residential properties and non-	<u> </u>	
residential properties	\$	36.11

Bylaw 10222

Page 5

SCHEDULE D TO BYLAW 6803

									T FEE SCHEDU					
		GARBAGE, RECYCLING & LITTER COLLECTION FEE						RECYCLING & LITTER COLLECTION FEE PER STRATA LOT						
		Single-Family Dwellings & Each Unit in a Duplex Dwelling			Townhouse Development			Townhouse Development			Multi-Family Development			
Month in Current Year in which Building Permit is Issued	r	Prorated Fee Per Unit	Year in which Annual Fee Commences		ated Fee r Unit	Year in which Annual Fee Commences	Pr	Prorated Fee Per Unit Year in whic		Prorated Fee Per Unit		Year in which Annual Fee Commences		
January	2021	\$ 194	2022	\$	-	2022	\$	_	2022	\$	64	2023		
February ·	2021	\$ 162	2022	\$	250	2023	\$	145	2023	\$	54	2023		
March	2021	\$ 129	2022	\$	228	2023	\$	132	2023	\$	43 .	2023		
April	2021	\$ 97	2022	\$	205	2023	\$	119	2023	\$	32	2023		
May	2021	\$ 65	2022	\$	182	2023	\$	105	2023	\$	21	2023		
June	2021	\$ 32	2022	\$	159	2023	\$	92	2023	\$	11	2023		
July	2021	\$ -	2022	\$	137	2023	\$	79	2023	\$	-	2023		
August	2021	\$ 362	2023	\$	114	2023	\$	66	2023	\$	120	2024		
September	2021	\$ 330	2023	\$	91	2023	\$	53	2023	\$	109	2024		
October	2021	\$ 297	2023	\$	68	2023	\$	40	2023	\$	98	2024		
November	2021	\$ 264	2023	\$	46	2023	\$	26	2023	\$	87	2024		
December	2021	\$ 231	2023	\$	23	2023	\$	13	2023	\$	77	2024		

6536928





Development Permit Panel Wednesday, November 25, 2020

Time:

3:30 p.m.

Place:

Council Chambers

Richmond City Hall

Present:

Joe Erceg, Chair

Cecilia Achiam, General Manager, Community Safety

John Irving, General Manager, Engineering and Public Works

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on October 28, 2020 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 19-867710

(REDMS No. 6533031)

APPLICANT:

Matthew Cheng Architect Inc.

PROPERTY LOCATION:

9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road

INTENT OF PERMIT:

- 1. Permit the construction of 13 townhouse units at 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road on a site zoned "Low Density Townhouses (RTL4)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Garden City Road from 6.0 m to 4.5 m.

Development Permit Panel Wednesday, November 25, 2020

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc, with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, including its site context, site plan, adjacencies, floor plans, form and character, elevations, site grade, fire truck and SU-9 truck access, building materials, and sustainability and accessibility features, highlighting the following:

- the proposed exterior side yard (which functions as a front yard) setback variance to Garden City Road will allow for increased setback along the east property line and provides an appropriate interface with adjacent single-family homes to the east;
- a statutory right-of-way (SRW) has been secured to allow for access to/from the adjacent future development to the south through the subject's site's internal drive aisle;
- the height of end units of three-storey townhouse buildings at the corner of Garden City Road and Glenallan Gate and adjacent to the south property line is reduced to provide an appropriate transition to the predominantly single-family neighbourhood;
- the two-storey rear units provide an appropriate transition to adjacent single-family homes to the east;
- no retaining walls are proposed as the finished grade on the proposed development is compatible with the grade along the property lines;
- two side-by-side parking spaces will be provided for each townhouse unit and will be equipped with electric vehicle (EV) charging; no tandem parking is proposed;
- three visitor parking spaces are proposed, one of which is accessible; indoor and outdoor bicycle parking spaces will also be incorporated into the development;
- two convertible units are proposed, one of which includes a secondary suite;
- the proposed common outdoor amenity area is accessible to all residents;
- a privacy screen will be provided for the balcony of the townhouse unit adjacent to the residential property to the south to address potential overlook concerns;
- the proposed development will achieve Step Code 3 of the BC Energy Step Code;
- proposed sustainability features include, among others, the provision of an air source heat pump system; the condensing units will be screened and an acoustical report provided by the applicant indicates that the proposed units comply with the City's Noise Bylaw; and
- the recommendations of the City's Advisory Design Panel have been incorporated into the proposal to improve the project's elevations, landscaping, accessibility, sustainability, provision of common amenities and further define the site's vehicular and residential entries.

