



City Council

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

**Monday, December 8, 2014
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on Monday, November 24, 2014* (distributed previously); *and*
- (2) *adopt the minutes of the Inaugural Council meeting held on Monday, December 1, 2014* (distributed previously).

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AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 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
- Council Policy Housekeeping and Policy Updates
- Donation of Surplus Computer Equipment
- Housing Agreement Bylaw No. 9161 and Bylaw No. 9162 to Permit the City to Enter into Housing Agreements to Secure Affordable Rental Housing Units – Pinnacle Living (Capstan Village) Lands Inc. – Lot 1
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, January 19, 2015):
 - 10591, 10611 and 10631 Gilbert Road – Rezone from RS1/E to RTL4 (Yamamoto Architecture Inc. – applicant)

5. *Motion to adopt Items 6 through 10 by general consent.*



6. COMMITTEE MINUTES

That the minutes of:

- | | |
|---------|--|
| CNCL-8 | (1) the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, November 25, 2014; |
| CNCL-17 | (2) the General Purposes Committee meeting held on Tuesday, December 2, 2014; |
| CNCL-52 | (3) the Finance Committee meeting held on Tuesday, December 2, 2014; |
| CNCL-58 | (4) the Planning Committee meeting held on Wednesday, December 3, 2014; |

Pg. # ITEM

be received for information.

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Consent
Agenda
Item

7. **COUNCIL POLICY HOUSEKEEPING AND POLICY UPDATES**

(File Ref. No. 01-0105-00) (REDMS No. 4314460 v. 12)

CNCL-70

See Page CNCL-70 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the Council Policies, as listed in Attachment 1 to the staff report titled “Council Policy Housekeeping and Policy Updates”, dated Nov 28, 2014, 2014, from the General Manager, Community Services, be amended, including the consistent use of “within a five-house radius of the group home” throughout Policy 4001; and*
- (2) *That the Council Policies, as listed in Attachment 2 to the staff report titled “Council Policy Housekeeping”, dated Nov 28, 2014, from the General Manager, Community Services, be rescinded.*

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Consent
Agenda
Item

8. **DONATION OF SURPLUS COMPUTER EQUIPMENT**

(File Ref. No.) (REDMS No. 4314809)

CNCL-128

See Page CNCL-128 for full report

FINANCE COMMITTEE RECOMMENDATION

That the donation of computer equipment detailed in the staff report titled “Donation of Surplus Computer Equipment” be approved.

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Consent
Agenda
Item

9. **HOUSING AGREEMENT BYLAW NO. 9161 AND BYLAW NO. 9162 TO PERMIT THE CITY TO ENTER INTO HOUSING AGREEMENTS TO SECURE AFFORDABLE RENTAL HOUSING UNITS - PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC. - LOT 1**

(File Ref. No. 08-4057-01; 12-8060-20-009161/009162; RZ 12-610011) (REDMS No. 4332072 v.10)

CNCL-132

See Page CNCL-132 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.- Lot 1) ARTS Units Bylaw No. 9161 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9161 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9161, in accordance with the requirements of s. 905 of the Local Government Act, to secure affordable housing in the form of artist residential tenancy studio (ARTS) units required by Rezoning Application 12-610011; and*
- (2) *That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.-Lot 1) Affordable Housing Bylaw No. 9162 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9162 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9162, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 12-610011.*



Consent
Agenda
Item

10. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 10591, 10611 AND 10631 GILBERT ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-009190; RZ 13-649998) (REDMS No. 4383316 v.2)

CNCL-181

See Page CNCL-181 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9190, for the rezoning of 10591, 10611 and 10631 Gilbert Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

11. **APPLICATION BY CITY OF RICHMOND FOR REZONING AT 9620, 9660 AND 9700 CAMBIE ROAD FROM SINGLE DETACHED (RS1/F) TO SCHOOL & INSTITUTIONAL USE (SI)**

(File Ref. No. 12-8060-20-009176; RZ 14-667788) (REDMS No. 4348727 v. 3)

CNCL-203

See Page CNCL-203 for full report

PLANNING COMMITTEE RECOMMENDATION

None.

The following staff recommendation was **Defeated** at Planning Committee with Cllrs. Au, Day, and Steves opposed:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9176, for the rezoning of 9620, 9660 and 9700 Cambie Road from the “Single Detached (RS1/F)” zone to the “School & Institutional Use (SI)” zone in order to develop a new Fire Hall and BC Ambulance Service Ambulance Station, be introduced and given first reading.



CNCL-62

Please note that the following staff **referral** in relation to Item No. 11 was **Carried** at Planning Committee:

That staff discuss options for the orphaned lot at 9720 Cambie Road with the owners and report back.

FINANCE & CORPORATE SERVICES DEPARTMENT

12. **2014 GENERAL LOCAL AND SCHOOL ELECTION**

(File Ref. No. 12-8125-01) (REDMS No. 4438542)

CNCL-238

See Page CNCL-238 for full report

STAFF RECOMMENDATION

- (1) *That the Declaration of Official Results for the 2014 General Local and School Election (attached to the staff report dated December 3, 2014 from the Chief Election Officer) be received for information by Richmond City Council in accordance with the requirement of Section 148 of the Local Government Act; and*
- (2) *That staff report back on the election program generally.*

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-291 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8789**
(3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909, RZ 10-552482)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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CNCL-293 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9159**
(9700 and 9740 Alexandra Road, RZ 13-649641)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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DEVELOPMENT PERMIT PANEL

13. RECOMMENDATION

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

- CNCL-297** (1) *That the **minutes** of the Development Permit Panel meeting held on Wednesday, November 26, 2014, and the Chair's reports for the Development Permit Panel meetings held on October 15, 2014 and November 26, 2014 be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
- CNCL-312** (a) *a Development Permit (**DP 14-667441**) for the property at 9700 and 9740 Alexandra Road; and*
- CNCL-315** (b) *a Development Permit (**DP 13-645579**) for the property at 1001 Hudson Avenue;*
- be endorsed, and the Permits so issued.*

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ADJOURNMENT

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Parks, Recreation & Cultural Services Committee

Date: Tuesday, November 25, 2014

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Ken Johnston

Also Present: Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, October 28, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, December 17, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that Emergency Weather Shelters will be considered as Item No. 1A, Richmond Allotment Gardens Association will be considered as Item No. 1B, and Cultural Focus for Festivals will be considered as Item No. 1C.

DELEGATION

1. Referring to his submission, (attached to and forming part of these minutes as Schedule 1) Dr. Jim Tanaka and Mary Hirano, Wakayama Kenjin Kai, presented on (i) Wakayama Kenjin Kai's activities, (ii) the upcoming 50th anniversary of the founding of the organization, and (iii) a proposed Cherry Blossom Festival in Richmond.

Dr. Tanaka then requested to Committee that (i) the Wakayama Kenjin Kai's upcoming 50th anniversary receive City recognition under a special event category, and (ii) the Wakayama Kenjin Kai be associated with the proposed Richmond Cherry Blossom Festival.

In reply to queries from Committee, Dr. Tanaka and Ms. Hirano advised that the proposed Richmond Cherry Blossom Festival would be a family-oriented event and would include displays and activities showcasing Japanese culture.

Discussion ensued regarding other groups that hold similar events to the proposed Cherry Blossom Festival. Dr. Tanaka noted that the Wakayama Kenjin Kai would request to be associated with the proposed Cherry Blossom Festival.

Discussion then ensued with regard to the opportunity to showcase Richmond's pioneers through the proposed festival, which could include an open house or parade and extend over the course of a weekend.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that staff can review the special event's budget and report back on the feasibility of the proposed Richmond Cherry Blossom Festival.

Discussion took place regarding the City's role in organizing festivals and coordinating with community groups. Dr. Tanaka advised that the proposed festival is not anticipated to conflict with other community events.

Discussion then ensued with regard to some of the City's criteria for supporting a festival, including (i) having sponsors in place, (ii) being community driven, and (iii) involving different community groups.

In reply to queries from Committee with respect to the community event hosted by the Steveston Buddhist Temple, Dr. Tanaka noted that the Obon is an annual celebration held in the summer and is an unrelated event from the proposed Cherry Blossom Festival.

In reply to queries from Committee, Dr. Tanaka clarified that Wakayama Kenjin Kai is presenting a request for two separate events – first to recognize the 50th anniversary of the Wakayama Kenjin Kai, and second to associate the Wakayama Kenjin Kai with the proposed Richmond Cherry Blossom Festival.

2.

Parks, Recreation & Cultural Services Committee
Tuesday, November 25, 2014

Ms. Carlile, noted that there are currently no plans to organize a cherry blossom festival for Richmond, however staff can examine options for developing a cherry blossom festival and acknowledging the Wakayama Kenjin Kai's 50th anniversary.

Discussion ensued with regard to the re-opening of the former Japanese Hospital building in the Steveston area and aligning the event to the proposed Richmond Cherry Blossom Festival. Connie Baxter, Supervisor, Museum and Heritage Sites, noted that staff anticipate that the former Japanese Hospital building will re-open in March 2015.

In response to Committee's discussion, Mike Redpath, Manager, Parks, commented that staff can examine options for a tree planting ceremony in the Steveston area in recognition of the 50th anniversary of the Wakayama Kenjin Kai.

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

It was moved and seconded

That staff examine options for:

- (1) the commemoration of the Wakayama Kenjin Kai's 50th anniversary;*
and
- (2) the organization of a Cherry Blossom Festival in collaboration with community groups;*

and report back.

The question on the referral was not called as discussion ensued regarding (i) the different plant species used for planting at Garry Point, (ii) the source for the native plant species, and (iii) short and long-term plans for a Cherry Blossom Festival.

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

1A. EMERGENCY WEATHER SHELTERS

(File Ref. No.)

Discussion ensued with respect to correspondence from the St. Alban's Extreme Weather Shelter (copy on file, City Clerk's Office) regarding the high demand for emergency weather shelter facilities in Richmond and the possible resources the City can offer to help meet demand.

In reply to queries from Committee, Ms. Carlile advised that the City currently does not have assets available in the City Centre area; however staff can examine other available assets that potentially may be reallocated in an effort to respond to the demand for shelters. Also, Mr. Redpath stated that staff can examine possible park assets that may be repurposed for shelter facilities.

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Tuesday, November 25, 2014

Discussion ensued with respect to (i) the types of resources required to help meet the demand for shelters, (ii) whether the use of vacant City property is appropriate for emergency weather shelters, (iii) identifying shelters that are in proximity to transit, (iv) encouraging other community groups such as churches to provide facilities for emergency weather shelters, (v) the range of individuals and families that use emergency weather shelters, (vi) coordinating with other levels of government to address homelessness, (vii) collaborating with developers to provide emergency weather shelters, affordable housing and child care facilities in the city, and (viii) individuals from other parts of the Lower Mainland that utilize shelter facilities and other programs in the city.

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

It was moved and seconded

That staff:

- (1) *examine City assets that could be allocated to help meet the demand for extreme weather shelters;*
- (2) *examine the types of shelters that could accommodate families and women; and*
- (3) *examine options to increase capacity for homeless shelters in the city; and report to the Planning Committee.*

CARRIED

1B. RICHMOND ALLOTMENT GARDENS ASSOCIATION

(File Ref. No.)

Discussion ensued with respect to correspondence received from the Richmond Allotment Gardens Association (copy on file City Clerk's Office) regarding the classification of the property at 10711 Palmberg Road as farmland under BC Assessment.

It was noted that the organization was unable to meet BC Assessment's criteria to have the property classified as farmland and as a result, the organization had to increase garden plot fees.

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

It was moved and seconded

That staff coordinate with BC Assessment to examine options to reduce the tax rate at the site located at 10711 Palmberg Road and report back.

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, November 25, 2014

1C. CULTURAL FOCUS FOR FESTIVALS

(File Ref. No.)

Discussion ensued with regard to events and activities that would unite cultural groups in the city.

In reply to queries from Committee, Ms. Carlile advised that staff are currently creating a strategic plan for City events.

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

It was moved and seconded

That staff examine potential culturally focused events and activities that the City can organize in conjunction with community groups and report back.

The question on the referral was not called as discussion ensued with respect to (i) uniting cultural groups in the city, (ii) organizing block parties in the city, and (iii) including community groups in the organization of cultural events.

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

2. MANAGER'S REPORT

(i) Turf Pest – European Chafer in Richmond

Ted deCrom, Manager, Parks Operations, briefed Committee on the effects of the European Chafer on turf in the city and the difficulties of controlling the pest.

In reply to queries from Committee, Mr. deCrom noted that a brochure providing information about the control and treatment of the European Chafer is available to residents. He also noted that information on the European Chafer will also be available on the City's website.

Dave Semple, General Manager, Community Services, advised that the information on the European Chafer could also be made available in other languages.

Discussion ensued with regard to natural treatment options for the European Chafer, and Mr. deCrom advised that other areas in the Lower Mainland have also been affected and the City is working with those municipalities to control the pest.

(ii) Use of Automated External Defibrillator (AED) in the City

John Woolgar, Manager, Aquatic, Arena and Fitness Services, briefed Committee on an incident that occurred in a City facility where an AED was used to resuscitate an individual.

Parks, Recreation & Cultural Services Committee
Tuesday, November 25, 2014

Discussion ensued regarding the involvement of the Heart and Stroke Foundation in the installation of the City's AED stations.

Staff were then directed to write a letter updating the Heart and Stroke Foundation on the use of AEDs in the City.

(iii) *Watermania Aquatic Centre*

Serena Lusk, Senior Manager, Recreation and Sport, spoke on the Watermania Aquatic Centre facility lease. She noted that more consultation is needed with the owner of the facility and that staff will report back to Council once they have additional information.

(iv) *Branscombe House*

Jane Fernyhough, Director, Arts, Culture and Heritage Services, provided an update on the restoration of the Branscombe House, highlighting that it will be open to the public early in 2015.

(v) *Alexandra Park – Alexandra District Energy Utility (ADEU)*

Mr. Redpath briefed Committee on the Alexandra Park ADEU expansion and noted that public consultation will begin in early 2015.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:11 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, November 25, 2014.

Councillor Harold Steves
Chair

Evangel Biason
Auxiliary Committee Clerk

Purpose of a family-oriented Cherry Blossom Festival at Garry Point Park

- 1) to pave the way to be the highlight of tradition to welcome the spring and bring the diversified community together
- 2) to share the beauty and bring joy to the citizens of Richmond and visitors
- 3) to transform the park to allow the community to experience an authentic Japanese culture/ tradition and cherry blossom experience
- 4) to reconnect with old friends, to meet new ones and rekindle that sense of community
- 5) to give gratitude and appreciation to remember those who came before us and opened or lead a way for us to enjoy the life we have today
- 6) to celebrate Canada's and Richmond's diversity and unique multiculturalism
- 7) to gather a great deal of positive attention over the years
- 8) to introduce and express one of the many forms of Japanese culture
- 9) no unique event to celebrate the achievement and contributions the pioneering Japanese immigrants from Wakayama prefecture in Japan and the generations that followed.

CHERRY TREES AT GARRY POINT PARK

The "CHERRY TREE GARDEN" in Garry Point Park has a grove of 255 Akebono cherry trees.

On November 2, 2000, to commemorate the 35th anniversary of the B.C. Wakayama Kenjin Kai (Wakayama Prefectural Association) which was founded by a handful of visionaries in 1965, and to celebrate the New Millennium, 15 mature Akebono cherry trees were planted in Garry Point Park.

On March 26, 2010, on the 45th anniversary of the Kenjin Kai, the Unveiling Ceremony of the monument to commemorate the "CHERRY TREE GARDEN" and the presentation of 205 cherry trees to the City of Richmond took place.

On February 10, 2011, an additional 50 Akebono cherry trees were planted and donated to the City and successfully brought the "Cherry tree planting project" to a mutually benefitting conclusion.

On April 13, 2012 with a grove of 255 Akebono cherry trees in full bloom, the City hosted an Award Ceremony and a Commendation Certificate was presented to the Kenjin Kai in recognition for its Cherry Tree Planting Project which contributed to the City's Beautification Program.

These 255 cherry trees are the legacy of the great achievements and contributions made to the community by the pioneering immigrants and ancestors who emigrated from Wakayama prefecture in Japan, as well as the generations that followed.

For the past several years, the cherry blossoms at Garry Point Park not only brought enjoyment but also became a part of the essence of quality of life for the citizens of Richmond and visitors.

桜庭園

CHERRY TREE GARDEN

THESE CHERRY TREES IN GARRY POINT PARK ARE DEDICATED TO THE PIONEERING IMMIGRANTS AND ANCESTORS WHO EMIGRATED FROM WAKAYAMA PREFECTURE IN JAPAN AND IN RECOGNITION AND MEMORY OF THE GENERATIONS THAT FOLLOWED.

THESE CHERRY TREES COMMEMORATE THEIR ACCOMPLISHMENTS AND CONTRIBUTIONS TO THE COMMUNITIES AND THE LEGACY OF THEIR PIONEERING SPIRIT, COURAGE, PERSEVERANCE, AND LEADERSHIP.

THIS PROJECT WAS UNDERTAKEN ON THE 35TH ANNIVERSARY OF THE B.C. WAKAYAMA KENJIN KAI IN 2000, TO HONOUR THEM, WITH THE SUPPORT AND COOPERATION OF THE CITY OF RICHMOND. ON ITS 45TH ANNIVERSARY THESE CHERRY TREES ARE DONATED TO THE CITY OF RICHMOND FOR THE CITIZENS AND VISITORS TO ENJOY THE CHERRY BLOSSOMS FOR YEARS TO COME.

SPRING 2010

B.C.州和歌山県人会

B.C. WAKAYAMA KENJIN KAI



General Purposes Committee

Date: Tuesday, December 2, 2014

Place: Anderson Room
Richmond City Hall

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

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

AGENDA ADDITION

It was moved and seconded

That the Richmond Division of Family Practice – A GP for Me be added to the agenda as Item No. 4.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, November 17, 2014, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. COUNCIL POLICY HOUSEKEEPING AND POLICY UPDATES

(File Ref. No. 01-0105-00) (REDMS No. 4314460 v. 12)

The Chair noted that a copy of Attachment 2 - Policy 9001 Demolition of City Owned Substandard Houses (attached to and forming part of these minutes as Schedule 1) was circulated on the table due to its inadvertent omission from the staff report.

It was moved and seconded

- (1) That the Council Policies, as listed in Attachment 1 to the staff report titled "Council Policy Housekeeping and Policy Updates", dated Nov 28, 2014, 2014, from the General Manager, Community Services, be amended, including the consistent use of "within a five-house radius of the group home" throughout Policy 4001; and*
- (2) That the Council Policies, as listed in Attachment 2 to the staff report titled "Council Policy Housekeeping", dated Nov 28, 2014, from the General Manager, Community Services, be rescinded.*

The question on the motion was not called as discussion ensued and staff was directed to amend Policy 4001 - Group Homes to reflect the consistent use of "within a five-house radius of the group home" throughout the Policy, particularly referencing the "Good Neighbour" guidelines on Page GP-49.

In response to a query from Committee, Jim Tait, Director, Human Resources, advised that Policy 6008 Employees – Recognition of Retirees and Long Service was obsolete; therefore, staff has recommended that the Policy be rescinded with the intention that an Administrative Directive be adopted in the near future.

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

ENGINEERING & PUBLIC WORKS DEPARTMENT

2. 2015 PAVING PROGRAM

(File Ref. No. 10-6000-01) (REDMS No. 4440822)

In reply to a query from Committee, Milton Chan, Manager, Engineering Design & Construction, stated that, in an effort to mitigate potential difficulties with a single contractor completing the paving program within the dates specified in the contract, it is anticipated that the contract be awarded to more than one contractor.

General Purposes Committee
Tuesday, December 2, 2014

It was moved and seconded

That the staff report titled 2015 Paving Program dated November 21, 2014, from the Director, Engineering, be received for information.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

3. UPDATE ON PROVINCE OF BRITISH COLUMBIA 10-YEAR TRANSPORTATION PLAN: BC ON THE MOVE

(File Ref. No. 01-0150-20-THIG1) (REDMS No. 4447112)

In response to queries from Committee, Victor Wei, Director, Transportation, commented that he is not aware of any upcoming Elected Official Forum with TransLink with regard to the 10-Year Transportation Plan. He further commented that the Province has committed to the George Massey Tunnel Replacement Project scheduled to commence in 2017.

Discussion then ensued among Committee members and staff and the following information was noted:

- the need to identify future interchange improvements as part of the George Massey Tunnel Replacement Project;
- the inclusion of Light Rail Transit (LRT) as part of the George Massey Tunnel Replacement Project;
- the potential to retain the Tunnel for rapid transit, green/electric vehicles, or other uses, and opportunities for further public input including input from elected officials;
- extending the Canada Line to Richmond City Hall, with an additional line from City Hall to Shell Road and through the Tunnel into Delta; and
- the submission of a written request to the Province for the potential retention of the George Massey Tunnel.

It was moved and seconded

That the staff report titled Update on Province of British Columbia 10-Year Transportation Plan: BC on the Move dated November 28, 2014, from the Director, Transportation, be received for information.

CARRIED

COUNCILLOR DEREK DANG

4. RICHMOND DIVISION OF FAMILY PRACTICE – A GP FOR ME
(File Ref. No.)

Councillor Dang circulated a presentation (attached to and forming part of these minutes as Schedule 2) from the Richmond Division of Family Practice (RDFP) titled “Richmond A GP for Me Presentation to Community Organizations”. Councillor Dang spoke of the RDFP’s wish to establish a working relationship with the City in order to achieve its goals related to (i) cultural aspects within Richmond; (ii) access to medical care; and (iii) attracting family physicians to Richmond as approximately 25 Richmond family physicians will retire over the next five years.

Councillor Dang then proposed the possibility of establishing a task force to promote the RDFP’s goals.

Councillor McPhail spoke to the Provincial initiative and to the grant funding used by the RDFP to hold a consultation process, noting that the presentation distributed by Cllr. Dang is the result of that process. The RDFP is currently in the design stage of the initiative and further Provincial funding will be available for its implementation. The RDFP is seeking the City’s support with the initiative.

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

It was moved and seconded

- (1) *That the Richmond Division of Family Practice’s presentation be referred to staff for comments and suggestions as to how the City can be engaged in the initiative; and***
- (2) *That staff report back to the General Purposes Committee meeting on Monday, December 15, 2014.***

The question on the referral was not called as discussion ensued regarding (i) fast tracking business licensing for health practitioners; (ii) creating a database of available office space suitable for practitioners; (iii) the possibility of staff consulting with and providing comments from Vancouver Coastal Health prior to reporting back to Committee; and (iv) the City’s role in attracting practitioners to Richmond.

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

General Purposes Committee
Tuesday, December 2, 2014

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:29 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the General
Purposes Committee of the Council of the
City of Richmond held on Tuesday,
December 2, 2014.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



City of Richmond

Policy Manual

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Adopted by Council: Oct. 13/92

POLICY 9001

File Ref: 2045-00

DEMOLITION OF CITY OWNED SUBSTANDARD HOUSES

POLICY 9001:

It is Council policy that:

City-owned houses may be demolished without further reference to Council upon the initiation of a request by the Land Agent or Manager of Building Services, provided that:

1. In the opinion of the Director of Civic Properties (or alternate) there are serious deficiencies based on structural, electrical and mechanical inspections, which would make the building uneconomical to repair.
2. As alternative measures, the buildings can be made available for moving, or for demolition, and the demolition materials made available for recycling or reuse, where economical to do so.

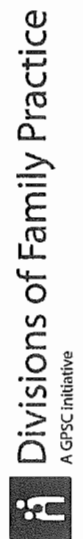
(City Administrator's Office)



CNCL - 23

Richmond A GP for Me Presentation to Community Organizations

A GP for Me



Agenda/Goals

1. Overview of the project
2. What were the results of the GP and Community survey
3. Who we spoke to
4. What did you have to say
5. What we do next



Richmond Division of Family Practice

Our Mission

A medical community that protects promotes and expands the role of family physicians in caring for their patients.

Our Vision

To provide a collective and influential voice for Richmond family physicians.



Divisions of Family Practice
A GPSC Initiative

A GP for Me

About A GP for Me

Joint initiative of the Government of British Columbia and Doctors of B.C.

1. Attach those patients that want a GP to a GP
2. Promote or enhance longitudinal relationships
3. Increase the capacity and improve the delivery of primary care in the community



Background on the GP survey

- Disseminated to all Richmond Division of Family Practice member GPs
- Available from August 18 to October 9
- Available online and in paper format

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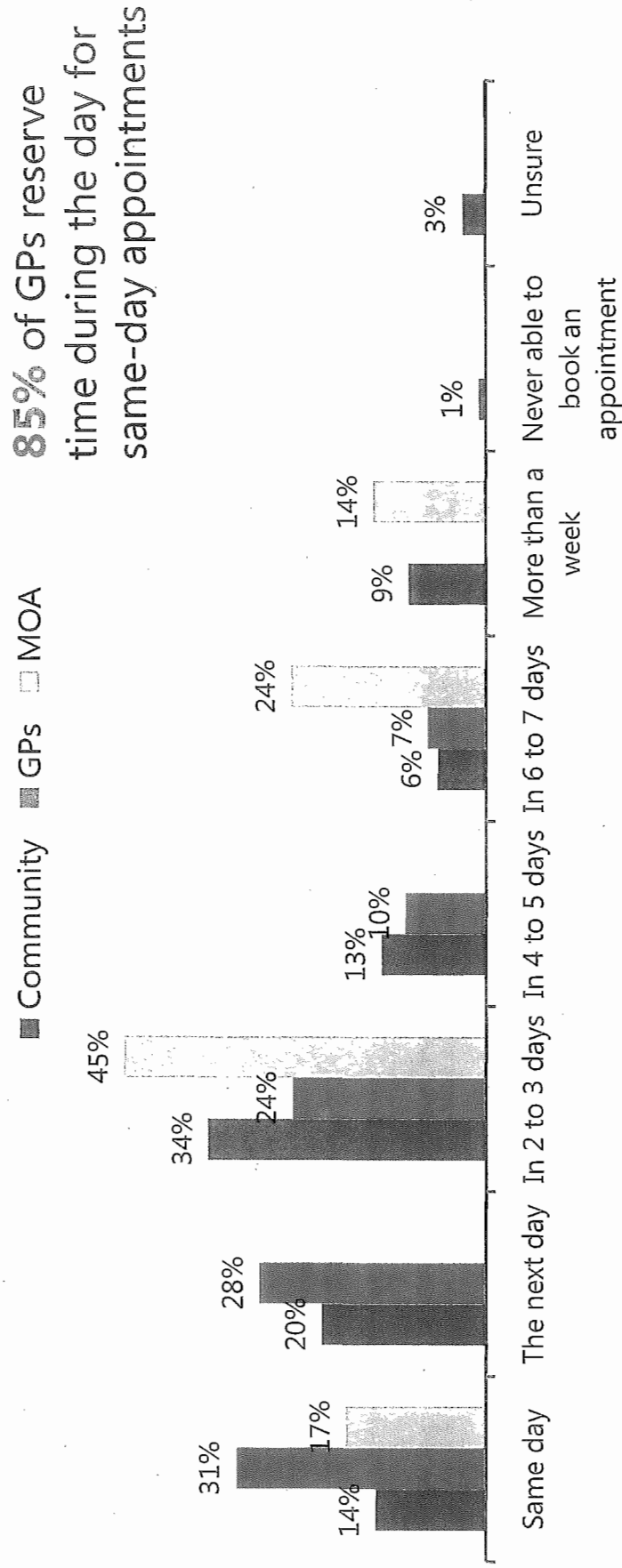
Results presented in this slideshow are not snapshots of the GP community in Richmond, but rather information provided by our members.



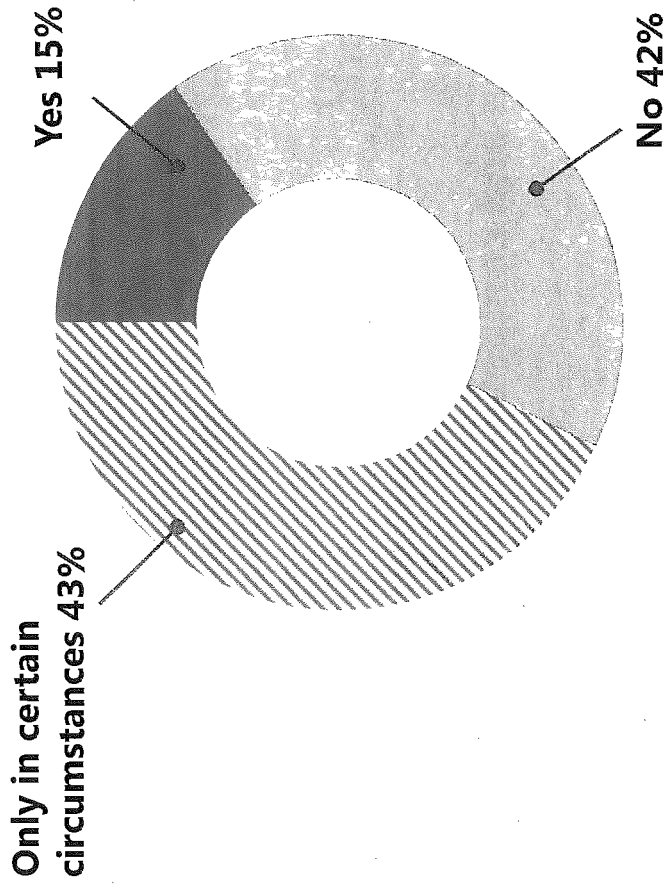
Divisions of Family Practice
A GPSC Initiative

A GP for Me

How long does it take to get an appointment?



Are Richmond GPs accepting new patients?



In the past 12 months, accepted:

- An average of 87 patients
- A total of 3,576 patients

How much time do Richmond GPs spend on administrative, non-clinical activities?

Richmond GPs spend an average of:

7 hrs/week on	Review of patient chart and testing/consultation results
8 hrs/week on	Forms and paperwork
9 hrs/month on	Maintaining education and competencies
13 hrs/month on	Other



Divisions of Family Practice
A GPSC Initiative

A GP for Me

Richmond GPs interested in increased access to allied health professional support for:

Counselling – psychological 80%

Geriatric community services coordination (e.g. access for your patients to someone who knows all the public, private and volunteer services & activities) 73%

Chronic pain management 69%

Social services coordination 55%

Lifestyle coaching (e.g. diet, exercise, smoking cessation) 54%

Condition-specific teaching and/or follow-up 49%

Richmond GPs plan for retirement

- **5** GPs plan to retire in 1 to 2 years
- **19** GPs plan to retire in 3 to 4 years
- **9** GPs plan to retire in 5 to 9 years
- **16** GPs plan to retire in 10+ years
- **24** GPs have no plans to retire



Background on community survey

- Advertised information about the survey in local English, Chinese, Filipino and Punjabi media
- Richmond City Hall, VCH, community centres and community organizations advertised and encouraged participation

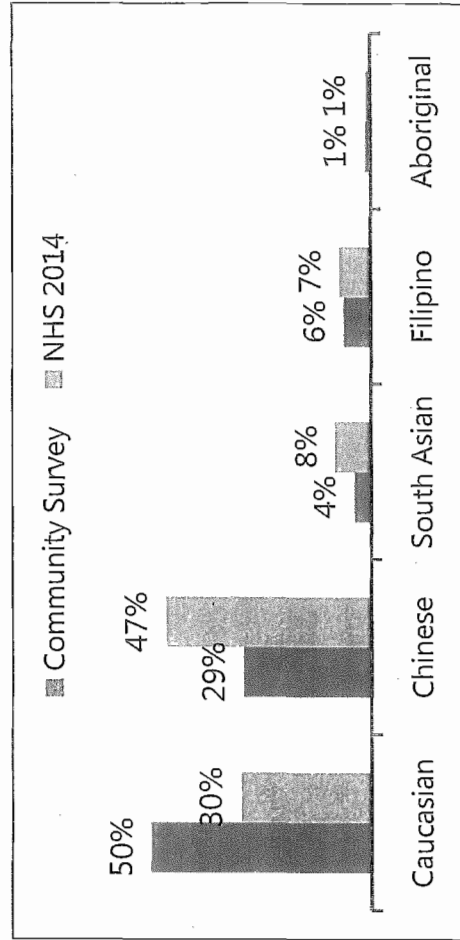
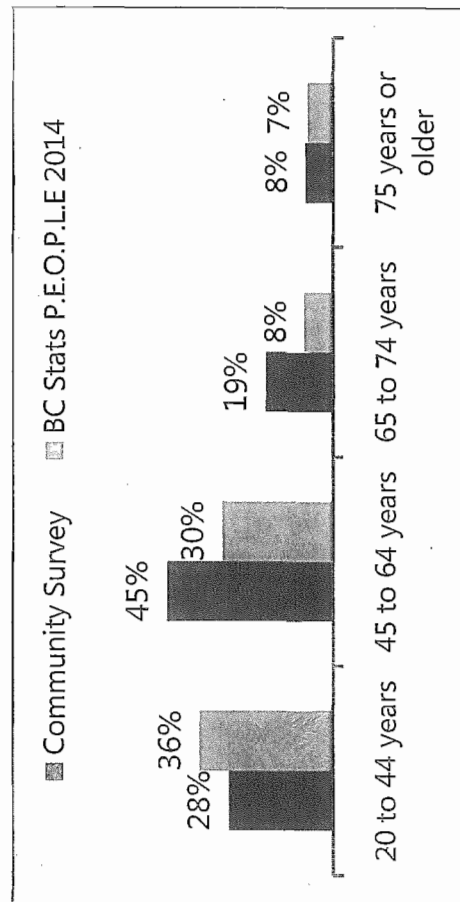
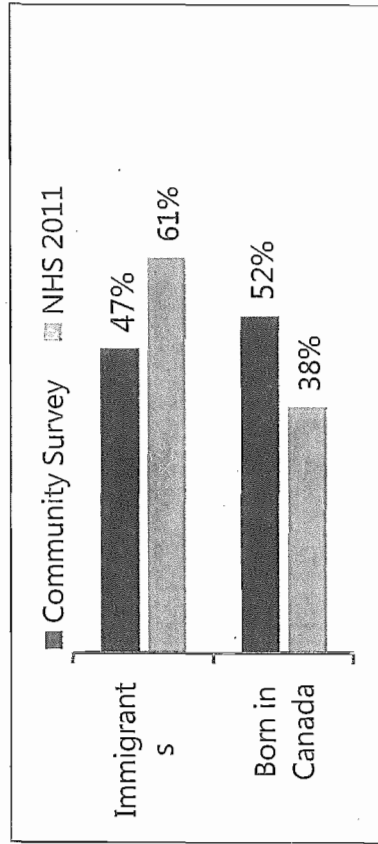
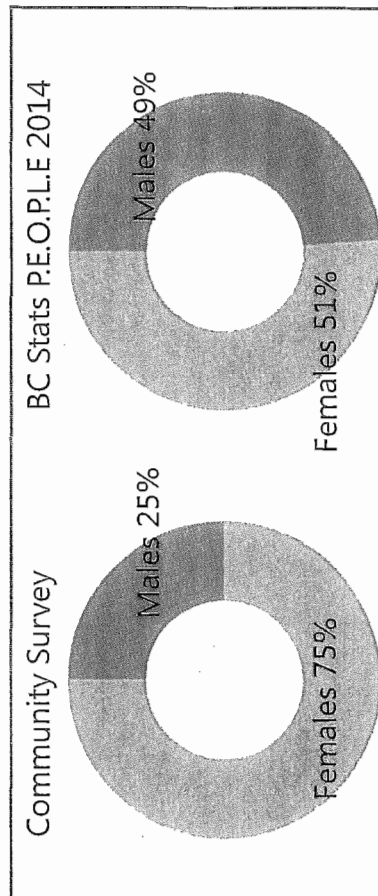
The data presented in this slideshow is not a snapshot of our community, but rather abbreviated information provided by our community



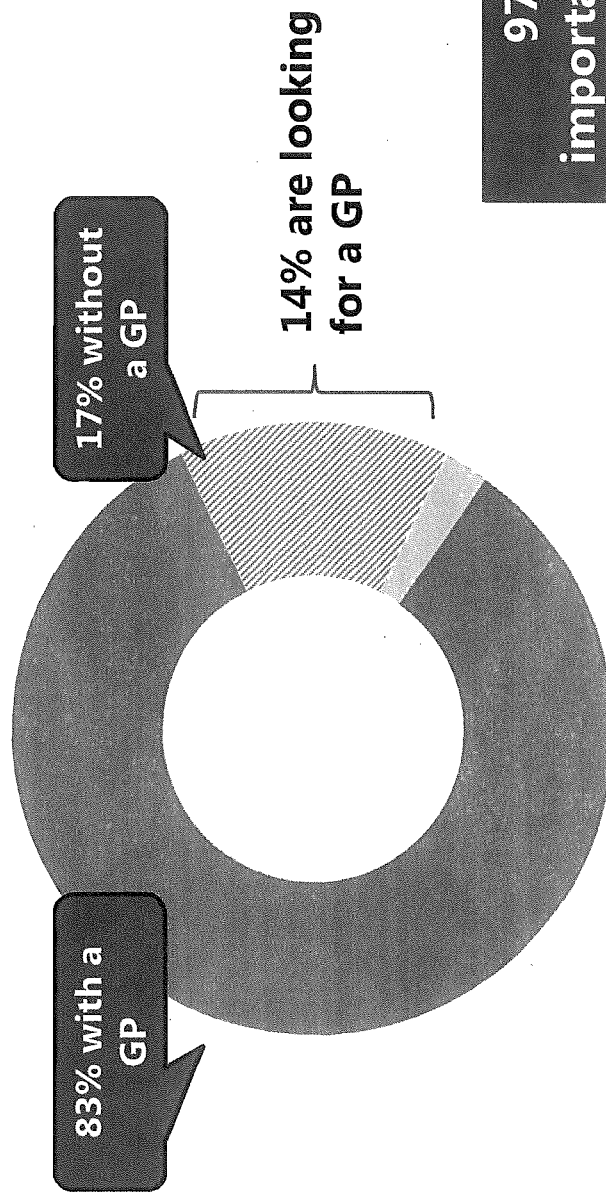
Divisions of Family Practice
A GPSC Initiative

A GP for Me

Who responded to our survey? (n=1511)



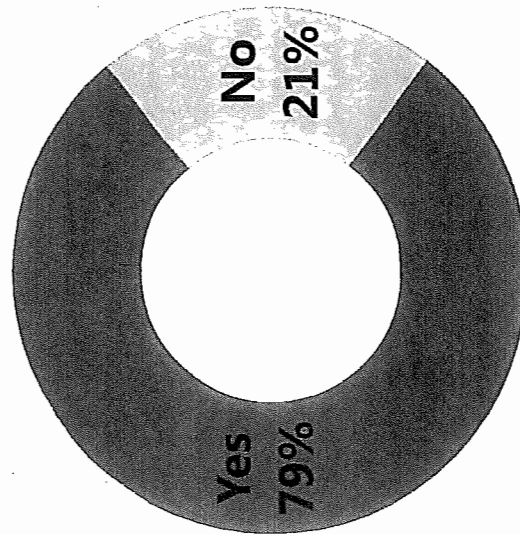
Do you have a regular family doctor?



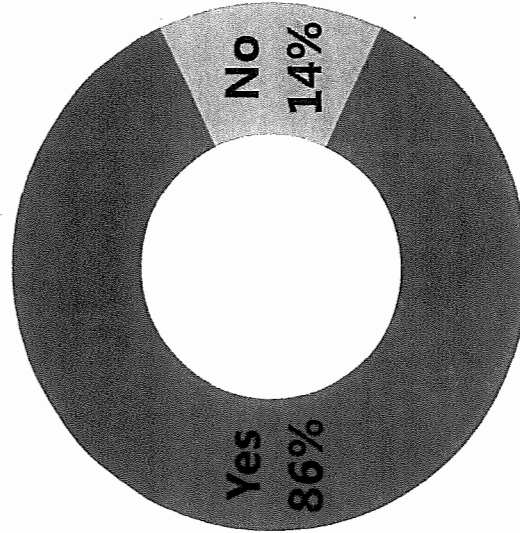
97.8% believe it is important to have a GP

Attachment - age

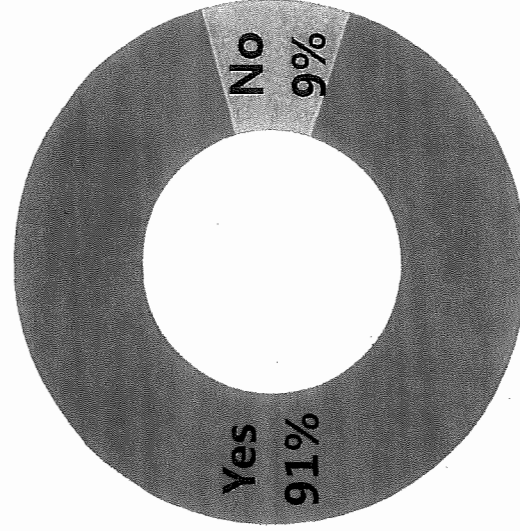
18-44 years



45-64 years

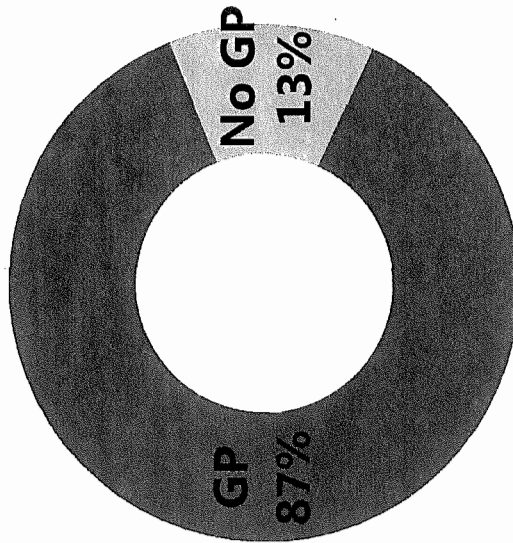


65+ years

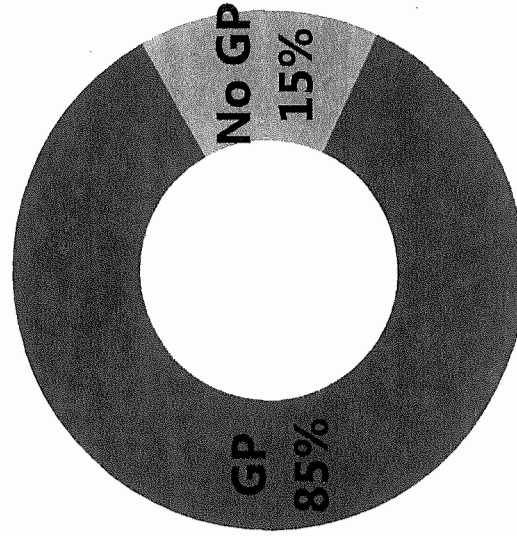


Attachment - immigration status

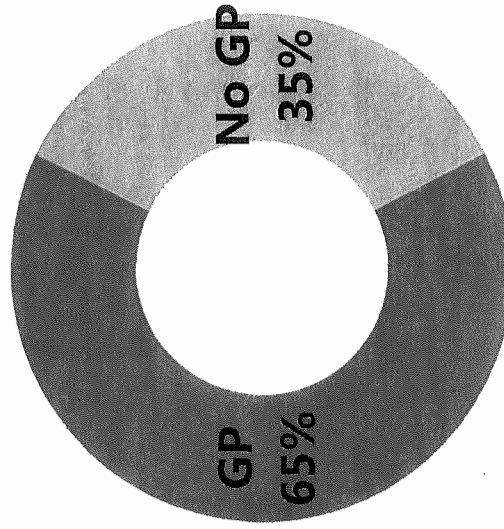
Born in Canada



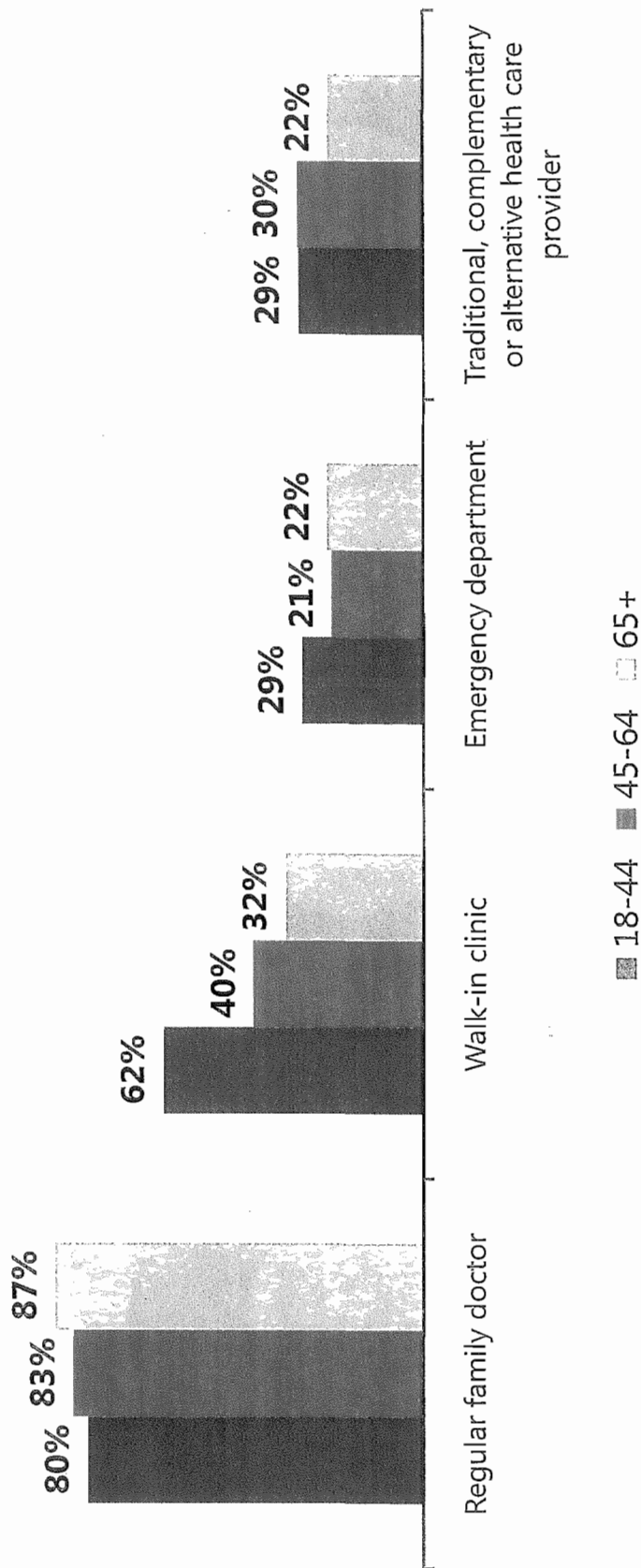
Immigrants in Canada
for >10 years



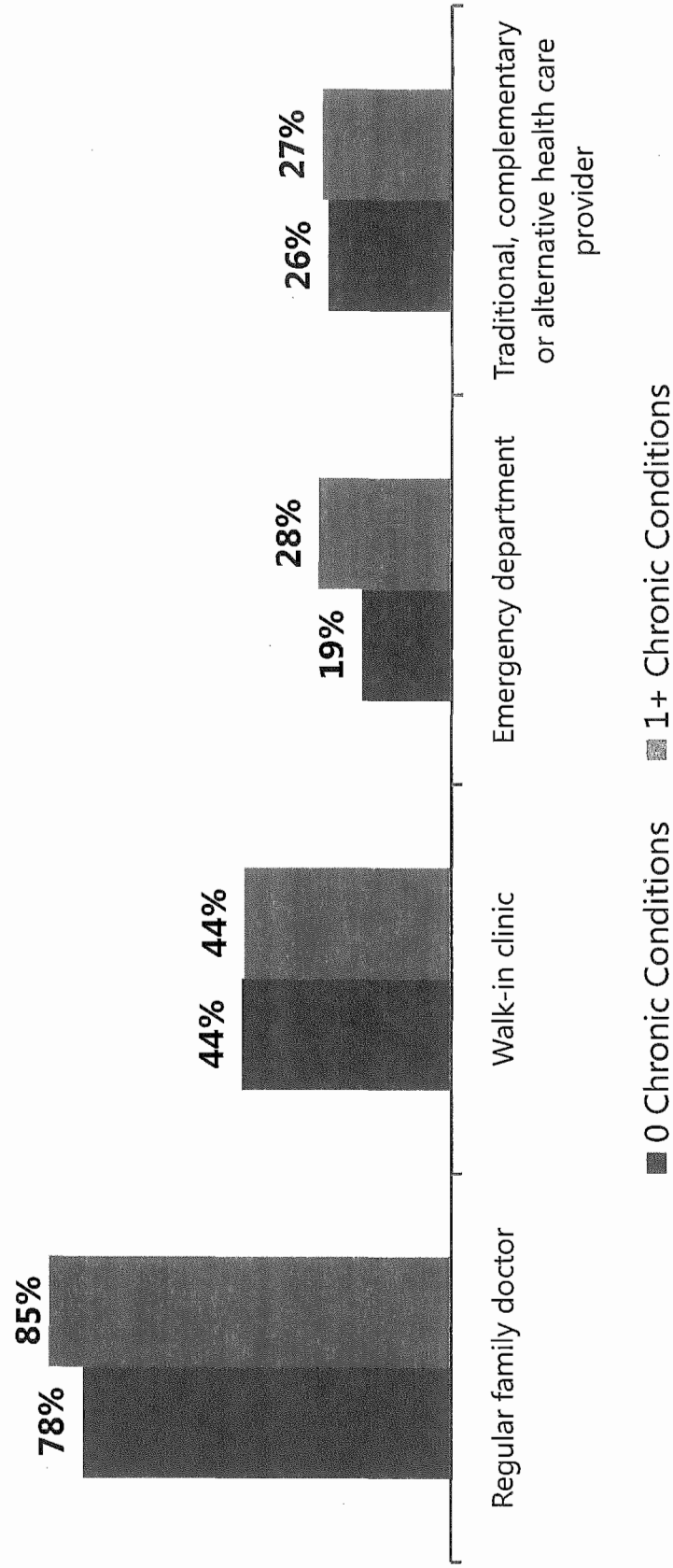
Immigrants in Canada
for <10 years



Medical services used in the past year - age

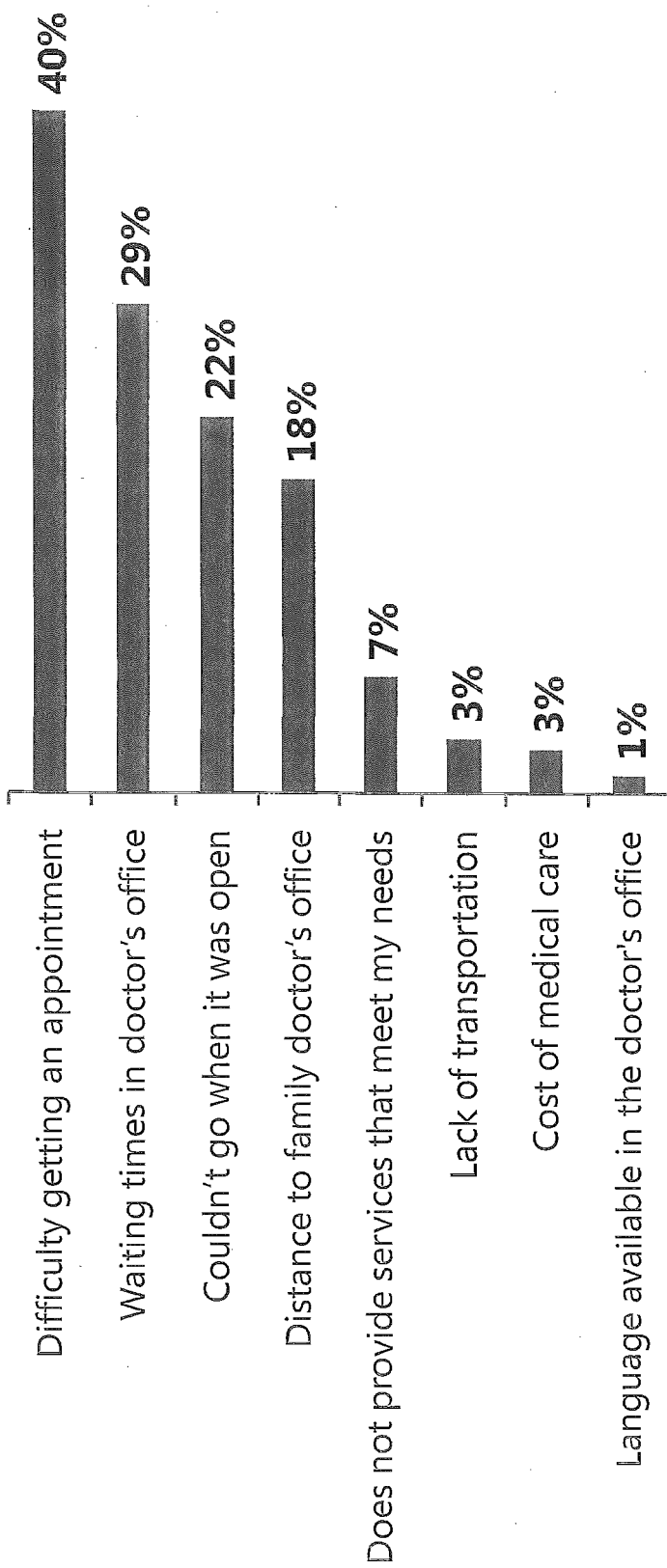


Medical services used in the past year – chronic condition



Why did attached patients use a walk-in clinic in the past year? (n=465)

Factors preventing access to a family doctor:



What would make it easier to find or keep a family doctor? (n=1000)

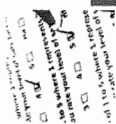
1. Up-to-date list of GPs accepting new patients (24.5%)
2. GP recruitment (22.9%):
3. Improved access (21.6%)
4. Desired GP characteristics (7.2%)
5. GPs accepting new patients (6.9%)

What would make your current relationship with your family doctor even better?

1. More time spent with patient, ability to address more than one issue per visit (18.3%)
2. Improved access (16.4%)
3. GP-patient relationship improvements (15.9%)
4. GP initiated preventative care (4%)
5. Use of technology for improved access (3.2%)

Assessment and Planning Activities- Phase 1

Information Gathering



Surveys

- Richmond residents
- GPs
- MOAs
- Richmond School Counsellors
- Clients at Homeless Connect Event
- Mental Health clinicians



Community

- Alzheimer Association
- Bounce Back
- City of Richmond
- CHIMO
- Richmond Food Bank
- Richmond School District
- RCMP
- RYSA
- SUCCESS
- Touchstone
- Turning Point
- Volunteer Richmond



Doctors/Specialists

- Cardiology
- Emergency room doctors
- Endocrinology
- Hospitalists
- Internal Medicine
- Maternity care providers
- Pediatrics
- Neurology
- Orthopaedics



VCH/PHSA

- Ambulatory care
- BC Children's Youth Transitions Project
- Home care
- Mental health
- Public health
- Speech therapists
- Social workers
- Management



We asked...

1. How big of an issue is unattachment in Richmond and what causes it?
2. What are the consequences when a client does not have a GP?
3. Do you have ideas about how to improve access to GPs?



Causes, Consequences and Solutions: What we heard from you

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Causes of unattachment or lack of attachment

- Lack of patient education
- Lack of GPs taking on patients in Richmond
- Barriers to access
- Lack of full service GPs providing longitudinal and/or complex care especially for mental health and addictions clients
- Perceived lack of incentive for GPs to take on complex patients
- Aging physician population
- Prevalence and use of Walk In Clinics for non episodic care
- Cultural beliefs/norms

Consequences of unattachment/poor attachment

- High utilization of WICs
- Inappropriate use of Emergency Rooms
- Specialists and AHP working out of scope, beyond their mandate
- Time lags, problems worsen therefore later assessment and diagnosis
- Issues discharging patients from hospital/care and where to send relevant patient information
- Patients unable to access services and benefits due lack of GP time to complete paperwork ("GP as gatekeeper")
- Lack of a complete, centralised medical record due to lack of continuity which can result in polypharmacy, inaccurate diagnoses and treatment

Solutions suggested by you

- Up-to-date, central list of GPs accepting new patients and have specific interests and/or training in certain areas i.e. young families, mental health and addictions
- Patient education
- GP recruitment, particularly of those GP's who are able to communicate in languages other than English
- Knowledge exchange and relationship building between GPs and HCPs and community organizations
- More education for GPs around certain topics and patient populations



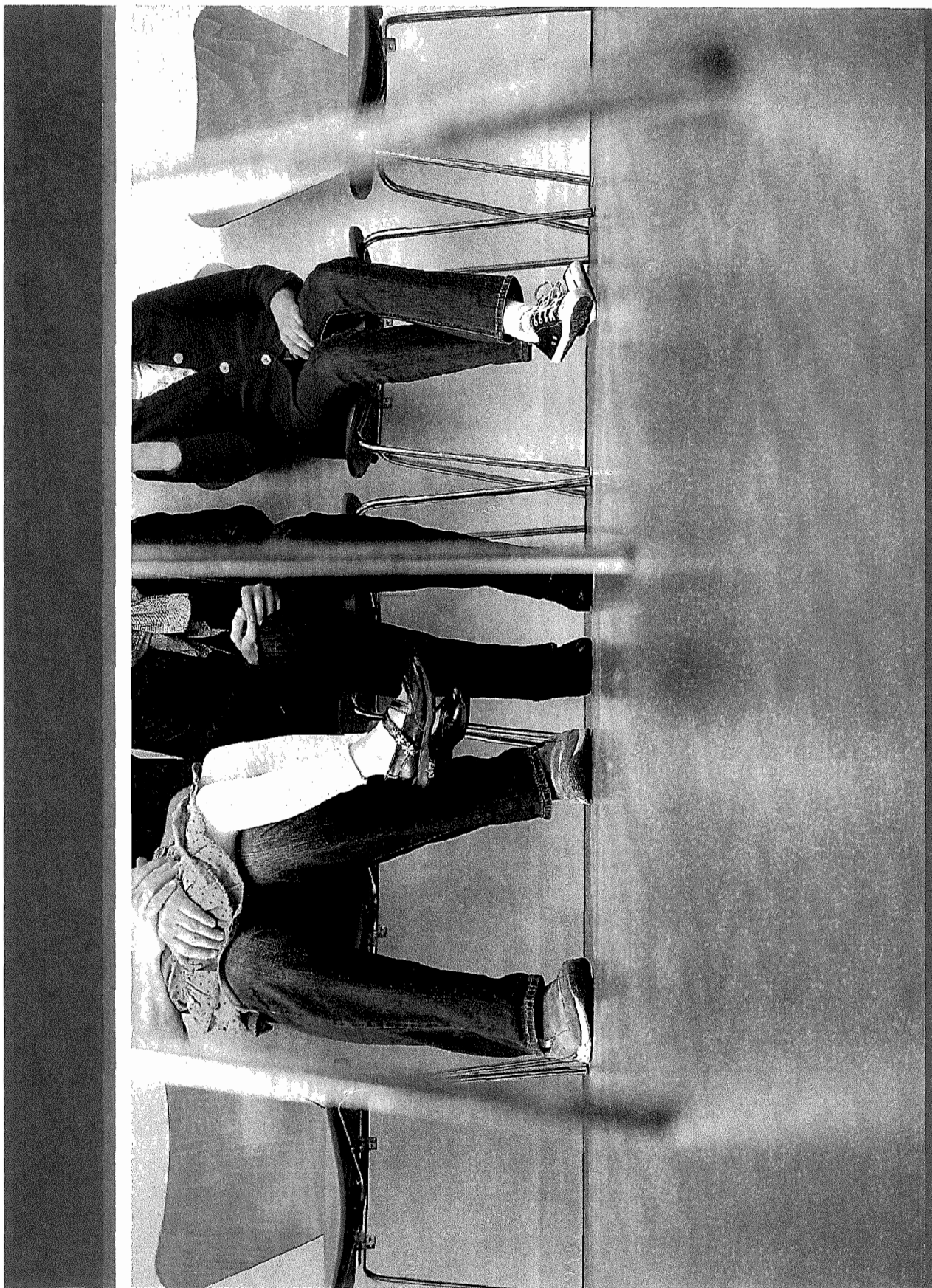


Questions

1. Did anything surprise you?
2. Did we get it right?

Next Steps

- Create solutions and develop plan to submit to stakeholders
- If successful, will attain funding. Funders will have 2 main criteria before allocating funding:
 1. Can we achieve our goals
 2. Can we sustain it?
- In order to get the funding, we need your support



CNCL - 51



Finance Committee

Date: Tuesday, December 2, 2014

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:30 p.m.

AGENDA ADDITION

It was moved and seconded

That the Army, Navy and Air Force No. 284 Clubhouse – Tax Exemption added to the agenda as Item No. 5.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on Monday, October 6, 2014, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DEPARTMENT

1. DONATION OF SURPLUS COMPUTER EQUIPMENT

(File Ref. No.) (REDMS No. 4314809)

It was moved and seconded

That the donation of computer equipment detailed in the staff report titled "Donation of Surplus Computer Equipment" be approved.

The question on the motion was not called as Grant Fengstad, Director, Information Technology, advised that Reboot Vancouver will report bi-annually on the distribution of the computer equipment and have committed to 50% being provided to Richmond residents and non-profit agencies. He further advised that Reboot Vancouver provides the equipment free-of-charge to non-profit agencies and operates a storefront in order to sell the equipment to low income families at a minimal cost.

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

2. 2014 AUDIT ENGAGEMENT

(File Ref. No. 03-0905-01) (REDMS No. 4428700)

It was moved and seconded

That the 2014 Audit Planning Letter from KPMG, LLP dated November 14, 2014 be received for information.

CARRIED

3. FINANCIAL INFORMATION – 3RD QUARTER SEPTEMBER 30, 2014

(File Ref. No.) (REDMS No. 4408713)

It was moved and seconded

That the staff report titled Financial Information – 3rd Quarter September 30, 2014, dated November 6, 2014, from the Director, Finance be received for information.

The question on the motion was not called as Committee expressed appreciation for staff's effort to simplify the financial information through the use of graphs and explanatory bullets. In reply to a query from Committee, Jerry Chong, Director, Finance, commented that the expected surplus of approximately \$637,000 for policing services will be used to offset the funding of future liability costs.

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

RICHMOND OLYMPIC OVAL CORPORATION

4. **3RD QUARTER 2014 – FINANCIAL INFORMATION FOR THE RICHMOND OLYMPIC OVAL CORPORATION**
(File Ref. No.)

It was moved and seconded

That the report on Financial Information for the Richmond Olympic Oval Corporate for the third quarter ended September 30, 2014 from the Controller of the Richmond Olympic Oval Corporate be received for information.

CARRIED

COUNCILLOR LINDA MCPHAIL

5. **ARMY, NAVY AND AIR FORCE NO. 284 CLUBHOUSE – TAX EXEMPTION**
(File Ref. No.)

Councillor McPhail referenced a *Richmond News* article (attached to and forming part of these minutes as Schedule 1) regarding the possibility of a tax relief to the Army, Navy and Air Force No. 284 (ANAF #284) for its Steveston clubhouse. Also, Cllr. McPhail commented that other municipalities in the Lower Mainland are examining how they can work with veteran associations to mitigate property taxes.

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

It was moved and seconded

- (1) *That staff examine all available options to mitigate the property tax impact on veteran associations for the 2016 tax year; and*
- (2) *That staff contact the ANAF #284 and the Royal Canadian Legion - Richmond Branch No. 291(RCL #291) to discuss the matter.*

The question on the referral was not called as discussion ensued regarding potential tax exemptions for the ANAF #284 and RCL #291.

Staff were requested to examine (i) past correspondence related to property tax exemption; (ii) the current business structure, such as the Maples Residences vis-a-vis the clubhouse and their other holdings, as well as the holdings of the RCL #291; (iii) best business practices; (iii) actions taken by other municipalities (i.e., permissive tax exemption, grant, loan, tax deferral, and expertise); and (iv) the potential impact of additional permissive tax exemption requests from other non-profit organizations.

Finance Committee
Tuesday, December 2, 2014

In reply to a query from Committee, Andrew Nazareth, General Manager, Finance and Corporate Services, advised that the October 31st deadline for permissive tax exemptions is in accordance with Section 224 of the *Community Charter*, and therefore no additional permissive tax exemptions can be made for 2015. The consideration of any future permissive tax exemption by Council would be for the 2016 taxation year.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:47 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Tuesday, December 2, 2014.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



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Officials at the ANAF #284 clubhouse in Steveston are hoping for some tax relief from the city to keep its operations viable. Photo submitted

The countdown clock is ticking to July 1, 2015 in Steveston, but it's not for the annual Salmon Festival celebrations.

The calendar watching is being done by officials at the ANAF 284 (Army, Navy & Air Force) club and the Canada Day zero hour is the deadline to submit payment of its municipal tax bill which the veterans' association says is putting the organization into serious debt unless it can get a tax exemption from the city.

Sharon Boyce, the unit's secretary told the *News* the ANAF has struggled in past years to meet the bill, which for the last tax year totalled \$64,614.56

That was covered by a loan from a private source under the condition a business management company be hired to revamp the club's bar and lounge operations to start providing an adequate revenue stream to meet all of its financial obligations.

While that revamping is underway, the financial turnaround isn't expected for at least another year. The concern is how ANAF 284 will continue operating until then.

"The management firm has done extensive work so far in formulating a business plan and making changes to how the business is run. The hope is that the changes will get the ANAF on solid footing and operating profitably," said Boyce in an email. "The problem is that change is gradual and whether they can or cannot meet next year's taxes will again be anyone's guess."

Boyce said that previously, assets have been sold — an adjacent parcel of land was liquidated a few years back — to cover any shortfalls. But with no more assets to tap into, the fear is ANAF 284 could be facing a financial crisis as early as mid-2015.

The organization cannot enlist financial support from its adjacent, 144-unit seniors' housing facility, the Maple Residences, which was built at the rear of its property and opened in 2012 as part of a \$36 million re-development project.

Boyce said the Steveston 284 Seniors Housing Society, which runs The Maple Residences, is a not-for-profit organization and a registered charity. As such, it is unable to allocate funds to the ANAF club, which is also a not-for-profit organization.

However, the housing society has a 60-year lease with ANAF that pays for the clubhouse's portion of the mortgage.

Still, even without that monthly expense, and a membership of around 1,300, ANAF has run into money problems.

"Without that loan to cover last year's taxes, the ANAF would have had to shut its doors last August," said Boyce, adding that a tax exempt status from the city is way out of the red ink.

It's a road tried back in 2006 when re-development of the site was first being considered. Back then, city council denied the request. That has ANAF 284 president Dave Guney puzzled since some other veterans' associations and community groups in B.C. do not pay municipal taxes.

"When you have the Richmond Lawn Bowling Club having an exemption, I don't see why a veterans' club can't get it," he said, adding veterans' associations play an important role in returning a great deal of funds through donations to charities and community groups.

Concerns over municipal tax bills are also shared by those legion branches that have not been able to get exempt status.

"They absolutely threaten the continued existence of some of them," said Inga Krause, executive director of the Royal Canadian Legion, BC/Yukon Command.

Currently, the legion is going to bat for a long list of branches to get a tax break or exemption with Richmond's #291 on Bridgeport Road in the top five being put forward.

That location had a city tax bill of around \$22,000 last year, Krause said.

"That's quite a lot to pay," she said, adding it contributes to a slow, but steady decline of the financial viability of legions which are prevented from using funds raised by annual Remembrance Day poppy sales to cover operating costs of clubhouses.

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CNCL - 57



Planning Committee

Date: Wednesday, December 3, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au (entered at 4:01 p.m.)
Councillor Carol Day
Councillor Harold Steves

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

The Chair advised that the 25th Anniversary of the City would be considered as Item No. 3A prior to the consideration of Manager's Reports.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, November 18, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, December 16, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

Cllr. Au entered the meeting (4:01 p.m.).

COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT BYLAW NO. 9161 AND BYLAW NO. 9162 TO PERMIT THE CITY TO ENTER INTO HOUSING AGREEMENTS TO SECURE AFFORDABLE RENTAL HOUSING UNITS - PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC. - LOT 1**
(File Ref. No. 08-4057-01; 12-8060-20-009161/009162; RZ 12-610011) (REDMS No. 4332072 v.10)

Dena Kae Beno, Affordable Housing Coordinator, gave a brief overview of the proposed development and noted the following information:

- Phase One will offer two types of affordable housing units;
- there will be 17 Artist Residential Tenancy Studios (ARTS) units for artists with a total annual household income of \$34,000 or less; and
- there will be 11 affordable housing units for individuals with annual household incomes ranging from \$34,000 or less to \$57,000 or less.

In reply to queries from Committee with regard to the criteria for selecting tenants, Ms. Beno and Liesl Jauk, Manager, Community Cultural Development, advised that the Canada Arts Council criteria would be used to determine tenancy for ARTS units.

Discussion then ensued regarding the demand for ARTS units, and Ms. Jauk noted that there is a lack of affordable housing for low income artists. She added that at the moment, there are no statistics on the demand for ARTS units, however more information regarding the demand for the units will be available as the project progresses.

In reply to queries from Committee, Ms. Beno commented on the progressive rental rates for the affordable housing units and the fixed rental rates for the ARTS units. She advised that the rental rates listed in the staff report represent rental ceilings and that community groups could assist with additional rental subsidies.

Discussion continued regarding the proposed development with respect to (i) its future phases, (ii) the different types of affordable housing offered, and (iii) the total number of affordable housing units planned.

In reply to queries from Committee, Ms. Beno noted that approximately 4,830 square metres is dedicated for affordable housing in the proposed development. She added that securing other forms of affordable housing can be determined in future phases of the proposed development based on demand.

Planning Committee
Wednesday, December 3, 2014

In reply to queries from Committee, Wayne Craig, Director, Development, advised that the City is anticipating a total of 63 affordable housing units from the proposed development. He added that the tenant income requirements were determined by the Affordable Housing Strategy and represent maximum annual household incomes.

Discussion ensued regarding affordable housing contributions from developments in the city and the option to convert the ARTS units into regular units if required.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, spoke on the demand for ARTS units and affordable housing and noted that staff can examine whether the ARTS units can be converted to other affordable housing units if required.

It was moved and seconded

- (1) *That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.- Lot 1) ARTS Units Bylaw No. 9161 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9161 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9161, in accordance with the requirements of s. 905 of the Local Government Act, to secure affordable housing in the form of artist residential tenancy studio (ARTS) units required by Rezoning Application 12-610011; and*
- (2) *That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.-Lot 1) Affordable Housing Bylaw No. 9162 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9162 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9162, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 12-610011.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY CITY OF RICHMOND FOR REZONING AT 9620, 9660 AND 9700 CAMBIE ROAD FROM SINGLE DETACHED (RS1/F) TO SCHOOL & INSTITUTIONAL USE (SI)**
(File Ref. No. 12-8060-20-009176; RZ 14-667788) (REDMS No. 4348727 v.3)

Mr. Craig gave a brief overview of the proposed application and noted that the site is proposed for a combined Richmond Fire Hall and BC Ambulance Service station.

Planning Committee
Wednesday, December 3, 2014

Mr. Craig commented on the lot at 9720 Cambie Road and noted that staff are recommending that the lot be re-designated Convenience Commercial as part of an upcoming Official Community Plan (OCP) staff report anticipated to be presented to Council in the first quarter of 2015.

In reply to queries from Committee, Mr. Craig spoke of the proposed station's design and noted that Richmond Fire-Rescue and BC Ambulance Service will share the proposed facility.

In reply to queries from Committee, Fire Chief John McGowan noted that the proposed facility would have provisions for future expansion and would be convertible to a full Fire Hall if required. He added that a shared Fire Hall and ambulance station facility has been done in rural areas; however, the proposed facility will be the first shared facility in a major urban centre.

Discussion took place regarding the adjacent lot at 9720 Cambie Road currently zoned as Residential. Mr. Craig noted that staff were consulted to consider options for the orphaned lot and are recommending that the site be re-designated for Convenience Commercial use under the Alexandra Land Use Plan. He added that owners of the orphaned lot would have the opportunity to rezone the property for commercial development under that designation.

Committee wished to congratulate Richmond Fire-Rescue on the proposed combined Fire Hall and ambulance station facility.

Ben Huang, 9720 Cambie Road, expressed concern regarding his lot being orphaned, the lot's property value and the potential rezoning options for his lot, as a result of the proposed application. Mr. Huang read from his notes, (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee, Mr. Huang stated that rezoning his lot to Convenience Commercial would address his concerns.

Mr. Craig noted that Council could approve the rezoning of 9720 Cambie Road as soon as the first quarter of 2015, following a re-designation in the OCP, or alternatively, the rezoning of the property could be presented to Council as an individual report.

Discussion ensued with regard to the timeline for the rezoning and the land's appraised value and it was noted that rezoning the lot at 9720 Cambie Road to Convenience Commercial could negatively impact its value.

Discussion continued with respect to discussions between staff and the owners of 9720 Cambie Road.

As a result of the discussion, the meeting was recessed at 4:29 p.m. to discuss the matter in a closed session.

Planning Committee
Wednesday, December 3, 2014

The meeting reconvened at 4:52 p.m. with all members of Planning Committee present.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9176, for the rezoning of 9620, 9660 and 9700 Cambie Road from the "Single Detached (RS1/F)" zone to the "School & Institutional Use (SI)" zone in order to develop a new Fire Hall and BC Ambulance Service Ambulance Station, be introduced and given first reading.

The question on the motion was not called as discussion ensued with respect to exploring options for the orphaned lot at 9720 Cambie Road, and possible effects of delaying the proposed project.

In reply to queries from Committee, Fire Chief McGowan advised that the City has a lease agreement with the BC Ambulance Service and delaying the project could jeopardize the agreement.

Jim Young, Senior Manager, Project Development, noted that delaying the proposed project would impact timelines, which could increase costs.

Discussion then ensued with respect to (i) discussions between staff and the owners of 9720 Cambie Road regarding options for the property, (ii) steps taken with the owners of 9720 Cambie Road to discharge the property, and (iii) proceeding with the proposed project.

David Weber, Director, City Clerk's Office, advised that should the recommendation be defeated, the matter would be presented for Council consideration without a recommendation.

The question on the motion was then called and it was **DEFEATED** with Cllrs. Au, Day and Steves opposed.

It was moved and seconded

That staff discuss options for the orphaned lot at 9720 Cambie Road with the owners and report back.

The question on the referral was not called as discussion ensued with respect to (i) discussing options with the owners of 9720 Cambie Road before proceeding with the proposed rezoning, and (ii) the timeline of presenting the proposed rezoning to Council.

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

3. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 10591, 10611 AND 10631 GILBERT ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-009190; RZ 13-649998) (REDMS No. 4383316 v.2)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9190, for the rezoning of 10591, 10611 and 10631 Gilbert Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.

The question on the motion was not called as discussion ensued with respect to the proposed affordable housing contribution.

In reply to queries from Committee, Mr. Craig noted that the Affordable Housing Strategy requires the following contribution for rezoning applications per buildable square foot: (i) \$1.00 for single-family, (ii) \$2.00 for multi-family, (iii) \$4.00 for apartments, and (iv) 5% of the constructed units for developments exceeding 80 units.

Discussion ensued with regard to the (i) cost of housing and the city, (ii) the affordable housing contributions from developments, (iii) and the potential to reallocate contributions from the Public Art and Tree Compensation Funds to affordable housing.

In reply to queries from Committee, Ms. Carlile, advised that staff are reviewing the Affordable Housing Strategy and will report back to Council in 2015.

Discussion ensued regarding the notification of surrounding residents of the proposed development. Mr. Craig advised that should the proposed application advance to Public Hearing, residents within 50 metres of the site would receive notification. In response to Committee’s request, Mr. Weber noted that the Public Hearing notifications could be made available to Council.

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

3A. **THE CITY’S 25TH ANNIVERSARY**

(File Ref. No.)

Discussion ensued with regard to the City’s 25th Anniversary and the opportunity to preserve the City’s official records, particularly early bylaws. As a result, the following referral was made:

It was moved and seconded

That staff examine the preservation of the City’s old official records as a legacy project related to the City’s 25th Anniversary.

Planning Committee
Wednesday, December 3, 2014

The question on the referral was not called as discussion ensued with respect to the City's cornucopia.

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

4. MANAGER'S REPORT

(i) Greater Vancouver Home Builders' Association Report

Mr. Craig briefed Committee on a report by the Greater Vancouver Home Builders' Association and Simon Fraser University surveying the residential approval process throughout Metro Vancouver, noting that Richmond fared well on the categories of the development approval process, work culture and predictability with respect to fees and charges; however, the survey reports that Richmond is one of the most expensive cities in the Lower Mainland for development.

(ii) Former Steveston Secondary School Site Public Consultation

Mr. Craig noted that Polygon Development 273 Ltd. held a third open house for the proposed development of the former Steveston Secondary School site on December 2, 2014. He noted that the open house was attended by staff and that staff will report back to Council regarding Polygon Development's findings.

(iii) Port Metro Vancouver Land Use Plan

Terry Crowe, Manager, Policy Planning, briefed Committee on the Port Metro Vancouver Land Use Plan and noted that a report will be presented to Committee early in 2015.

Discussion ensued with respect to (i) the time frame of the Land Use Plan, and (ii) the appeal process that the City can utilize.

In reply to queries from Committee, Mr. Crowe advised that staff have received no clarification from the Province as to whether land held by Port Metro Vancouver is subject to the Agricultural Land Reserve (ALR); however, it was noted that any Federal lands are not subject to the ALR.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:15 p.m.).

CARRIED

Planning Committee
Wednesday, December 3, 2014

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 Wednesday, December 3, 2014.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk

To Mayor and Council

Dec 3rd, 2014

Re File RZ 14-667788 Cambie Firehall

My name is Ben Huang and I live at 9720 Cambie road with my mother Bih Shaung Huang aged 65 and father Shao Chang Huang aged 75, we have resided here for 20 years. We purchased our home long before there was any plan to build a firehall at 9620, 9660 and 9700 Cambie road, this proposed project will be right next door to us on the west side.

On the east side of our home is a small strip mall, which goes all the way to Number four road. To the south of our home is Tomsett Elementary School.

Our home is on a orphan lot sandwiched between the commercial strip mall and the new Firehall. All of our neighbors' have sold their homes and new developments are being built on Cambie road.

We were made aware of the proposed Firehall and started communicating with Mr. Kirk Taylor in the purchasing department approximatley July 13th 2014. I have provided you with the stream of emails, as you can see I asked for help hoping that the City of Richmond would purchased our property. All of the emails ended the same " We will get back to you ".

Please note that all the efforts I have made to work with the City of Richmond are indicated on just one line, on page PLN 64 of the staff report it states." Project team staff met with the owner of the neighboring property at 9720 Cambie Road." This is not a fair report of the time and energy I have put into finding a solution to the problem.

We have listed with a real estate agent tried to sell our home for two months and not one person has wanted to view it, not one offer has been made because when people realize that we are beside a future firehall they are not interested, at all, in buying our house.

The assessed value of the house and lot is 1.68 million dollars we were asking 1.7 million but then lowered our price to 1.6 million but still no interest. The

house is approx 4,900 sq ft with 6 bedrooms , a separate suite and sits on a lot 87' X 235'.

We are desperate, you are our last hope, we need to move and we need your help. Please do one of the following action items BEFORE you agree to the Firehall project.

1 Buy our house for the assessed value of 1.68 million dollars

or

2 Rezone our property to commercial before the firehall is approved so we can appeal to more buyers. Please waive any re zoning fees.

We cannot continue to live in this stressful situation , We cannot live with ambulances and fire trucks coming and going until all hours of the day and night. We cannot live with the training area for the Firefighters which is to be located on the other side of our fence.

We appreciate that the City needs a new firehall and as tax payers we support the decision but we are very worried that our quality of live will be so negatively affected by the firehall that we cannot stay.

My parents are aging and need their life savings which are tied up in our house to provide for adequate housing and support them as they age and their health deteriorates. We have all three worked hard in the community for over 20 years and paid our fair share of taxes, we are not wealthy and need the money from our home to live.

Please help us.

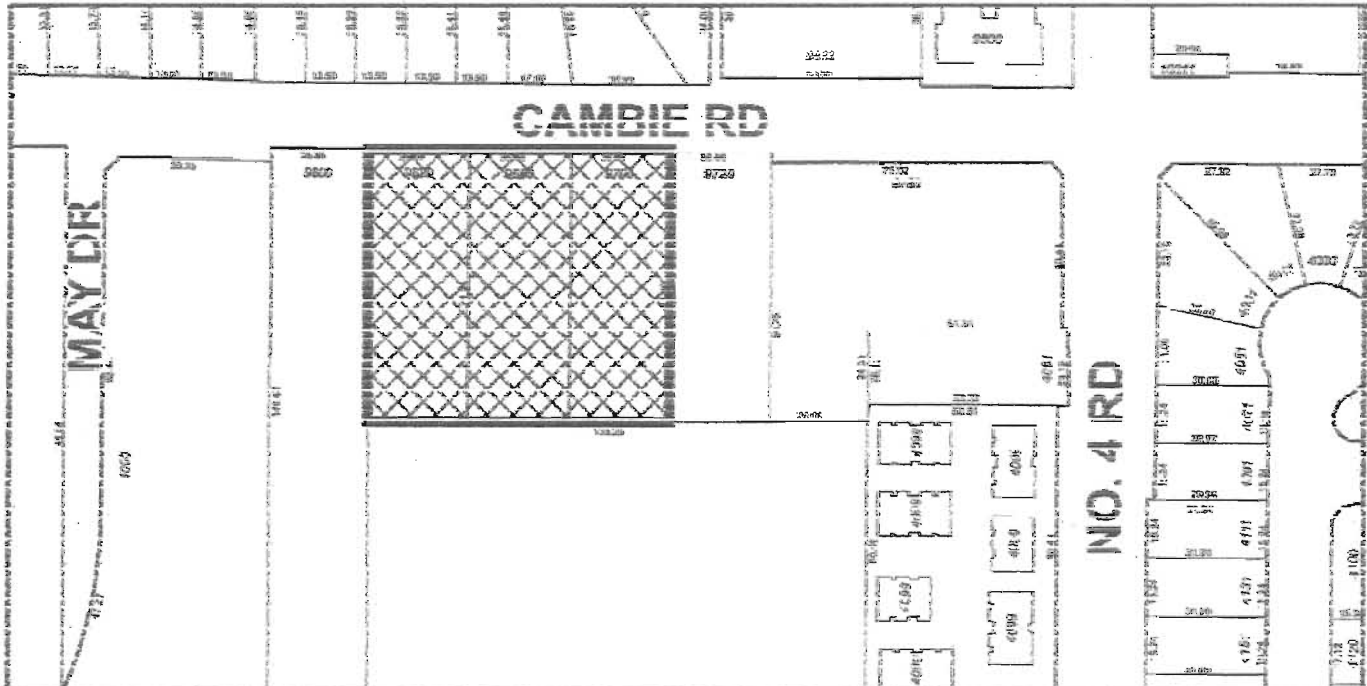
Ben (Li Pen) Huang

9720 Cambie road

Richmond BC V6X 1K4



City of
Richmond



RZ 14-667788

Original Date: 07/23/14

Revision Date:

Note: Dimensions are in METRES

Let's try and make contact next week and I will update you.

Best Regards,

Kirk Taylor
City of Richmond
Manager, Real Estate
Finance and Corporate Services
[\(604\) 276-4212](tel:6042764212)

-----Original Message-----

From: Gmail [<mailto:benhuang2@gmail.com>]
Sent: Thursday, 18 September 2014 14:46
To: Taylor, Kirk
Subject: Enquire on house 9720 Cambie road. Richmond

Dear Mr. Taylor:

My name is Ben, I was in the meeting with you last week at the city hall with my parents regard on my house on 9720 Cambie road.

We kindly concern if you have any further feed back on our property, as we are all like to know what the out come to be.

Please contact me if there is further information regards or feel free to call me, my mobile number is: Ben Huang [\(604\) 363-7547](tel:6043637547)

Looking forward to hear from you soon.

Sincerely

Ben Huang

Sent from my iPad



City of Richmond

Report to Committee

To: General Purposes Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Re: Council Policy Housekeeping and Policy Updates

Date: November 28, 2014

File: 01-0105-00/Vol 01

Staff Recommendation

1. That the Council Policies, as listed in Attachment 1 to the staff report titled "Council Policy Housekeeping and Policy Updates", dated Nov 28, 2014, from the General Manager, Community Services, be amended; and
2. That the Council Policies, as listed in Attachment 2 to the staff report titled "Council Policy Housekeeping", dated Nov 28, 2014, from the General Manager, Community Services, be rescinded.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)
Att. 2

REPORT CONCURRENCE

ROUTED TO:

Human Resources
Administration & Compliance
Recreation Services
Community Social Development
City Clerk
Finance Division
Arts, Culture & Heritage
Parks Services
Engineering
Fire Rescue
Law
Development Applications
Policy Planning

CONCURRENCE

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CONCURRENCE OF GENERAL MANAGER

APPROVED BY CAO

November 28, 2014

Staff Report

Origin

In January 2012, the Chief Administrative Officer established a Senior Management Policy and Procedure Subcommittee with a mandate to monitor and review City policies and procedures, to ensure policies are not impediments to providing high quality customer service, to ensure policies and procedures are current and relevant, and that policies and procedures are consistently applied throughout the organization.

This report deals with:

1. Housekeeping amendments and changes that do not amend the fundamental Council policy philosophy;
2. Updating old policies that need to reflect changes and work practices in the organization; and
3. Rescinding of policies that are redundant and/or no longer relevant.

In 2012, Council rescinded 41 policies that were no longer current or relevant. The City's Policy and Procedure Subcommittee has now reviewed the remaining Council policies to identify proposed housekeeping changes and updating changes to policies and to confirm whether the remaining policies continue to be relevant.

Also, at the City Council meeting held on July 21, 2014, Council meeting made the following referral:

The staff report titled "Council Policy Housekeeping" be referred to staff for further analysis.

Analysis

The City of Richmond has over 196 Council adopted policies covering various aspects of City business including:

- Administration
- Buildings Properties and Equipment
- Finance
- Health and Social Services
- Land and Land Use Planning
- Personnel
- Public Works and Related Services
- Recreation and Cultural Services
- Regulatory and Protective Services
- Single Family Lot Size

Council Policies are different from Bylaws. Council has the authority to regulate, prohibit or impose through establishing bylaws in business areas as outlined in the *Community Charter*. Council Policies express the philosophy of City Council and provide a framework for staff to carry out administrative and operational matters.

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November 28, 2014

Policies distinguish between the policy-setting function of Council, and the policy implementation function of City staff (Administrative Directives). They ensure consistent operating practices on matters, which occur on a regular basis, and prevent inconsistent decision making on issues where fairness and equity are important considerations.

The table attached outlines the policies and the rationale for recommending housekeeping and updating amendments (Attachment 1), which includes a copy of the track changes of each policy as well as a copy of the proposed final version. Policies that are recommended to be rescinded are attached (Attachment 2). Each policy is also attached.

The next phase of the Policy Review process will be for staff to bring policy revisions and amendments to Council for consideration routinely until the remaining policies are reviewed for their relevance and effectiveness. Staff are also reviewing best practices in other cities and researching gaps or policy innovations that Council may want to consider.

Financial Impact

There is no financial impact.

Conclusion

The City has 196 Council Policies. The Policy and Procedure Subcommittee has reviewed all policies and has deemed that some be rescinded as they are redundant, obsolete or out of date. The Subcommittee also deemed that some policies receive housekeeping amendments, updating to ensure relevance and effectiveness and that some new policies be established.