Development Permit Panel Wednesday, November 25, 2020

Yiwen Ruan, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) two on-site trees and three off-site trees will be retained and protected, (ii) 14 on-site trees will be removed and 29 replacement trees are proposed, (iii) a low permeable aluminum fence along the street frontages with concrete columns at the unit entries is proposed to improve the streetscape, (iv) the planting strip along the street frontages includes, among others, flowering trees, to enhance the pedestrian experience, (v) private yards of each unit are enclosed by a hedge and a fence to ensure privacy, (vi) permeable pavers are proposed for the vehicular entry, the pedestrian pathway within the internal drive aisle, and visitor parking spaces to provide visual interest and safety, and (v) the common outdoor amenity area includes, among others, a play area with a large play equipment and natural play elements and a picnic table.

In addition, Mr. Ruan noted that (i) the project's soft landscaping and permeable paving treatment for some on-site surface areas enhance the project's sustainability features, and (ii) drought tolerant and low maintenance plants are proposed to be planted on the site.

In reply to a query from the Panel, Mr. Ruan acknowledged that the two on-site trees to be retained are located along the Garden City Road and Glenallan Gate frontages.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for frontage works along Garden City Road and Glenallan Gate and site services, (ii) the proposed exterior side yard setback variance is consistent with the City's Arterial Road Guidelines for Townhouses, (iii) a six-meter rear yard setback is provided to create adequate separation from the single-family homes to the east, (iv) there is no road widening associated the project and the setback to the front buildings from the Garden City Road curb will be approximately 8.6 meters, and (v) the project's acoustical engineer has submitted an acoustical report which indicates that the project will meet the Canada Mortgage and Housing Corporation's (CMHC) interior noise standards.

Panel Discussion

It was noted that the proposed use of asphalt roof shingles for the townhouse buildings could negatively impact the sustainability of the project. It was therefore suggested that staff review the use of asphalt roof shingles for future residential developments and investigate the use of alternate roofing materials to enhance the sustainability of residential developments in the City.

Gallery Comments

None.

Correspondence

Norm Roberts (no address provided) (Schedule 1)

Development Permit Panel Wednesday, November 25, 2020

Mr. Craig noted that Mr. Roberts expressed concern regarding the amount of private outdoor spaces provided for the proposed development.

In reply to a comment from the Panel, Mr. Craig acknowledged that the proposed front yard setback along Garden City Road and the six-meter rear yard setback allow for the provision of adequate private outdoor spaces. In addition, Mr. Craig confirmed that the size of the project's common outdoor amenity area exceeds the City's minimum requirement.

Agnes Trinidad, Unit 30, 9280 Glenallan Drive (Schedule 2)

Mr. Craig noted that Ms. Trinidad and other residents of their unit expressed support for the proposed townhouse development.

Panel Discussion

The Panel expressed support for the proposed development, noting that it is a well thought out and detailed project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of 13 townhouse units at 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road on a site zoned "Low Density Townhouses (RTL4)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Garden City Road from 6.0 m to 4.5 m.

CARRIED

2. New Business

It was moved and seconded

That the Development Permit Panel meeting scheduled on December 9, 2020 be cancelled.

CARRIED

- 3. Date of Next Meeting: January 13, 2021
- 4. Adjournment

Development Permit Panel Wednesday, November 25, 2020

It was moved and seconded That the meeting be adjourned at 4:02 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, November 25, 2020.

Joe Erceg

Chair

Rustico Agawin

Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 25, 2020.

From: Sent: Norm Roberts <normrob@telus.net>

Sent:

November 14, 2020 4:22 PM

To: Subject: CityClerk DP 19-867710

Categories:

Matt

To Development Permit Panel
Date: NOVEMBER 25, 2020
Item #_ I
Re: _DP 19 - 867710

It is truly unfortunate that our modern homes do not include that piece of privacy and inner sanctum called a back yard for kids to learn, play and mature. I find this totally unacceptable.



Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 25, 2020.

To Development Permit Panel
Date: NOVEMBER 25, 2020
Item # /
Re: DP 19 - 867710

From:

Agnes Trinidad <agnestrinidad3863@gmail.com>

Sent:

November 23, 2020 3:43 PM

To:

CityClerk

Subject:

NOTICE OF DEVELOPMENT PERMIT

Hi, Just to inform you that we received this notice regarding the new development in our neighborhood. We, RAUL, AGNES TRINIDAD, ROMA MACABANTAD, and JUDY MONTAJES are not available to attend the meeting and we agree to your plan.