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

Att.1 – Recommended Policy Amendments

Att.2 – Recommended Policies to be Rescinded

cvc:cvc

Recommended Policy Amendments

Policy No.	Title	Date Adopted by Council	Explanation	Division/ Department
1016	Corporate Advertising (Newspapers)	Amended March 24, 2003	Housekeeping amendments.	Communications
3562	Water, Sewage, Drainage and Dyking Charges Collected in Error	April 10, 1978	This policy is amended to include the drainage and dyking charges that were implemented after Policy 3562 was first adopted.	Treasury and Financial Services
4001	Group Homes	February 25, 1991	Expanded to be consistent with the current Group Home Planning Framework, endorsed by Council on May 25, 2009.	Community Social Development
4012	Access and Inclusion	October 13, 1981	This Policy represents a consolidation of three existing policies. It is a more contemporary and inclusive statement of the City's roles and values with respect to access and inclusion matters.	Community Social Development
4016	Senior Services	August 23, 1982	This Policy was expanded, and made more contemporary, to reflect the broad role that the City plays with respect to supporting older adults. It is consistent with directions specified in the Social Development Strategy.	Community Social Development
4017	Child Care Development Policy	Amended April 10, 2012	Housekeeping amendments.	Community Social Development
6002	Professional Fees and Memberships	August 21, 1985	Housekeeping amendments.	Human Resources
6700	Driver's/Operator's License & Certification – Suspension	May 1, 1961	Housekeeping amendments.	Human Resources
8000	Community Leisure Transportation - Operations	September 25, 1989	Housekeeping amendments.	Community Social Development
8010	City Facilities – Schedule Changes Due to Special Events	May 24, 1977	Housekeeping amendments and updating.	Recreation



Policy-1016

It is Council policy that:

1. The City Clerk and the Senior Manager, Corporate Communications and Public Affairs shall be responsible for coordinating all statutory and discretionary advertising undertaken by the City in the *Richmond News* and *Richmond Review* (or alternative).
2. Statutory advertising for public hearings on land use matters:
 - (a) shall be in accordance with the provisions of the Community Charter and Local Government Act ~~Local Government Act~~ and this policy;
 - (b) shall not be combined with other statutory or discretionary advertisements; and
 - (c) shall be coordinated by the City Clerk.
3. Discretionary advertisements shall only be placed upon approval by the Senior Manager, Corporate Communications and Public Affairs.
4. The combining of individual advertisements into one comprehensive advertisement shall be undertaken whenever possible, and individual discretionary advertisements shall only be placed where, in the opinion of the Senior Manager, Corporate Communications and Public Affairs, circumstances so require.
5. City corporate advertising shall be awarded through a regular, competitive Request for Proposal process. The RFP process shall be open to Richmond newspapers that provide distribution to a majority of homes and business within the City.
6. The provisions of this policy shall **not** apply to advertising in Provincial or national newspapers in connection with:
 - (a) the filling of vacant positions undertaken by the Human Resources Department;
 - (b) tenders or proposal calls undertaken by the Purchasing Department;
 - (c) economic development and retention programs;
 - (d) marketing of revenue-generating City programs; or
 - (e) advertising placed at the direction of Council.



City of Richmond

Policy Manual

Page 1 of 1	Adopted by Council: November 14 th , 1994 Amended: March 24 th , 2003	Policy 1016
File Ref: 0190-00	Corporate Advertising (Newspapers)	

Policy 1016

It is Council policy that:

1. The City Clerk and the Senior Manager, Corporate Communications shall be responsible for coordinating all statutory and discretionary advertising undertaken by the City in the *Richmond News* and *Richmond Review* (or alternative).
2. Statutory advertising for public hearings on land use matters:
 - (a) shall be in accordance with the provisions of the *Community Charter and Local Government Act* and this policy;
 - (b) shall not be combined with other statutory or discretionary advertisements; and
 - (c) shall be coordinated by the City Clerk.
3. Discretionary advertisements shall only be placed upon approval by the Senior Manager, Corporate Communications.
4. The combining of individual advertisements into one comprehensive advertisement shall be undertaken whenever possible, and individual discretionary advertisements shall only be placed where, in the opinion of the Senior Manager, Corporate Communications, circumstances so require.
5. City corporate advertising shall be awarded through a regular, competitive Request for Proposal process. The RFP process shall be open to Richmond newspapers that provide distribution to a majority of homes and business within the City.
6. The provisions of this policy shall **not** apply to advertising in Provincial or national newspapers in connection with:
 - (a) the filling of vacant positions undertaken by the Human Resources Department;
 - (b) tenders or proposal calls undertaken by the Purchasing Department;
 - (c) economic development and retention programs;
 - (d) marketing of revenue-generating City programs; or
 - (e) advertising placed at the direction of Council.



City of Richmond

Policy Manual

Page 1 of 1

Adopted by Council: Apr. 10/78

POLICY 3562

File Ref: 0930-00

WATER, AND SEWAGE, DRAINAGE AND DYKING CHARGES COLLECTED IN ERROR

POLICY 3562:

It is Council policy that:

Should notice be received by the City that any rate or charge has been collected in error, the City shall not refund such rates or charges collected in error during a period greater than three years immediately prior to the date of such notice being received by the City.

(Treasury Finance Department)

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Policy Manual

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Adopted by Council: Apr. 10/78

POLICY 3562

File Ref: 0930-00

WATER, SEWAGE, DRAINAGE AND DYKING CHARGES COLLECTED IN ERROR**POLICY 3562:**

It is Council policy that:

Should notice be received by the City that any rate or charge has been collected in error, the City shall not refund such rates or charges collected in error during a period greater than three years immediately prior to the date of such notice being received by the City. (Finance Department)



City of Richmond

Policy Manual

Page 1 of 5	Adopted by Council: Feb. 25/94	POLICY 4001
File Ref: 4057-00	GROUP HOMES LOCATIONS FOR RICHMOND	

POLICY 4001:

It is Council policy that:

1. Group Home Role

The City of Richmond recognizes that group homes offer an important service, providing their residents with short and long-term living arrangements, affordable and safe housing, skills training, peer support, counselling, and other support. The homes make it possible for people in need to live independently, with support, in the community.

12. Location Criteria

- a) A dwelling unit used as a group home may be located no closer to another dwelling unit used as a group home than 200 m (656.17 ft.), ~~with a maximum of four group homes per quarter section.~~
- b) A variance to the distance separation criteria of section 1(a) may be permitted, on a case to case basis, at the discretion of City Council, where documented and approved by the Health and Social Services Committee of Council.
- c) Group homes should be located close to transit routes, shopping, recreation and health facilities, schools or community services, depending on the nature of the clientele.
- d) Dwellings used for group homes should be compatible with the form and scale of the surrounding neighbourhood.

32. Size of Facility~~Group Home Size~~

- a) ~~Group homes are permitted in accordance with the provisions of the Community Care Facility Act and Regulations.~~
- b) ~~Group homes in Richmond are permitted to accommodate with a maximum of 10 residents, no more than eight of whom can be persons in care.~~

34. Design Criteria

- a) Group homes should be sited on suitable sized lots to allow for adequate setbacks from property lines, and provision of outdoor open space.
- b) Provision should be made for at least two off-street parking spaces.
- c) The lot should be screened from adjacent properties, either with landscaping or fences.



City of Richmond

Policy Manual

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Adopted by Council: Feb. 25/94

POLICY 4001

File Ref: 4057-00

GROUP HOMES LOCATIONS FOR RICHMOND

- d) The internal design should be suitable to residents' needs and should conform to the applicable regulations of the Community Care and Assisted Living Facility Act.

45. Zoning

Under Zoning Bylaw 8500, a group homes are classified as a "minor community care facility" and are a permitted use in all residential districts. The Zoning Bylaw contains the following definition:

"Community care facility, minor means the use of a principal dwelling for:

- a) residential care of up to 10 people on a temporary or permanent basis (not including employees or resident caregivers) who are not related by blood or marriage, in a facility which may or may not be licensed under the Community Care and Assisted Living Act, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty and are dependent on caregivers for continuing assistance or direction; or
- b) care under the Community Care and Assisted Living Act, for up to 10 children (not including employees or child caregivers) such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care and occasional, casual or short term supervised care for children and which may include limited overnight accommodation for minors who are supervised under a prescribed program and is distinct from a child care program which is a home business.

~~Group homes are a permitted use in all residential districts. The Zoning and Development Bylaw contains the following definitions:~~

~~"Group Homes" means a group living arrangement for persons with physical, mental, emotional or related handicaps and/or problems, that provides food and/or lodging and that is developed for the personal rehabilitation of its residents through self help and/or professional care, guidance and supervision.~~

~~"Residential" means a use which pertains clearly to the accommodation and home life a family. "Residential" includes a group home with a maximum of 10 residents, no more than eight of whom can be persons in care, but specifically excludes any facility operated under the jurisdiction of the Correction Act.~~

65. "Good Neighbour" Policies

The City of Richmond encourages group homes to follow "good neighbour" guidelines whereby the operators:



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Adopted by Council: Feb. 25/94

POLICY 4001

File Ref: 4057-00

GROUP HOMES LOCATIONS FOR RICHMOND

- a) Ensure ongoing contact with the local neighbourhood (at least five houses on each side of the group home) to address issues and concerns in a productive and problem-solving manner, and to provide contact to address potential problems or issues;
- b) Undertake maintenance and renovations of the facility according to neighbourhood standards and carried out in the least disruptive manner;
- c) Maintain ongoing staff contact with the neighbourhood to ensure any issues are immediately resolved; and
- d) Encourage group home residents to become part of the neighbourhood.

~~The City of Richmond supports the development of guidelines for group home operators by funding authorities. The City supports the specific *Guidelines for Group Home Operators* which have been prepared by the Ministry of Social Services and Housing.~~

PROCEDURES FOR ESTABLISHING GROUP HOMES

47. General Group Home Planning Framework

- a) The City recognizes four categories of group homes:
 - i. Group homes licensed under the Community Care and Assisted Living Act for 1 – 6 residents
 - ii. Unlicensed group homes for 1 – 6 residents
 - iii. Group homes licensed under the Community Care and Assisted Living Act for 7 - 10 residents
 - iv. Unlicensed group homes for 7 - 10 residents.

Larger facilities (i.e., those accommodating more than ten persons in care) fit within the Zoning Bylaw definition of Major Community Care Facility and are not considered to be group homes.

- b) All group homes are expected to meet the City's requirements with respect to building, fire, zoning and location criteria
- c) Commercial (for profit) group homes are required to obtain a Business License.
- d) The planning and approval process for the various categories of group homes is summarized in Table 1, attached.



City of Richmond

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Adopted by Council: Feb. 25/94

POLICY 4001

File Ref: 4057-00

GROUP HOMES LOCATIONS FOR RICHMOND

Table 1: City of Richmond Group Home Planning Framework

<u>Group Homes</u>	<u>Fire & Building Safety</u>	<u>Zoning</u>	<u>Neighbourhood Notification/Information</u>
<u>Licensed Group Home: 3-6</u> (three to six residents)	Proposed building must meet City fire and building safety requirements for single family homes, and must also contain a sprinkler system, emergency lighting, and fire separation at the garage	Managed as a residence. Permitted in all districts zoned for residential use.	Not required.
<u>Unlicensed Group Home: 1-6</u> (one to six residents)	As above	As above.	Not required.
<u>Licensed Group Home: 7-10</u> (seven to ten residents)	As above.	Managed as a residence. Permitted in all districts zoned for residential use, provided building is a minimum of 200 metres from another licensed or unlicensed Group Home	<ol style="list-style-type: none"> Upon notification by Vancouver Coastal Health (VCH)-Richmond that an application for a Licensed Group Home (7-10 residents) has been received, the City writes to neighbours within a five-house radius of the proposed home to: <ul style="list-style-type: none"> Invite them to an informal meeting, hosted by the City in conjunction with Richmond, to provide information and to solicit comments on the home; Provide them with contact information for designated member of group home operating team, a "fact sheet" about the home, and the "Group Homes in Richmond" publication. The City provides comments on the group home application to VCH-Richmond for information and consideration. VCH-Richmond, at its discretion, issues a Community Care Facility (CCF) License for facility. Nine months after issuance of the CCF License: <ul style="list-style-type: none"> The City contacts neighbours within a five-house radius of the facility, in writing, to seek additional comments and feedback on the group home, hold an additional information meeting for the neighbours, if required; The City conveys comments of VCH-Richmond for information and consideration
<u>Unlicensed Group Home: 7-10</u> (seven to ten residents)	As above.	As above.	<p>Upon the City receiving an application for an Unlicensed Group Home (7-10 residents) City writes to neighbours within a five-house radius of the proposed home to:</p> <ul style="list-style-type: none"> Invite them to an informal meeting to provide information and to solicit comments on the home; Provide them with contact information for designated member of facility operating team, a "fact sheet" about the home, and the "Group Homes in Richmond" publication.
<u>Institutional Facility 10+</u> (more than ten persons in care) <u>NOTE: These are not group homes.</u>	Proposed building must meet Assembly Occupancy Standards of the National Building Code.	Managed as an institution. Rezoning likely required to accommodate institutional use.	Rezoning includes neighbourhood notification and public hearing process.

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Adopted by Council: Feb. 25/94

POLICY 4001

File Ref: 4057-00

GROUP HOMES LOCATIONS FOR RICHMOND

~~The Health Department operates as the central information source and co-ordinator of applications for group homes. The Health Department will assemble updated information on annual unit allocation (provided by the appropriate ministries) and on proposed group home applications.~~

~~2. Pre-Application Stage~~

- ~~a) Potential operators contact the Health Department to discuss their preliminary proposal to establish a group home. The Health Department, in consultation with the Planning Department, will make a map available to potential operators identifying area where group homes could be located. A brochure outlining municipal procedures establishing group homes will also be made available to operators.~~
- ~~b) The Health Department will review the proposal and advise on applicable Community Care Facility Act regulations, and procedures for obtaining approval on other applicable municipal regulations.~~

~~3. Formal Application Stage~~

~~The formal application for a Community Care Facility licence will be reviewed by the Health Department in consultation with other municipal departments and sponsoring government agencies, as appropriate.~~

~~(Planning Department~~Community Social Development)



City of Richmond

Policy Manual

Page 1 of 4

Adopted by Council:

POLICY 4001

File Ref: 4057-00

GROUP HOMES

POLICY 4001:

It is Council policy that:

1. Group Home Role

The City of Richmond recognizes that group homes offer an important service, providing their residents with short and long-term living arrangements, affordable and safe housing, skills training, peer support, counselling, and other support. The homes make it possible for people in need to live independently, with support, in the community.

2. Location Criteria

- a) A dwelling unit used as a group home may be located no closer to another dwelling unit used as a group home than 200 m (656.17 ft.).
- b) A variance to the distance separation criteria of section 1(a) may be permitted, on a case to case basis, at the discretion of City Council.
- c) Group homes should be located close to transit routes, shopping, recreation and health facilities, schools or community services, depending on the nature of the clientele.
- d) Dwellings used for group homes should be compatible with the form and scale of the surrounding neighbourhood.

3. Group Home Size

Group homes in Richmond are permitted to accommodate a maximum of 10 residents.

4. Design Criteria

- a) Group homes should be sited on suitable sized lots to allow for adequate setbacks from property lines, and provision of outdoor open space.
- b) Provision should be made for at least two off-street parking spaces.
- c) The lot should be screened from adjacent properties, either with landscaping or fences.
- d) The internal design should be suitable to residents' needs and should conform to the applicable regulations of the Community Care and Assisted Living Act.

5. Zoning

Under Zoning Bylaw 8500, a group homes are classified as a "minor community care facility" and are a permitted use in all residential districts. The Zoning Bylaw contains the following definition:

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"Community care facility, minor means the use of a principal dwelling for:

- a) residential care of up to 10 people on a temporary or permanent basis (not including employees or resident caregivers) who are not related by blood or marriage, in a facility which may or may not be licensed under the Community Care and Assisted Living Act, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty and are dependent on caregivers for continuing assistance or direction; or
- b) care under the Community Care and Assisted Living Act, for up to 10 children (not including employees or child caregivers) such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care and occasional, casual or short term supervised care for children and which may include limited overnight accommodation for minors who are supervised under a prescribed program and is distinct from a child care program which is a home business.

6. "Good Neighbour" Policies

The City of Richmond encourages group homes to follow "good neighbour" guidelines whereby the operators:

- a) Ensure ongoing contact with the local neighbourhood (within a five-house radius of the group home) to address issues and concerns in a productive and problem-solving manner, and to provide contact to address potential problems or issues;
- b) Undertake maintenance and renovations of the facility according to neighbourhood standards and carried out in the least disruptive manner;
- c) Maintain ongoing staff contact with the neighbourhood to ensure any issues are immediately resolved; and
- d) Encourage group home residents to become part of the neighbourhood.

7. Group Home Planning Framework

- a) The City recognizes four categories of group homes:
 - i. Group homes licensed under the Community Care and Assisted Living Act for 1 – 6 residents
 - ii. Unlicensed group homes for 1 – 6 residents
 - iii. Group homes licensed under the Community Care and Assisted Living Act for 7 - 10 residents
 - iv. Unlicensed group homes for 7 - 10 residents.



- iv. Unlicensed group homes for 7 - 10 residents.

Larger facilities (i.e., those accommodating more than ten persons in care) fit within the Zoning Bylaw definition of Major Community Care Facility and are not considered to be group homes.

- b) All group homes are expected to meet the City's requirements with respect to building, fire, zoning and location criteria
- c) Commercial (for profit) group homes are required to obtain a Business License.
- d) The planning and approval process for the various categories of group homes is summarized in Table 1, attached.

(Community Social Development)



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Adopted by Council:

POLICY 4001

File Ref: 4057-00

GROUP HOMES

Table 1: City of Richmond Group Home Planning Framework

Group Homes	Fire & Building Safety	Zoning	Neighbourhood Notification/Information
Licensed Group Home: 3-6 (three to six residents)	Proposed building must meet City fire and building safety requirements for single family homes, and must also contain a sprinkler system, emergency lighting, and fire separation at the garage	Managed as a residence. Permitted in all districts zoned for residential use.	Not required.
Unlicensed Group Home: 1-6 (one to six residents)	As above	As above.	Not required.
Licensed Group Home: 7-10 (seven to ten residents)	As above.	Managed as a residence. Permitted in all districts zoned for residential use, provided building is a minimum of 200 metres from another licensed or unlicensed Group Home	<ol style="list-style-type: none"> Upon notification by Vancouver Coastal Health (VCH)-Richmond that an application for a Licensed Group Home (7-10 residents) has been received, the City writes to neighbours within a five-house radius of the proposed home to: <ul style="list-style-type: none"> Invite them to an informal meeting, hosted by the City in conjunction with VCH-Richmond, to provide information and to solicit comments on the home; Provide them with contact information for designated member of group home operating team, a "fact sheet" about the home, and the "Group Homes in Richmond" publication. The City provides comments on the group home application to VCH-Richmond for information and consideration. VCH-Richmond, at its discretion, issues a Community Care Facility (CCF) License for facility. Nine months after issuance of the CCF License: <ul style="list-style-type: none"> The City contacts neighbours within a five-house radius of the facility, in writing, to seek additional comments and feedback on the group home, hosting an additional information meeting for the neighbours, if required; The City conveys comments of VCH-Richmond for information and consideration
Unlicensed Group Home: 7-10 (seven to ten residents)	As above.	As above.	<p>Upon the City receiving an application for an Unlicensed Group Home (7-10 residents) the City writes to neighbours within a five-house radius of the proposed home to:</p> <ul style="list-style-type: none"> Invite them to an informal meeting to provide information and to solicit comments on the home; Provide them with contact information for designated member of facility operating team, a "fact sheet" about the home, and the "Group Homes in Richmond" publication.
Institutional Facility 10+ (more than ten persons in care) NOTE: These are not group homes.	Proposed building must meet Assembly Occupancy Standards of the National Building Code.	Managed as an institution. Rezoning likely required to accommodate institutional use.	Rezoning includes neighbourhood notification and public hearing process.

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City of Richmond

Policy Manual

Page 1 of 1	Adopted by Council: Oct. 13/81 Amended by Council:	POLICY 4012
File Ref: 3190-00	<u>ACCESS AND INCLUSION DISABLED PERSONS – ACCESSIBILITY</u>	

POLICY 4012:

It is Council policy that:

Council encourages improved accessibility for the disabled by:

1. ~~Making a long term commitment to accessibility.~~
2. ~~Developing and implementing plans approval procedures to ensure that features for the disabled are included.~~
3. ~~Providing in service training for plans approving staff and those dealing directly with the disabled.~~
4. ~~Taking steps to ensure accessibility of outdoor recreation facilities.~~
5. ~~Monitoring the implementation of accessibility.~~

Richmond is an accessible and inclusive city by:

- I. Acknowledging and keeping abreast of the accessibility and inclusiveness needs and challenges of diverse population groups in Richmond.
- II. 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.
- III. 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.
- IV. 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.
- V. Promoting barrier free access to the City's facilities, parks, programs and services.
- VI. Promoting a welcoming and respectful municipal workplace.
- VII. Providing information to the public in a manner that respects the diverse needs and characteristics of Richmond residents.

Community Services Division (Planning Department)



Page 1 of 1	Adopted by Council: Oct. 13/81 Amended by Council:	Policy 4012
File Ref: 3190-00	ACCESS AND INCLUSION	

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City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: Aug. 23/82

POLICY 4016

File Ref: 4057-00

SENIOR SERVICES

POLICY 4016:

It is Council policy that:

Council supports improved services to aid Richmond's senior population by:

1. Planning with older adults, community organizations and agencies to respond to the increased needs of older adults, the fastest growing demographic group in Richmond.
2. Developing programs, services and supports for an expanding, diverse older adults population ranging from active, engaged baby boomers to vulnerable, frail and isolated older adults.
3. Supporting older adults to age in place and enjoy the highest quality of life possible by providing a range of housing options, including affordable housing, as well as a variety of housing forms with designs that support older adults to remain in their neighbourhoods as they age.
4. Working with different levels of government to ensure older adults have a range of care options, including adult day, assisted living and complex care facilities.
5. Providing physical infrastructure and resources to make Richmond an age-friendly community: traffic/street design improvements, and development of community spaces that incorporate the physical, socio-economic and accessibility features that support liveability.
6. Providing operating funds to Community Associations at the Community Centres and Older Adults Centre, grant programs, investment in community facilities and maintenance of buildings and infrastructure.
7. Promoting the potential for independence, control and enhanced well-being of Richmond older adults, and portraying older adults in a positive way in all City communications.
8. Developing and enhancing meaningful volunteer opportunities to encourage Richmond's older adults to become engaged in sharing their knowledge, skills and experience.

1. ——— Encouraging improved design of housing for senior residents.

2. ——— Examining possible solutions to the problem of contacting aid in case of an in-home emergency.

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3. ~~Encouraging improvement in seniors' use of transit: educate drivers, educate seniors, locate more stops near seniors' housing and construct raised landings.~~
4. ~~Supporting the installation of street improvements near seniors housing.~~

(~~Planning Community Services Division~~ department)

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City of Richmond

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(Community Services Division)

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POLICY

It is Council policy that:

1. General

The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. Planning

To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care:

- Facilities
- Spaces
- Programming
- Equipment
- Support resources.

3. Partnerships

- The City of Richmond is committed to being an active partner with senior governments, stakeholders, parents, the private and co-operative sectors, and the community, to develop and maintain a quality and affordable comprehensive child care system in Richmond.
- Advise regarding establishing child care facilities for workers and students at institutions and workplaces (e.g., Richmond Hospital, Workers Compensation Board).
- To request the Senior Governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. Richmond Child Care Development Advisory Committee (CCDAC)

The City will establish and support the Richmond Child Care Development Advisory Committee.

5. Child Care Reserve Funds

The City has established two Child Care Reserve Funds as described below.

1) Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812)

The City will administer the Child Care Development Reserve Fund to financially assist with the following capital expenses:

- Establishing child care facilities and spaces in:
 - City buildings and on City land,
 - Private developments,
 - Senior government projects, and
 - Community partner projects,
- Acquiring sites for lease to non-profit societies for child care, and



- Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.

2) Child Care Operating Reserve Fund (Established by Child Care Operating Reserve Fund Establishment Bylaw No. 8206)

The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:

- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.

Developer cash contributions and child care density bonus contributions to the City's Child Care Reserve Funds will be allocated as follows:

- 90% of the amount will be deposited to the Child Care Development Reserve Fund, and
- 10% of the amount will be deposited to the Child Care Operating Reserve Fund, unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

All expenditures from the Child Care Reserve Funds must be authorized by Council.

6. Development Applications

To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

7. Child Care Grants Policy

Through City child care grants, support child care:

- Facilities
- Spaces
- Programming
- Equipment
- Professional support.

8. Professional Child Care Support Resources

Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.

9. Policy Reviews

From time to time, the City will:

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- From time to time, review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.
- As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. Area Plans

The City will ensure that area plans contain effective child care policies.

11. Information

The City will, with advice from the Child Care Development Advisory Committee,

- Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;
- Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;
- Review, update and ~~and where appropriate, improve and provide City~~ distribute City produced public information material to the public on child care.

12. Promotion

- The City will declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.

13. Partnerships

- Employers
 - Encourage employer involvement in child care.
- Developers
 - Encourage the developers to provide land and facilities for child care programs throughout the City.
- Community Associations
 - Encourage City staff and the Council of Community Associations to:
 - Assess whether or not child care services can be improved in community centres,
 - Provide enhanced child care programs in current and future community centres.
- Intercultural
 - Encourage the Richmond intercultural Committee to investigate and report on the child care concerns, needs and problems facing ethno cultural groups in the City.
- School Board
 - Co-ordinate CCDAC activities with the Richmond School Board.
 - Encourage the Richmond School District to involve schools in the provision of child care services.
 - Encourage child care centre facilities to be integrated with schools, as appropriate.

14. Child Care Facilities

The City will facilitate establishment of child care facilities by:

- Encourage adequate child care centre facilities throughout the City where needed, particularly in each new community.



City of Richmond

Policy Manual

Page 4 of 4

Adopted by Council: January 24th, 2006

Policy 4017

Amended by Council: April 10, 2012

File Ref: 3070

Child Care Development Policy

- Securing child care facilities from developers as voluntary contributions through the rezoning process.
- Providing City land and facilities for child care programs in locations throughout the City.
- ~~Consider providing City land and facilities for child care programs throughout the City.~~
- Encourage child care program expansion through the enhancement of existing community facilities.



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City of Richmond

Policy Manual

Page 1 of 1

Adopted by Council: Aug. 21/85

POLICY 6002

File Ref: 1760-00

PROFESSIONAL FEES AND MEMBERSHIPS

POLICY 6002:

It is Council policy that:

1. Criteria for Membership Approval

The City may pay professional fees and membership dues for employees, providing at least two of the following criteria are met.

- a) Membership or eligibility for membership in the professional association is a requirement of a position.
- b) The association provides literature and other material that is relevant to the employee's position with the City.
- c) The association holds meetings and conducts seminars that will benefit employees in the performance of their duties for the City and contribute to their professional development.

2. Number of Approved Memberships

- a) ~~Deputy Administrators and Department Heads~~ The Chief Administrative Officer (CAO), Deputy CAO and General Managers may belong to a maximum of three associations.
- b) ~~Division Managers~~ Directors may belong to a maximum of two associations.
- c) Other employees may belong to one association.

3. Exceptions

Exceptions to the above may be authorized by the ~~City Administrator based upon a submission by the employee's Department Head~~ General Manager ~~that~~ for additional memberships ~~that~~ would be of value to the City.

(City Administrator's Office Human Resources)

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Policy Manual

Page 1 of 1	Adopted by Council: Aug. 21/85	POLICY 6002
File Ref: 1760-00	PROFESSIONAL FEES AND MEMBERSHIPS	

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- c) The association holds meetings and conducts seminars that will benefit employees in the performance of their duties for the City and contribute to their professional development.

2. Number of Approved Memberships

- a) The Deputy CAO and General Managers may belong to a maximum of three associations.
- b) Directors may belong to a maximum of two associations.
- c) Other employees may belong to one association.

3. Exceptions

Exceptions to the above may be authorized by the employee's General Manager for additional memberships that would be of value to the City.

(Human Resources)



City of Richmond

Policy Manual

Page 1 of 1

Adopted by Council: May 1/61

POLICY 6700

File Ref: 0780-00

DRIVER'S/OPERATOR'S LICENSE & CERTIFICATION - SUSPENSION

POLICY 6700:

It is Council policy that:

When an employee who is required to hold a driver's/operator's license or certification as part of their job requirement has his/her driver's/operator's license or certification suspended for "cause" by the governing body of said license or certification (e.g. suspension due to multiple traffic violations), that the following will occur:

- A comprehensive review of the employee's work history and the circumstances leading to the license/certification suspension.
- Analysis to determine if the employee should will temporarily revert to alternate duties, seniority permitting and if available (not requiring the duty associated with the holding of said license or certification). ~~In such a case, the~~ The employee will be paid at the rate of their assigned alternate duties should alternate duties be made available. Any assignment of alternate duties in this circumstance requires approval by the appropriate GM.
- Any assignment of alternate job duties to the employee with license/certification suspension must not cause another employee to be laid off. If there are no alternate duties available or deemed suitable, the employee having his/her license/certification suspended will be subject to lay off.

Notwithstanding the above, disciplinary action may be considered if it is deemed warranted after review of the employee's work history and the circumstances leading to the license/certification suspension.

(Human Resources)
(Personnel Department)

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City of Richmond

Policy Manual

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(Human Resources)

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3896063



City of Richmond

Policy Manual

Page 1 of 5

Adopted by Council: Sept. 25/89

POLICY 8000

File Ref: 0780-00

COMMUNITY LEISURE TRANSPORTATION - OPERATIONS

POLICY 8000:

It is Council policy that:

1. The service is to be known as Community Leisure Transportation, and is to be provided as a service to the community through the Department of Parks & Leisure Community Services Division ~~department~~ and affiliated groups.
2. The purpose of Community Leisure Transportation is to make Parks & Leisure Community Services programs accessible to youth and adults having special needs, older adults, youth, persons with disabilities and all other Richmond residents, and to promote leisure opportunities for all Richmond residents.

Special needs is defined as a person having a long term physical, mental, emotional or social condition which substantially impairs their ability to perform major life functions, including participation in leisure activities.
3. All user rates and fees to be established for Community Leisure Transportation require the approval of the Parks and Recreation Commission Community Services Division ~~department~~.
4. ~~The Department of Parks & Leisure Services will operate the Community Leisure Transportation service through a working agreement with an affiliated community group, or combination of groups.~~
 - (a) ~~Decisions to the working agreement will be made through a joint evaluation carried out by the Department and the operating community group/s;~~
 - (b) ~~A Transportation Advisory Committee composed of representatives from user groups will provide assistance in planning, monitoring and evaluating the Community Leisure Transportation service.~~
5. ~~The following vehicles are available to community groups for use within Richmond, as well as outside the City:~~

~~One 14 passenger bus (#472) equipped with a wheelchair lift,~~

~~One 15 passenger bus (#475),~~

~~NB: These vans have a seating capacity of 22 children.~~

~~One 11 passenger van (#534),~~

~~Two 15 passenger vans (#562, #587), and one 48 passenger Blue Bird bus.~~

~~Restrictions on radius of use may apply as age and condition of vehicles warrant.~~

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46. Finances for the Community Leisure Transportation service will be provided through the Department operating budget City of Richmond.

(a) For all vehicles, this will include insurance coverage, coordination (with partial fee recovery), gas, maintenance and repair costs, ~~programming and leadership costs.~~

(b) User group rates and fees have been established on a cost recovery basis to offset the operating costs of the Community Leisure Transportation service.

~~(b) For all vehicles excluding the Blue Bird bus this will also include gas, maintenance and repair costs.~~

~~(c) For the Blue Bird bus, maintenance and repair costs will be provided through the collection of user rates and fees.~~

57. The vehicles are available to groups who may wish to book them for their use. Priority classification of eligible user groups is as follows:

(a) ~~GROUP 1: Richmond seniors and other citizens with special needs who wish to attend leisure programs sponsored by the Department of Parks & Leisure Services, or by affiliated groups~~ Richmond's older adults, youth, persons with disabilities and all other Richmond residents wanting to attend City of Richmond programs and services.

(b) ~~GROUP 2: Richmond groups affiliated with the Department of Parks & Leisure Services~~ Community partners associated with the Community Services Division ~~department.~~

(c) ~~GROUP 3: Other Richmond based non-profit groups with intent and purpose of providing~~ wanting to provide leisure, social and wellness opportunities for Richmond residents.

~~8.~~ The vehicles are available according to the following priority of use:

~~(a) Vehicles #472 & #475~~
~~1st Priority GROUP 1~~
~~2nd Priority GROUP 2~~
~~3rd Priority GROUP 3~~

~~(b) Vehicle #534~~
~~1st Priority GROUP 1 & OUTDOOR RECREATION use in GROUP 2~~
~~2nd Priority ALL other GROUP 2 use~~
~~3rd Priority GROUP 3~~

~~(c) Vehicle #562~~

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1st Priority—West Richmond Community Association
2nd Priority—as per 8(a)



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Policy Manual

Page 4 of 5

Adopted by Council: Sept. 25/89

POLICY 8000

File Ref: 0780-00

COMMUNITY LEISURE TRANSPORTATION - OPERATIONS

(d) — Vehicle #587

1st Priority — South Arm Community Association

2nd Priority — As per 8(a)

(e) — BLUE BIRD BUS

Weekdays (Mon-Thurs. 6:00 am-6:00 pm):

1st Priority — GROUP 1

2nd Priority — GROUP 2

3rd Priority — GROUP 3

(f) — Weeknights and Weekends:

1st Priority — GROUP 2

2nd Priority — GROUP 1

3rd Priority — GROUP 3

Summer (July & August)

1st priority — GROUP 1 and Community Centre Associations

2nd Priority — All other GROUP 2 use

3rd Priority — GROUP 3

9. — ~~For all groups the vehicles must be booked through the Transportation Co-ordinator before the 15th of the month prior to the required month of use. Requests received after the 15th will be handled on a first come, first served basis, regardless of the groups priority. Bookings will be confirmed on the 15th of the month prior to the requested month of use.~~

(a) — ~~Bookings for Group 1 use may be made on a quarterly or a yearly basis. These requests will be confirmed 6 weeks prior to the start of the season of requested use.~~

10. — ~~Group user rates and fees have been established for group use of the vehicles to offset the operating cost of the service.~~

(a) — ~~For all vehicles excluding the Blue Bird Bus, the rates are:~~

— ~~For priority 1 groups, those with special needs, each group will be charged \$1.00 per passenger for a one way or round trip within Richmond. Within the boundaries of the Greater Vancouver Regional District (G.V.R.D.), the cost will be \$2.00 per passenger. Outside the G.V.R.D., all groups will be charged a straight rate of \$.22 per kilometre.~~

— ~~For priority 2 groups and priority 3 groups, each group will be charged \$.22 per kilometre.~~

— ~~For all groups there will be a minimum charge of \$1.00 per passenger within Richmond and \$2.00 outside Richmond.~~

— ~~A minimum of 7 passengers are required per trip.~~

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- ~~Groups may use up to one tank of gas at no extra charge. Gas required beyond this one tank is the responsibility of the user group.~~
 - (b) ~~For the Blue Bird bus, the rates are;~~
 - ~~For all groups, the user rates are \$.50 per mile or \$10.00 per hour, whichever is greater.~~
 - ~~For single day use there will be a minimum charge of \$20.00 per trip.~~
 - ~~for overnight use there will be a minimum charge of \$50.00 per day.~~
 - (c) ~~For all trips there will be a maximum charge of \$100.00 per day.~~
 - ~~The cost of gas and oil is the responsibility of the user group. The bus must be returned with a full tank of gas, or at the level it was received.~~
 - (d) ~~West Richmond Community Association and South Arm Community Association will pay for the use of vehicle #562 and #587 respectively as per the operating agreements reached with the Community Leisure Transportation Operations Committee.~~
644. All drivers of the vehicles must be 19 years or older, possess a valid British Columbia Class 1, 2 or unrestricted Class 4 Professional Drivers' license and successfully complete the 1.5 – 2 hour commercial vehicle driver evaluation through the City of Richmond's fleet training officer. Drivers are also required to provide an up to date drivers abstract to the fleet officer. -
- (a) ~~For all vehicles excluding the Blue Bird bus, drivers must possess a minimum unrestricted CLASS 4 license.~~
 - (b) ~~For the Blue Bird, bus drivers must possess a CLASS 1 or a CLASS 2 license. An air brake ticket is not required.~~
742. The Transportation Coordinator shall oversee the implementation of all policies, and may restrict or refuse use of the service under certain circumstances, in consultation with the Community Services Division-Department.
13. ~~The Community Leisure Transportation Operations Committee may implement specific operating agreements as it deems necessary, with the proper approval of the Parks and Recreation Commission.~~
14. ~~The Community Leisure Transportation service will operate in a manner consistent with the Department of Parks & Leisure Services policy that ensures direct involvement of user groups, and will reflect both a quality operation and a transportation service in line with the needs of Richmond residents.~~

(Parks & Leisure Community Services Division ~~Department~~)



City of Richmond

Policy Manual

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Adopted by Council: Sept. 25/89

POLICY 8000

File Ref: 0780-00

COMMUNITY LEISURE TRANSPORTATION - OPERATIONS

POLICY 8000:

It is Council policy that:

1. The service is to be known as Community Leisure Transportation, and is to be provided as a service to the community through the Community Services Division.
2. The purpose of Community Leisure Transportation is to make Community Services programs accessible to older adults, youth, persons with disabilities and all other Richmond residents.
3. All user rates and fees to be established for Community Leisure Transportation require the approval of the Community Services Division.
4. Finances for the Community Leisure Transportation service will be provided through the City of Richmond.
 - (a) For all vehicles, this will include insurance coverage, coordination (with partial fee recovery), gas, maintenance and repair costs.
 - (b) User group rates and fees have been established on a cost recovery basis to offset the operating costs of the Community Leisure Transportation service.
5. The vehicles are available to groups who may wish to book them for their use. Priority classification of eligible user groups is as follows:
 - (a) GROUP 1: Richmond's older adults, youth, persons with disabilities and all other Richmond residents wanting to attend City of Richmond programs and services.
 - (b) GROUP 2: Community partners associated with the Community Services Division.
 - (c) GROUP 3: Other Richmond based non-profit groups wanting to provide leisure, social and wellness opportunities for Richmond residents.
6. All drivers of the vehicles must be 19 years or older, possess a valid British Columbia Class 1, 2 or unrestricted Class 4 Professional Drivers' license and successfully complete the 1.5 – 2 hour commercial vehicle driver evaluation through the City of Richmond's fleet training officer. Drivers are also required to provide an up to date drivers abstract to the fleet officer.
7. The Transportation Coordinator shall oversee the implementation of all policies, and may restrict or refuse use of the service under certain circumstances, in consultation with the Community Services Division.

(Community Services Division)

CNCL - 109



City of Richmond

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Adopted by Council: May 24/77

POLICY 8010

File Ref: 7125-00

CITY FACILITIES – SCHEDULE CHANGES DUE TO SPECIAL EVENTS

POLICY 8010:

It is Council policy that:

Council authorizes the General Manager, Community Services Division and/or their designate ~~Director of Parks & Leisure Services~~ to approve the altering of City recreation facility schedules to accommodate special events on the understanding that such changes would:

1. Be done with the consent of the party or parties affected, whether such commitments be verbal or contractual;
2. Not involve additional costs to the City, which cannot be offset by additional revenues.

The General Manager, Community Services Division and/or their designate ~~Director of Parks & Leisure Services~~ will advise Council of these facility schedule changes in order that they may be well informed in the event of any public reaction.

(Community Services Division) ~~Parks & Leisure Services Department~~

CNCL - 110



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Adopted by Council: May 24/77

POLICY 8010

File Ref: 7125-00

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(Community Services Division)

CNCL - 111

Recommended Policies to be Rescinded

Policy No.	Title	Date Adopted by Council or Amended	Explanation	Division/ Department
1013	Execution of RCMP Overtime Agreements	June 13, 1994	Redundant. All overtime is managed within the present agreement.	Law & Community Safety
4010	Disabled Persons – Need Versus Resources	May 26, 1990	Consolidated into Policy 4012, Access and Inclusion	Community Social Development
4011	Disabled Persons – Custom Transit	October 26, 1981	Consolidated into Policy 4012, Access and Inclusion	Community Social Development
4014	Disabled Persons – Housing	August 12, 1982	Consolidated into Policy 4012, Access and Inclusion	Community Social Development
5010	Minor Subdivisions – Encroachment Plans	July 12, 1976	Standard submission requirements incorporated in subdivision applications.	Planning & Development
6008	Recognition of Retiring City Employees	April 14, 1997	Redundant. Replaced with Administrative Directive.	Human Resources
6200	Letter of Recommendation	January 14, 1982	Outdated. New administrative directive under review.	Human Resources
8002	City Facilities – Use by Employee Organizations	October 15, 1974	Outdated. Community partners provide rental space for union meetings.	Recreation
8012	Leisure Programs - Fees	May 28, 1978	Outdated. Information is incorporated in agreements.	Recreation
8301	Recreational Equipment – Available for Public Use	March 28, 1978	Outdated. No longer a service offered by the City. Community groups provide equipment for public use.	Recreation
8601	Beer Gardens on City Property	June 27, 1994	Redundant. Special Occasion Licence Application outlines the information.	Business Licence
8650	Firework Displays in Parks	November 26, 2007	Outdated. Content has been replaced in the updated Fire Prevention Bylaw.	Parks
9001	Demolition of City Owned Substandard Houses	October 13, 1992	Replaced by new Policy 2308.	City Administrators Office



City of Richmond

Policy Manual

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Adopted by Council: June 13/94

POLICY 1013

File Ref: 5350-00

EXECUTION OF RCMP OVERTIME AGREEMENTS

POLICY 1013:

It is Council policy that:

The Mayor and City Clerk are authorized, on behalf of Council, to execute agreements between the City and the RCMP without further reference to Council, regarding the recovery of overtime costs for the policing of special events, such as filming in Richmond, where:

1. There are no substantial changes to the terms of the original agreement authorized by Council; and
2. The costs in question are fully recovered.

(Treasury Department)

CNCL - 113



City of Richmond

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Adopted by Council: May 26/90

POLICY 4010

File Ref: 3190-00

DISABLED PERSONS – NEED VERSUS RESOURCES

POLICY 4010:

It is Council policy that:

Council is committed to meeting the needs of the disabled in the community by:

1. Recognizing the need for psychogeriatric units in Richmond.
2. Working cooperatively with agencies to encourage the publicity of services available for the disabled.
3. Providing disabled access to all City-owned buildings which are open to the public.
4. Establishing guidelines on how much new housing should be accessible.
5. Having an expert on disabled needs as a member of the Design Panel.
6. Keeping informed with regard to Custom Transit Services to the disabled.

(Planning Department)

CNCL - 114



City of Richmond

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Adopted by Council: Oct. 26/81

POLICY 4011

File Ref: 6490-00

DISABLED PERSONS – CUSTOM TRANSIT**POLICY 4011:**

It is Council policy that:

Council promotes and supports the development of transportation services to disabled residents, and that these services be provided by locally-based operators.

(Planning Department)

CNCL - 115



City of Richmond

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Adopted by Council: Aug. 12/82

POLICY 4014

File Ref: 4057-00

DISABLED PERSONS - HOUSING**POLICY 4014:**

It is Council policy that:

Council promotes the development of a full range of accommodation and accompanying support services which would enable disabled persons to enjoy their maximum level of independence in the community by:

1. Promoting accessibility for disabled persons in the community.
2. Encouraging the design of new housing stock for disabled persons.
3. Encouraging retrofitting of existing housing to expand housing options for the disabled.
4. Continuing assistance to non-profit groups developing housing for disabled persons.

(Planning Department)

CNCL - 116



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Adopted by Council: July 12/76

POLICY 5010

File Ref: 4105-00

MINOR SUBDIVISIONS – ENCROACHMENT PLANS**POLICY 5010:**

It is Council policy that:

All minor subdivisions must be accompanied by a current encroachment certificate prepared by a registered B.C. Land Surveyor showing the location, dimensions, setbacks and uses of all buildings and structures presently on the property, together with an indication of the proposed subdivision.

(Urban Development Division)

CNCL - 117



City of Richmond

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Adopted by Council: April 14/97

POLICY 6008

File Ref: 1420-00

EMPLOYEES – RECOGNITION OF RETIREES AND LONG SERVICE

POLICY 6008:

RECOGNITION OF RETIRING CITY EMPLOYEES

It is Council policy that:

the valuable and dedicated service of retiring City employees shall be recognized in the following manner:

1. In, or as close as possible to, the month in which an employee retires from employment with the City and vacates their regular workplace, such retiree, together with their immediate family, shall be offered the opportunity to attend:
 - (a) a CITY COUNCIL MEETING, for the purpose of being:
 - (i) presented by the Mayor with the following retirement recognition gifts:
 - a plaque, engraved with the City Coat of Arms, the employee's name, and their number of years of service with the City;
 - a gold lapel pin engraved with their number of years of service with the City;
 - a monetary award based on their number of years of service with the City; and
 - a dinner certificate for a local City restaurant; and
 - (ii) photographed with the Mayor and Councillors.
- AND
- (b) at the discretion of the retiree, an appropriate FAREWELL EVENT arranged by the Administrator of the Division in which the retiree was last employed, either:
 - (i) at the workplace, or
 - (ii) after regular working hours,

for the purpose of being recognized by the retiree's work colleagues.
2. Where a retiree declines the opportunity to be recognized at a CITY COUNCIL MEETING, arrangements will be made:
 - (a) to make a monetary contribution of equal value to the dinner certificate towards the cost of the FAREWELL EVENT; and
 - (b) to have the remaining retirement recognition gifts presented at that FAREWELL EVENT.



City of Richmond

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Adopted by Council: April 14/97

POLICY 6008

File Ref: 1420-00

EMPLOYEES – RECOGNITION OF RETIREES AND LONG SERVICE

3. Where a retiree declines the opportunity to be recognized at both a CITY COUNCIL MEETING AND at a FAREWELL EVENT, arrangements will be made to deliver the retirement recognition gifts to the retiree.

4. DEFINITIONS

For the purposes of this policy, the following definitions shall apply:

- (a) "City employee" means an employee of the City of Richmond, and shall include employees of the Richmond Public Library Board;
- (b) "Retiree" means a City employee who has reached the age of 55 years or older (50 years or older in the case of a firefighter), or will reach that age when accumulated benefits and other entitlements are taken into account, who upon retiring from the City will immediately commence collecting a pension under the Superannuation Act.

5. EXCLUSIONS

For the purposes of this policy, the following employees are not considered to be retirees and are therefore excluded from the application of this policy:

- (a) an employee who satisfies the minimum age requirement but who will not immediately be collecting a pension upon completion of employment with the City; and
- (b) an employee who terminates employment prior to reaching the minimum age stipulated.



City of Richmond

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Adopted by Council: April 14/97

POLICY 6008

File Ref: 1420-00

EMPLOYEES – RECOGNITION OF RETIREES AND LONG SERVICE

RECOGNITION OF LONG-SERVICE EMPLOYEES

It is Council policy that:

the valuable and dedicated contribution of long-service City employees shall be recognized in the following manner.

1. Employees who have completed 10, 15, 20, 25, 30, 35 or 40 years of regular service with the City shall be eligible for recognition in accordance with this policy.
2. An employee qualifying for long-service recognition shall be offered the opportunity to attend a LONG SERVICE RECOGNITION EVENT arranged by the Administrator of the Division of which the employee is currently a member.
3. At the LONG SERVICE RECOGNITION EVENT the employee being recognized shall be presented with:
 - (a) a pin denoting the number of years of service with the City;
 - (b) a dinner certificate for a local restaurant,

and shall have the opportunity to be photographed with the other City employees attending the event.
4. The Administrator of each corporate division shall be responsible for arranging the LONG SERVICE RECOGNITION EVENTS for employees within his division:
 - (a) either individually or collectively, depending on the number of employees to be recognized; and
 - (b) as close as possible to the anniversary date which is being recognized.

(City Clerk's Office)

CNCL - 120



City of Richmond

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Adopted by Council: Jan. 14/82

POLICY 6200

File Ref: 1530-00

LETTERS OF RECOMMENDATION**POLICY 6200:**

It is Council policy that:

1. Department Heads have the prerogative to prepare letters of recommendation concerning the performance and capabilities of an employee formerly associated with their Department.
2. Before distributing a letter of recommendation, it shall be reviewed by the Director of Personnel. A copy should be placed on the employee file, inasmuch as the Personnel Department is responsible for the centralized control of such information.
3. The Personnel Department has the authority to delay the release of the recommendation if they feel circumstances warrant further consideration.

(Personnel Department)

CNCL - 121



City of Richmond

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Adopted by Council: Oct. 15/74

POLICY 8002

File Ref: 7125-00

CITY FACILITIES - USE BY EMPLOYEE ORGANIZATIONS

POLICY 8002:

It is Council policy that:

The following organizations are permitted free use of City facilities under the direct control of the Community Services Division for membership functions to be held on Mondays, Tuesdays, Wednesdays and Thursdays:

- Local No. 394 (Outside)
- Local No. 718 (Inside)
- Local No. 1698 (Library)
- British Columbia Nurses Union (Richmond)
- RCMP Richmond Detachment Recreational and Sports Club
- Richmond Firefighters' Benefit Association

Functions to be held on Fridays, Saturdays and Sundays will be on the same basis as for Richmond Recreation Clubs, in that they will be granted 50% discount of the commercial rate on the understanding that they will look after their own set-up and basic clean-up.

Mid-week (Monday to Thursday) functions may be booked no earlier than four months in advance, but those functions for which a rental fee will be paid may be booked six months in advance.

(Community Services Division)

CNCL - 122



City of Richmond

Policy Manual

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Adopted by Council: May 28/78

POLICY 8012

File Ref: 7125-00

LEISURE PROGRAMS - FEES

POLICY 8012:

It is Council policy that:

Fees paid to instructors conducting programs directly for the Community Services Division shall be offset by revenues received from participants. Exceptions include:

1. Seniors' programs.
2. Special Needs programs.
3. Special summer or other programs financed in whole or in part by the senior levels of government, or other agencies or community associations.

Community associations may retain membership and registration fees from their programs on the understanding that they shall accept the responsibility for the program supplies and instructors' costs involved. Rental fees collected may be retained by the associations with the understanding that the association shall be responsible for additional janitorial and custodian costs involved in the rental.

(Community Services Division)

CNCL - 123



City of Richmond

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Adopted by Council: Mar. 28/78

POLICY 8301

File Ref: 7125-00

RECREATIONAL EQUIPMENT – AVAILABLE FOR PUBLIC USE

POLICY 8301:

It is Council policy that:

As required, and within financial capabilities, equipment will be available for public use for recreation and cultural activities through the Community Services Division.

The following conditions shall apply for equipment provision:

1. Equipment which is provided by the City for the use of any group/s shall remain the property of the City.
2. Equipment acquired by organizations and left or stored on City property (with or without permission) shall be at the full risk of the organization/s concerned, and the City cannot be held liable for loss or damage.
3. The City will endeavour to locate and charge individuals causing damage to buildings and equipment; however, when this is not possible, the organization utilizing that portion of the facility where and when the damage occurred shall be held responsible.

(Community Services Division)

CNCL - 124



City of Richmond

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Adopted by Council: June 11/84

Amended: June 27/94

POLICY 8601

File Ref: 8275-01

BEER GARDENS ON CITY PROPERTY

POLICY 8601:

It is Council policy that:

The Parks and Recreation Commission, through the Parks & Leisure Services Department, will allow beer gardens on City property. A staff committee with representatives from the Parks & Leisure Services Department and the RCMP will be responsible for reviewing and processing all applications for beer gardens on City property.

The staff committee may grant approval over the signature of the Director of Parks & Leisure Services, under the following conditions:

1. All applications for beer gardens are to be submitted on the appropriate form to the staff committee for review.
2. Groups applying must be bona-fide, non-profit Richmond organizations.
3. Events must be community-wide in nature.
4. The City will charge organizations holding a beer garden 15% of gross sales, in addition to being charged set-up fees.
5. All profits must go to a charitable cause and not to the operation of the organization applying for the licence.
6. Adherence to regulations of the Liquor Control & Licensing Act and the policies and guidelines of the Liquor Control Board is mandatory.
7. Beer and wine will be served only in disposable plastic containers.
8. Amplified music at the site will not be permitted without specific approval of the staff committee specifying location, times and in accordance with the Noise Control Bylaw.
9. Specific site location on the property must be approved by the Parks & Leisure Services Department; however, the evaluation of the event will be the staff committee's responsibility.
10. Applicants have the opportunity to appeal to the Parks and Recreation Commission in the event their application is denied.
11. Notwithstanding points 8 and 9 above, in accordance with the Liquor Control Board regulations, the RCMP have the final licence approval authority.

(Parks & Leisure Services Department)

**Policy 8650:**

It is Council policy that:

Council endorses the concept of fireworks displays in community parks, with the Parks, Recreation and Cultural Services Department authorized to approve displays subject to site suitability and in accordance with municipal and federal regulations.

Community groups requesting permission to hold fireworks displays will provide the Parks Division with a written submission specifying the date, site location and other pertinent details. Upon receipt of Parks Department approval, a fireworks display permit application must be made to Fire-Rescue at least 10 business days prior to the fireworks event.



City of Richmond

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Adopted by Council: Oct. 13/92

POLICY 9001

File Ref: 2045-00

DEMOLITION OF CITY OWNED SUBSTANDARD HOUSES

POLICY 9001:

It is Council policy that:

City-owned houses may be demolished without further reference to Council upon the initiation of a request by the Land Agent or Manager of Building Services, provided that:

1. In the opinion of the Director of Civic Properties (or alternate) there are serious deficiencies based on structural, electrical and mechanical inspections, which would make the building uneconomical to repair.
2. As alternative measures, the buildings can be made available for moving, or for demolition, and the demolition materials made available for recycling or reuse, where economical to do so.

(City Administrator's Office)



City of Richmond

Report to Committee

To: Finance Committee
From: Grant Fengstad
Director, Information Technology
Re: Donation of Surplus Computer Equipment




Date: November 21, 2014

File:

Staff Recommendation

That the donation of computer equipment detailed in the staff report titled "Donation of Surplus Computer Equipment" be approved.

Grant Fengstad
Director, Information Technology
(604-276-4096)

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

Staff Report

Origin

Previously, end-of-life City computer equipment was shipped to processing facilities and broken down into component parts for disposal, using environmentally friendly processes overseen by the Electronic Stewardship Association of BC.

Analysis

Further to the 2012 Council referral to Staff to look into the feasibility of providing Internet Access for Affordable Housing Residents, staff contacted Reboot Vancouver. This non-profit enterprise refurbishes and redistributes discarded computers systems to BC low income families and non-governmental organizations.

Reboot Vancouver has agreed to absorb the pickup costs for the equipment and ensure that 50% of these donated items will be provided to residents living in Richmond. There will be no additional costs to the City, outside of staff time to facilitate the equipment transfer.

In accordance with Council Policy 2003 – Disposal of City Assets, when the donation of surplus City assets is requested, the City Treasurer will forward the requests to Council through the Finance Committee.

A list of computer equipment designated for donation is attached to this memorandum.

Financial Impact

None.

Conclusion

That the computer equipment, as listed, be donated to Reboot Vancouver in accordance with Policy 2003 – Disposal of City Assets.



Angela Deer
Manager, IT Customer Service Delivery
(604-276-4252)

AED:aed

Att.1: List of Computers designated for environmental recycling, period ending September 30, 2014.

**List of computers designated for donation,
period ending September 30, 2014**

Quantity	Equipment Model	Type of Equipment	Previous City Asset Tag	Manufacturer Serial Number	Operating System	Install Year
1	DC7700CMT	Desktop	3816	CAC73900T6	XP	2006
1	DC7700CMT	Desktop	3487	CAC71902X8	XP	2006
1	DC7700CMT	Desktop	3347	CAC64001VV	XP	2006
1	XW9300	Desktop	3180	2UA6040WKY	XP	2006
1	XW4600	Desktop	3841	CAC81008CH	Vista	2009
1	XW6400	Desktop	3692	2UA7460PCN	XP	2007
1	6530b	Laptop	4372	CNU93824C8	Vista	2009
1	6530b	Laptop	4052	CNU84124CY	Vista	2008
1	6530b	Laptop	4047	CNU8320WKS	Vista	2008
1	NC8000	Desktop	2983	CNU507F9DV	XP	2006
1	2140	Laptop	4263	CNU9105X18	Vista	2010
1	5101	Laptop	4386	CNU941CXV5	XP	2009
1	5101	Laptop	4382	CNU9421LX4	XP	2009
1	2730p	Laptop	4376	2CE940VPXN	Vista	2009
1	2710p	Laptop	3823	2CE8294YSJ	Vista	2007
1	2730p	Laptop	4015	2CE842WQZX	Vista	2008
1	6910p	Laptop	3717	CND8101TDM	XP	2007
1	6530b	Laptop	4014	CNU84124GT	Vista	2009
1	NC6320	Desktop	3468	CNU7120T5X	XP	2006
1	6530b	Laptop	4321	CNU99312S4Z	Vista	2007
1	6530b	Laptop	4374	CNU9409CB6	Vista	2009
1	6530b	Laptop	4083	CNU90729GP	Vista	2008
1	6530b	Laptop	4009	CNU84124K2	Vista	2008
1	DC7900	Desktop	4090	CAC910007X	Vista	2009
1	DC7900	Desktop	4485	CAC95202FH	Vista	2009
1	DC7900	Desktop	4134	CAC91000FB	Vista	2009
1	DC7900	Desktop	4396	CAC938006Z	Vista	2009
1	DC7800	Desktop	3777	CAC82001WP	Vista	2009
1	DC7900	Desktop	4519	CAC95202DJ	Vista	2009
1	DC7800	Desktop	3775	CAC8100357	XP	2009
1	DC7900	Desktop	4226	CAC91000GP	Vista	2009
1	DC7900	Desktop	4286	CAC91202HM	Vista	2009
1	DC7900	Desktop	4312	CAC9260066	Vista	2009
1	DC7800	Desktop	3862	CAC83502MJ	Vista	2009
1	NW9440	Desktop	3723	CND7291MPW	XP	2007
1	6530b	Laptop	4373	CNU9417F0X	Vista	2010
1	6510b	Laptop	3845	CNU8301F6Y	Vista	2007

Quantity	Equipment Model	Type of Equipment	Previous City Asset Tag	Manufacturer Serial Number	Operating System	Install Year
1	6510b	Laptop	3586	CNU733071L	Vista	2007
1	D510	Laptop	2441	6X32KPBZV01X	XP	2006
1	D510	Laptop	2363	6X32KPBZD00S	XP	2006
1	DC7700	Desktop	3534	CAC71702SJ	XP	2007
1	DC7800	Desktop	3780	CAC82103ST	Vista	2009
1	DC7800	Desktop	3998	CAC84101XH	Vista	2009
1	DC7900	Desktop	4244	CAC91101M2	Vista	2009
1	DC7900	Desktop	4466	CAC95202WG	Vista	2009
1	DC7900	Desktop	4455	CAC94506JM	Vista	2009
1	DC7900	Desktop	4456	CAC94506K2	Vista	2010
1	DC7900	Desktop	4198	CAC9100046	Vista	2009
1	DC7900	Desktop	4068	CAC90604JX	Vista	2009
1	DC7900	Desktop	4259	CAC91101HF	Vista	2009
1	DC7800	Desktop	3978	CAC84204V4	XP	2008
1	DC7900	Desktop	4205	CAC910003Y	Vista	2009
1	DC7800	Desktop	4048	CAC84204XP	XP	2008
1	DC7900	Desktop	4020	CAC84700WY	Vista	2009
1	DC7800	Desktop	3906	CAC8420513	XP	2008
1	DC7900	Desktop	4536	CAC9490222	Vista	2009
1	DC7600	Desktop	3168	CAC54903BT	XP	2005
1	DC7900	Desktop	4468	CAC9520279	Vista	2009
1	DC7900	Desktop	4252	CAC91101NF	Vista	2009
1	DC7600	Desktop	3237	CAC607003V	XP	2005
1	DC7600	Desktop	3344	CAC641041Z	XP	2005
1	DC7900	Desktop	4350	CAC93801Q8	XP	2009
1	DC7800	Desktop	3863	CAC8340365	XP	2008
1	D530	Desktop	2736	CAC42403T4	XP	2004
1	DC7900	Desktop	4105	CAC90907PZ	XP	2009
1	6530b	Desktop	4054	CNU84124H9	Vista	2009
1	6560b	Desktop	4962	4CZ1300FYV	Vista	2010
1	DC7700p	Desktop	3657	CAC74400G3	XP	2007
1	6910p	Desktop	3716	CND8101V2D	XP	2007
1	DC7900	Desktop	4287	CAC91207GF	XP	2009
1	DC7900	Desktop	4096	CAC90907PF	XP	2009
1	DC7900	Desktop	4212	CAC910005P	XP	2009
1	DC7900	Desktop	4478	CAC95203KR	XP	2009
Total 73 units						



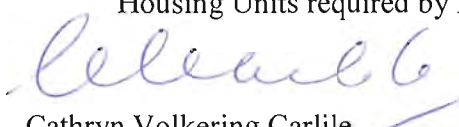
City of Richmond

Report to Committee

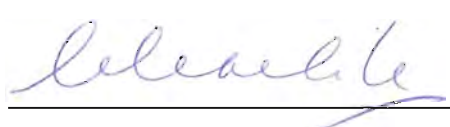

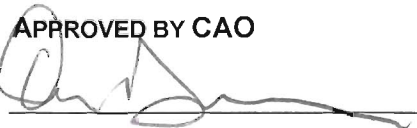
To: Planning Committee **Date:** October 22, 2014
From: Cathryn Volkering Carlile **File:** 08-4057-01/2014-Vol
General Manager, Community Services 01
Re: **Housing Agreement Bylaw No. 9161 and Bylaw No. 9162 to Permit the City to Enter Into Housing Agreements to secure affordable rental housing units - Pinnacle Living (Capstan Village) Lands Inc. - Lot 1**

Staff Recommendation

1. That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.- Lot 1) ARTS Units Bylaw No. 9161 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9161 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9161, in accordance with the requirements of s. 905 of the Local Government Act, to secure affordable housing in the form of artist residential tenancy studio (ARTS) units required by Rezoning Application 12-610011.
2. That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.-Lot 1) Affordable Housing Bylaw No. 9162 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9162 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9162, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 12-610011.


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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 
CNCL - 132		

Staff Report

Origin

The purpose of this report is to recommend Council's adoption of Housing Agreement Bylaw No. 9161 and Housing Agreement Bylaw No. 9162 (Attachments 2 and 3) to secure 845.4 m² (9,099 ft²) of affordable housing in the form of 11 affordable housing units, and 1,393.8 m² (15,003 ft²) of artist residential tenancy studio (ARTS) housing in the form of 17 ARTS units in the first phase of a four phase development.

This report is consistent with Council's Term Goal #2 Community Social Services:

2.5. Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

It is consistent with the Richmond Affordable Housing Strategy, adopted by Council at the meeting held on May 28, 2007, which specifies the creation of affordable housing for low to moderate income households as a key housing priority for the City. The report is also consistent with the Richmond Arts Strategy, which specifies strengthening and supporting the arts community, as well as increasing the number of arts spaces.

Pinnacle International (Richmond) Plaza Inc. has applied to the City of Richmond for rezoning (RZ 12-610011) of lands owned by Pinnacle Living (Capstan Village) Lands Inc. at 3200, 3220, 3240, 3300 and 3320 No. 3 Road and 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331 and 3371 Sexsmith Road from "Single Detached (RS1/F)" to "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)" and "School & Institutional Use (SI)" to permit the construction of a four-phase, high-rise, high density, mixed use development and City Park in the City Centre's Capstan Village area.

The proposed four-phase development will contain a maximum of 98,008.0 m² (1,054,949.2 ft²) of residential floor area (approximately 1,128 dwelling units), of which 1,393.5 m² (15,000.0 ft²) shall be constructed as 17 affordable (low-end market rental) housing in the form of artist residential tenancy studio (ARTS) units, and 4,830.7 m² (51,997.2 ft²) or 5 percent (excluding the ARTS units) shall be constructed as affordable (low-end market rental) housing (approximately 63 units).

Analysis

The 17 ARTS units are anticipated to be delivered (all constructed in the first of the development's four proposed phases) as follows:

Table 1

Unit Type	# of Units	Minimum Unit Area	Maximum Rent	Total Household Income
ARTS – bachelor	5	74 m ²	\$850	\$34,000 or less
ARTS – 1 bedroom	7	74 m ²	\$850	\$34,000 or less
ARTS – 2 bedroom	5	91 m ²	\$850	\$34,000 or less
Total	17	-	-	-

The applicant has agreed to register notice of the Housing Agreement on title to secure the 17 artist residential tenancy studio (ARTS) units in Phase 1. The Housing Agreement restricts annual household incomes for eligible occupants and specifies that the units must be rented at bachelor unit rates as stipulated for low-end market rental units in the City's Affordable Housing Strategy. The agreement also includes provisions for the selection criteria for eligible artists to reside in the units, with annual adjustment of the maximum annual household incomes and rental rates in accordance with the City's requirements. The applicant has agreed to the terms and conditions of the attached Housing Agreement (Bylaw No. 9161, Schedule A.)

The 63 affordable housing units in the subject development are anticipated to be delivered over 4 phases as follows:

Table 2

Phase	Lot	Max. Permitted Residential Floor Area Under ZMU25 (excluding ARTS Units)	Minimum Affordable Housing Requirement (excluding ARTS Units)	
			Habitable Floor Area Requirement	Lot-by-Lot Distribution of Habitable Floor Area
1	1	33,750.6 m ²	1,687.5 m ² (5%)	843.8 m ² (2.5%)
2	2	39,194.5 m ²	1,959.7 m ² (5%)	979.9 m ² (2.5%)
3	3	15,732.2 m ²	786.6 m ² (5%)	1,980.4 m ² (12.6%)
4	4	7,937.2 m ²	396.9 m ² (5%)	1,026.6 m ² (12.9%)
Total		96,614.5 m ²	4,830.7 m ² (5%)	4,830.7 m ² (5%)

For Phase 1 of the development, 11 affordable housing units are anticipated to be delivered as follows:

Table 3

Unit Type	# of Units	Minimum Unit Area	Maximum Rent	Total Household Income
1 bedroom	2	50 m ²	\$950	\$38,000 or less
2 bedroom	7	80 m ²	\$1,162	\$46,500 or less
3 bedroom	2	91 m ²	\$1,437	\$57,500 or less
Total	11	-	-	-

The applicant has agreed to register notice of the Housing Agreement on title to secure the 11 affordable rental units in Phase 1. The Housing Agreement restricts annual household incomes for eligible occupants and specifies that the units must be made available at low-end market rent rates in perpetuity. The agreement also includes provisions for annual adjustments of the maximum annual household incomes and rental rates, in accordance with the City's standard requirements. The applicant has agreed to the terms and conditions of the attached Housing Agreement [Bylaw No. 9162, Schedule A].

Through RZ 12-610011, for Phases 2, 3, and 4 of the subject development, the developer has agreed to register legal agreements on title restricting Development Permit issuance for those phases until, on a phase-by-phase basis, the developer provides additional affordable housing units and enters into Housing Agreements to secure these units in perpetuity, as set out in Table 2 above. The developer (Pinnacle) currently owns the affordable housing and ARTS units, but the unit may transfer in ownership over time. In case of a change in ownership, there will be no impact on the units as they are secured as affordable housing in perpetuity.

Financial Impact

Administration of this Housing Agreement will be covered by existing City resources.

Conclusion

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 9161 and Bylaw No. 9162 is required to permit the City to enter into Housing Agreements which, together with the associated housing covenants, will secure the provision of 11 affordable housing units and 17 affordable housing (ARTS) units in the first of Pinnacle International's four phases of development that are proposed by Rezoning Application No. 12-610011.



Dena Kae Beno
Affordable Housing Coordinator
(604-247-4946)

DKB:jr

Att.1: Map of Subject Site
Att.2: Bylaw No. 9161, Schedule A
Att.3: Bylaw No. 9162, Schedule A



City of
Richmond



3200, 3220, 3240, 3300 and 3320 No. 3 Road and
3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331 and
3371 Sexsmith Road

Original Date: 10/28/14

Revision Date:

Note: Dimensions are in METRES



**Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc. -
Lot 1) ARTS Units Bylaw No. 9161**

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: 007-976-682 Lot 1 Sections 27, 28 and 29 Block 4 North Range 6 West New
Westminster District Plan 6311;

PID: 004-135-091 Lot "A" Section 28 Block 5 North Range 6 West New
Westminster District Plan 6368

PID: 011-191-082 North Half Lot "B" Section 28 Block 5 North Range 6 West New
Westminster District Plan 6368

2. This Bylaw is cited as **"Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc. - Lot 1) ARTS Units Bylaw No. 9161"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A

To Housing Agreement (Pinnacle International (Capstan Village) Lands Inc. - Lot 1) ARTS
Units Bylaw No. 9161

HOUSING AGREEMENT BETWEEN PINNACLE INTERNATIONAL (CAPSTAN
VILLAGE) LANDS INC. AND THE CITY OF RICHMOND

HOUSING AGREEMENT – ARTS UNITS
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 4th day of November, 2014.

BETWEEN:

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC. (Inc. No. BC0884962) a company duly incorporated under the laws of the Province of British Columbia and having its office at Suite 300, 911 Homer Street, Vancouver, British Columbia, V6B 2W6

(the “**Owner**”)

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**”)

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the registered owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as hereinafter defined) to provide for affordable artist housing to encourage artists in the community to greater self-sufficiency and increased contributions to local cultural and economic activities, on the terms and conditions set out in this Agreement.

NOW THEREFORE in consideration of the matters referred to in the foregoing recitals, the covenants and agreements herein contained and the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the parties), the parties hereto hereby covenant and agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

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

- (a) **"Agreement"** or **"this Agreement"** means this agreement and includes all recitals and schedules to this agreement and all instruments comprising this agreement;
- (b) **"ARTS Unit"** means a Dwelling Unit or Dwelling Units owned by the Owner and designated as an artist residential tenancy studio in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning considerations applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (c) **"Business Day"** means a day which is not a Saturday, Sunday or statutory holiday (as defined in the *Employment Standards Act* (British Columbia)) in British Columbia;
- (d) **"City"** or **"City of Richmond"** means the City of Richmond and is called the "City" when referring to the corporate entity and "City of Richmond" when referring to the geographic location;
- (e) **"City Personnel"** means the City's officials, officers, employees, agents, contractors, licensees, permittees, nominees and delegates;
- (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, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (i) **"Director of Arts, Culture and Heritage"** means the individual appointed to be the Director of Arts, Culture and Heritage from time to time within the Community Services Department of the City and his or her designate;
- (j) **"Director of Development"** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (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 and includes, where the context permits, an ARTS Unit;
- (l) **"Eligible Tenant"** means a Professional Artist and his or her Family, having a cumulative annual income of \$34,000 or less during each year of a Tenancy

Agreement, provided that, commencing July 1, 2013, the annual income set-out in this definition shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (m) **"Family"** means:
 - (i) one or more persons related to a Professional Artist by blood, marriage or adoption; or
 - (ii) a group of not more than 6 persons who are not related to a Professional Artist by blood, marriage or adoption;
- (n) **"Guidelines"** means the City's guidelines for Low End Market Rental housing in effect 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 registered on ____ day of _____, 2014, under number _____;
- (p) **"Housing Strategy"** means the Richmond Affordable Housing Strategy approved by the City on May 28, 2007, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (q) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (r) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, c. 250, and amendments thereto and re-enactments thereof;
- (s) **"Lands"** means Lot 1 Section 28 Block 5 North Range 6 West New Westminster District Plan EPP43707, which lands were formerly legally described as set out in Schedule A hereto;
- (t) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (u) **"LTO"** means the Lower Mainland Land Title Office or its successor;
- (v) **"Manager, Community Social Development"** means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (w) **"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 ARTS Unit from time to time;

- (x) **“Permitted Rent”** means no greater than \$850.00 a month for an ARTS Unit, regardless of whether such ARTS Unit is a bachelor unit, a one bedroom unit, a one bedroom plus den, or a two bedroom unit, provided that, commencing July 1, 2013, the rent set out in this definition shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. 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*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (y) **“Professional Artist”** means an artist who, in the determination of the Director of Arts, Culture and Heritage, at his or her discretion:

- (i) has specialized training in the field (not necessarily in academic institutions);
- (ii) is recognized as such by his or her peers (artists working in the same artistic tradition);
- (iii) is committed to devoting more time to artistic activity, if financially feasible;
- (iv) has a history of public presentation; and
- (v) has a practice that falls within Category A Professional Artist, as specified in the Housing Covenant,

or such other definition of Professional Artist as promulgated from time to time by the Canada Council for the Arts and approved by the Director of Arts, Culture and Heritage, and includes a Professional Visual Artist;

- (z) **“Professional Visual Artist”** means an artist who, in the determination of the Director of Arts, Culture and Heritage, at his or her discretion:

- (i) has specialized training in and makes his or her primary living from the visual arts (not necessarily in academic institutions);
- (ii) is recognized as such by his or her peers (artists working in the same artistic tradition);
- (iii) is committed to devoting more time to artistic activity, if financially feasible;

- (iv) has a history of public presentation, with at least 3 public presentations of work in a professional context over a 3-year period;
- (v) has produced an independent body of work;
- (vi) has maintained an independent professional practice for at least 3 years; and
- (vii) has a practice that falls within Category A Professional Artist, as specified in the Housing Covenant,

or such other definition of Professional Visual Artist as promulgated from time to time by the Canada Council for the Arts and approved by the Director of Arts, Culture and Heritage;

- (aa) “**Real Estate Development Marketing Act**” means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (bb) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (cc) “**Strata Corporation**” has the meaning given in the *Strata Property Act*;
- (dd) “**Strata Property Act**” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (ee) “**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*;
- (ff) “**Tenancy Agreement**” means a tenancy agreement, lease, license or other agreement granting rights to occupy an ARTS Unit;
- (gg) “**Tenant**” means an occupant of an ARTS Unit by way of a Tenancy Agreement; and
- (hh) “**Zoning Bylaw**” means the City of Richmond Zoning Bylaw No. 8500, as may be amended or replaced from time to time.

1.2 In this Agreement:

- (a) words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations, and vice versa;

- (b) the division of this Agreement into Articles and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement. The terms "this Agreement", "hereof", "hereunder" and similar expressions refer to this Agreement and not to any particular Article or other portion hereof and include any agreement or instrument supplemental or ancillary hereto. Unless something in the subject matter or context is inconsistent therewith, references herein to Articles are to Articles of this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) all provisions are to be interpreted as always speaking;
- (h) 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;
- (i) 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;
- (j) the word "including", when following any general statement, term or matter, will not be construed to limit such general statement, term or matter to the specific items or matters set forth immediately following such word or to similar items or matters, but will be construed to refer to all other items or matters that could reasonably fall within the scope of such general statement, term or matter, whether or not non-limiting language (such as "without limitation", "but not limited to" or words of similar import) is used with reference thereto; and
- (k) any interest in land created hereby, as being found in certain Articles, sections, paragraphs or parts of this Agreement, will be construed, interpreted and given force in the context of those portions of this Agreement:
 - (i) which define the terms used herein;
 - (ii) which deal with the interpretation of this Agreement; and
 - (iii) which are otherwise of general application

- 1.3 The following Schedule is attached hereto and form part of this Agreement:

Schedule A - Lands

**ARTICLE 2
USE AND OCCUPANCY OF ARTS UNITS**

- 2.1 The Owner agrees that each ARTS Unit may only be used as a permanent residence occupied by one Eligible Tenant. An ARTS 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 ARTS Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each ARTS 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 Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration, including without limitation information satisfactory to the Director of Arts, Culture and Heritage verifying the Tenant's income level and confirming that the Tenant meets the criteria for an Eligible Tenant, as set out in section 1.1(l) of this Agreement, and for a Professional Artist or Professional Visual Artist, as set out in sections 1.1(y) and 1.1(z), respectively, of this Agreement. The City may request such statutory declaration in respect of each ARTS 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 and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an ARTS 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.

**ARTICLE 3
MANAGEMENT, DISPOSITION AND ACQUISITION OF ARTS UNITS**

- 3.1 The Owner will operate and manage each ARTS Unit in accordance with the Housing Strategy and Guidelines, unless otherwise agreed to by the Owner, the Director of Development and the Manager, Community Social Development.
- 3.2 The Owner will, or will include a clause in each Tenancy Agreement requiring the Tenant to, repair and maintain the ARTS Unit in good order and condition, excepting reasonable wear and tear.
- 3.3 The Owner will not permit an ARTS Unit to be subleased, or a Tenancy Agreement to be assigned.
- 3.4 If this Housing Agreement encumbers more than one ARTS Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) ARTS Units in a single or related series of transactions with the result that when the

purchaser or transferee of the ARTS Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) ARTS Units.

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

- (a) the ARTS Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the ARTS Unit will not exceed the Permitted Rent;
- (c) the Owner will allow the Tenant and any permitted occupant to have full access to and use and enjoy all on-site common indoor and outdoor common property, limited common property, or other common areas, facilities or amenities, including all common amenities and facilities shared by the Lands, all in accordance with the Bylaws and rules and regulations of the applicable strata corporation, provided that such Bylaws and rules and regulations do not unreasonably restrict the Tenant or any permitted occupant's access to and use of such properties, areas, facilities and amenities and the cross access easement agreements for parking, garbage and recycling facilities (Rezoning Consideration 4.1) and for communal residential amenity facilities (Rezoning Consideration 5.1) for the Lands and 8677 Capstan Way;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax. By way of clarification, parking, "Class 1" bike storage and related electric vehicle (EV) charging stations shall be provided for the use of ARTS Unit occupants pursuant to the City's Official Community Plan and Zoning Bylaw at no additional charge to the ARTS Unit occupants (i.e. no monthly rents or other fees shall apply for the casual, shared or assigned use of the parking spaces, bike storage, EV charging stations or related facilities by the ARTS Unit occupants); provided, however, if the ARTS Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the ARTS Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an ARTS Unit is occupied by a person or persons other than an Eligible Tenant, except as otherwise authorized by this Agreement;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(l) of this Agreement;

- (iii) the ARTS Unit is occupied by more than the number of people the City's building inspector determines can reside in the ARTS Unit given the number and size of bedrooms in the ARTS Unit and in light of any relevant standards set by the City in any bylaws of the City;
- (iv) the ARTS Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
- (v) the Tenant subleases the ARTS Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.5(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(l) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.5(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant. 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 payments that the Owner may be required to pay to the Tenant under the *Residential Tenancy Act*, whether or not such payments relate directly or indirectly to the operation of this Agreement;

- (h) the Tenancy Agreement will identify all occupants of the ARTS Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the ARTS Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.6 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the ARTS Unit to vacate the ARTS Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF ARTS UNIT

4.1 The Owner will not demolish an ARTS 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 ARTS Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) the ARTS Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

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

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

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the ARTS Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the ARTS Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an ARTS Unit (and not the other owners, tenants, or any other permitted occupants of all other strata lots on the Lands that are not ARTS Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an ARTS Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots on the Lands which are not ARTS Units.

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 an ARTS Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) Business Days following receipt by the Owner of an invoice from the City for the same, and such invoice will be given and deemed received in accordance with section 7.10 *[Notice]* of this Agreement.

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

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an ARTS Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the ARTS Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the ARTS Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect in perpetuity and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the ARTS Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet in perpetuity in addition to against title to those strata lots which are used as ARTS Units.

7.2 Modification

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

7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the ARTS Units and will permit representatives of the City to inspect the ARTS 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 ARTS Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the

Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the ARTS Units.

7.4 Indemnity

The Owner hereby releases and indemnifies and saves harmless the City and the City Personnel from all losses, damages, costs (including without limitation, legal costs), expenses, actions, suits, debts, accounts, claims and demands, including without limitation, any and all claims of third parties, which the City or the City Personnel may suffer, incur or be put to arising out of or in connection, directly or indirectly or that would not or could not have occurred "but for":

- (a) this Agreement;
- (b) any breach by the Owner of any covenant or agreement contained in this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any ARTS Unit or the enforcement of any Tenancy Agreement;
- (d) any personal injury, death or damage occurring in or on the Lands, including an ARTS Unit;
- (e) the exercise of discretion by any City Personnel for any matter relating to this Agreement;
- (f) the City withholding any permission or permit to occupy any building on the Lands or any ARTS Unit; or
- (g) the exercise by the City of any of its rights under this Agreement or an enactment.

7.5 Survival

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

7.6 Priority

The Owner agrees, if required by the City Solicitor, to cause the registrable interests in land granted pursuant to this Agreement to be registered as first registered charges against the Lands, at the Owner's expense, save only for any reservations, liens, charges or encumbrances:

- (a) contained in any grant from Her Majesty the Queen in Right of the Province of British Columbia respecting the Lands;
- (b) registered in favour of the City; or

- (c) which the City has determined may rank in priority to the registrable interests in land granted pursuant to this Agreement,

and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.7 **No Fettering and No Derogation**

Nothing contained or implied in this Agreement shall fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement shall derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands and the Owner as if this Agreement had not been executed and delivered by the Owner and the City.

7.8 **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 ARTS 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.

7.9 **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.

7.10 **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 the City:

City of Richmond
6911 No. 3 Road
Richmond, B.C., V6Y 2C1
Attention: City Clerk
Fax: 604 276-5139

with a copy to the Director of Arts, Culture and Heritage and the City Solicitor;
and

to the Owner, to the address as set out on the title for the Lands:

Attention: President
Fax: 604 688-7749

or to such other address or fax number as any party may in writing advise. Any notice or communication will be deemed to have been given when delivered if delivered by hand, two Business Days following mailing if sent by prepaid mail, and on the following Business Day after transmission if sent by facsimile.

7.11 **Enurement**

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

7.12 **Severability**

If any Article, section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the remainder of this Agreement will continue in full force and effect and, in such case, the parties hereto will agree upon an amendment to be made to the Article, section, subsection, sentence, clause or phrase previously found to be invalid and will do or cause to be done all acts reasonably necessary in order to amend this Agreement so as to reflect its original spirit and intent.

7.13 **Waiver and Remedies**

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.

7.14 **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 ARTS Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.15 Further Acts

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

7.16 Equitable Relief

The Owner covenants and agrees that in addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

7.17 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.

7.18 Governing Law

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

7.19 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.

7.20 Joint and Several

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

7.21 No Liability

The parties agree that neither the Owner, nor any successor in title to the Lands, or portions thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Owner or its successor in title, as the case may be, ceases to be the registered owner of the Lands; provided, however, the Owner or its successors in title, as the case may be, shall remain liable after ceasing to be the registered owner of the Lands for all breaches of and non-observance and non-performance of covenants in this Agreement if the breach, non-observance or non-performance occurred prior to the Owner or any successor in title, as the case may be, ceasing to be the registered owner the Lands.

7.22 City Approval and Exercise of Discretion

Any City approval or consent to be given pursuant to or in connection with this Agreement is not effective or valid unless provided by the City in writing. Any City approval or consent to be granted by the City in this Agreement may, unless stated expressly otherwise, be granted or withheld in the absolute discretion of the City.

7.23 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 any Subdivided portion thereof as applicable, and 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.

7.24 Runs with the Lands

The interest in lands including all covenants, rights of way and easements as the case may be, contained in this Agreement will, unless discharged in accordance with this Agreement, run with and bind the Lands in perpetuity.

7.25 Time of Essence

Time, where mentioned herein, will be of the essence of this Agreement.

7.26 Assignment of Rights

The City, upon prior written notice to the Owner, may assign or license all or any part of this Agreement or any or all of the City's rights under this Agreement to any governmental agency or to any corporation or entity charged with the responsibility for providing or administering the Housing Strategy or other related public facilities, services or utilities. The Owner may not assign all or any part of this Agreement without the City's prior written consent.

7.27 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

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

**PINNACLE LIVING (CAPSTAN VILLAGE) LANDS
INC.** by its authorized signatory(ies):

Per: _____
Name

Per: _____
Name

CITY OF RICHMOND by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

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

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A HOUSING
)	AGREEMENT WITH THE CITY OF
PROVINCE OF BRITISH COLUMBIA)	RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "ARTS Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the ARTS Unit.
3. For the period from _____ to _____ the ART Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the ARTS Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - (b) the rent on the date of this statutory declaration: \$_____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.

5. For the period from _____ to _____ the ARTS Unit was occupied by a Professional Artist (as defined in the Housing Agreement) whose name and current address appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

6. The Professional Artist has completed specialized training in _____

_____.

{250291-500503-00232733;4}

{250291-500503-00232733;4}

{250291-500503-00232733;4}

{25029

(Section 905 Local Government Act) - RZC #14(a)

3200, 3220, 3240, 3300, and 3320 No. 3 Road and

3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, and 3371 Sexsmith Road

Application No. RZ-12-610011

Davis: 16930320.5

Davis: 16930320.7

7. The Professional Artist is recognized as a professional artist by the following persons, who are also artists working in the same artistic tradition as the Professional Artist:

[Names, addresses and phone numbers of peer references]

8. The Professional Artist estimates devoting approximately _____ hours to artistic activity in the following year;

9. The Professional Artist has publically presented their work as follows:

[insert date and description of public presentations over the past 5 years and those anticipated in the following year]

10. The Professional Artist has produced the following independent body of work: – ***Applies only to Professional Visual Artists (as defined in the Housing Agreement)***

[insert description of independent body of work]

11. The Professional Artist has maintained an independent professional practice from _____ to _____; – ***Applies only to Professional Visual Artists***

12. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

13. 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 pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____,
_____, in the Province of British Columbia, this _____ day of _____, 20____.

A Commissioner for Taking Affidavits in the Province of British Columbia

DECLARANT

SCHEDULE A
LANDS

- 1. PID: 007-976-682; Lot 1 Sections 27, 28 and 29 Block 4 North Range 6 West New Westminster District Plan 6311;
- 2. PID: 004-135-091; Lot "A" Section 28 Block 5 North Range 6 West New Westminster District Plan 6368; and
- 3. PID: 011-191-082; North Half Lot "B" Section 28 Block 5 North Range 6 West New Westminster District Plan 6368.



**Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc. -
Lot 1) Affordable Housing Bylaw No. 9162**

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: 007-976-682 Lot 1 Sections 27, 28 and 29 Block 4 North Range 6 West New
Westminster District Plan 6311;

PID: 004-135-091 Lot "A" Section 28 Block 5 North Range 6 West New
Westminster District Plan 6368

PID: 011-191-082 North Half Lot "B" Section 28 Block 5 North Range 6 West New
Westminster District Plan 6368

2. This Bylaw is cited as **"Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc. – Lot 1) Affordable Housing Bylaw No. 9162"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A

To Housing Agreement (Pinnacle International (Capstan Village) Lands Inc. - Lot 1) Affordable
Housing Bylaw No. 9162

HOUSING AGREEMENT BETWEEN PINNACLE INTERNATIONAL (CAPSTAN
VILLAGE) LANDS INC. AND THE CITY OF RICHMOND

HOUSING AGREEMENT – AFFORDABLE HOUSING UNITS
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 4th day of November, 2014.

BETWEEN:

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC. (Inc. No. BC0884962) a company duly incorporated under the laws of the Province of British Columbia and having its office at Suite 300, 911 Homer Street, Vancouver, British Columbia, V6B 2W6

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

NOW THEREFORE in consideration of the matters referred to in the foregoing recitals, the covenants and agreements herein contained and the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the parties), the parties hereto hereby 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 Units**” means a Dwelling Unit or Dwelling Units designated for the purposes of this Agreement 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, but excludes an ARTS Unit;

- (b) **"Agreement"** or **"this Agreement"** means this agreement and includes all recitals and schedules to this agreement and all instruments comprising this agreement;
- (c) **"ARTS Units"** means those Dwelling Units owned by the Owner and designated as artist residential tenancy studios in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning considerations applicable to the development on the Lands;
- (d) **"Business Day"** means a day which is not a Saturday, Sunday or statutory holiday (as defined in the *Employment Standards Act* (British Columbia)) in British Columbia;
- (e) **"City"** or **"City of Richmond"** means the City of Richmond and is called the "City" when referring to the corporate entity and "City of Richmond" when referring to the geographic location;
- (f) **"City Personnel"** means the City's officials, officers, employees, agents, contractors, licensees, permittees, nominees and delegates;
- (g) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (h) **"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;
- (i) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (j) **"Director of Development"** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (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 and includes, where the context permits, an Affordable Housing Units;
- (l) **"Eligible Tenant"** means a Family having a cumulative annual income of:

- (i) in respect to a one bedroom unit, \$38,000 or less;
- (ii) in respect to a two bedroom unit, \$46,500 or less; or
- (iii) in respect to a three or more bedroom unit, \$57,500 or less

provided that, commencing July 1, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. 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*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (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
- (n) **"Guidelines"** means the City's guidelines for Low End Market Rental housing in effect 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 registered on ____ day of _____, 2014, under number _____;
- (p) **"Housing Strategy"** means the Richmond Affordable Housing Strategy approved by the City on May 28, 2007, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (q) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (r) **"Land Title Act"** means the *Land Title Act*, RSBC 1996, c. 250, and amendments thereto and re-enactments thereof;
- (s) **"Lands"** means Lot 1 Section 28 Block 5 North Range 6 West New Westminster District Plan EPP43707, which lands were formerly legally described as set out in Schedule A hereto;

- (t) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (u) **"LTO"** means the Lower Mainland Land Title Office or its successor;
- (v) **"Manager, Community Social Development"** means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (w) **"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;
- (x) **"Permitted Rent"** means no greater than:
 - (i) \$950.00 a month for a one bedroom unit;
 - (ii) \$1,162.00 a month for a two bedroom unit; and
 - (iii) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. 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*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (y) **"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;
- (z) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (aa) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (bb) **"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*;

- (cc) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit;
- (dd) **“Tenant”** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement; and
- (ee) **“Zoning Bylaw”** means the City of Richmond Zoning Bylaw No. 8500, as may be amended or replaced from time to time.