Our address is 9280 GLENALLAN DR. #30 RICHMOND BC. V7A 2S8

Thank you, Agnes Trinidad



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Report to Council

To:

Richmond City Council

Date:

November 25, 2020

From:

Joe Erceg

File:

DP 18-829141

Re:

Chair, Development Permit Panel

Development Permit Panel Meetings Held on September 16, 2020

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-829141) for the property at 5591, 5631, 5651 and 5671 No. 3 Road be endorsed, and the Permit so issued.

Joe Erceg

Chair, Development Permit Panel

(604-276-4083)

WC/SB:blg

Panel Report

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

<u>DP 18-829141 – TOWNLINE VENTURES INC. – 5591, 5631, 5651 AND 5671 NO. 3 ROAD</u> (September 16, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of a high-density, mixed-use development consisting of three residential towers and a mid-rise building that includes 363 residential units and 20 low-end market rental units, and an office tower over a single storey mixed-use podium with street-oriented commercial, retail and community amenity uses at ground level on a site zoned "High Density Mixed Use (ZMU38) – Lansdowne Village (City Centre)". No variances are included in the proposal.

Architect, Peter Odegaard, of MCM Architects, and Landscape Architect, Justin Benjamin Taylor, of Durante Kreuk Landscape Architecture, provided a brief presentation, including:

- The proposed development includes spaces for office, residential, retail/commercial, and City-owned community amenity uses in the center of the City Centre Area.
- Two of the four levels of parking are below grade, resulting in a low podium expression around the buildings.
- The existing City lane along the west side of the subject site will be widened to create a new north-south road.
- All vehicle, loading and garbage and recycling access is provided through a single parkade entrance located at the north end of the site from the new north-south road.
- The proposed linear park fronts onto the south side of the subject site along Lansdowne Road.
- The architecture of the buildings reflects their mixed-uses.
- The office tower is articulated with angled corners and edges and is sited at the prominent southeast corner of the site.
- Angled balconies are proposed for the residential towers.
- The outdoor amenity spaces are located on the podium roof.
- Public Art, which is a light installation, will be incorporated on the ceiling of the two pedestrian breezeways on the ground level that provide connections from the sidewalks along both Lansdowne Road and No. 3 Road to internal parking area.
- There is a 10 m dedication along the Lansdowne Road frontage for the installation of the linear park.
- The common residential outdoor amenity area includes active and passive uses including, among others, a children's play area, an outdoor pool, a quiet garden, a dog run with wash station, outdoor kitchens and dining areas.
- Pedestrian circulation routes are provided from the two podium exits.

In reply to Panel queries, the design team noted that: (i) Public Art is located at the two pedestrian breezeways on either side of the office tower building which can be accessed from No. 3 Road and Lansdowne Road and provide connection to the parkade; (ii) the breezeways are publicly accessible during regular business hours; (iii) ballasted roofs are proposed for the four towers primarily due to height restrictions and will not be accessible; (iv) the roof lines of the project are differentiated and the residential tower roofs are sloped; (v) the top of the tower is the roof parapet of the elevator overrun; (vi) an intensive green roof is proposed on the mid-rise building rooftop; and (vii) there would be no added significant benefits for installing green roofs on the rooftops of towers as water infiltration is taken care of by the overall design of the buildings.

Staff noted that: (i) a City-owned community amenity space is included in the proposed development that has been designed in consultation with City stakeholders; (ii) there is a significant Servicing Agreement associated with the project for the significant road improvements along Lansdowne Road, the construction of a new north-south road along the west side of the site, and improvements to No. 3 Road; (iii) the linear park along Lansdowne Road will also be designed through the Servicing Agreement process; (iv) the Public Art installation within the breezeways was reviewed and endorsed by the Richmond Public Art Advisory Committee (RPAAC) on May 22, 2019; (v) an on-site low carbon district energy utility plant will be constructed and transferred to the Lulu Island Energy Company; and (vi) acoustical measures have been incorporated in the design of the development to address aircraft noise and the adjacency of Canada Line to the subject development.

In reply to Panel queries, staff acknowledged that: (i) the linear park will be designed through a Servicing Agreement process in consultation with City staff; (ii) the City-owned community amenity space front onto the new north-south road; (iii) the project meets the City's Affordable Housing Strategy requirements; (iv) the affordable housing units will be distributed among the three residential towers; and (v) the design of the bicycle lane will be part of the Servicing Agreement that will be reviewed by City's Transportation and Engineering staff.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel expressed support for the project, noting that it is well done and the provision of two levels of below grade parking enhances the appearance of the streetscape.

The Panel recommends the Permit be issued.