1.2 In this Agreement:

- (a) words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations, and vice versa;
- (b) the division of this Agreement into Articles and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement. The terms “this Agreement”, “hereof”, “hereunder” and similar expressions refer to this Agreement and not to any particular Article or other portion hereof and include any agreement or instrument supplemental or ancillary hereto. Unless something in the subject matter or context is inconsistent therewith, references herein to Articles are to Articles of this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) all provisions are to be interpreted as always speaking;
- (h) 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;
- (i) 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;

- (j) the word “including”, when following any general statement, term or matter, will not be construed to limit such general statement, term or matter to the specific items or matters set forth immediately following such word or to similar items or matters, but will be construed to refer to all other items or matters that could reasonably fall within the scope of such general statement, term or matter, whether or not non-limiting language (such as “without limitation”, “but not limited to” or words of similar import) is used with reference thereto; and
- (k) any interest in land created hereby, as being found in certain Articles, sections, paragraphs or parts of this Agreement, will be construed, interpreted and given force in the context of those portions of this Agreement:
 - (i) which define the terms used herein;
 - (ii) which deal with the interpretation of this Agreement; and
 - (iii) which are otherwise of general application.

1.3 The following Schedule is attached hereto and form part of this Agreement:

Schedule A - Lands

ARTICLE 2 USE AND OCCUPANCY OF HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, “permanent residence” means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix 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 of 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 and the Owner shall provide to the City such further statutory declarations as requested by the City in respect of 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.

ARTICLE 3 MANAGEMENT, DISPOSITION AND ACQUISITION OF HOUSING UNITS

- 3.1 The Owner will operate and manage each Affordable Housing Unit in accordance with the Housing Strategy and Guidelines, unless otherwise agreed to by the Owner, the Director of Development and the Manager, Community Social Development.
- 3.2 The Owner will, or will include a clause in each Tenancy Agreement requiring the Tenant to, repair and maintain the Affordable Housing Units in good order and condition, excepting reasonable wear and tear.
- 3.3 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.4 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units 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 five (5) Affordable Housing Units.
- 3.5 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
 - (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 common property, limited common property, or other common areas, facilities or amenities, including parking facilities, and all common amenities and facilities located on the Lands or any subdivided portion thereof, all in accordance with the Zoning Bylaw, the City's Official Community Plan and the City Centre Area Plan policy, as may be amended or replaced from time to time, the Bylaws and rules and regulations of the applicable strata corporation, provided that such Bylaws and rules and regulations of the applicable strata corporation do not unreasonably restrict the Tenant or any permitted occupant's access to and use of such properties, areas, facilities and amenities and the cross access easement agreements for parking, garbage and recycling facilities (Rezoning Consideration 4.1) and for communal residential amenity facilities (Rezoning Consideration 5.1) for the Lands and 8677 Capstan Way;
 - (d) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities,

property or similar tax. By way of clarification, parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of Affordable Housing Unit occupants pursuant to the City's Official Community Plan and Zoning Bylaw at no additional charge to the Affordable Housing Unit occupants (i.e. no monthly rents or other fees shall apply for the casual, shared or assigned use of the parking spaces, bike storage, EV charging stations or related facilities by the Affordable Housing Unit occupants); provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;

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

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

required to pay to the Tenant under the *Residential Tenancy Act*, whether or not such payments relate directly or indirectly to the operation of this Agreement;

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

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

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

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

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.

- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not all the owners, tenants, or any other permitted occupants of all the strata lots on the Lands or subdivided portions of the Lands 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 amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots on the Lands or any subdivided portion thereof which are not Affordable Housing Units.

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 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 the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) Business Days following receipt by the Owner of an invoice from the City for the same, and such invoice will be given and deemed received in accordance with section 7.10 [Notice] of this Agreement.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;

- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect in perpetuity and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet in perpetuity in addition to against title to those strata lots which are used as Affordable Housing Units.

7.2 Modification

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

7.3 Management

The Owner covenants and agrees that it 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. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.4 Indemnity

The Owner hereby releases and indemnifies and saves harmless the City and the City Personnel from all losses, damages, costs (including without limitation, legal costs), expenses, actions, suits, debts, accounts, claims and demands, including without limitation, any and all claims of third parties, which the City or the City Personnel may suffer, incur or be put to arising out of or in connection, directly or indirectly or that would not or could not have occurred "but for":

- (a) this Agreement;

- (b) any breach by the Owner of any covenant or agreement contained in this Agreement;
- (c) any personal injury, death or damage occurring in or on the Lands, including the Affordable Housing Units;
- (d) the exercise of discretion by any City Personnel for any matter relating to this Agreement;
- (e) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Units or the enforcement of any Tenancy Agreement; and/or
- (f) the exercise by the City of any of its rights under this Agreement or an enactment.

7.5 **Survival**

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

7.6 **Priority**

The Owner agrees, if required by the City Solicitor, to cause the registrable interests in land granted pursuant to this Agreement to be registered as first registered charges against the Lands, at the Owner's expense, save only for any reservations, liens, charges or encumbrances:

- (a) contained in any grant from Her Majesty the Queen in Right of the Province of British Columbia respecting the Lands;
- (b) registered in favour of the City; or
- (c) which the City has determined may rank in priority to the registrable interests in land granted pursuant to this Agreement,

and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.7 **No Fettering and No Derogation**

Nothing contained or implied in this Agreement shall fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement shall derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands and the

Owner as if this Agreement had not been executed and delivered by the Owner and the City.

7.8 **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 Units; 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.

7.9 **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.

7.10 **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 the City:

City of Richmond
6911 No. 3 Road
Richmond, B.C., V6Y 2C1
Attention: City Clerk
Fax: 604 276-5139

with a copy to the Manager, Community Social Development and the City Solicitor; and

to the Owner, to the address as set out on the title for the Lands:

Attention: President
Fax: 604 688-7749

or to such other address or fax number as any party may in writing advise. Any notice or communication will be deemed to have been given when delivered if delivered by hand,

two Business Days following mailing if sent by prepaid mail, and on the following Business Day after transmission if sent by facsimile.

7.11 Enurement

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

7.12 Severability

If any Article, section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the remainder of this Agreement will continue in full force and effect and, in such case, the parties hereto will agree upon an amendment to be made to the Article, section, subsection, sentence, clause or phrase previously found to be invalid and will do or cause to be done all acts reasonably necessary in order to amend this Agreement so as to reflect its original spirit and intent.

7.13 Waiver and Remedies

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.

7.14 Sole Agreement

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

7.15 Further Acts

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

7.16 Equitable Relief

The Owner covenants and agrees that in addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or

other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

7.17 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.

7.18 Governing Law

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

7.19 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.

7.20 Joint and Several

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

7.21 No Liability

The parties agree that neither the Owner, nor any successor in title to the Lands, or portions thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Owner or its successor in title, as the case may be, ceases to be the registered owner of the Lands; provided, however, the Owner or its successors in title, as the case may be, shall remain liable after ceasing to be the registered owner of the Lands for all breaches of and non-observance and non-performance of covenants in this Agreement if the breach, non-observance or non-performance occurred prior to the Owner or any successor in title, as the case may be, ceasing to be the registered owner the Lands.

7.22 City Approval and Exercise of Discretion

Any City approval or consent to be given pursuant to or in connection with this Agreement is not effective or valid unless provided by the City in writing. Any City approval or consent to be granted by the City in this Agreement may, unless stated expressly otherwise, be granted or withheld in the absolute discretion of the City.

7.23 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 any subdivided portion thereof, and 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.

7.24 Runs with the Lands

The interest in lands including all covenants, rights of way and easements as the case may be, contained in this Agreement will, unless discharged in accordance with this Agreement, run with and bind the Lands in perpetuity.

7.25 Time of Essence

Time, where mentioned herein, will be of the essence of this Agreement.

7.26 Assignment of Rights

The City, upon prior written notice to the Owner, may assign or license all or any part of this Agreement or any or all of the City's rights under this Agreement to any governmental agency or to any corporation or entity charged with the responsibility for providing or administering the Housing Strategy or other related public facilities, services or utilities. The Owner may not assign all or any part of this Agreement without the City's prior written consent.

7.27 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

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

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS
INC. by its authorized signatory(ies):

Per: _____
Name

Per: _____
Name

CITY OF RICHMOND by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

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

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A HOUSING
)	AGREEMENT WITH THE CITY OF
PROVINCE OF BRITISH COLUMBIA)	RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____ the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]
4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - (b) the rent on the date of this statutory declaration: \$_____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. 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 pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____)
_____, in the Province of British Columbia, this _____ day of _____)
_____, 20____.)
_____)
_____)
_____)
_____)
_____)
A Commissioner for Taking Affidavits in the Province of British Columbia)

DECLARANT

+

SCHEDULE A

LANDS

1. PID: 007-976-682; Lot 1 Sections 27, 28 and 29 Block 4 North Range 6 West New Westminster District Plan 6311;
2. PID: 004-135-091; Lot "A" Section 28 Block 5 North Range 6 West New Westminster District Plan 6368; and
3. PID: 011-191-082; North Half Lot "B" Section 28 Block 5 North Range 6 West New Westminster District Plan 6368.



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: November 3, 2014

File: RZ 13-649998

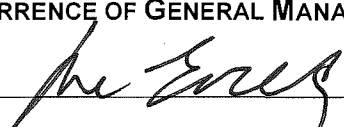
Re: Application by Yamamoto Architecture Inc. for Rezoning at 10591, 10611 and 10631 Gilbert Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9190, for the rezoning of 10591, 10611 and 10631 Gilbert Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:el
Att.

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

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 10591, 10611 and 10631 Gilbert Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of fourteen (14) townhouse units (Attachment 2).

Project Description

The three (3) properties, with a total combined frontage of 66.4 m, are proposed to be consolidated into one (1) development parcel containing a total of fourteen (14) townhouse units. The proposed density is 0.6 FAR. The layout of the townhouse units is oriented around a single driveway providing access to the site from Gilbert Road and a north-south internal manoeuvring aisle providing access to the unit garages. The amenity area is situated in a central open courtyard at the rear of the site. A total of six (6) clusters are proposed: two (2) 4-plexes, two (2) duplexes, and two (2) detached units. Two (2) storeys units are proposed along the side yard and rear yard interface with adjacent single-family housing and along the entry driveway. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: Single-family homes on large lots zoned “Single Detached (RS1/E)”.

To the South: Single-family homes on legal non-conforming “Single Detached (RS1/E)” lots fronting Gilbert Road; and then a 40 unit two-storey townhouse development on a lot zoned “Low Density Townhouses (RTL1)”.

To the East: Across Gilbert Road, single-family homes on large lots zoned “Single Detached (RS1/E)”, backing on to Gilbert Road.

To the West: Single-family homes on large lots zoned “Single Detached (RS1/E)”, fronting on to Whistler Place.

Related Policies & Studies

Arterial Road Policy

The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Town House Development” on the Arterial Road Development Map and meets most of the Townhouse Development Requirements under the Arterial Road Policy. The subject

site has a lot frontage of 66.4 m which meets the minimum frontage requirement of 50 m for townhouse development on major arterial road (such as Gilbert Road). However, the proposal will leave a residual site between the subject site and the existing townhouse development to the south (at 10771 Gilbert Road) with a frontage of 27.26 m, which would not meet the Townhouse Development Requirements under the Arterial Road Policy.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire adjacent properties along Gilbert Road. The applicant advised staff in writing that they have made attempts to acquire adjacent properties but cannot reach an agreement with the adjacent property owners.

To verify the viable future redevelopment of the residual site to the south, the applicant has provided a development concept plan for the site (on file). Also, a Statutory Right of Way over the internal driveway on the development site will be required to be registered on title prior to final adoption of the rezoning bylaw in order to facilitate access to future developments to the north and south.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel is required prior to rezoning bylaw adoption.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be predicted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy; for a contribution of \$43,814.85.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$16,868.72.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

Staff CommentsTree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator have reviewed the Arborist Report and has provided the following comments:

- A total of 57 on-site trees are identified on the survey; however, the vast majority of the trees comprise hedgerows (a "hedgerow" is a row of closely planted trees used to delineate a property line or provide a visual screen).
- For the purpose of determining the number of required replacement trees, staff have determined that small groups of trees that comprise hedgerows can be considered as single trees. Based on this, there are 39 trees on the site.
- Four (4) trees, Sycamore Maple (tag# 22), Hemlock (tag# 50), two Douglas Fir trees (tag# 65 and 66), are in good condition and are to be retained and protected (Attachment 4).
- Seven (7) neighbouring trees, specifically tag# 60, 61, 62, 63, 64, 67 and 68, are to be retained and protected.
- Four (4) remnant Cedar hedges, identified as tag# 1, 7, 52 and 53, have marginal landscape value and should be removed.
- Three (3) trees, a Pine (tag# 55) and two Cedar trees (tag# 56 and 57), are in fair condition but located in the middle of the site (i.e. on the proposed drive aisle or within the building envelope). In order to successfully retain these trees, four (4) units would need to be eliminated from the proposal. Removal and replacement with conifer (minimum 4.5 m high) is recommended. The applicant has agreed to provide conifers (minimum 4.5 m high) as replacement trees and is required to show them on the Development Permit drawings.
- 32 trees located on site have been previously topped or have significant dieback and/or sparse canopies. As a result, these trees are not good candidates for retention and should be replaced.

A Tree Management Plan can be found in Attachment 4.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 70 replacement trees are required for the removal of 35 trees on site. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 26 new trees

on-site; size and species of replacement trees and overall landscape design will be reviewed in detail at the Development Permit stage. The applicant has agreed to provide a voluntary contribution of \$22,000 to the City's Tree Compensation Fund in lieu of planting the remaining 44 replacement trees should they not be accommodated on the site.

Tree Protection

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$64,000 to ensure the replacement planting will be provided.

Site Servicing and Frontage Improvements

Prior to final adoption of Amendment Bylaw 9190, the developer is required to consolidate the three (3) existing properties into one (1) development parcel.

Prior to Building Permit issuance, the developer is required to:

- enter into a standard Servicing Agreement for the design and construction of a new 1.5 m concrete sidewalk and a 1.5 m grass and treed boulevard along the entire frontage on Gilbert Road; as well as the design and construction of Water, Storm and Sanitary service connections (see Attachment 5 for details);
- provide an approximately 1.2 m wide Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) along the entire Gilbert Road frontage to accommodate a portion of the proposed new concrete sidewalk (the exact width of the ROW will be determined at the Servicing Agreement stage); and
- pay DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.

Vehicle Access/Parking

One (1) driveway from Gilbert Road is proposed. The long-term objective is for the driveway access established on Gilbert Road to be utilized by adjacent properties to the north and south if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW)

over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

All units will feature a side-by-side double car garage, and the total number of residential and visitor parking stalls provided onsite meet the zoning bylaw requirements.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$14,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Analysis

Official Community Plan (OCP) Compliance

The proposed development is generally consistent with the Neighbourhood Residential land use designation in the 2041 Official Community Plan (OCP) and satisfies the OCP location criteria and development requirements for arterial road townhouse developments. The subject development proposal would leave a residual site with a frontage less than 50 m on a major arterial road, which does not comply with the development Townhouse Development Requirements under the Arterial Road Policy. In support to the application, the applicant has developed a concept plan showing how the two lots to the south (at 10771 Gilbert Road) could be redeveloped (on file).

Staff support the proposed development based on the following:

- The subject site is specifically identified for townhouse development in the Official Community Plan (OCP).
- The subject proposal is not the first townhouse development on the block.
- The subject proposal will not restrict future development of lands to the north or south of the subject site.
- A Public Rights of Passage (PROP) Statutory Right of Way (SRW) over the driveway and internal manoeuvring aisle of the subject site will be secured to provide vehicle access to future developments to the north and south along Gilbert Road.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied

until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined in relation to the site:

- Compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 Official Community Plan Bylaw 9000.
- Building form and architectural character to be reviewed to ensure the proposed design complements the existing surrounding developments. Massing and articulation should be examined further to explore measures to reduce the apparent building height.
- Opportunities to increase the proposed rear yard setback to the second floor of the rear (west) units to enhance privacy of the adjacent single-family homes on Whistler Place.
- Site grading requirements to ensure the survival of protected trees.
- Landscaping design and enhancement of the outdoor amenity area.
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment.

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed 14 unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. 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 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9190 be introduced and given first reading.



for Edwin Lee
Planner 1

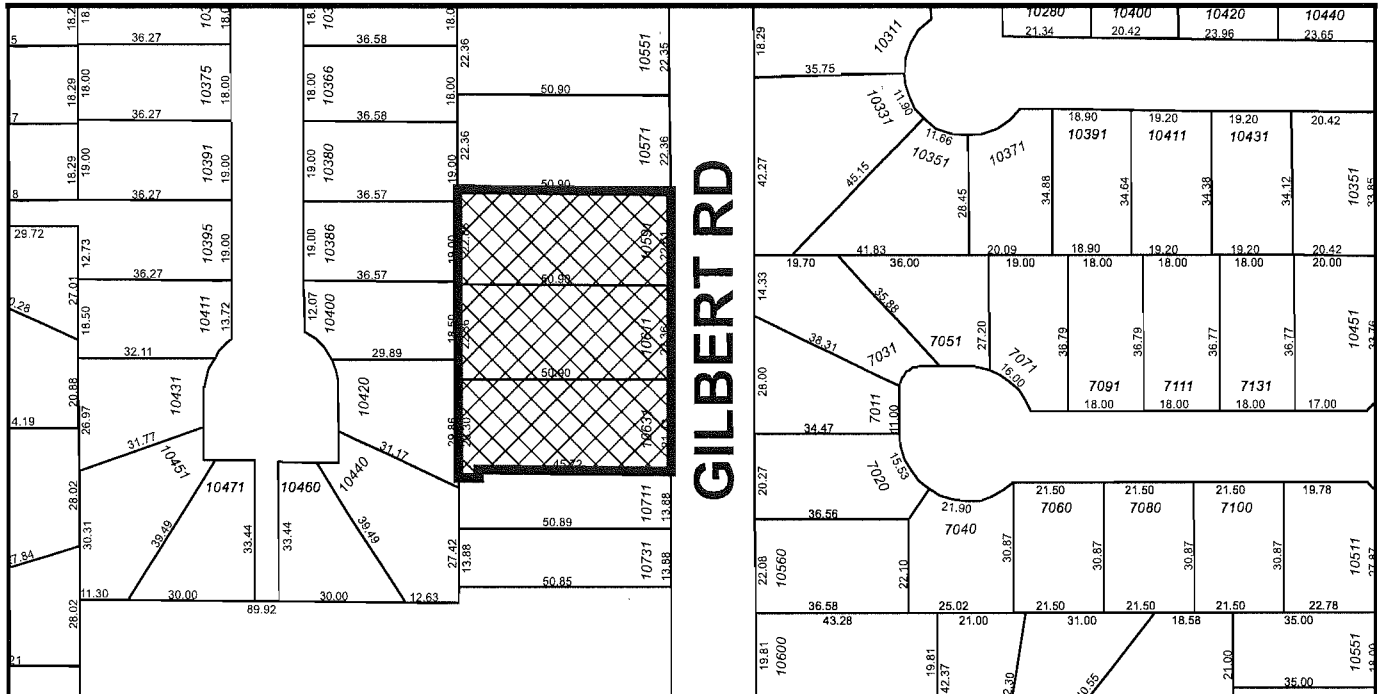
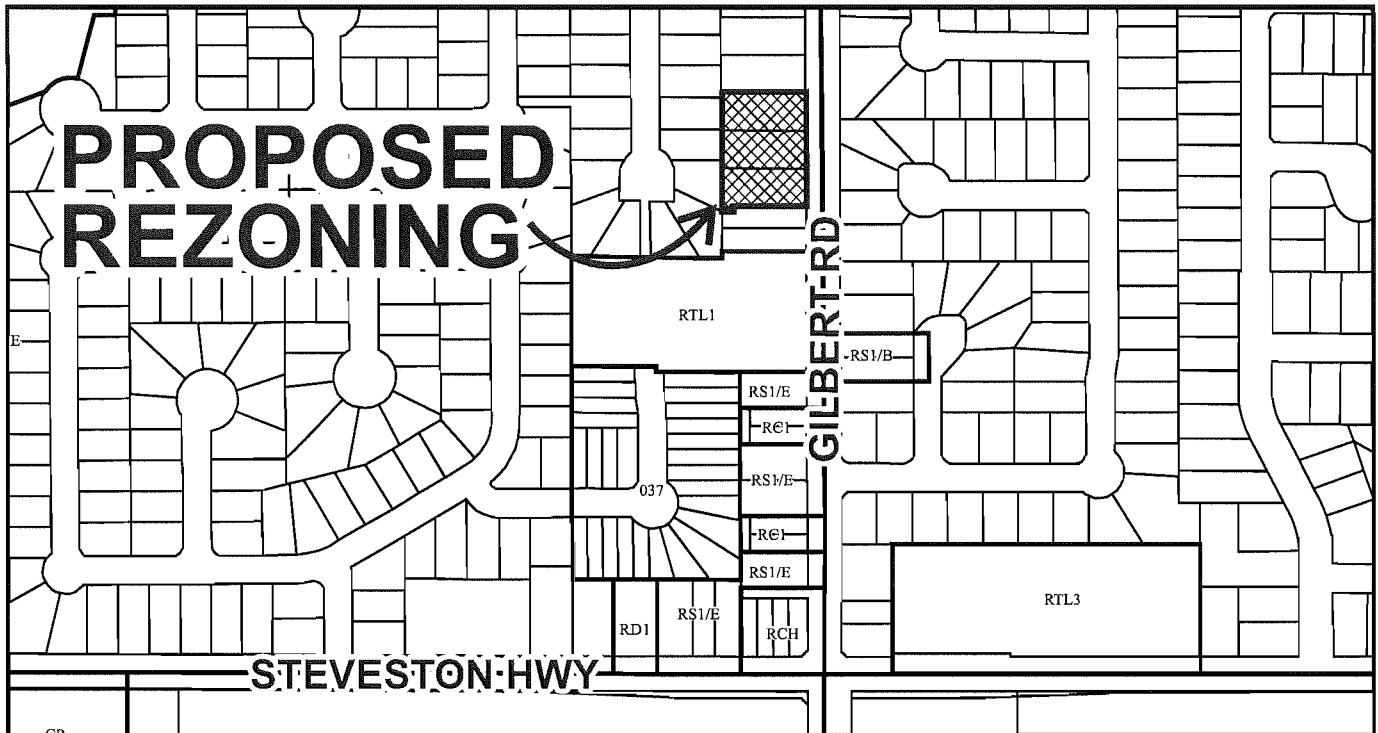
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Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet

Attachment 4: Tree Management Plan
Attachment 5: Rezoning Considerations



City of
Richmond



RZ 13-649998

Original Date: 10/16/14

Revision Date: 10/16/14:

Note: Dimensions are in METRES



City of
Richmond



RZ 13-649998

Original Date: 11/15/13

Revision Date: 11/26/13

Note: Dimensions are in METRES



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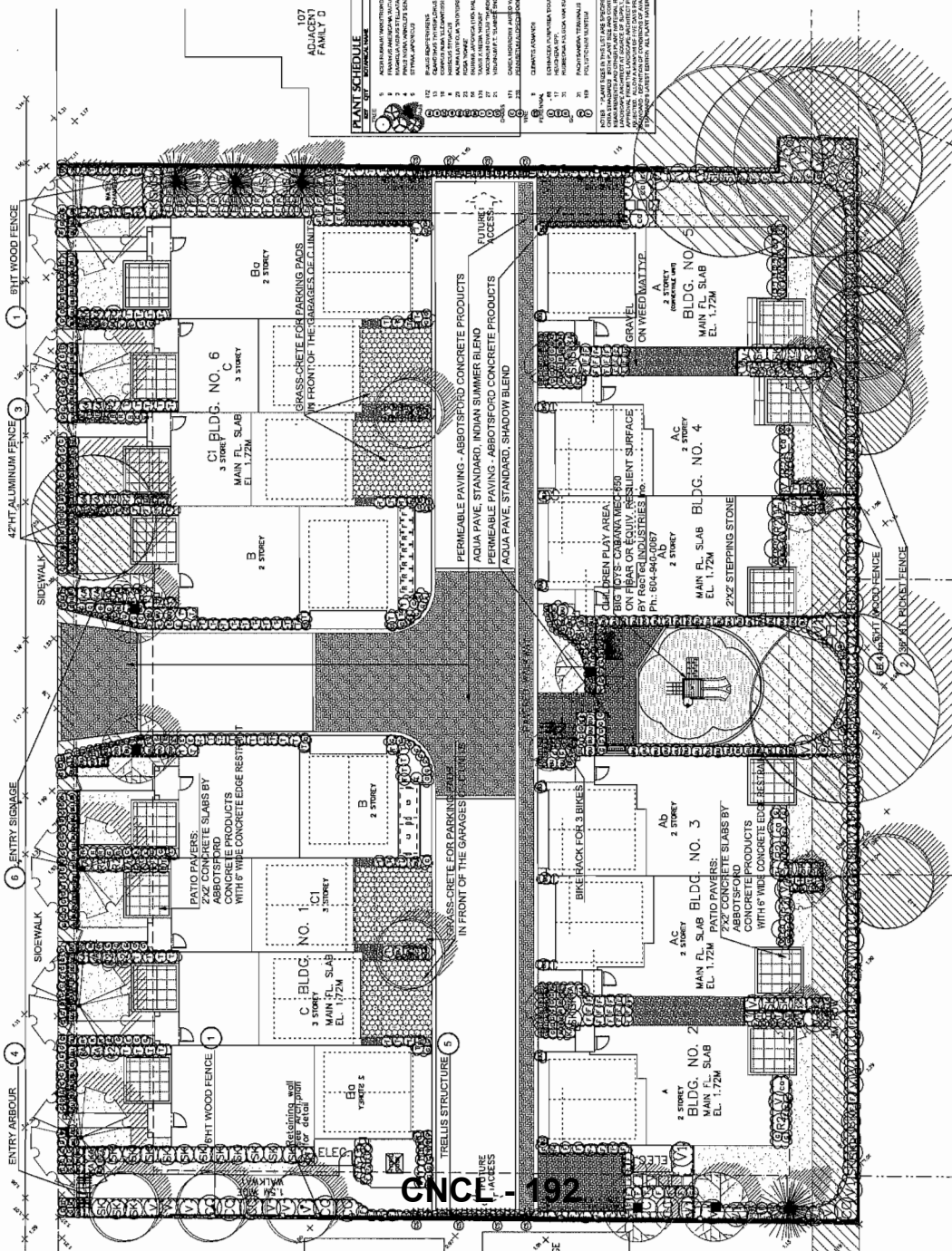
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PROJECT:
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DEVELOPMENT
10591-10831 Gilbert Road
RICHMOND, BC

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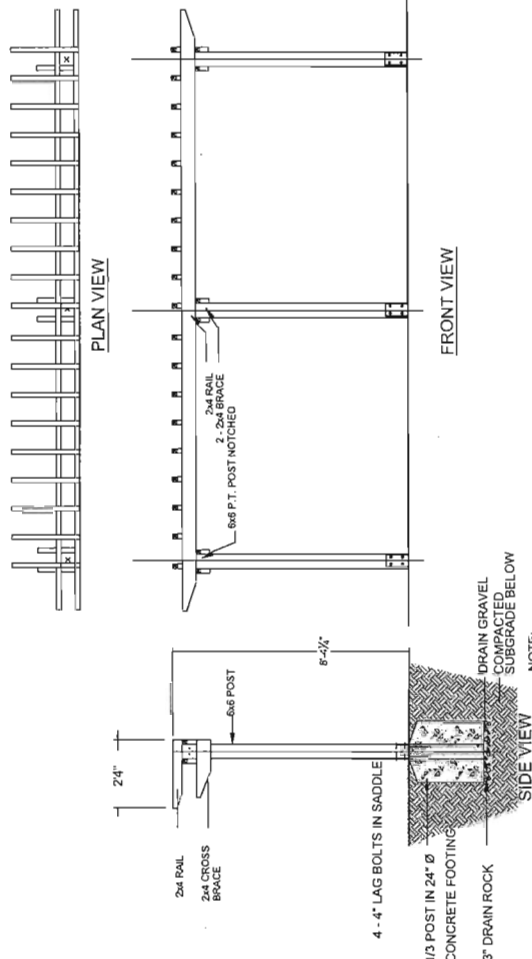
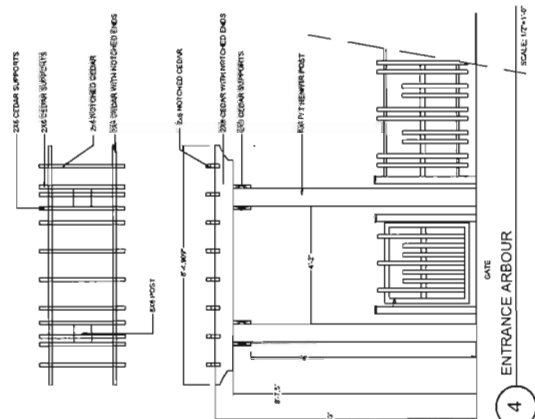
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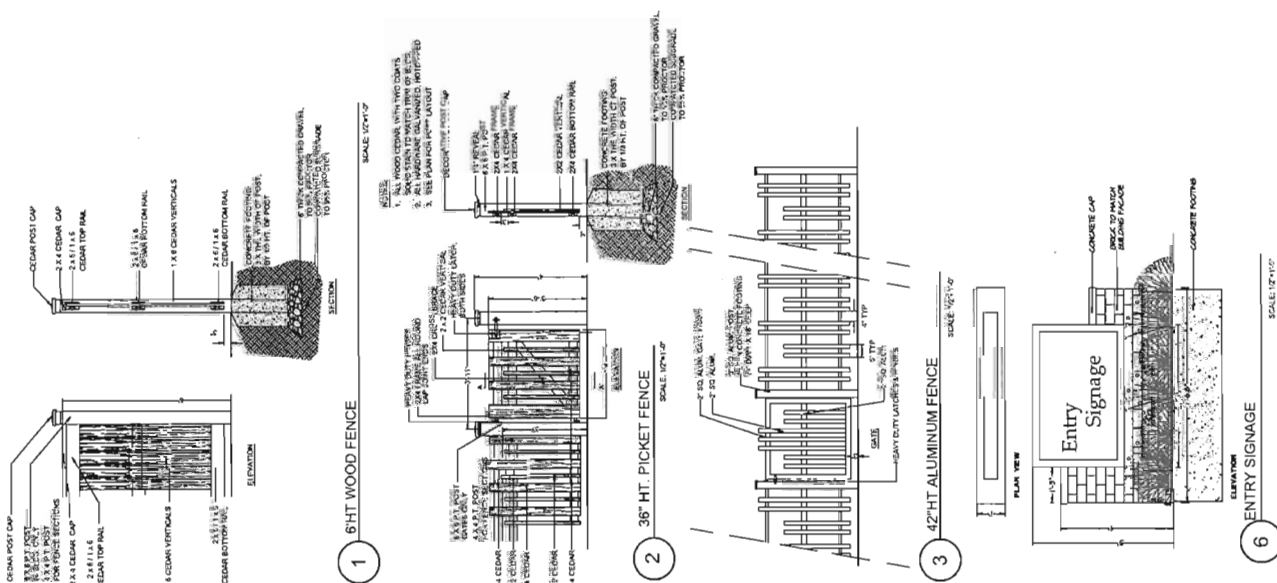


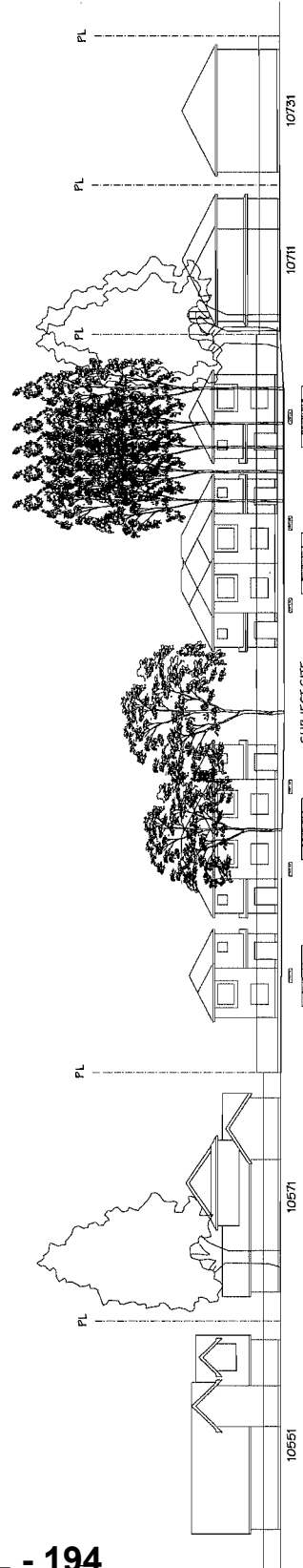
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Whishbone Mountain Classic Park Bench;
Model: MCB-5
BLACK COLOUR;
Ultraflat™ Recycled Plastic Slats
Walnut colour
Ph: 604 626 0476



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 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 5. MATCH TRIM COLOUR PER ARCH SPEC. CONFORM WITH ARCHITECT COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE





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14 UNIT TOWNHOUSE
DEVELOPMENT

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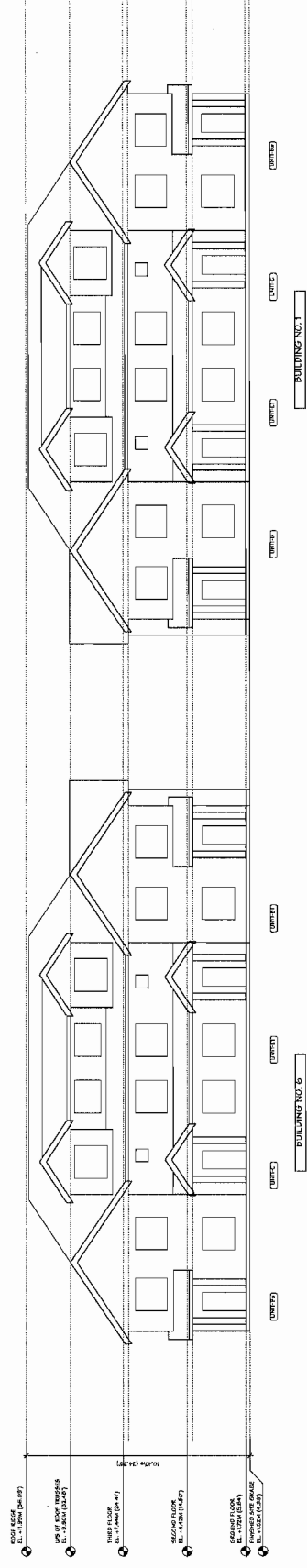
Yamamoto
Architecture Inc.

2300 West 47th Ave., S.E.
 WEN 4711 Tel: 904-779-1127 Fax: 904-779-1127

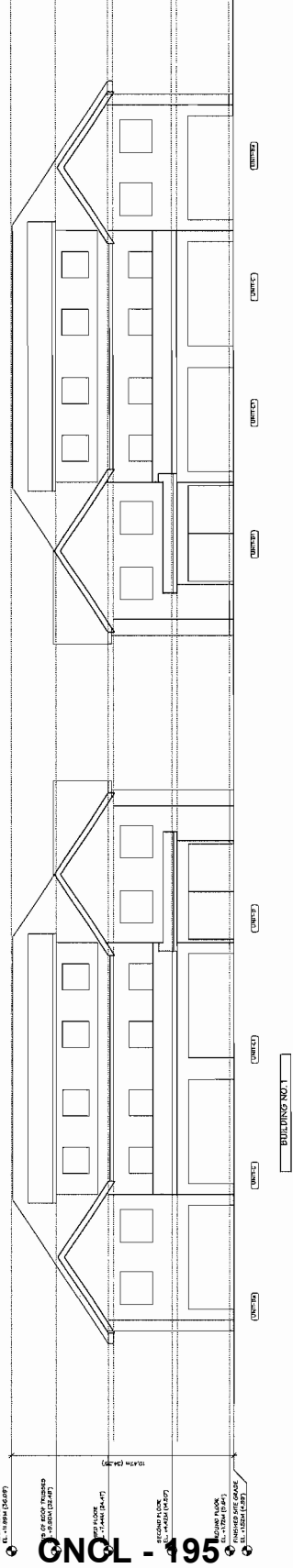
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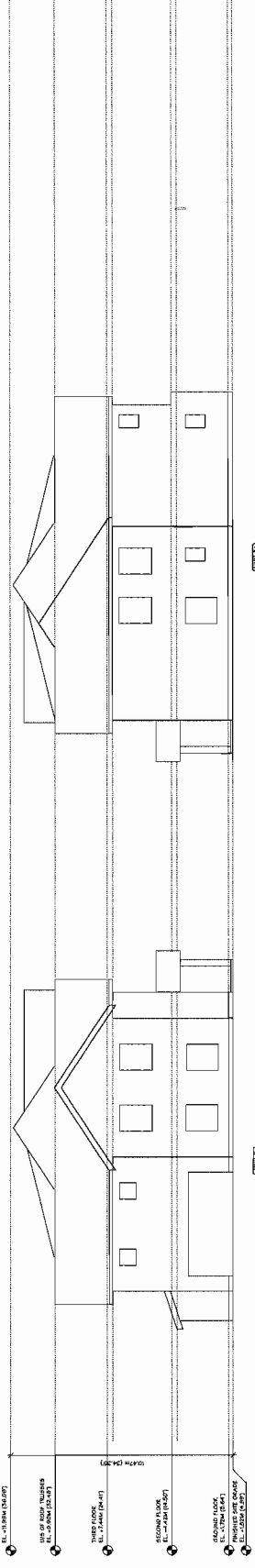
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WEST ELEVATION - INTERNAL DRIVEWAY



TYP. SIDE ELEVATION

TYP. SIDE ELEVATION

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3	10/15/10	PRELIMINARY DESIGN
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SHEET NO.	A4.1
PROJECT NO.	RZ 13-00000

Yamamoto
Architecture Inc.

10001 10TH AVE, SUITE 100
DENVER, CO 80202
303.733.1000
WWW.YAMAMOTOARCH.COM

10001 10TH AVE, SUITE 100
DENVER, CO 80202
303.733.1000
WWW.YAMAMOTOARCH.COM



RZ 13-649998

Attachment 3

Address: 10591, 10611 and 10631 Gilbert Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Gilbert CWL Investments Inc.	To be determined
Site Size (m²):	3,392 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14
Other Designations:	Arterial Road Policy – Townhouse Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	5.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	66.4 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	31	31	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (28 x Max. 50% = 14)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 14 units = 84 m ²	128 m ²	none

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

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pmg
LANDSCAPE
ARCHITECTS
10591-10631 Gilbert Road
RICHMOND, BC
P. 604.264.0011 F. 604.264.0022

SEAL



1	PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT
2	CLIENT	10591-10631 Gilbert Road RICHMOND, BC
3	DATE	REVISION DESCRIPTION
4	NO.	DATE
5	NO.	DATE
6	NO.	DATE
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99	NO.	DATE
100	NO.	DATE

CLIENT
ARCHITECTS/ENGINEERS INC.

PROJECT
14 UNIT TOWNHOUSE
DEVELOPMENT
10591-10631 Gilbert Road
RICHMOND, BC

WITH
TAMMACHIO ARCHITECTURE INC.
DRAWING TITLE

TREE MANAGEMENT
PLAN

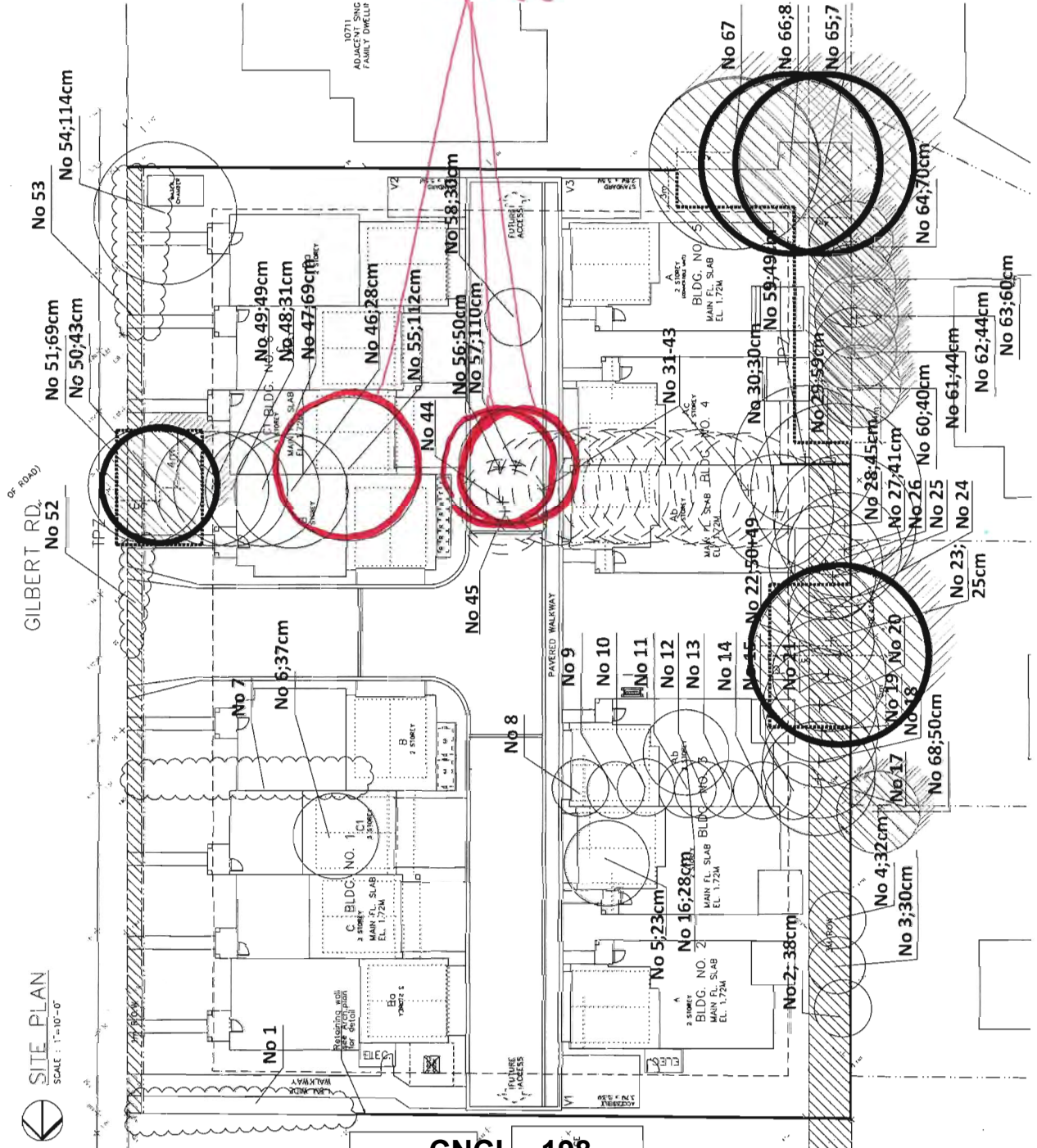
DATE
SCALE
DRAWING NO.
DESIGN NO.
CITY
P.O. BOX
PROJECT NUMBER
14-044

L3

ATTACHMENT 4



SITE PLAN
SCALE: 1"=10'-0"



CNCL - 198



Rezoning Considerations

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

Address: 10591, 10611 and 10631 Gilbert Road

File No.: RZ 13-649998

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9190, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the north and south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW, and that utility SRW under the drive aisle is not required.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within/near 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. City acceptance of the developer's offer to voluntarily contribute \$22,000.00 to the City's Tree Compensation Fund for the planting of 44 replacement trees within the City.
7. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$16,868.72) to the City's public art fund.
8. Contribution of \$1,000 per dwelling unit (e.g. \$14,000.00) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$43,814.85) to the City's affordable housing fund.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development. The Development Permit drawings must show a minimum of three conifers (minimum 4.5 m high) as replacement trees.

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

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the trees identified for retention onsite will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Enter into a Servicing Agreement* for the design and construction of the design and construction of frontage improvements along entire frontage on Gilbert Road as well as the design and construction of Water, Storm, and Sanitary service connections. Works include, but may not be limited to:
 - a) Gilbert Road Frontage Improvements:
 - i. Construct a new 1.5 m wide concrete sidewalk next to the property line and a 1.5 m wide grass/treed boulevard between the curb and the new sidewalk. Note that the 1.5 m wide boulevard is exclusive of the 0.15 m wide top of curb.
 - ii. The existing driveways to provide access to 11591/11611/11631 Gilbert Road are to be closed. Remove the existing driveway letdowns and replace with barrier curb/gutter, grass/treed boulevard and concrete sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as a result of the driveway closures in addition to other required frontage improvements.
 - iii. Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.
 - iv. Consult Engineering on lighting and underground utility requirements as part of the frontage works.
 - v. Prepare a functional design plan including cross-section to show the configuration of the frontage improvements and in particular the transition of the new sidewalk to connect to the existing sidewalks north and south of the site.
 - b) Storm sewer works:
 - i. Provide a new storm service connection complete with an inspection chamber in a 1.5m X 1.5m utility Right of Way. Storm service sizing calculations required in the servicing agreement stage.
 - c) Water works:
 - i. Provide a new water service connection from the existing 300mm diameter AC watermain at Gilbert Road frontage.
 - ii. Assessment on the impact of the proposed onsite works (i.e., pre-load, excavation, etc.) and offsite works (i.e., frontage improvements, road widening, private utility works such as hydro, telecom and gas, etc.) to the existing 300mm diameter AC watermain on Gilbert Road is required.
 - iii. Portions of the existing 300mm AC watermain may need to be replaced due to crossing with the required storm service connection and private utility servicing from the east side of Gilbert Road. If required, replacement works shall be done by City crews at developer's cost through a receivable.
 - iv. Based on the proposed rezoning, the proposed site will require a fire hydrant, spaced as per City standard, along Gilbert Road frontage.
 - d) Sanitary sewer works:
 - i. Provide new sanitary service connection complete with an appropriately sized inspection chamber to be located within the existing 3m SRW along the west property line. Tie-in shall be to the existing sanitary manhole (SMH639) located at the northwest corner of the proposed site.
 - e) General Items:
 - i. Approval/coordination with Metro Vancouver is required due to potential impact of the required onsite and offsite works to the existing 1200mm diameter trunk sewer at Gilbert Road. Metro Vancouver may require an assessment on the impact of the required on-site and off-site works to the existing 1200mm diameter trunk sewer. Staff recommends that the developer coordinate early with Metro Vancouver regarding their requirements so that Metro Vancouver's concerns are addressed in line with the development's timeline. City approval of the servicing agreement design shall be subject to Metro Vancouver's approval."
 - ii. 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.

2. The granting of an approximately 1.2 m wide Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) along the entire frontage (east property line) to accommodate a portion of the proposed new concrete sidewalk (exact width of the SRW to be determined at the Servicing Agreement stage).
3. 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. Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of \$64,000.00 to ensure the replacement planting will be provided.
4. Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
6. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
7. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9190 (RZ 13-649998)
10591, 10611 and 10631 Gilbert Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW DENSITY TOWNHOUSES (RTL4)”**.

P.I.D. 002-813-637

Lot 26 Except Part Subdivided by Plan 58278, Section 31 Block 4 North Range 6 West
New Westminster District Plan 29351

P.I.D. 004-065-450

Lot 27 Except: Part Subdivided by Plan 59317, Section 31 Block 4 North Range 6 West
New Westminster District Plan 29571

P.I.D. 000-503-363

Lot 28 Except: Part Subdivided by Plan 67835, Section 31 Block 4 North Range 6 West
New Westminster District Plan 29571

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9190”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

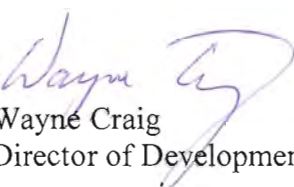
Date: October 21, 2014

File: RZ 14-667788

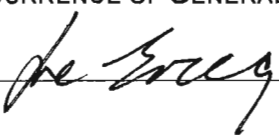
Re: Application by City of Richmond for Rezoning at 9620, 9660 and 9700 Cambie Road from Single Detached (RS1/F) to School & Institutional Use (SI)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9176, for the rezoning of 9620, 9660 and 9700 Cambie Road from the "Single Detached (RS1/F)" zone to the "School & Institutional Use (SI)" zone in order to develop a new Fire Hall and BC Ambulance Service Ambulance Station, be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

The City of Richmond has applied for permission to rezone 9620, 9660 and 9700 Cambie Road (Attachment 1) from the “Single Detached (RS1/F)” zone to the “School & Institutional Use (SI)” zone in order to develop a new Fire Hall and BC Ambulance Service Ambulance Station (Attachment 2).

The proposed facility on the subject consolidated site offers the opportunity to provide a BC Ambulance Service Ambulance Station and a new Cambie Fire Hall No. 3 to replace the existing Bridgeport Fire Hall No. 3 on another site located at 9100 Bridgeport Road. The existing aging fire hall is over 50 years old and needs to be replaced to address maintenance needs and to accommodate future expansion and larger fire-fighting equipment.

There will be no associated Development Permit application as the Richmond Official Community Plan (OCP) exempts institutional uses from this requirement.

Servicing improvements are required as part of the future Building Permit application process for the design and construction of works including, but not limited to: Cambie Road frontage improvements and any utility relocation or upgrades.

Findings of Fact

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

Surrounding Development

Development surrounding the consolidated site:

- To the North: Across Cambie Road, is the Oaks neighbourhood of the West Cambie Planning Area, including an internal subdivision with single detached homes fronting onto McKay Drive on lots zoned “Single Detached (RS1/B)”.
- To the East: Fronting onto Cambie Road, is a single detached home on a lot zoned “Single Detached (RS1/F)” and a multi-tenant commercial development at the corner of Cambie Road and No. 4 Road on a lot zoned “Neighbourhood Commercial (CN)”.
- To the South: Fronting onto Odlin Road, is Tomsett Elementary School on a lot zoned “School & Institutional Use (SI)”.
- To the West: Is the Alexandra Neighbourhood North Park Way, a connecting greenway between Cambie Road and Odlin Road.

Related Policies & Studies

West Cambie Area Plan (OCP) – Alexandra Neighbourhood

The proposal complies with the site's "Community Institutional" land use designation in the West Cambie Area Plan's Alexandra Neighbourhood Land Use Map (Attachment 4).

The area designated for "Community Institutional" land uses stretches between Cambie Road and Odlin Road and includes the large Tomsett Elementary school property. The subject proposal includes most, but not all of the "Community Institutional" area along Cambie Road. The subject proposal does not include one (1) residential lot at 9720 Cambie Road with a single detached house, which is adjacent to the proposed emergency services site and also the elementary school property. School District staff has advised that the School District has no plans to purchase the property. Richmond Fire Rescue staff have also advised that the City does not require the property for the emergency services project.

The property at 9720 Cambie Road property may be redeveloped in the future with a new single family home under the existing residential zoning.

Without an identified need from the City or the School District, the only other options for the property would be a rezoning for a community institutional use (i.e., religious, cultural or private educational) of the property in keeping with the current OCP "Community Institutional" land use designation.

Given the existing size and location of the property between a proposed fire hall and existing commercial centre, staff believe that the property should be redesignated for commercial use in keeping with the existing commercial centre on the corner property. Unless otherwise directed by Council, an OCP amendment to redesignate the site to "Convenience Commercial" will be brought forward to Council for consideration in 2015, as part of an OCP Bylaw housekeeping staff report.

OCP Aircraft Noise Sensitive Development (ANSND) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSND) Policy Area within a designation that permits all aircraft noise sensitive land uses with the exception of new single-family development.

2005 – 2009 Capital Programs

The Cambie Fire Hall No. 3 was approved by Council as part of the 2005 – 2009 Capital Programs, with a cost of \$20.7 million including land costs.

Policy 2307 Sustainable "High Performance" Building Policy – City-Owned Facilities

The design proposal complies with the Policy. The 2,415 m² building is being designed with sustainable features to target a LEED gold standard. The systems details and mechanical design process are underway. Facilities staff will ensure that the LEED target requirement is met.

Project Description

Key elements of the project include:

- A new three-storey, approximately 2,415 m² (25,995 ft²) building with approximate building heights ranging from 7.5 m to 12.9 m (24.6 ft to 42.3 ft) and 14.5 m (47.5 ft.) training and hose drying tower.
- Two (2) fire vehicle emergency response bays, two (2) fire vehicle repair bays, and interior space for office, training and staff uses.
- A BC Ambulance Service station with two (2) ambulance emergency response bays for six (6) ambulances, and interior space for office, training and staff uses.
- Incorporation of sustainable design elements into the building and site development to a LEED gold standard.

Preliminary architectural and landscaping drawings are included as Attachment 2.

Consultation

Ministry of Transportation and Infrastructure

The subject application was referred to the provincial Ministry of Transportation and Infrastructure (MOTI), as the site is within 400 m of Highway 99. MOTI staff have reviewed the application and granted preliminary approval. MOTI approval is a requirement of the rezoning.

Public Input

Informational signage is posted on the subject site to notify the public of the rezoning application. The statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment. Notification of the Public Hearing will be mailed to neighbours and advertised in *The Richmond Review* local newspaper. No correspondence was received regarding the rezoning application.

The following consultation with the public and stakeholders has taken place:

- Project team met with School District No. 38 (Richmond) staff.
- Project team staff met with the owner of the neighbouring property at 9720 Cambie Road.
- Project team staff hand delivered public open house meeting notices to properties neighbouring the subject site during the week of September 15, 2014.
- The City hosted public open house meetings regarding the major City projects for a Minoru Complex, Fire Hall No. 1 and Fire Hall No. 3. The open house meetings were held at Lansdowne Shopping Centre (noon to 5:00 pm on September 19), Minoru Place Activity Centre (9:00 am to noon on September 23) and Minoru Aquatic Centre (10:00 am to 4:00 pm on September 20 and 4:30 pm to 7:30 pm on September 24).

The project team will continue to consult with school district staff and the owner of the neighbouring property at 9720 Cambie Road to coordinate construction activity, to provide appropriate interfaces of privacy fencing and landscaping.

Staff Comments

Staff have reviewed the development proposal and no significant concerns have been identified.

Advisory Design Panel

Support was expressed by the Advisory Design Panel (ADP) regarding the development proposal and suggestions were provided for the applicant's consideration as the development design is finalized at Building Permit stage. A copy of the relevant excerpt from the ADP Minutes from October 8, 2014 is attached for reference (Attachment 5). The design response has been included immediately following the specific Design Panel comments and is identified in '***bold italic***' text.

Analysis

The provision of a new Cambie Fire Hall No. 3 and inclusion of an Ambulance Station is an important capital project that addresses the community safety needs of our growing city. The new facility will replace the existing aging Bridgeport Fire Hall No. 3, which is located at 9100 Bridgeport Road.

Transportation

- Dedication for future road widening of 3.4 m along the entire Cambie Road frontage is a requirement of the rezoning.
- The development will provide a new sidewalk at the new property line.
- The design proposal includes four (4) driveways providing full movement access to Cambie Road for emergency response, site parking and emergency equipment returning to the site or arriving for training. Design details will be finalized as part of the Building Permit process.
- A surface parking area is provided, including 40 parking spaces, one (1) of which is accessible. This parking provision meets the operational requirement of the facility.

Site Servicing

- As part of the future Building Permit application process, the development is required to provide a new 6 m wide utility right-of-way and new sanitary sewer at the rear of the site to tie into the existing sewer system along the east edge of Tomsett Neighbourhood School Park.

Alexandra District Energy Utility

- The subject site is located outside of the service area identified in the Alexandra District Energy Utility Bylaw No. 8641, however, the project team is investigating whether connection to the utility is feasible. This connection and other requirements will be finalized through the Building Permit process.

Public Art

- The fire hall project is an important opportunity to support the City's Public Art Program goals. The inclusion of Public Art into the project design will add to its individuality, distinctiveness and identity within the Alexandra neighbourhood.
- The project team is working with the City's Public Art Coordinator to incorporate Public Arts into this important civic site and community gateway. In compliance with the Cambie Fire Hall No. 3 Public Art Plan approved by Council on October 14, 2014 and the Public Art Program Policy 8702, the artwork will be selected through a jury process. Review by the Public Art Advisory Committee and the proposal call for artists are anticipated to occur in the coming months.

Project Design

- This prominent civic building appropriately addresses the major arterial Cambie Road, showcasing a BC Ambulance Station and the City's role in providing emergency fire rescue services, providing an iconographic building in the Alexandra neighbourhood, and communicates the City's commitment to Public Art and sustainable design.
- The site planning on this modest site has been directed by the functional requirements of emergency response, training, and the operational constraints of newer and larger fire-fighting equipment as well as provision of ambulance services.
- With a clean modern architectural approach, the materiality and execution of the detailing will have a strong visual impact. Robust materials are used for this working building.
- The landscape design includes providing a feature plaza in front of the building and landscaped borders around the surface parking area and around the rear and side edges of the site. Planting includes ground cover, vines, hedges and trees. Decorative paving is provided at the feature plaza and in a pedestrian route in the parking area. Soft landscaping is also proposed in the adjacent greenway to soften the transition to the emergency services site.
- The planting of 25 trees is proposed in locations along Cambie Road and surrounding the surface parking area. Marking the edge of the greenway and the regular vehicle entry to the site, one (1) swamp white oak tree is proposed. This tree has grown from a seed from the New York 9/11 site. There is an existing line of Green Pillar Oak trees in the greenway adjacent to the site. The proposed surface parking area is bordered by the existing trees, One (1) additional proposed Green Pillar Oak tree adjacent to the greenway, six (6) Serviceberry trees along the rear property line next to the greenway, and twelve (12) Ginkgo Biloba trees leading from the building to Cambie Road.

- The landscape design provides a landscaped interface to the adjacent residential home to the east and Tomsett Elementary school field to the south. Hose spray protection is provided with a concrete wall in the training area of the site. The interface to the school field includes semi evergreen vine planting screening the retaining wall and privacy fencing as well as evergreen hedge screening the spray wall. The interface to the residential home includes privacy fence and evergreen hedge planting as well as semi evergreen vine planting screening for the spray wall. New perimeter hedges will be American Arborvitae, an evergreen slower growing hedge species. The size and spacing of replacement hedging consider the long-term health of the hedge, maintenance needs and provision of a landscape and privacy buffer to the neighbouring single-family home.
- The entire site will be raised to roughly 0.6 m above the crown of Cambie Road. This is needed to meet the minimum Flood Construction Level of 2.6 m GSC required by the City's Flood Plain Designation and Protection Bylaw. This is particularly important for this emergency response building which is being designed to post disaster standards.
- As a result of needing to raise the entire site, all existing vegetation will be removed from the site (including hedges and approximately 30 trees). Parks staff have reviewed the site and advise that due to their size and poor condition, none of the trees located on the site are suitable for relocation. New trees will be planted in the feature plaza along Cambie Road, and on both sides of the surface parking area on the west side of the site.
- The project is targeting LEED gold and the project team is in the process of finalising the sustainability features including mechanical, electrical and lighting systems to achieve this target.
- The City is sensitive to the placement of Fire Halls in residential neighbourhoods and considers this in site planning and the design of the facility. RFR monitors their operational needs on an ongoing basis to ensure timely emergency response and pedestrian, traffic and community safety.

Financial Impact or Economic Impact

There are costs associated with constructing and operating the proposed new City facility for a fire hall and ambulance station. These costs and budget processes are being addressed by Richmond Fire Rescue and/or Facilities staff outside of the scope of this rezoning application.

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

The subject rezoning application is needed to facilitate the design and construction of a new proposed Fire Hall and Ambulance Station facility. The proposed facility would replace aging infrastructure, accommodate the future growth of Richmond Fire Rescue with more staff and larger fire-fighting equipment and accommodate BC Ambulance Service needs in a building designed to current flood protection and seismic standards. The proposed design will present an attractive contemporary architectural and landscape design to the community and the Cambie Road arterial. Sustainability features will be incorporated to achieve a LEED gold standard. For these reasons, staff support the proposal.

It is recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9176, for the rezoning of 9620, 9660 and 9700 Cambie Road from the "Single Detached (RS1/F)" zone to the "School & Institutional Use (SI)" zone, be introduced and given first reading.



Sara Badyal, M. Arch, RPP
Planner 2
(605-276-4282)

SB:blg

Attachments:

- Attachment 1: Location Map and Arial Photograph
- Attachment 2: Conceptual Architectural and Landscape Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Alexandra Neighbourhood Context Land Use Map (West Cambie)
- Attachment 5: Annotated Excerpt from Advisory Design Panel Minutes (October 8, 2014)

Prior to final adoption of Bylaw 9176, the following are required to be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval (MOTI).
2. Consolidation of all the lots into one development parcel.
3. 3.4 m road dedication along the entire Cambie Road frontage.

As part of future Building Permit, the following are required to be completed:

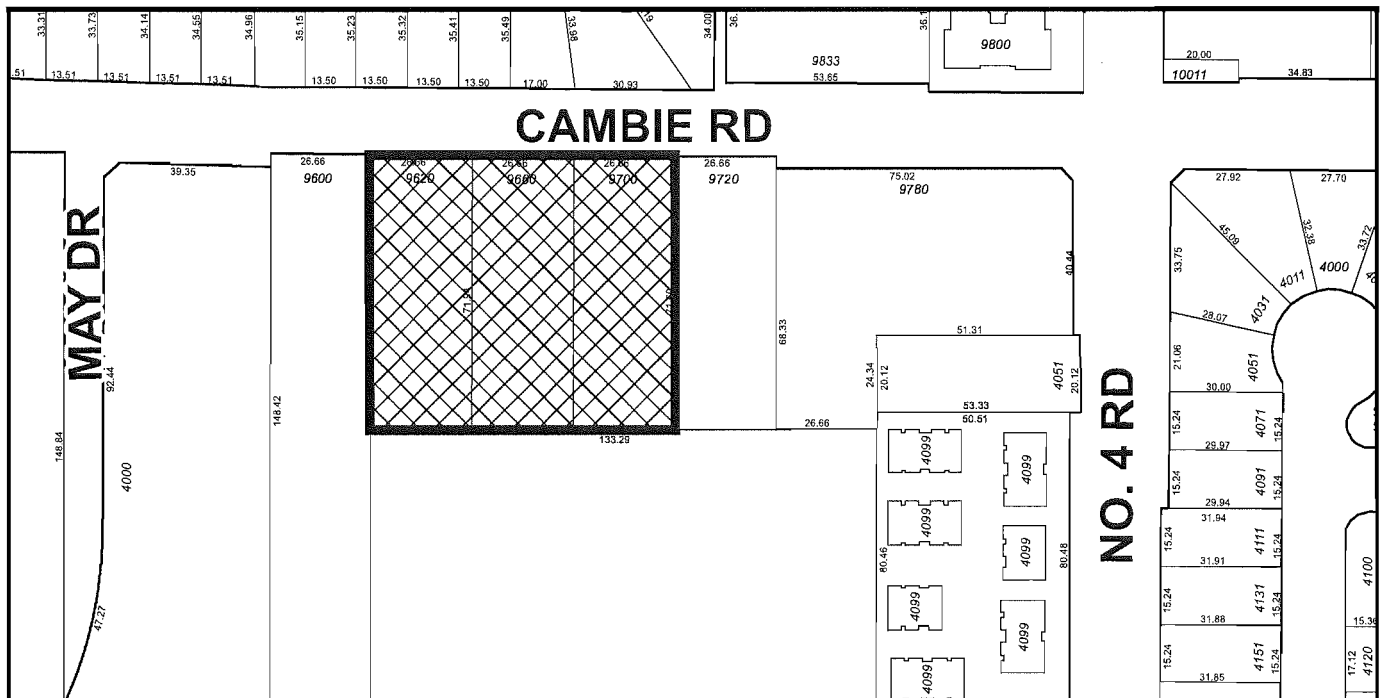
1. Development to provide design and construction of frontage improvements along Cambie Road including a 2 m wide concrete sidewalk at the new property line and grass boulevard between sidewalk and existing curb/gutter.
2. Development to provide a new 6 m wide utility right-of-way and new sanitary, including new manholes (spaced as per City standard), south of the subject site along the north property line of Tomsett Neighbourhood School Park to tie into the existing sanitary main located along the east edge of the park (manhole SMH 54512). Detailed design and calculations to be provided for Engineering review.
3. Development to provide appropriately sized connections for water service and storm sewer service, including water meter assembly provided onsite and storm sewer service type 3 inspection chamber. Detailed design and calculations to be provided for Engineering review.
4. Existing water service connections to 9620, 9660 and 9700 Cambie Road to be cut and capped at main.
5. Existing storm service connections to 9620, 9660 and 9700 Cambie Road to be capped and abandoned.
6. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow for fire-fighting purposes.

7. Existing private utility pole to be reviewed in coordination with BC Hydro for potential conflict with proposed east driveway and potential relocation requirement.
8. Private utility needs to be reviewed in coordination with private utility companies for potential requirements for rights-of-ways, equipment and future under-grounding of overhead lines. All private utility equipment to be located on the development site and not within City rights-of-way and not impact public amenities such as sidewalks, boulevards and bike paths.
9. Additional legal agreements to the satisfaction of the Director of Engineering may be required, including 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.
10. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
11. Building Permit required for any retaining wall exceeding 1 m in height. For walls retaining preload material, this permit must be obtained prior to construction of the retaining wall or installation of the preload material. Please see the new bulletin at the following link: http://www.richmond.ca/___shared/assets/permits5239047.pdf

PROPOSED REZONING

The map displays the following zoning districts and features:

- Streets:** CAMBIE RD, ODLIN RD, NO. 4 RD, MAY DR, ZLR22, ZLR24.
- Zoning Districts:** RTL1, RTL4, CN, ZS8, RS1/F, RS1/A, RS1/B, SI, ZT67, RD1, ASY, ZLR24.
- Proposed Rezoning:** A parcel is highlighted with a cross-hatch pattern and labeled 'SI' with an arrow pointing to it.



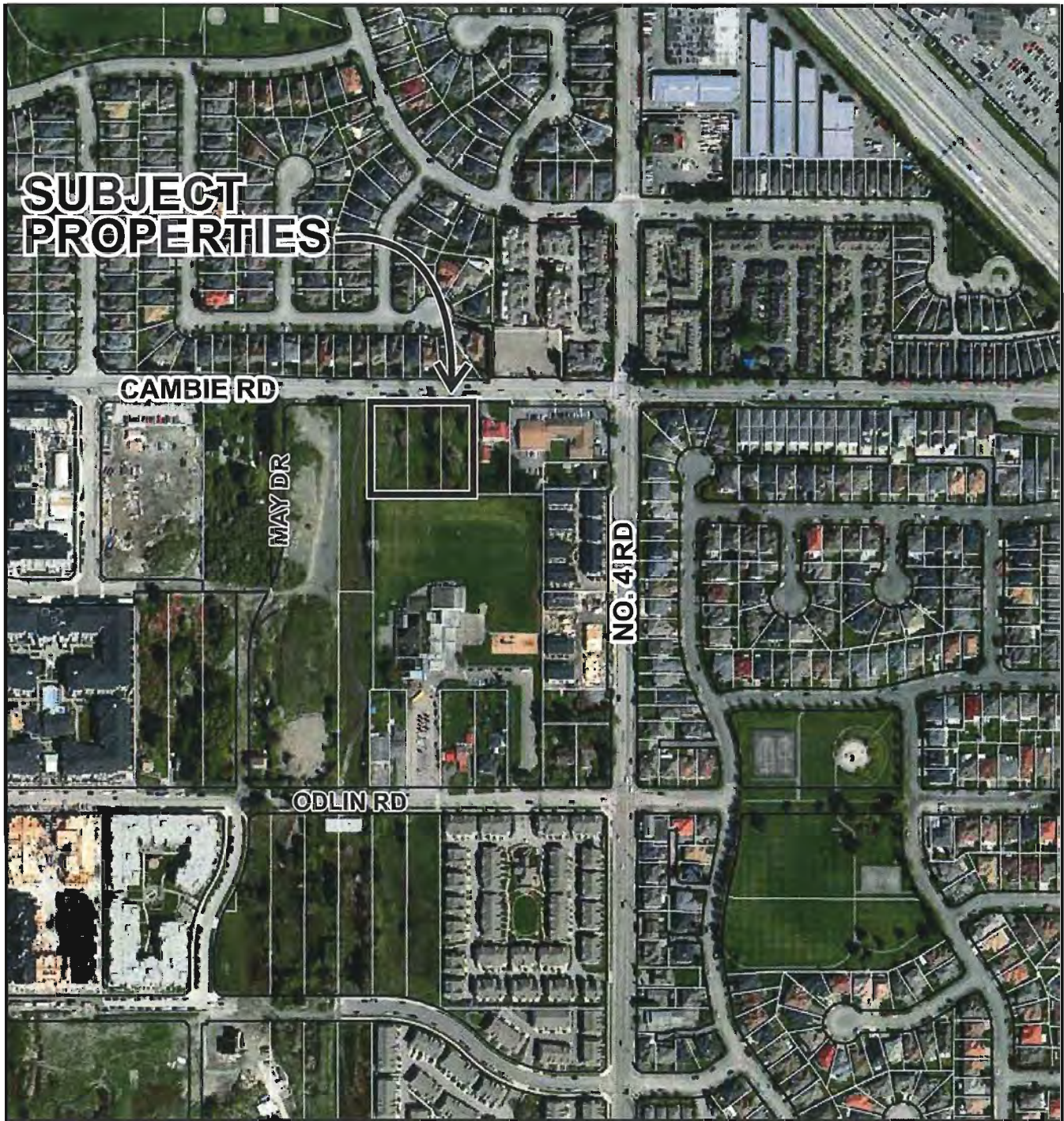
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Revision Date:

CNCL - 212



City of
Richmond



RZ 14-667788

Original Date: 07/23/14

Revision Date:

Note: Dimensions are in METRES

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3



BC EHS | BC Emergency Health Services

ISSUED FOR 95% DESIGN DEVELOPMENT
OCTOBER 15, 2014

DRAWING LIST

ARCHITECTURAL

- DD-01 Site Plan
- DD-02 Wall, Floor & Roof Types
- DD-03 Ground Floor Plan
- DD-04 Second Floor Plan
- DD-05 Third & Fourth Floor Plan
- DD-06 Building Elevations
- DD-07 Building Sections
- DD-08 Building Sections
- DD-09 Building Sections
- DD-10 Building Sections

LANDSCAPE

- L1.0 Landscape Site Plan
- L2.0 Elevations
- L3.0 Sections
- L4.0 Details
- L5.0 Precedent Images

CIVIL

- C00 On-Site Servicing, Water & Sanitary C-02
- C01 On-Site Civil Key Plan
- C02 On-Site Grading Plan
- C03 On-Site Servicing Storm Sewer

STRUCTURAL

- S-1.0 General Notes
- S-1.1 Typical Details
- S-2.0 Foundation & Ground Floor Plan
- S-2.1 Second Floor Plan
- S-2.2 Third Floor & Low Roof Plan
- S-2.3 Roof Plan
- S-3.0 Sections & Details
- S-3.1 Shear Wall Elevations - Sheet 1
- S-4.1 Shear Wall Elevations - Sheet 2
- S-4.2 Shear Wall Elevations - Sheet 3
- S-4.3 Brace Bay Elevations

MECHANICAL

- M1.00 Site Plan
- M2.00 Foundation Plan
- M2.01 Ground Floor Plan - Plumbing & Fire Protection
- M2.02 Second Floor Plan - Plumbing & Fire Protection
- M2.03 Third & Fourth Floor Plan - Plumbing & Fire Protection
- M3.00 Ground Floor Plan - HVAC
- M3.01 Second Floor Plan - HVAC
- M3.02 Third Floor Plan - HVAC
- M3.04 Ground Floor Plan - Hydronics
- M3.05 Second Floor Plan - Hydronics
- M3.06 Third Floor Plan - Hydronics
- M4.00 Mechanical Schematics

ELECTRICAL

- E000 Legend & Drawing List
- E001 Site Plan
- E100 Ground Floor Lighting Plan
- E101 Second Floor Lighting Plan
- E102 Third & Fourth Floor Lighting Plan
- E200 Ground Floor Power Plan
- E201 Second Floor Power Plan
- E202 Third & Fourth Floor Power Plan
- E250 Single Line Diagram & Elec. Room Layout
- E300 Ground Floor Low Tension Plan
- E301 Second Floor Low Tension Plan
- E302 Third & Fourth Floor Low Tension Plan
- E400 Electrical Details (Sheet #1)
- E401 Electrical Details (Sheet #2)
- E402 System Control Details
- E403 Lighting Control & Low Tension Details

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CAMBIE FIRE HALL
& AMBULANCE
STATION NO. 3

888 Cambie Road
Richmond, BC V6X 1M4



COVER SHEET

DATE: 2014.10.15

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

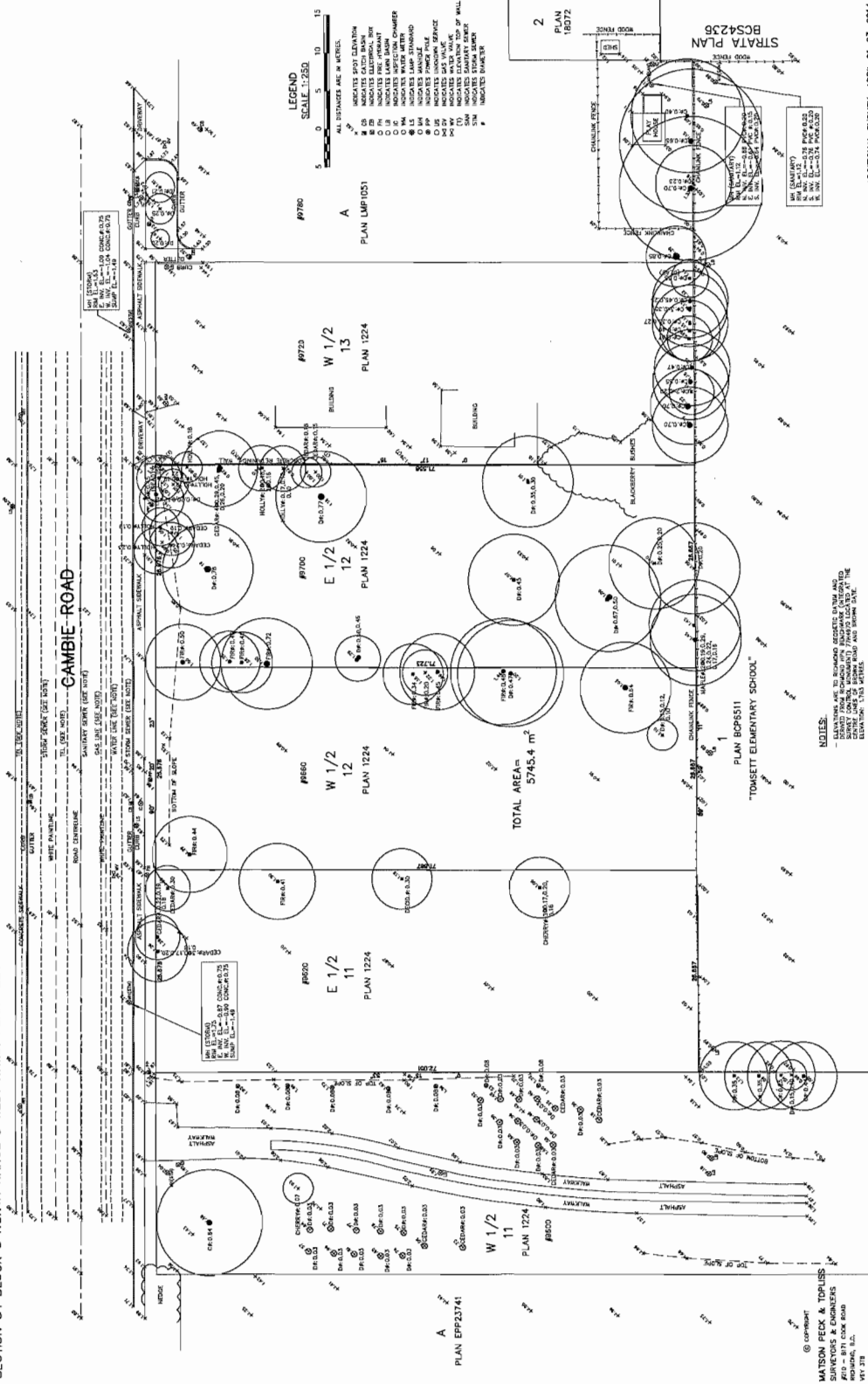
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OF SECTION 34 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 1224
WEST HALF LOT 12 EXCEPT: SOUTH 250, BLOCK, "A"
SECTION 34 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 1224
EAST HALF LOT 12 EXCEPT: THE SOUTH 250 FEET, BLOCK "A"
SECTION 34 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 1224



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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 - 8171 COOK ROAD
MICHIGAN, B.C.
VEY 378
TWC: 504-270-3331
FAC: 504-270-4137

NOTES:

- ELEVATIONS ARE TO RICHMOND GEODETIC DATUM AND DERIVED FROM RICHMOND HPN BENCHMARK (INTEGRATED SURVEY CONTROL MONUMENT) 77948470 LOCATED AT THE CENTRE LINE OF BISHOP ROAD AND BISHOP DALE. ELEVATION: 1.763 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEY.
- TREES ARE SHOWN ACCORDING TO CITY OF RICHMOND

ADDITIONAL SURVEY: APRIL 21-23, 2014
RE-INSPECTED: MARCH 11, 2014
DATES OF SURVEY: MAY 28-28, 2008

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CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

1000 Cambie Street
Richmond, BC V6X 1K4

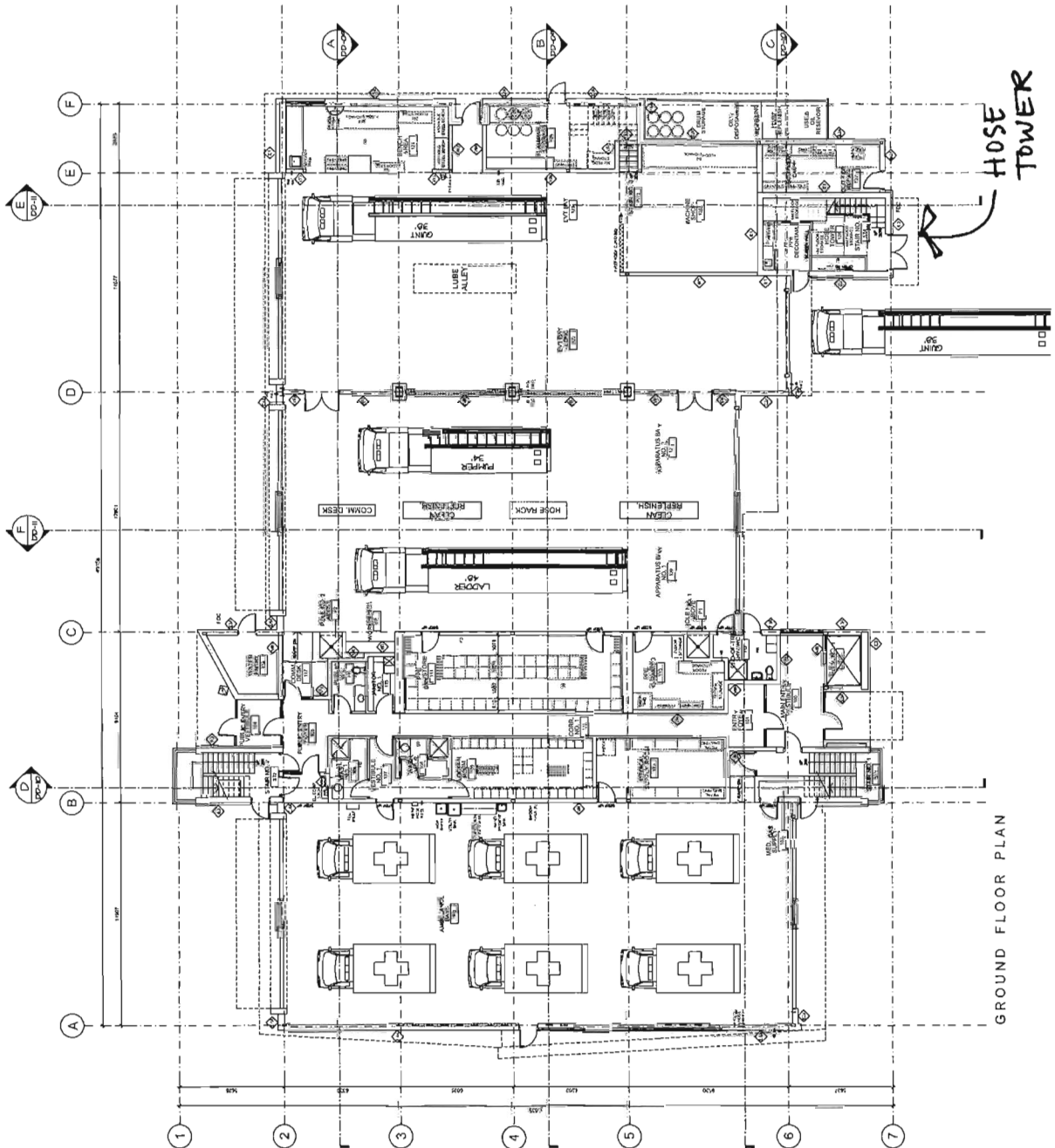
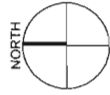


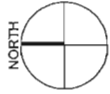
DESIGN SERVICES | CONSULTING ENGINEERING & DESIGN
1000 Cambie Street, Suite 1000
Richmond, BC V6X 1K4
Tel: 604.273.1100
Fax: 604.273.1101
www.s2engineering.com

GROUND FLOOR PLAN

Scale: 1:100
Date: 2024.05.15
Author: [Name]
Reviewer: [Name]
Project: 14-102
Sheet: 14-102

DD-03





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CAMBIE FIRE HALL
& AMBULANCE
STATION NO. 3

1445 Cambie Street
Richmond, BC V6X 1Y4



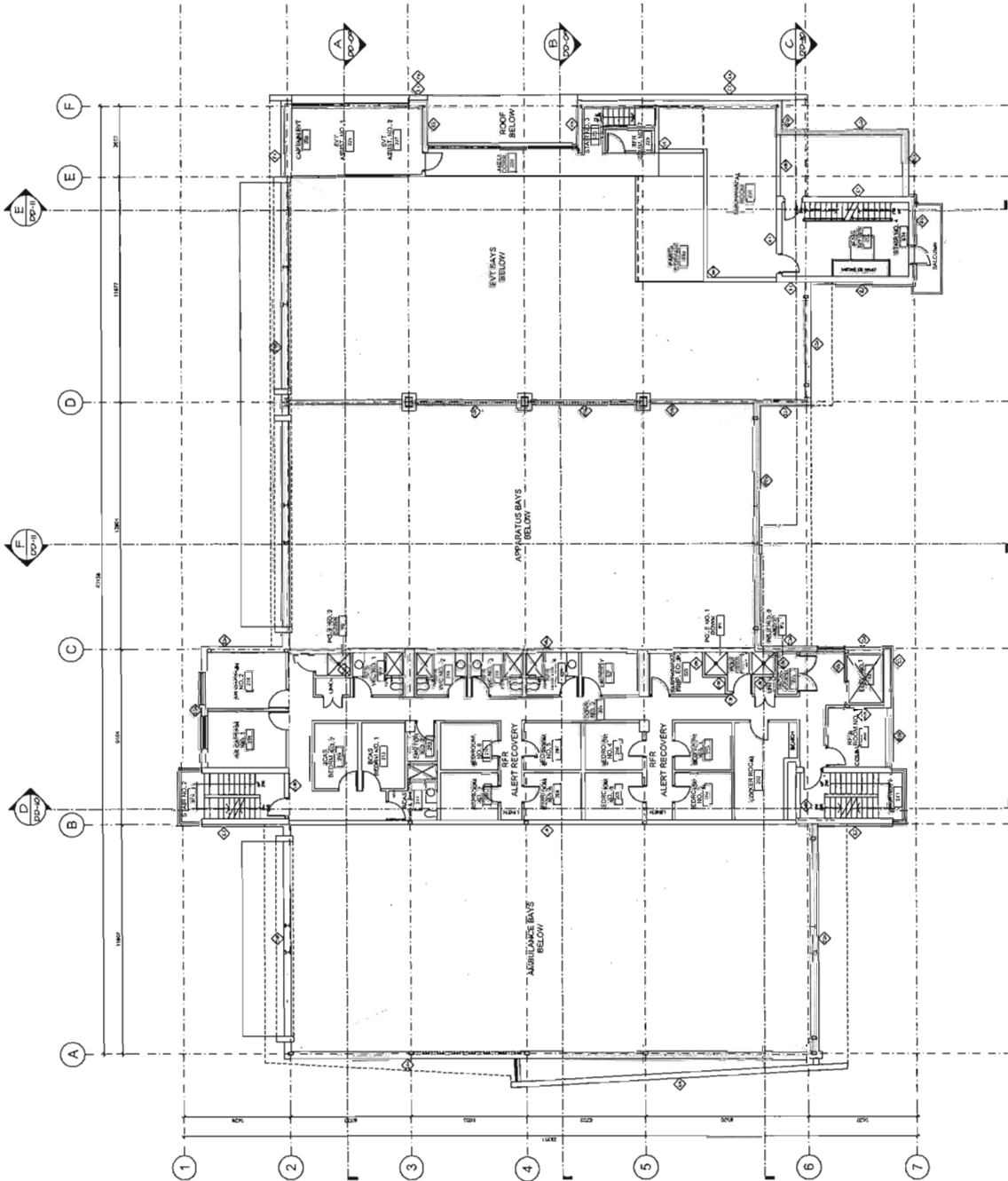
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Richmond, BC V6X 1Y4

1445 Cambie Street
Richmond, BC V6X 1Y4

SECOND
FLOOR PLAN

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CHECKED: JAC/ML
PROJECT: 14-102
SHEET: 14-102

DD-04



SECOND FLOOR PLAN

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**CAMBIE FIRE HALL
& AMBULANCE
STATION NO. 3**

1160 Cambie Road
Richmond, BC V6X 1K4

The quality and quantity of water is the priority of 2008 National Water Institute's research agenda. The institute will continue to work on the long-standing 1974 Safe Drinking Water Act, which requires the federal government to protect public drinking water supplies. The institute will continue to work on the long-standing 1974 Safe Drinking Water Act, which requires the federal government to protect public drinking water supplies. The institute will continue to work on the long-standing 1974 Safe Drinking Water Act, which requires the federal government to protect public drinking water supplies.

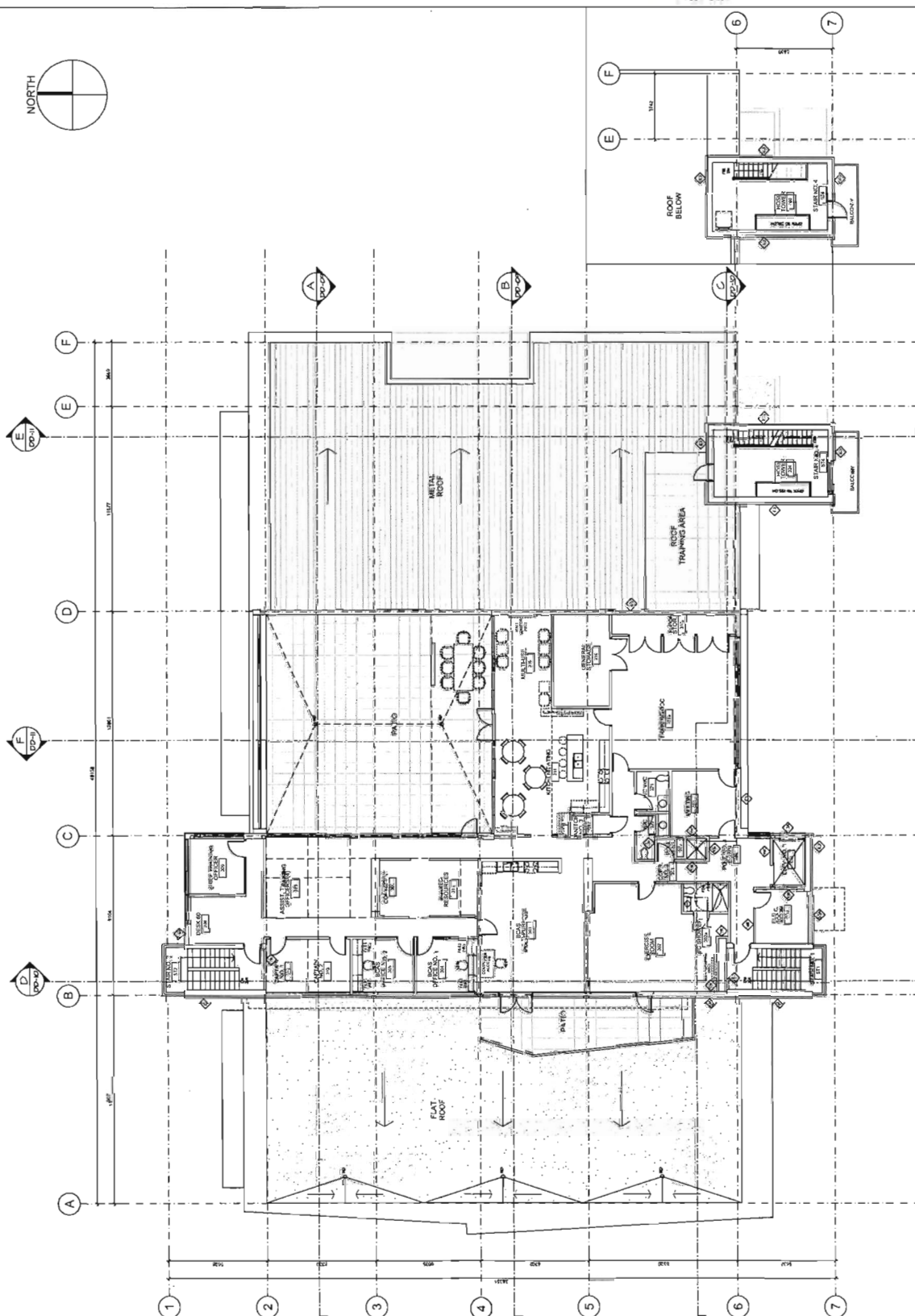
digital marketing | design • planning • intention
 auto • 401 • 1020 • self • storage • travel • vehicles • 40 • 401 • 401

THIRD & FOURTH FLOOR PLAN

Ratio	1:100
Date	2014.10.15
Unit	ACUM
Index	IRL
Project Name	14-102

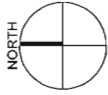
14-102

DD-05



FOURTH FLOOR PLAN

THIRD FLOOR PLAN



DGBK

1. Section Name	2. Date
1. Ambulance Facility	2014.10.15
2. Project Description	3. Project Location
4. Project Owner	5. Project Manager
6. Project Engineer	7. Project Designer
8. Project Checker	9. Project Approver
10. Project Date	11. Project Status
12. Project Notes	13. Project Comments
14. Project Revision	15. Project Change
16. Project Approval	17. Project Sign-off
18. Project Final	19. Project Close
20. Project End	21. Project Complete

CAMBIE FIRE HALL
& AMBULANCE
STATION NO. 3

1888 Cambie Road
Richmond, BC V6X 1K4



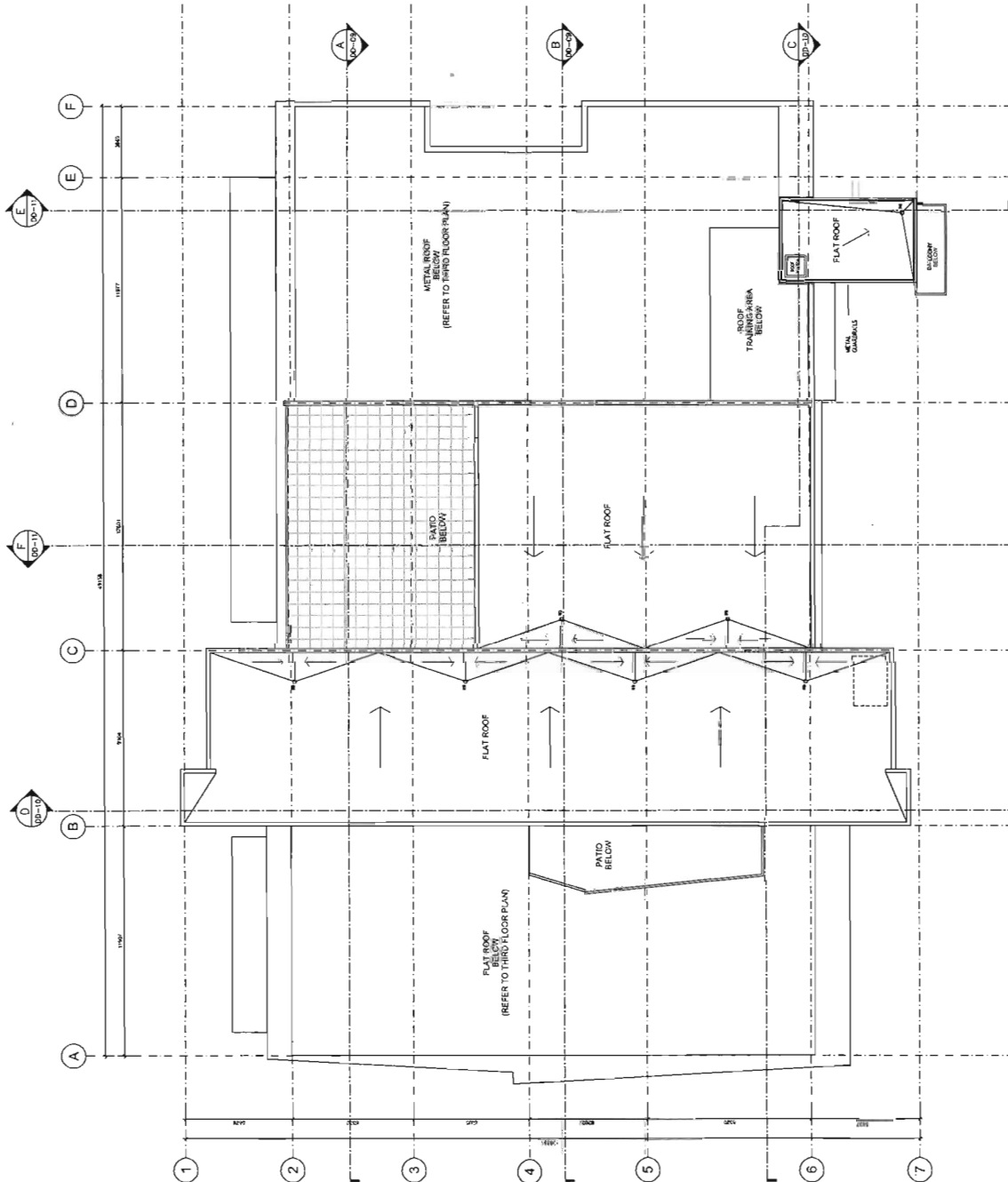
Our team has been selected to provide the design and construction services for the Cambie Fire Hall & Ambulance Station No. 3. The project is located at 1888 Cambie Road, Richmond, BC V6X 1K4. The project is a new building with a total area of approximately 10,000 sq. ft. The building will be used for fire and ambulance services. The project is expected to be completed by the end of 2015.

Our team has been selected to provide the design and construction services for the Cambie Fire Hall & Ambulance Station No. 3. The project is located at 1888 Cambie Road, Richmond, BC V6X 1K4. The project is a new building with a total area of approximately 10,000 sq. ft. The building will be used for fire and ambulance services. The project is expected to be completed by the end of 2015.

ROOF PLAN

Scale: 1:100
Date: 2014.10.15
Drawn: A.D.M.
Checked: J.D.M.
Approved: J.D.M.
Project No: 14-102
Drawing No: 14-102

DD-06



ROOF PLAN

[illegible]

**CAMBIE FIRE HALL
& AMBULANCE
STATION NO. 3**

4460 Cambie Road
Richmond, BC V6X 1K4



...working as an inventory clerk in the factory of **BOEHR** Aesthetics, we can be surprised about the performance, and even the production costs per item. All designs and other information on the product are in the specified print copy and not tied to any other value (about its own product of 19, 1985).

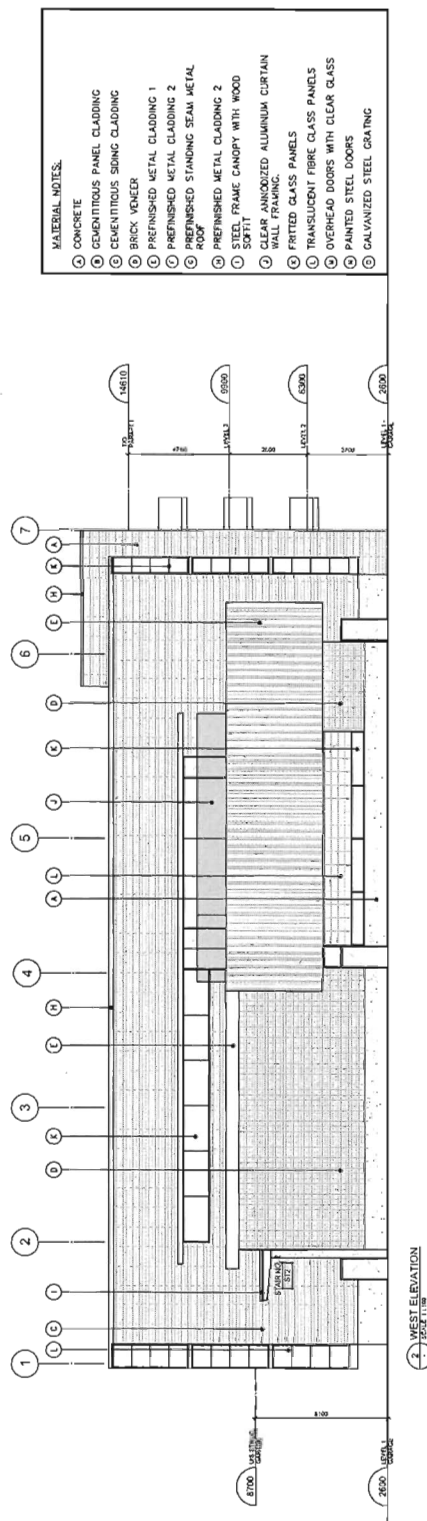
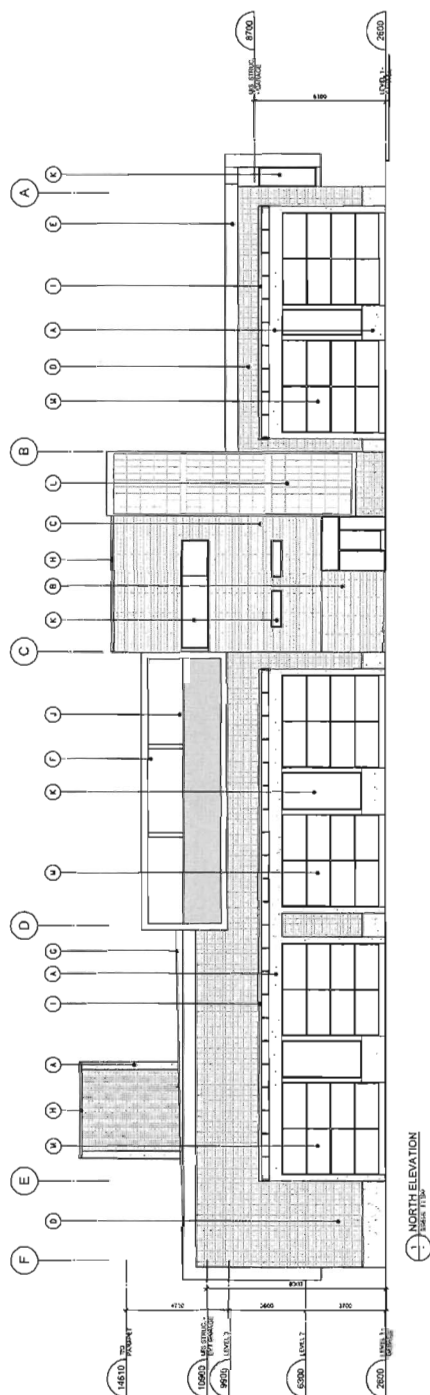
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BUILDING ELEVATIONS

Date 1:00
 Date 2014, 10, 15
 Address ACLM
 City RL
 Zip 14-102

DD-07

fastest growing up



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	12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A	Revision / Issue	Date
1	1. Additions: Single Level Addition	2/28/2014
2	2. Single Level Addition for Parking	1/1/2015
3	3. Single Level Addition for Parking	1/1/2015
4	4. Single Level Addition for Parking	1/1/2015
5	5. Single Level Addition for Parking	1/1/2015
6	6. Single Level Addition for Parking	1/1/2015
7	7. Single Level Addition for Parking	1/1/2015
8	8. Single Level Addition for Parking	1/1/2015
9	9. Single Level Addition for Parking	1/1/2015
10	10. Single Level Addition for Parking	1/1/2015
11	11. Single Level Addition for Parking	1/1/2015
12	12. Single Level Addition for Parking	1/1/2015
13	13. Single Level Addition for Parking	1/1/2015
14	14. Single Level Addition for Parking	1/1/2015
15	15. Single Level Addition for Parking	1/1/2015
16	16. Single Level Addition for Parking	1/1/2015
17	17. Single Level Addition for Parking	1/1/2015
18	18. Single Level Addition for Parking	1/1/2015
19	19. Single Level Addition for Parking	1/1/2015
20	20. Single Level Addition for Parking	1/1/2015

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

1400 Cambie Road
Richmond, B.C. V6X 1K4

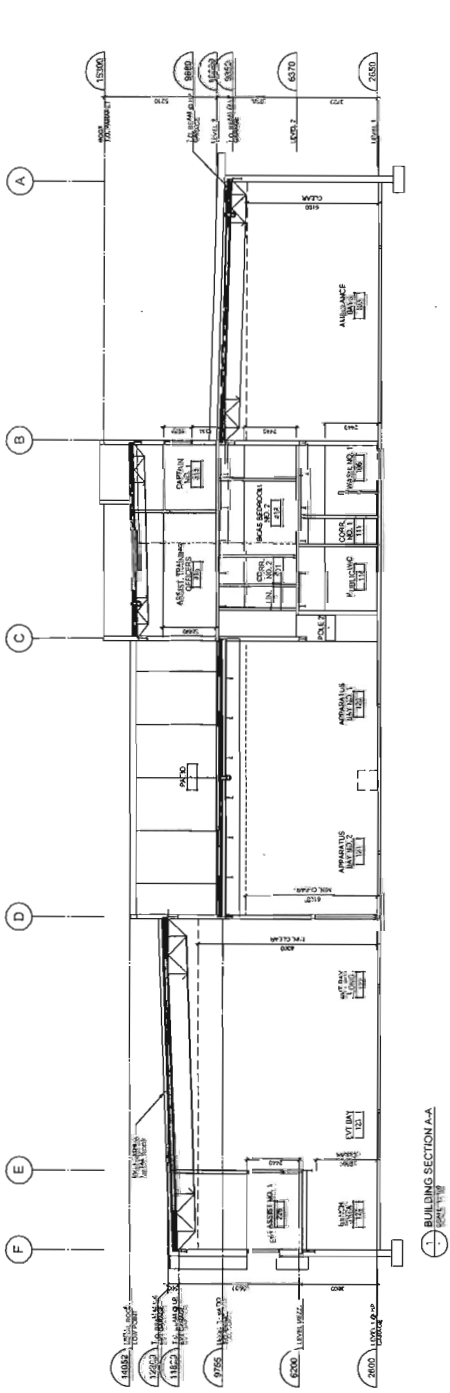


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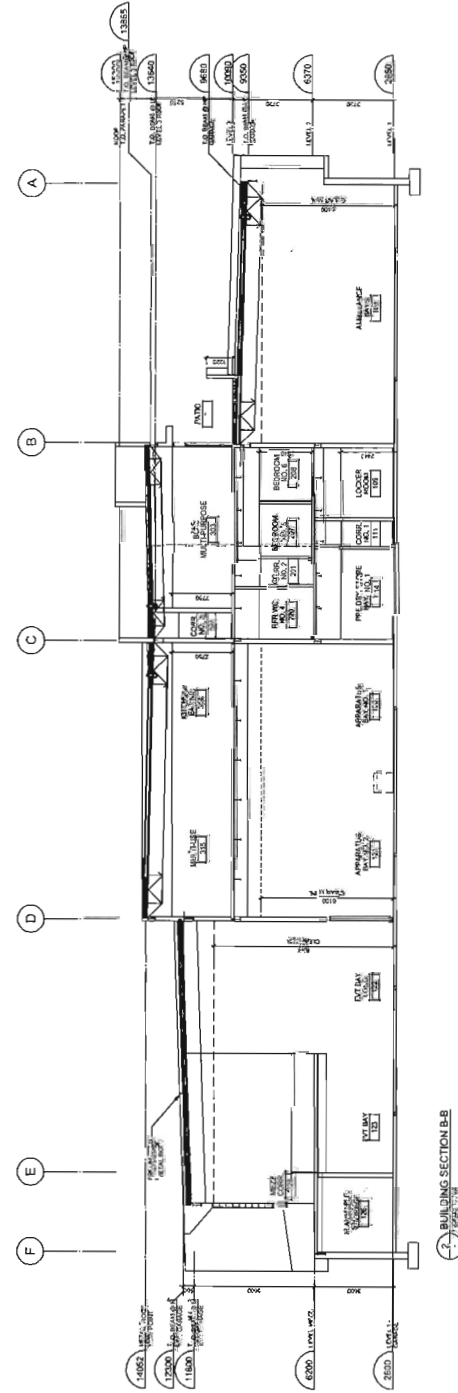
BUILDING SECTIONS

Scale: 1/8" = 1'-0"
Date: 2014.10.15
Drawn: JRM/AC
Checked: JRM/AC
Project No.: 14-102
Drawing No.: 14-102

DD-09

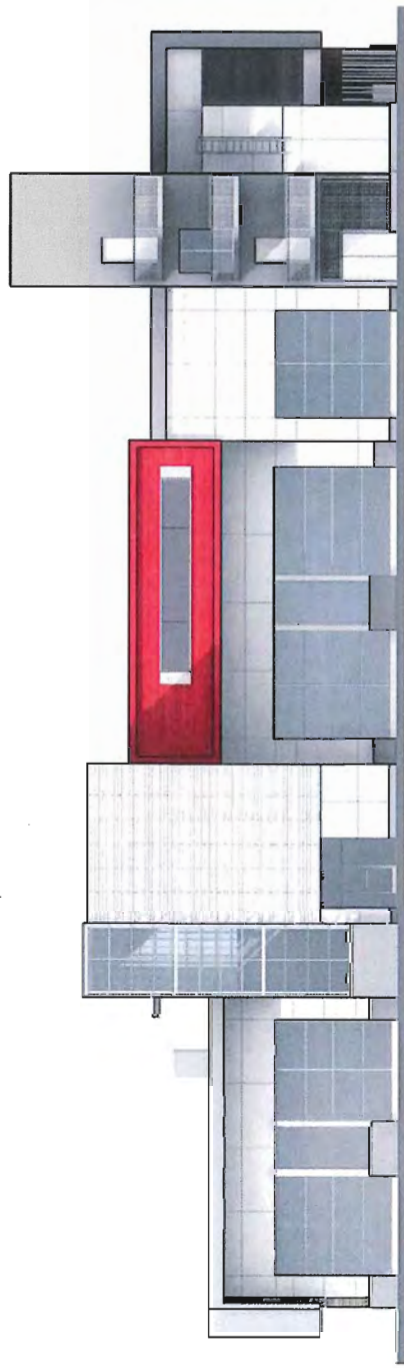


1 - BUILDING SECTION A-A
Scale 1/8" = 1'-0"

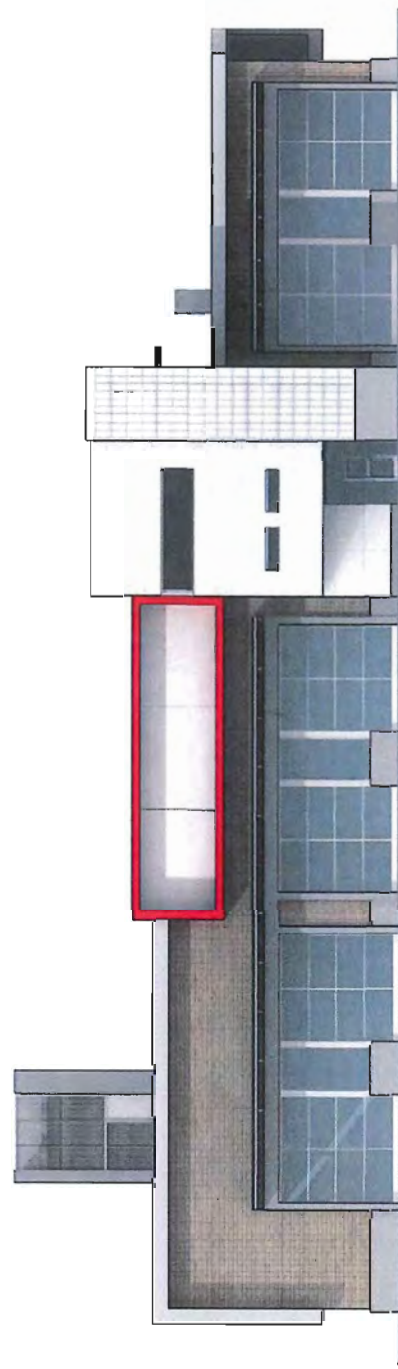


2 - BUILDING SECTION B-B
Scale 1/8" = 1'-0"

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South Elevation



North Elevation

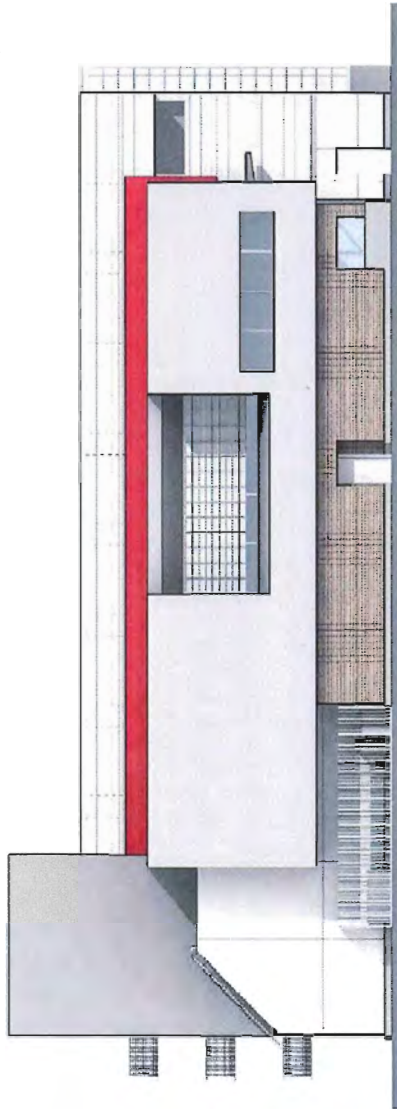
CNCL - 226

RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

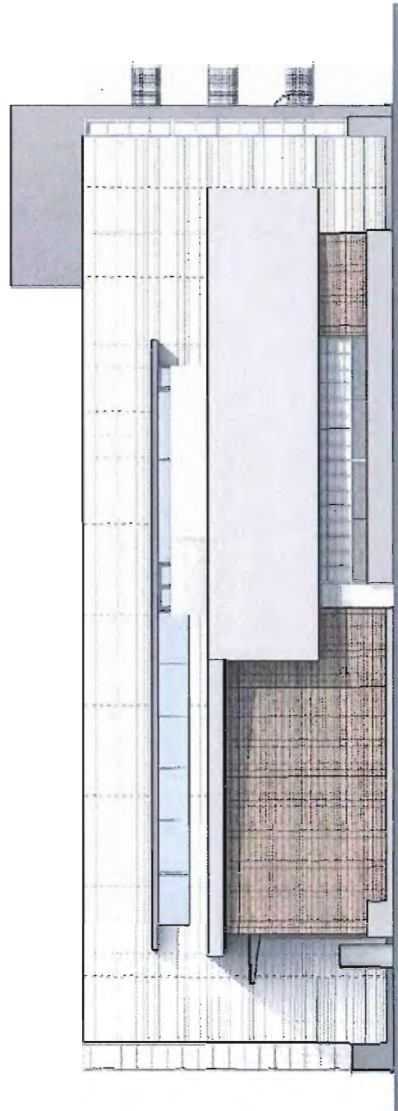
RENDERED ELEVATIONS



DGBK



East Elevation



West Elevation

RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3
RENDERED ELEVATIONS



[illegible]

2850 Cambie Road
Richmond, BC V6X 1K4

PFS STUDIO
CLIPPING • MOBILE • MAILING • MARKETING • VIDEO

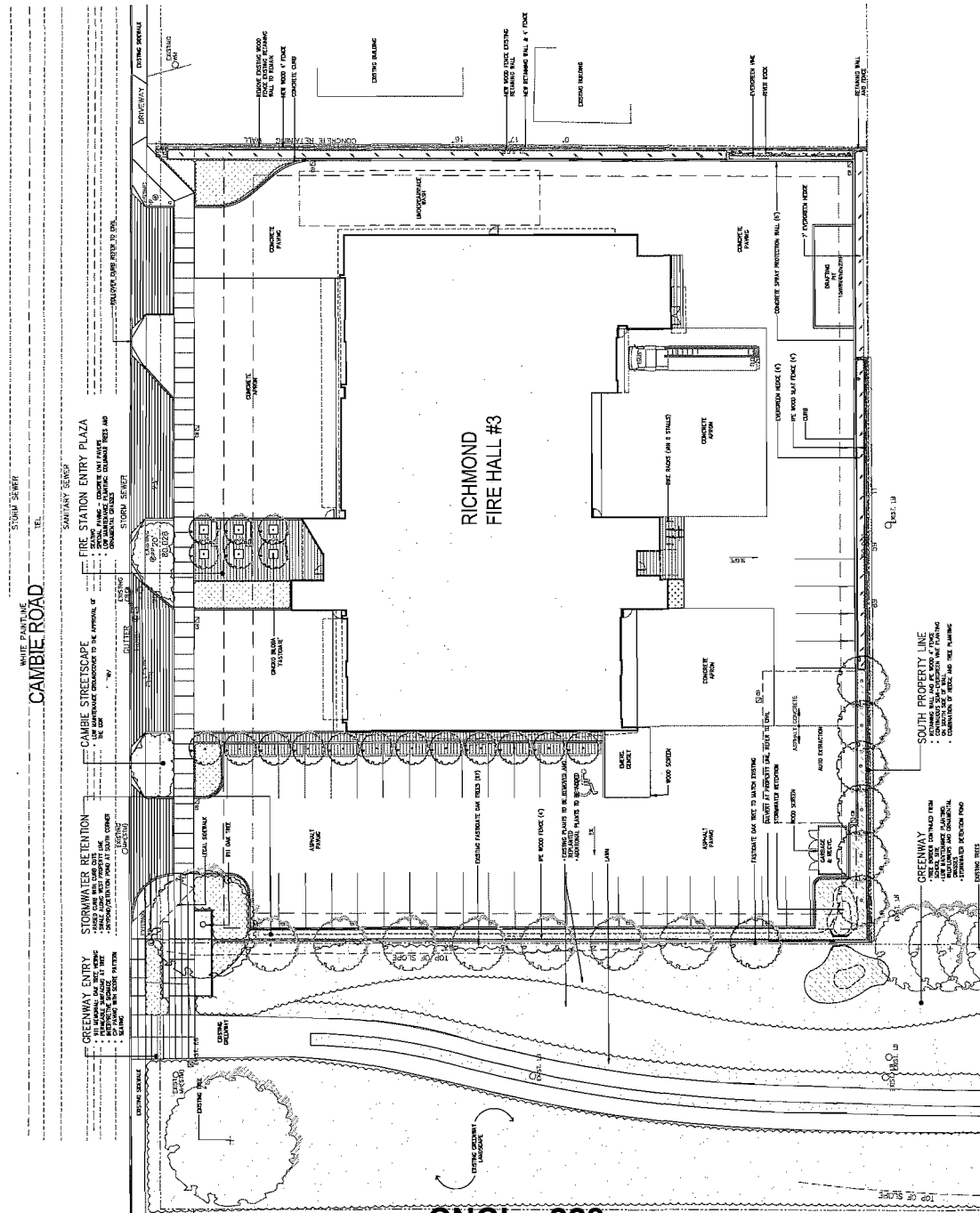
This showed, we are concerned at success, in the propensity of DGPB adherents not only not to appreciate 'wasteful' and 'irrational' expenditure, but also to be concerned that the 'wasteful' and 'irrational' expenditure may be the only means of achieving the desired effect. It is the standard policy that it will not be the ideal alternative to the DGPB, but the only alternative.

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LANDSCAPE
SITE PLAN

scale	1:200
date	2014.10.31
drawn	MH/LM
checked	MH
project no.	14012
drawn by	

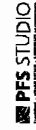
0.57



[illegible]

**CAMBIE FIRE HALL
& AMBULANCE
STATION NO. 3**

9660 Cambie Road
Richmond, BC V6X 1K4

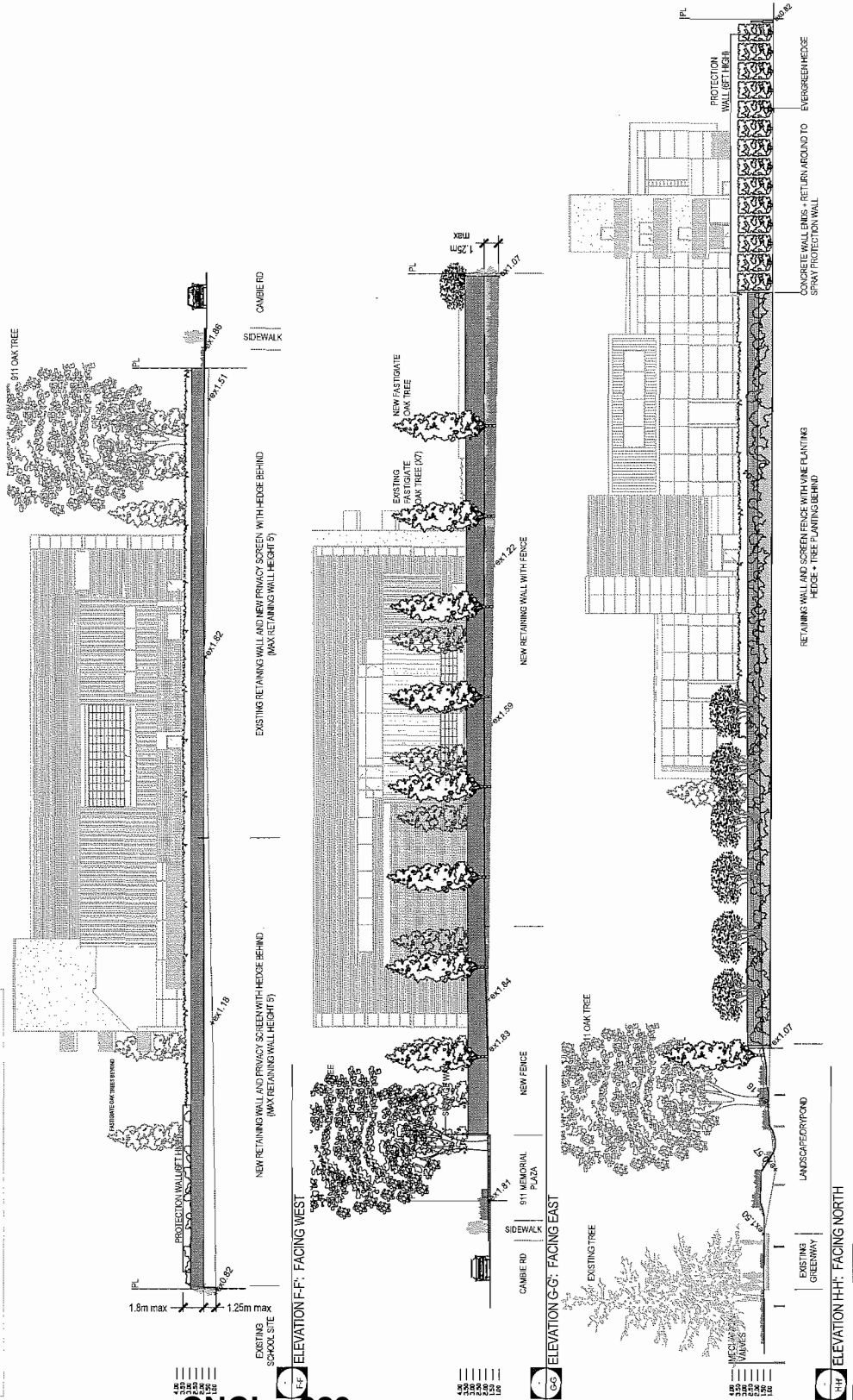
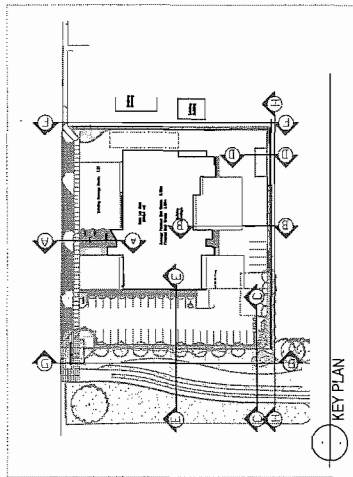


Two studies, as an indicator of success, is the volume of Older Americans, and may be reproduced without their permission, and even the reproduction of their names and the names of their contributors. The reproduction of their names and the names of their contributors is the only way to ensure that the information about the project is not lost.

ELEVATIONS

score	1:150
date	2014.10.31
drawing	MHLM
checkbox	MH
project no	14012
drawing no.	

L2.0



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CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

1800 Cambie Street
Richmond, BC V6X 1K4

PFS STUDIO
ARCHITECTURAL CONSULTANTS

The owner, in its agreement of January 2, 2014, for the design of the Cambie Fire Hall & Ambulance Station No. 3, has authorized the Architect to prepare the following documents for the project:

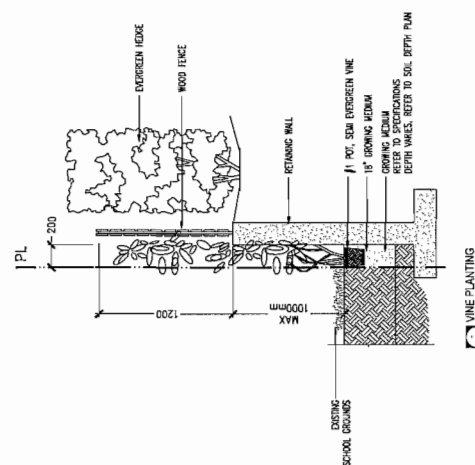
1. Schematic Design
2. Preliminary Design
3. Final Design
4. Construction Documents
5. As-Built Documents

The Architect is not responsible for the design of the building structure, the mechanical, electrical, plumbing, and other systems, or for the design of the building's exterior walls, roof, or foundation. The Architect is also not responsible for the design of the building's interior walls, floor, or ceiling.

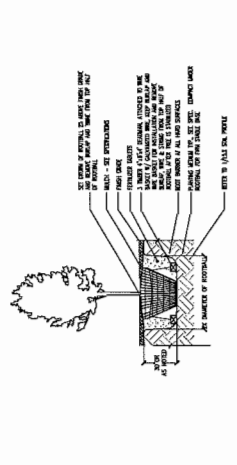
DETAILS

DATE	1/20/20
BY	20/04/2021
PROJECT	14012
REVISION	14012
REVISION	14012

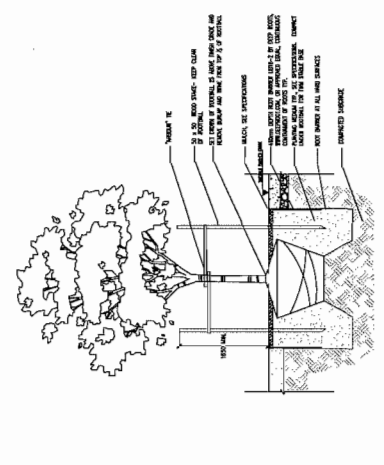
L4.0



LINE PLANTING
SCALE: 1/8\"/>



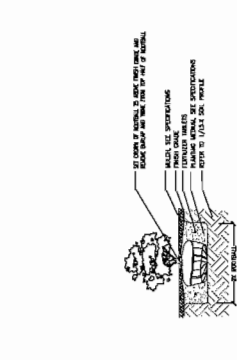
TREE PLANTING ON GRADE
SCALE: 1/8\"/>



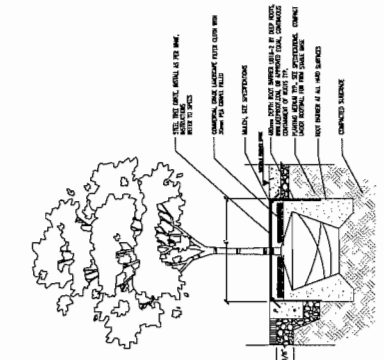
STREET TREE PLANTING
SCALE: 1/8\"/>

KEY	SYMBOL	DESCRIPTION
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100	100	100

SHRUB COVER PLANTING
SCALE: 1/8\"/>



TREE GRATE
SCALE: 1/8\"/>



STREET TREE PLANTING
SCALE: 1/8\"/>

PLANTING DETAILS

PRECEDENT IMAGES

[illegible]

9450 Canby Road
Encinitas, BC VILX 1K4

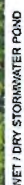
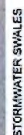
9450 Canby Road
Encinitas, BC VILX 1K4



PRECEDENT IMAGES

NTS
2014.10.15
MPLM
14012

L5.0





RZ 14-667788

Attachment 3

Address: 9620, 9660 and 9700 Cambie Road

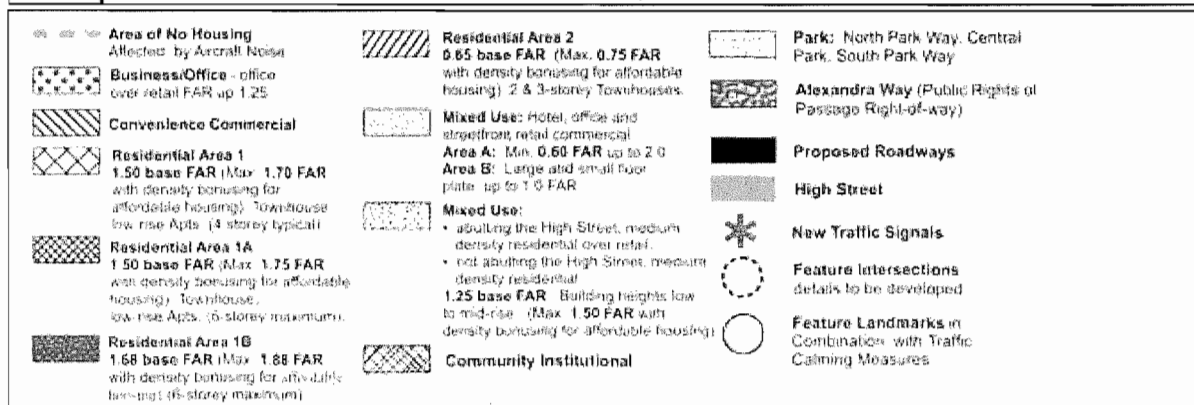
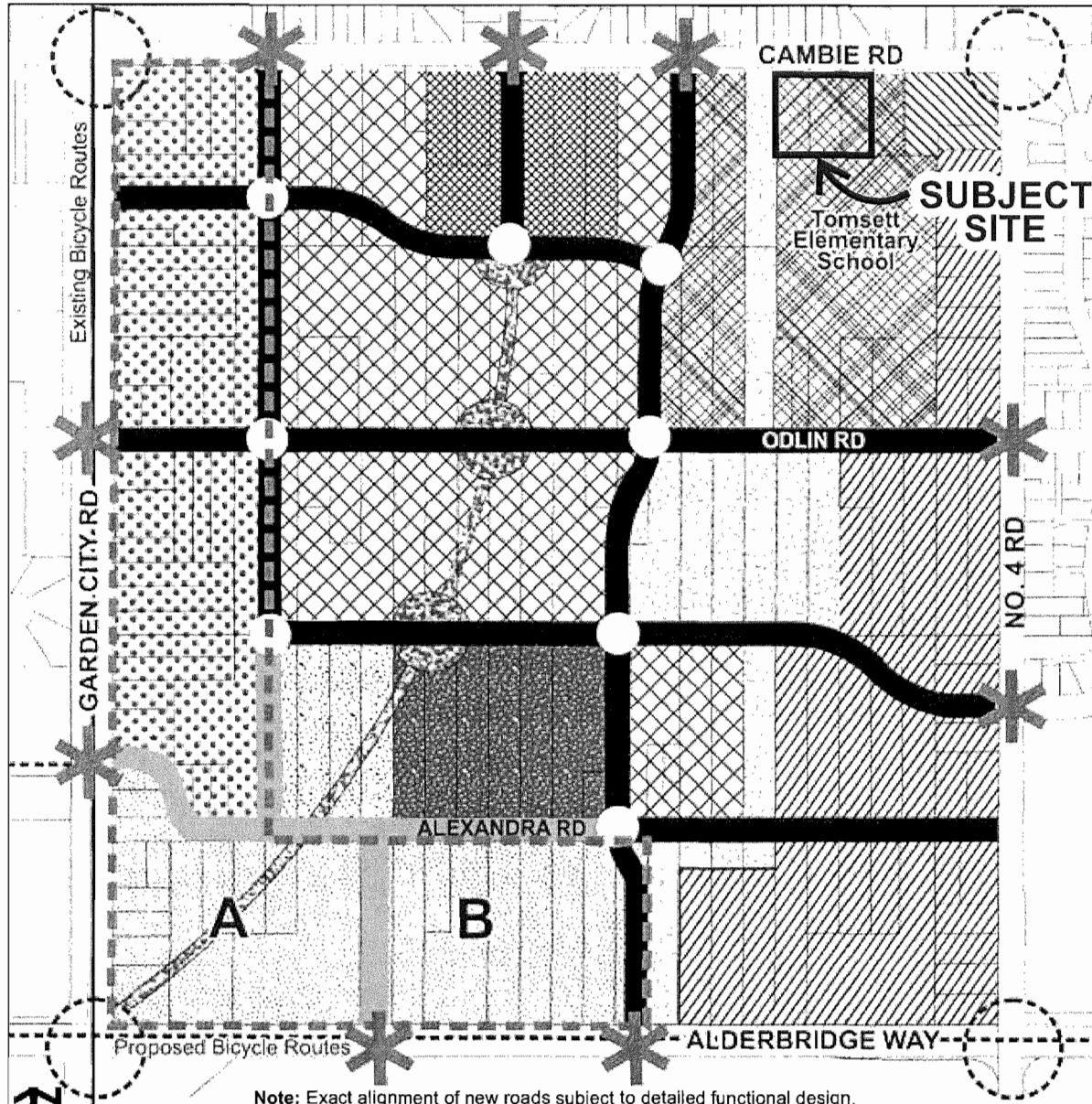
Applicant: City of Richmond

Planning Area(s): Alexandra Neighbourhood (West Cambie)

	Existing	Proposed
Owner	City of Richmond	City of Richmond
Site Size	5,745.4 m ²	Development site 5,473.3 m ² Road Dedication 272.10 m ² Total 5,745.4 m ²
Land Uses	Vacant	Fire Hall and Ambulance Station
Area Plan Designation	Community Institutional	Complies
Zoning	Single Detached (RS1/F)	School & Institutional Use (SI)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	N/A	0.45	N/A
Lot Coverage – Building:	N/A	27%	N/A
Setback – Cambie Road	Min. 6 m	9.9 m Min.	None
Setback – West Side Yard	Min. 3 m	21.2 m	None
Setback – East Side Yard	Min. 3 m	8.9 m Min.	None
Setback –Rear Yard	Min. 3 m	19.9 m Min.	None
Building Height	Max. 12 m within 10 m of a residential zone	Training/Hose Tower 14.2 m Building 12.9 m Max. and 9.6 m Max. within 10 m of a residential zone	None

Alexandra Neighbourhood Context Land Use Map



The Advisory Design Panel Meeting

Annotated meeting minutes excerpt

Wednesday, October 15, 2014

RZ 14-667788 – FIRE HALL AND AMBULANCE STATION

APPLICANT: City of Richmond

PROPERTY LOCATION: 9620, 9660 and 9700 Cambie Road

Applicant's Presentation

Architect Robert Lange, DGBK Architects, and Landscape Architect Maureen Hetzler, PFS Studio, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows (with project team design response included in '***bold italics***')

- Assume that the proposed floor plan works well; sophisticated spatial elements in building design are interesting; however, suggest toning down the architecture and simplifying, particularly the front elevations; the side elevations work better, beautifully designed – ***Considered. The overall form and character has been established and opportunities to simplify details will be considered through the Building Permit design detail process.***
- Would be nice to see a green roof, maybe a portion of the deck; staircase element facing the street should be translucent and not solid to provide light and movement animation during night time – ***Unfortunately a green roof is not included in the proposed project, but the project does include rainwater collection and controlled discharge into the storm water sewer system. The stair design includes translucent panels, which will contribute light animation to the streetscape.***
- The proposed project is well thought out in a challenging site; programming is successful – ***Noted.***
- The front entry to the building could be softened up; consider creating an interstitial space between the inside and outside of the building – ***Considered. The entrance is designed to be clearly identifiable but not a public gathering space for the proposed emergency response building. This will be a busy facility with emergency response, training and vehicle maintenance.***
- Concern on the white materials of the building as they tend to become darker over time; also consider reducing the overhangs at the front and back of the building – ***Material selection has been undertaken carefully for maintenance, durability and design performance. The project team will consider the input during final colour selection.***
- The building is well designed and reveals its institutional function; appreciate the applicant's consideration of public art on the west side of the building which would have great exposure to the public; look forward to see the public art plan – ***Noted.***
- Appreciate the explanation of the applicant regarding the rationale for the proposed treatment of the east and south edges of the site – ***Noted.***
- Site plan is handled well; however, concern on the project's relationship with the adjacent single detached home to the east – ***At the interface with the neighbouring single detached home to the east, a slow growing hedge that is easier to maintain is proposed after consultation with the neighbour. Along this edge of the site, the building is set back, the building height is lower, the number of window openings has been reduced and translucent glazing has been used as much as possible to provide privacy to the neighbouring home. The taller portions of the building are located further away from the residential home.***

- Appreciate the contemporary building; however, agree with the comment that it has a “busy” feel to it; look at opportunities to simplify the architecture of the building; consider integrating the singular red element on the building into the main core – ***The project team will consider the input during final colour selection.***
- Appreciate the provision of elevator access to the top floor – ***Noted.***
- Good project; would like to see the project tie up with the City’s district energy system; look at the energy data of other fire hall projects of the City for guidance on the project’s energy system – ***The project team is reviewing the needs of the facility and the district energy utility to see if connection is feasible. This review will continue through the mechanical design process.***
- Agree with comment regarding the suggested treatment to the front entrance of the building; also look at safety issues in spaces in front of the building, e.g. location of the proposed mini-plaza next to emergency vehicle driveways – ***Considered as noted above.***
- Consider a mechanism to prevent vehicles from shooting off over the school’s playing field to the south of the proposed project – ***The project team will consider the input during the Building Permit design detail process.. Vehicles are anticipated to be travelling at slow speed on the subject site.***
- (In addition, the following comment of Panel member Grant Burton was read by the Chair) consider structural soil cells for planting in front of the building – ***The project team will consider the input during the Building Permit design detail process.***
- At the conclusion of the consideration of the subject development, the Panel expressed their unanimous support for the project.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9176 (RZ 14-667788)
9620, 9660 and 9700 Cambie Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“SCHOOL & INSTITUTIONAL USE (SI)”**.

P.I.D. 004-234-561

East Half Lot 11 Except: The South 250 Feet, Block “A” of Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 012-030-660

West Half Lot 12 Except: The South 250 Feet, Block “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 003-433-048

East Half Lot 12 Except: The South 250 Feet, Block “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9176”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Richmond City Council
From: David Weber
Director, City Clerk's Office and
Chief Election Officer

Date: December 3, 2014
File: 12-8125-01/2014-Vol
01

Re: 2014 General Local and School Election

Staff Recommendation

1. That the Declaration of Official Results for the 2014 General Local and School Election (attached to the staff report dated December 3, 2014 from the Chief Election Officer) be received for information by Richmond City Council in accordance with the requirement of Section 148 of the *Local Government Act*; and
2. That staff report back on the election program generally.

David Weber
Director, City Clerk's Office and
Chief Election Officer
(604-276-4098)

Att. 3

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER
APPROVED BY CAO

Staff Report

Origin

In accordance with section 148 of the *Local Government Act*, the Chief Election Officer is required to submit a report of the election results to the local government within 30 days of the official declaration of election results.

Analysis

For the election held on November 15, 2014, a total of 40,245 ballots were cast at all voting opportunities, which represents a voter turnout of 32.4%. In comparison to the 2011 election, 9,119 more people voted in 2014 than in 2011 when the turnout was 23.74%.

The Official Declaration of Election Results is attached (Attachment 1). The Declaration includes the number of overall votes for each candidate in the election. The "poll-by-poll" results are also attached (Attachment 2) as is the total number of ballots cast at each voting opportunity (Attachment 3).

In terms of spoiled ballots, 1,675 people spoiled their ballots on their first try. However, all of those individuals had an opportunity to obtain a new ballot since the automated vote counting machines detect over-voted and spoiled ballots before the ballot is finally accepted into the ballot box. When the vote counting machine detects a spoiled ballot, the ballot is returned to the elector and a warning is given indicating that the ballot is spoiled. The elector is then given the opportunity to check their ballot and to request a replacement ballot if they wish. The detection and prevention of spoiled ballots is an important benefit of the automated vote counting machines. The most common reason for a spoiled ballot is inadvertently voting for too many candidates in a single office (over-voting).

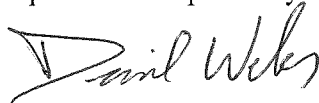
Following this official reporting of results, staff will begin to review the operational aspects of the election with a view to planning for future elections. Staff will bring forward a report on this review and any findings for Council's consideration.

Financial Impact

None.

Conclusion

The official results of the 2014 Richmond General Local and School Election are hereby reported as required by the *Local Government Act*.



David Weber
Director, City Clerk's Office
Chief Election Officer for Richmond
(604-276-4098)

Att. 1 – Official Declaration of Election Results

Att. 2 – "Poll-by-Poll" Results

Att. 3 – Total Number of Ballots Cast at Each Voting Opportunity

CNCL - 239



**City of
Richmond**

Finance and Corporate Services Department
City Clerk's Office

Official Declaration of Election Results 2014 Richmond General Local and School Election

In accordance with section 136 of the *Local Government Act* I hereby declare the official results of the 2014 Richmond General Local and School Election as follows:

Office of Mayor:

- Malcolm BRODIE - Elected

Office of Councillor:

- Chak AU – Elected
- Derek DANG – Elected
- Carol DAY - Elected
- Ken JOHNSTON – Elected
- Alexa LOO - Elected
- Bill McNULTY – Elected
- Linda McPHAIL – Elected
- Harold STEVES - Elected

Office of School Trustee:

- Ken HAMAGUCHI - Elected
- Jonathan HO - Elected
- Sandra NIXON - Elected
- Donna SARGENT – Elected
- Debbie TABLOTNEY – Elected
- Alice S. WONG - Elected
- Eric YUNG - Elected

A total of 40,245 ballots were cast in the election. Attached is a listing of the total number of votes received by each candidate in the election.

Declared at Richmond City Hall, Richmond, BC, on November 19, 2014 at 3:00 pm.

David Weber
Chief Election Officer for Richmond

2014 General Local and School Election

OFFICIAL RESULTS

Total Number of Votes Received by Each Candidate

Office of Mayor

Name	Votes	
Malcolm BRODIE	27,149	ELECTED
Richard LEE	10,667	
Cliff Lifeng WEI	1,088	

Office of Councillor

Name	Votes	
Bill McNULTY	17,417	ELECTED
Chak AU	15,742	ELECTED
Linda McPHAIL	15,679	ELECTED
Derek DANG	14,844	ELECTED
Harold STEVES	14,417	ELECTED
Carol DAY	13,389	ELECTED
Ken JOHNSTON	12,792	ELECTED
Alexa LOO	12,595	ELECTED
Andy HOBBS	12,013	
Michael WOLFE	11,765	
Dan BAXTER	9,952	
Kirby GRAEME	9,869	
Sal BHULLAR	8,965	
Dave SEMPLE	8,566	
Elsa WONG	8,500	
Helen QUAN	8,375	
Sunny HO	6,926	
Grace TSANG	6,222	
Roy SAKATA	5,824	
Jerome DICKY	4,708	
Henry YAO	4,412	
Jennifer HUANG	3,977	
Adil AWAN	3,587	
Janos BERGMAN	3,248	
Don MONTGOMERY	2,997	
Laura NASTASA	2,295	
Patrick S. SAUNDERS	2,108	
Kristian VON SCHALBURG	1,619	
Garry Yuill	1,406	
Lee GILDEMEESTER	1,258	
Jun L. WUYAN	694	

Office of School Trustee

Name	Votes	
Donna SARGENT	18,176	ELECTED
Debbie TABLOTNEY	15,308	ELECTED
Eric YUNG	12,359	ELECTED
Jonathan HO	12,033	ELECTED
Ken HAMAGUCHI	11,829	ELECTED
Sandra NIXON	11,412	ELECTED
Alice S. WONG	11,259	ELECTED
Matt PITCAIRN	11,158	
Rod BELLEZA	10,678	
Norm GOLDSTEIN	10,183	
Kevin LAINCHBURY	10,136	
Peter LIU	9,717	
Kenneth HO	9,394	
Jack TROVATO	8,221	
Michael STARCHUK	8,201	
Michael COBER	7,944	
Moushtak ESTEPHO	7,249	
Mohamud Ali FARAH	2,738	

ELECTION RESULTS

2014 Election Results

Official Results

Richmond General Local and School

Election

Total with 44 of 44* Voting Places Counted

* 44 Voting Places includes:
 34 Election Day Voting Places
 9 Advance Voting
 Opportunities
 1 Mail / Mobile Ballot

Office of Mayor

Name	Votes	
Malcolm BRODIE	27149	ELECTED
Richard LEE	10667	
Cliff Lifeng WEI	1088	

Office of Councillor

Name	Votes	
Bill McNULTY	17417	ELECTED
Chak AU	15742	ELECTED
Linda McPHAIL	15679	ELECTED
Derek DANG	14944	ELECTED
Harold STEVES	14417	ELECTED
Carol DAY	13389	ELECTED
Ken JOHNSTON	12792	ELECTED
Alexa LOO	12595	ELECTED
Andy HOBBS	12013	
Michael WOLFE	11765	
Dan BAXTER	9952	
Kirby GRAEME	9889	
Sal BHULLAR	8995	
Dave SEMPLE	8566	
Elsa WONG	8500	
Helen QUAN	8375	
Sunny HO	6926	
Grace TSANG	6222	
Roy SAKATA	5824	
Jerome DICKEY	4708	
Henry YAO	4412	
Jennifer HUANG	3977	
Adil AWAN	3587	
Janos BERGMAN	3248	
Don MONTGOMERY	2997	
Laura NASTASA	2295	
Patrick S. SAUNDERS	2108	
Kristian VON SCHALBURG	1619	
Garry YUILL	1406	
Lee GILDEMEESTER	1258	
Jun L. WUYAN	694	

Office of School Trustee

Name	Votes	
Donna SARGENT	18176	ELECTED
Debbie TABLOTNEY	15308	ELECTED
Eric YUNG	12359	ELECTED
Jonathan HO	12033	ELECTED
Ken HAMAGUCHI	11829	ELECTED
Sandra NIXON	11412	ELECTED
Alice S. WONG	11259	ELECTED
Matt PITCAIRN	11158	
Rod BELLEZA	10678	
Norm GOLDSTEIN	10183	
Kevin LAINCHBURY	10136	
Peter LIU	9717	
Kenneth HO	9394	
Jack TROVATO	8221	
Michael STARCHUK	8201	
Michael COBER	7944	
Moushtak ESTEPHO	7249	
Mohamud Ali FARAH	2738	

Richmond City Hall

Richmond General Local and School Election

Results By Voting Place

Voting Place: ADV1 - Richmond City Hall

Office of Mayor

Name	Votes	
Malcolm BRODIE	861	ELECTED
Richard LEE	373	
Cliff Lifeng WEI	39	

Office of Councillor

Name	Votes	
Chak AU	659	ELECTED
Bill McHULTY	561	ELECTED
Derek DANG	523	ELECTED
Linda McPHAIL	440	ELECTED
Ken JOHNSTON	394	ELECTED
Elsa WONG	385	
Helen QUAN	342	
Andy HOBBS	338	
Carol DAY	316	ELECTED
Alexa LOO	316	ELECTED
Harold STEVES	316	ELECTED
Sunny HO	301	
Dan BAXTER	282	
Kirby GRAEME	257	
Sal BHULLAR	255	
Grace TSANG	247	
Michael WOLFE	239	
Henry YAO	171	
Jennifer HUANG	163	
Dave SEMPLE	158	
Roy SAKATA	130	
Jerome DICKEY	107	
Adil AWAN	90	
Janos BERGMAN	84	
Don MONTGOMERY	60	
Laura NASTASA	58	
Patrick S. SAUNDERS	56	
Jun L. WUYAN	35	
Kristian VON SCHALBURG	28	
Garry YUILL	25	
Lee GILDEMEESTER	25	

Office of School Trustee

Name	Votes	
Donna SARGENT	498	ELECTED
Peter LIU	485	
Jonathan HO	469	ELECTED
Eric YUNG	465	ELECTED
Alice S. WONG	434	ELECTED
Debbie TABLOTNEY	395	ELECTED
Kenneth HO	363	
Kevin LAINCHBURY	301	
Matt PITCAIRN	300	
Rod BELLEZA	284	
Ken HAMAGUCHI	273	ELECTED
Sandra NIXON	270	ELECTED
Norm GOLDSTEIN	263	
Moushtak ESTEPHO	222	
Michael COBER	202	
Michael STARCHUK	191	
Jack TROVATO	166	
Mohamud Ali FARAH	63	

Richmond City Hall

Richmond General Local and School Election

Results By Voting Place

Voting Place: **ADV2 - Richmond City Hall**

Office of Mayor

Name	Votes	
Malcolm BRODIE	635	ELECTED
Richard LEE	265	
Cliff Lifeng WEI	27	

Office of Councillor

Name	Votes	
Bill McHULTY	414	ELECTED
Chak AU	410	ELECTED
Derek DANG	360	ELECTED
Linda McPHAIL	335	ELECTED
Ken JOHNSTON	307	ELECTED
Carol DAY	290	ELECTED
Harold STEVES	278	ELECTED
Andy HOBBS	266	
Alexa LOO	238	ELECTED
Dan BAXTER	231	
Elsa WONG	223	
Kirby CRAEMIE	209	
Michael WOLFE	204	
Sunny HO	195	
Helen QUAN	191	
Sal BHULLAR	173	
Grace TSANG	172	
Dave SEMPLE	163	
Jennifer HUANG	117	
Roy SAKATA	114	
Jerome DICKEY	112	
Henry YAO	81	
Janos BERGMAN	78	
Adil AWAN	77	
Don MONTGOMERY	62	
Laura NASTASA	62	
Patrick S. SAUNDERS	55	
Garry YUILL	38	
Lee GILDEMEESTER	29	
Kristian VON SCHALBURG	29	
Jun L. WUYAN	17	

Office of School Trustee

Name	Votes	
Donna SARGENT	409	ELECTED
Debbie TABLOTNEY	331	ELECTED
Eric YUING	313	ELECTED
Alice S. WONG	290	ELECTED
Jonathan HO	284	ELECTED
Kenneth HO	274	
Peter LIU	255	
Kevin LAINCHBURY	254	
Sandra NIXON	245	ELECTED
Norm GOLDSTEIN	235	
Rod BELLEZA	234	
Matt PITCAIRN	224	
Ken HAMAGUCHI	221	ELECTED
Michael COBER	182	
Moushtak ESTEPHO	162	
Michael STARCHUK	159	
Jack TROVATO	148	
Mohamud Ali FARAH	46	

Richmond City Hall

Richmond General Local and School Election

Results By Voting Place

Voting Place: ADV3 - Richmond City Hall

Office of Mayor

Name	Votes	
Malcolm BRODIE	503	ELECTED
Richard LEE	223	
Cliff Lifeng WEI	26	

Office of Councillor

Name	Votes	
Chak AU	357	ELECTED
Bill McNULTY	338	ELECTED
Derek DANG	331	ELECTED
Linda McPHAIL	281	ELECTED
Andy HOBBS	246	
Ken JOHNSTON	239	ELECTED
Alexa LOO	213	ELECTED
Harold STEVES	204	ELECTED
Carol DAY	199	ELECTED
Dan BAXTER	192	
Elsa WONG	192	
Helen QUAN	184	
Sunny HO	180	
Kirby GRAEME	165	
Michael WOLFE	163	
Sal BHULLAR	159	
Dave SEMPLE	145	
Grace TSANG	139	
Jennifer HUANG	102	
Henry YAO	83	
Roy SAKATA	71	
Jerome DICKEY	69	
Adil AWAN	61	
Janos BERGMAN	58	
Laura NASTASA	48	
Patrick S. SAUNDERS	38	
Don MONTGOMERY	35	
Kristian VON SCHALBURG	30	
Lee GILDEMEESTER	22	
Jun L. WUYAN	20	
Garry YUILL	18	

Office of School Trustee

Name	Votes	
Donna SARGENT	333	ELECTED
Eric YUING	297	ELECTED
Debbie TABLOTNEY	284	ELECTED
Jonathan HO	255	ELECTED
Alice S. WONG	247	ELECTED
Kenneth HO	238	
Peter LIU	235	
Kevin LAINCHBURY	189	
Rod BELLEZA	187	
Sandra NIXON	181	ELECTED
Matt PITCAIRN	177	
Ken HAMAGUCHI	168	ELECTED
Norm GOLDSTEIN	163	
Michael COBER	139	
Moushtak ESTEPHO	128	
Michael STARCHUK	114	
Jack TROVATO	107	
Mohamud Ali FARAH	42	

Richmond City Hall

Richmond General Local and School Election

Results By Voting Place

Voting Place: **ADV4 - Richmond City Hall**

Office of Mayor

Name	Votes	
Malcolm BRODIE	521	ELECTED
Richard LEE	226	
Cliff Lifeng WEI	31	

Office of Councillor

Name	Votes	
Chak AU	375	ELECTED
Bill McNULTY	351	ELECTED
Derek DANG	333	ELECTED
Linda McPHAIL	301	ELECTED
Ken JOHNSTON	288	ELECTED
Harold STEVES	252	ELECTED
Alexa LOO	249	ELECTED
Carol DAY	247	ELECTED
Andy HOBBS	231	
Dan BAXTER	206	
Elsa WONG	202	
Helen QUAN	193	
Michael WOLFE	187	
Kirby GRAEME	181	
Sunny HO	156	
Sal BHULLAR	152	
Grace TSANG	146	
Roy SAKATA	122	
Dave SEMPLE	120	
Jennifer HUANG	107	
Henry YAO	89	
Jerome DICKEY	73	
Janos BERGMAN	68	
Adil AWAN	61	
Don MONTGOMERY	60	
Laura NASTASA	55	
Patrick S. SAUNDERS	47	
Kristian VON SCHALBURG	27	
Lee GILDEMEESTER	20	
Jun L. WUYAN	20	
Garry YUILL	20	

Office of School Trustee

Name	Votes	
Donna SARGENT	382	ELECTED
Debbie TABLOTNEY	314	ELECTED
Jonathan HO	283	ELECTED
Eric YUING	268	ELECTED
Alice S. WONG	257	ELECTED
Peter LIU	244	
Kenneth HO	222	
Ken HAMAGUCHI	209	ELECTED
Matt PITCAIRN	208	
Rod BELLEZA	199	
Sandra NIXON	188	ELECTED
Kevin LAINCHBURY	187	
Norm GOLDSTEIN	183	
Michael STARCHUK	143	
Moushtak ESTEPHO	140	
Michael COBER	136	
Jack TROVATO	134	
Mohamud Ali FARAH	46	

Richmond City Hall

Richmond General Local and School Election

Results By Voting Place

Voting Place: ADVS - Richmond City Hall

Office of Mayor

Name	Votes	
Malcolm BRODIE	785	ELECTED
Richard LEE	288	
Cliff Lifeng WEI	34	

Office of Councillor

Name	Votes	
Chak AU	564	ELECTED
Bill McHULTY	470	ELECTED
Derek DANG	430	ELECTED
Linda McPHAIL	414	ELECTED
Alexa LOO	325	ELECTED
Ken JOHNSTON	294	ELECTED
Helen QUAN	293	
Elsa WONG	287	
Carol DAY	280	ELECTED
Andy HOBBS	279	
Dan BAXTER	260	
Harold STEVES	259	ELECTED
Sunny HO	248	
Kirby GRAEME	238	
Michael WOLFE	234	
Grace TSANG	232	
Sal BHULLAR	189	
Henry YAO	161	
Jennifer HUANG	155	
Dave SEMPLE	120	
Jerome DICKEY	111	
Roy SAKATA	103	
Adil AWAN	81	
Janos BERGMAN	76	
Don MONTGOMERY	62	
Patrick S. SAUNDERS	56	
Laura NASTASA	48	
Lee GILDEMEESTER	35	
Kristian VON SCHALBURG	31	
Jun L. WUYAN	30	
Garry YUILL	30	

Office of School Trustee

Name	Votes	
Donna SARGENT	433	ELECTED
Eric YUNG	419	ELECTED
Jonathan HO	417	ELECTED
Alice S. WONG	389	ELECTED
Debbie TABLOTNEY	358	ELECTED
Kenneth HO	318	
Peter LIU	317	
Rod BELLEZA	272	
Matt PITCAIRN	258	
Sandra NIXON	251	ELECTED
Kevin LAINCHBURY	229	
Norm GOLDSTEIN	224	
Ken HAMAGUCHI	216	ELECTED
Moushtak ESTEPHO	175	
Michael STARCHUK	166	
Michael COBER	159	
Jack TROVATO	145	
Mohamud Ali FARAH	49	

Quilchena Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **ADV6 - Quilchena Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	152	ELECTED
Richard LEE	71	
Cliff Lifeng WEI	1	

Office of Councillor

Name	Votes	
Bill McHULTY	122	ELECTED
Linda McPHAIL	112	ELECTED
Carol DAY	106	ELECTED
Harold STEVES	103	ELECTED
Michael WOLFE	98	
Chak AU	95	ELECTED
Derek DANG	92	ELECTED
Ken JOHNSTON	87	ELECTED
Andy HOBBS	79	
Dave SEMPLE	76	
Alexa LOO	66	ELECTED
Dan BAXTER	59	
Kirby GRAEME	56	
Sal BHULLAR	48	
Elsa WONG	43	
Roy SAKATA	36	
Helen QUAN	35	
Grace TSANG	28	
Don MONTGOMERY	25	
Janos BERGMAN	22	
Adil AWAN	19	
Jerome DICKEY	17	
Sunny HO	17	
Henry YAO	16	
Kristian VON SCHALBURG	13	
Patrick S. SAUNDERS	12	
Laura NASTASA	10	
Garry YUILL	8	
Jennifer HUANG	7	
Lee GILDEMEESTER	6	
Jun L. WUYAN	0	

Office of School Trustee

Name	Votes	
Donna SARGENT	125	ELECTED
Debbie TABLOTNEY	107	ELECTED
Eric YUNG	88	ELECTED
Norm GOLDSTEIN	75	
Kevin LAUNCHBURY	69	
Rod BELLEZA	67	
Matt PITCAIRN	65	
Ken HAMAGUCHI	63	ELECTED
Jack TROVATO	62	
Michael STARCHUK	60	
Sandra NIXON	58	ELECTED
Alice S. WONG	57	ELECTED
Peter LIU	53	
Jonathan HO	45	ELECTED
Moushtak ESTEPHO	44	
Kenneth HO	34	
Michael COBER	30	
Mohamud Ali FARAH	16	

McNeely Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **ADV7 - McNeely Elementary School****Office of Mayor**

Name	Votes	
Malcolm BRODIE	228	ELECTED
Richard LEE	77	
Cliff Lifeng WEI	2	

Office of Councillor

Name	Votes	
Bill McHULTY	158	ELECTED
Derek DANG	135	ELECTED
Linda McPHAIL	129	ELECTED
Chak AU	117	ELECTED
Carol DAY	108	ELECTED
Andy HOBBS	109	
Sal BHULLAR	97	
Ken JOHNSTON	92	ELECTED
Kirby GRAEME	86	
Dan BAXTER	85	
Michael WOLFE	83	
Elsa WONG	82	
Alexa LOO	70	ELECTED
Harold STEVES	69	ELECTED
Sunny HO	57	
Grace TSANG	56	
Helen QUAN	55	
Adil AWAN	47	
Jerome DICKEY	37	
Dave SEMPLE	36	
Jennifer HUANG	35	
Janos BERGMAN	34	
Roy SAKATA	34	
Laura NASTASA	26	
Henry YAO	25	
Patrick S. SAUNDERS	20	
Don MONTGOMERY	19	
Lee GILDEMEESTER	16	
Kristian VON SCHALBURG	12	
Garry YUILL	7	
Jun L. WUYAN	1	

Office of School Trustee

Name	Votes	
Donna SARGENT	135	ELECTED
Rod BELLEZA	113	
Alice S. WONG	113	ELECTED
Debbie TABLOTHEY	109	ELECTED
Eric YUNG	100	ELECTED
Jonathan HO	98	ELECTED
Peter LIU	96	
Kevin LAINCHBURY	89	
Norm GOLDSTEIN	86	
Michael COBER	83	
Sandra NIXON	82	ELECTED
Ken HAMAGUCHI	81	ELECTED
Kenneth HO	81	
Matt PITCAIRN	71	
Moushtak ESTEPHO	58	
Michael STARCHUK	58	
Jack TROVATO	49	
Mohamud Ali FARAH	43	

McNair Secondary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **ADVS - McNair Secondary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	321	ELECTED
Richard LEE	111	
Cliff Lifeng WEI	19	

Office of Councillor

Name	Votes	
Bill McHULTY	216	ELECTED
Linda McPHAIL	210	ELECTED
Derek DANG	191	ELECTED
Chak AU	182	ELECTED
Harold STEVES	175	ELECTED
Carol DAY	159	ELECTED
Andy HOBBS	152	
Ken JOHNSTON	149	ELECTED
Sal BHULLAR	145	
Alexa LOO	143	ELECTED
Kirby GRAEME	128	
Michael WOLFE	128	
Dan BAXTER	112	
Elsa WONG	99	
Dave SEMPLE	87	
Helen QUAN	86	
Grace TSANG	71	
Roy SAKATA	68	
Sunny HO	62	
Jennifer HUANG	58	
Henry YAO	57	
Adil AWAN	48	
Jerome DICKEY	46	
Laura NASTASA	34	
Janos BERGMAN	33	
Don MONTGOMERY	31	
Patrick S. SAUNDERS	29	
Garry YUILL	24	
Kristian VON SCHALBURG	21	
Lee GILDEMEESTER	10	
Jun L. WUYAN	6	

Office of School Trustee

Name	Votes	
Donna SARGENT	241	ELECTED
Debbie TABLOTNEY	211	ELECTED
Eric YUNG	166	ELECTED
Kevin LAINCHBURY	147	
Sandra NIXON	141	ELECTED
Matt PITCAIRN	141	
Jonathan HO	131	ELECTED
Alice S. WONG	125	ELECTED
Ken HAMAGUCHI	124	ELECTED
Rod BELLEZA	119	
Peter LIU	112	
Norm GOLDSTEIN	109	
Kenneth HO	100	
Michael COBER	96	
Moushtak ESTEPHO	90	
Jack TROVATO	89	
Michael STARCHUK	86	
Mohamud Ali FARAH	43	

Lord Byng Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **ADV9 - Lord Byng Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	350	ELECTED
Richard LEE	113	
Cliff Lifeng WEI	9	

Office of Councillor

Name	Votes	
Harold STEVES	290	ELECTED
Bill McNULTY	266	ELECTED
Linda McPHAIL	258	ELECTED
Alexa LOO	219	ELECTED
Carol DAY	202	ELECTED
Andy HOBBS	196	
Ken JOHNSTON	182	ELECTED
Derek DANG	181	ELECTED
Dave SEMPLE	177	
Michael WOLFE	170	
Kirby GRAEMIE	164	
Roy SAKATA	139	
Chak AU	120	ELECTED
Sai BHULLAR	116	
Dan BAXTER	106	
Jerome DICKEY	69	
Elsa WONG	63	
Helen QUAIN	60	
Don MONTGOMERY	43	
Janos BERGMAN	40	
Adil AWAN	34	
Garry YUILL	30	
Henry YAO	27	
Sunny HO	25	
Laura NASTASA	24	
Grace TSANG	23	
Patrick S. SAUNDERS	22	
Kristian VON SCHALBURG	16	
Jennifer HUANG	14	
Lee GILDEMEESTER	11	
Jun L. WUYAN	3	

Office of School Trustee

Name	Votes	
Donna SARGENT	289	ELECTED
Debbie TABLOTNEY	257	ELECTED
Ken HAMAGUCHI	232	ELECTED
Matt PITCAIRN	207	
Sandra NIXON	168	ELECTED
Jack TROVATO	149	
Kevin LAINCHBURY	145	
Norm GOLDSTEIN	139	
Eric YUNG	130	ELECTED
Rod BELLEZA	121	
Michael STARCHUK	117	
Michael COBER	105	
Jonathan HO	87	ELECTED
Moushtak ESTEPHO	83	
Alice S. WONG	72	ELECTED
Peter LIU	68	
Kenneth HO	41	
Mohamud Ali FARAH	24	

Mobile/Mail-in Ballots

Richmond General Local and School Election

Results By Voting Place

Voting Place: MAIL/MOBILE

Office of Mayor

Name	Votes	
Malcolm BRODIE	216	ELECTED
Richard LEE	57	
Cliff Lifeng WEI	19	

Office of Councillor

Name	Votes	
Bill McNULTY	161	ELECTED
Harold STEVES	152	ELECTED
Linda McPHAIL	143	ELECTED
Derek DANG	121	ELECTED
Ken JOHNSTON	104	ELECTED
Carol DAY	100	ELECTED
Andy HOBBS	98	
Michael WOLFE	81	
Dave SEMPLE	76	
Alexa LOO	75	ELECTED
Dan BAXTER	72	
Chak AU	69	ELECTED
Elsa WONG	62	
Kirby GRAEME	50	
Sal BHULLAR	44	
Jerome DICKEY	39	
Janos BERGMAN	37	
Roy SAKATA	36	
Don MONTGOMERY	31	
Helen QUAN	30	
Sunny HO	24	
Adil AWAN	23	
Grace TSANG	23	
Jennifer HUANG	18	
Lee GILDEMEESTER	16	
Patrick S. SAUNDERS	16	
Laura NASTASA	14	
Garry YUILL	11	
Henry YAO	9	
Kristian VON SCHALBURG	8	
Jun L. WUYAN	3	

Office of School Trustee

Name	Votes	
Donna SARGEIT	148	ELECTED
Debbie TABLOTNEY	111	ELECTED
Norm GOLDSTEIN	99	
Ken HAMAGUCHI	92	ELECTED
Eric YUNG	92	ELECTED
Kevin LAINCHBURY	90	
Sandra NIXON	89	ELECTED
Rod BELLEZA	72	
Alice S. WONG	72	ELECTED
Michael COBER	67	
Peter LIU	67	
Michael STARCHUK	67	
Jack TROVATO	63	
Matt PITCAIRN	60	
Jonathan HO	57	ELECTED
Kenneth HO	44	
Moushtak ESTEPHO	39	
Mohamud Ali FARAH	18	

Richmond Centre Division

Richmond Centre Division is indicated by the pink colour. The voting regions are defined by the red lines.

Click on a region for poll-by-poll election results for that area.



- RC01 [Thompson Elementary School](#)
- RC02 [Quilchena Elementary School](#)
- RC03 [Gilmore Elementary School](#)
- RC04 [Grauer Elementary School](#)
- RC05 [Blair Elementary School](#)
- RC06 [McKay Elementary School](#)
- RC07 [Brighthouse Elementary School](#)
- RC08 [Minoru Place Seniors Centre](#)
- RC09 [Richmond Secondary School](#)
- RC10 [Talmey Elementary School](#)
- RC11 [Tomsett Elementary School](#)
- RC12 [Cook Elementary School](#)
- RC13 [Sea Island Elementary School](#)

Thompson Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RC01 - Thompson Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	894	ELECTED
Richard LEE	331	
Cliff Lifeng WEI	37	

Office of Councillor

Name	Votes	
Bill McNULTY	582	ELECTED
Chak AU	555	ELECTED
Linda McPHAIL	528	ELECTED
Derek DANG	522	ELECTED
Harold STEVES	457	ELECTED
Andy HOBBS	452	
Ken JOHNSTON	435	ELECTED
Carol DAY	402	ELECTED
Alexa LOO	381	ELECTED
Michael WOLFE	372	
Dan BAXTER	362	
Kirby GRAEME	319	
Sal BHULLAR	299	
Elsa WONG	298	
Helen QUAN	293	
Dave SEMPLE	278	
Sunny HO	225	
Grace TSANG	213	
Jerome DICKEY	168	
Roy SAKATA	167	
Henry YAO	134	
Jennifer HUANG	125	
Adil AWAN	114	
Janos BERGMAN	103	
Don MONTGOMERY	103	
Laura NASTASA	78	
Patrick S. SAUNDERS	60	
Kristian VON SCHALBURG	60	
Garry YUILL	46	
Lee GILDEMEESTER	36	
Jun L. WUYAN	17	

Office of School Trustee

Name	Votes	
Donna SARGENT	617	ELECTED
Debbie TABLOTNEY	526	ELECTED
Eric YUNG	455	ELECTED
Jonathan HO	422	ELECTED
Matt PITCAIRN	363	
Kevin LAINCHBURY	362	
Ken HAMAGUCHI	353	ELECTED
Alice S. WONG	352	ELECTED
Sandra NIXON	345	ELECTED
Peter LIU	342	
Norm GOLDSTEIN	324	
Rod BELLEZA	317	
Kenneth HO	303	
Moushtak ESTEPHO	276	
Jack TROVATO	259	
Michael STARCHUK	253	
Michael COBER	245	
Mohamud Ali FARAH	77	

Quilchena Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RC02 - Quilchena Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	654	ELECTED
Richard LEE	274	
Cliff Lifeng WEI	27	

Office of Councillor

Name	Votes	
Bill McNULTY	434	ELECTED
Harold STEVES	416	ELECTED
Linda McPHAIL	402	ELECTED
Derek DANG	384	ELECTED
Chak AU	377	ELECTED
Alexa LOO	356	ELECTED
Michael WOLFE	338	
Carol DAY	328	ELECTED
Ken JOHNSTON	317	ELECTED
Andy HOBBS	279	
Kirby GRAEME	256	
Dave SEMPLE	246	
Dan BAXTER	237	
Sal BHULLAR	222	
Helen QUAN	198	
Elsa WONG	192	
Sunny HO	178	
Roy SAKATA	176	
Grace TSANG	168	
Jerome DICKEY	128	
Henry YAO	106	
Adil AWAN	85	
Jennifer HUANG	85	
Janos BERGMAN	83	
Don MONTGOMERY	81	
Laura NASTASA	54	
Patrick S. SAUNDERS	41	
Lee GILDEMEESTER	35	
Kristijan VON SCHALBURG	30	
Garry YUILL	27	
Jun L. WUYAN	12	

Office of School Trustee

Name	Votes	
Donna SARGENT	501	ELECTED
Debbie TABLOTNEY	390	ELECTED
Ken HAMAGUCHI	316	ELECTED
Alice S. WONG	301	ELECTED
Eric YUNG	296	ELECTED
Matt PITCAIRN	292	
Jonathan HO	284	ELECTED
Sandra NIXON	277	ELECTED
Norm GOLDSTEIN	270	
Rod BELLEZA	266	
Jack TROVATO	253	
Kevin LAINCHBURY	251	
Kenneth HO	233	
Michael STARCHUK	228	
Peter LIU	213	
Michael COBER	211	
Moushtak ESTEPHO	187	
Mohamud Ali FARAH	63	

Gilmore Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RC03 - Gilmore Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	428	ELECTED
Richard LEE	132	
Cliff Lifeng WEI	16	

Office of Councillor

Name	Votes	
Harold STEVES	338	ELECTED
Carol DAY	277	ELECTED
Bill McNULTY	270	ELECTED
Linda McPHAIL	270	ELECTED
Alexa LOO	268	ELECTED
Michael WOLFE	241	
Derek DANG	231	ELECTED
Dave SEMPLE	225	
Ken JOHNSTON	208	ELECTED
Andy HOBBS	199	
Chak AU	185	ELECTED
Kirby GRAEME	165	
Roy SAKATA	119	
Dan BAXTER	114	
Sal BHULLAR	105	
Elsa WONG	100	
Jerome DICKEY	96	
Helen QUAN	78	
Adil AWAN	64	
Grace TSANG	64	
Sunny HO	55	
Janos BERGMAN	52	
Henry YAO	50	
Don MONTGOMERY	42	
Kristian VON SCHALBURG	41	
Patrick S. SAUNDERS	33	
Jennifer HUANG	30	
Laura NASTASA	30	
Garry YUILL	28	
Lee GILDEMEESTER	21	
Jun L. WUYAN	5	

Office of School Trustee

Name	Votes	
Donna SARGENT	336	ELECTED
Debbie TABLOTNEY	294	ELECTED
Ken HAMAGUCHI	252	ELECTED
Norm GOLDSTEIN	193	
Sandra NIXON	190	ELECTED
Matt PITCAIRN	181	
Rod BELLEZA	173	
Kevin LAINCHBURY	171	
Eric YUNG	165	ELECTED
Jack TROVATO	163	
Michael STARCHUK	162	
Michael COBER	124	
Jonathan HO	122	ELECTED
Peter LIU	115	
Alice S. WONG	115	ELECTED
Moushtak ESTEPHO	97	
Kenneth HO	87	
Mohamud Ali FARAH	31	

Grauer Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RC04 - Grauer Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	498	ELECTED
Richard LEE	190	
Cliff Lifeng WEI	18	

Office of Councillor

Name	Votes	
Bill McNULTY	342	ELECTED
Linda McPHAIL	327	ELECTED
Carol DAY	304	ELECTED
Harold STEVES	289	ELECTED
Derek DAING	286	ELECTED
Ken JOHNSTON	259	ELECTED
Chak AU	253	ELECTED
Andy HOBBS	250	
Alexa LOO	241	ELECTED
Michael WOLFE	228	
Dave SEMPLE	204	
Kirby GRAEME	180	
Dan BAXTER	179	
Sal BHULLAR	157	
Helen QUAN	152	
Elsa WONG	149	
Grace TSANG	113	
Roy SAKATA	111	
Sunny HO	107	
Jerome DICKEY	92	
Janos BERGMAN	70	
Henry YAO	64	
Adil AWAN	61	
Don MONTGOMERY	60	
Jennifer HUANG	54	
Laura NASTASA	44	
Patrick S. SAUNDERS	40	
Kristian VON SCHALBURG	30	
Lee GILDEMEESTER	22	
Garry YUILL	17	
Jun L. WUYAN	7	

Office of School Trustee

Name	Votes	
Donna SARGENT	386	ELECTED
Debbie TABLOTNEY	313	ELECTED
Sandra NIXON	240	ELECTED
Eric YUNG	223	ELECTED
Ken HAMAGUCHI	221	ELECTED
Rod BELLEZA	210	
Matt PITCAIRN	210	
Norm GOLDSTEIN	206	
Kevin LAINCHBURY	199	
Jonathan HO	197	ELECTED
Alice S. WONG	196	ELECTED
Peter LIU	178	
Michael STARCHUK	168	
Jack TROVATO	160	
Kenneth HO	154	
Michael COBER	151	
Moushtak ESTEPHO	131	
Mohamud Ali FARAH	38	

Blair Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RC05 - Blair Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	648	ELECTED
Richard LEE	215	
Cliff Lifeng WEI	26	

Office of Councillor

Name	Votes	
Chak AU	407	ELECTED
Derek DANG	369	ELECTED
Bill McNULTY	353	ELECTED
Linda McPHAIL	332	ELECTED
Harold STEVES	310	ELECTED
Ken JOHNSTON	292	ELECTED
Carol DAY	277	ELECTED
Andy HOBBS	262	
Alexa LOO	258	ELECTED
Michael WOLFE	250	
Dan BAXTER	242	
Helen QUAN	225	
Elsa WONG	223	
Kirby GRAEME	198	
Sunny HO	178	
Sal BHULLAR	177	
Dave SEMPLE	160	
Henry YAO	130	
Grace TSANG	123	
Roy SAKATA	107	
Jennifer HUANG	99	
Jerome DICKEY	94	
Adil AWAN	75	
Janos BERGMAN	70	
Don MONTGOMERY	52	
Patrick S. SAUNDERS	51	
Laura NASTASA	43	
Garry YUILL	38	
Kristian VON SCHALBURG	36	
Jun L. WUYAN	23	
Lee GILDEMEESTER	15	

Office of School Trustee

Name	Votes	
Donna SARGENT	384	ELECTED
Debbie TABLOTNEY	333	ELECTED
Jonathan HO	287	ELECTED
Eric YUNG	275	ELECTED
Sandra NIXON	258	ELECTED
Matt PITCAIRN	257	
Alice S. WONG	247	ELECTED
Peter LIU	235	
Kenneth HO	220	
Rod BELLEZA	216	
Kevin LAINCHBURY	215	
Ken HAMAGUCHI	212	ELECTED
Moushtak ESTEPHO	195	
Michael STARCHUK	195	
Norm GOLDSTEIN	192	
Jack TROVATO	172	
Michael COBER	151	
Mohamud Ali FARAH	47	

McKay Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RC06 - McKay Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	553	ELECTED
Richard LEE	259	
Cliff Lifeng WEI	25	

Office of Councillor

Name	Votes	
Chak AU	383	ELECTED
Bill McNULTY	360	ELECTED
Derek DANG	315	ELECTED
Linda McPHAIL	287	ELECTED
Harold STEVES	278	ELECTED
Ken JOHNSTON	277	ELECTED
Carol DAY	237	ELECTED
Alexa LOO	232	ELECTED
Dan BAXTER	220	
Michael WOLFE	218	
Helen QUAN	206	
Andy HOBBS	203	
Elsa WONG	202	
Kirby GRAEME	198	
Sunny HO	190	
Sal BHULLAR	179	
Grace TSANG	176	
Dave SEMPLE	153	
Roy SAKATA	131	
Henry YAO	123	
Jennifer HUANG	104	
Jerome DICKEY	92	
Don MONTGOMERY	67	
Janos BERGMAN	65	
Patrick S. SAUNDERS	55	
Laura NASTASA	54	
Adil AWAN	53	
Garry YUILL	34	
Kristian VON SCHALBURG	32	
Lee GILDEMEESTER	28	
Jun L. WUYAN	17	

Office of School Trustee

Name	Votes	
Donna SARGENT	331	ELECTED
Jonathan HO	302	ELECTED
Alice S. WONG	279	ELECTED
Debbie TABLOTNEY	278	ELECTED
Eric YUNG	269	ELECTED
Kenneth HO	255	
Sandra NIXON	234	ELECTED
Peter LIU	227	
Matt PITCAIRN	221	
Kevin LAINCHBURY	216	
Ken HAMAGUCHI	213	ELECTED
Rod BELLEZA	203	
Norm GOLDSTEIN	203	
Michael STARCHUK	189	
Moushtak ESTEPHO	169	
Michael COBER	151	
Jack TROVATO	122	
Mohamud Ali FARAH	52	

Brighouse Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RC07 - Brighouse Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	449	ELECTED
Richard LEE	241	
Cliff Lifeng WEI	23	

Office of Councillor

Name	Votes	
Chak AU	309	ELECTED
Bill McNULTY	292	ELECTED
Derek DANG	278	ELECTED
Linda McPHAIL	264	ELECTED
Alexa LOO	240	ELECTED
Harold STEVES	229	ELECTED
Carol DAY	221	ELECTED
Michael WOLFE	201	
Ken JOHNSTON	200	ELECTED
Andy HOBBS	193	
Helen QUAN	193	
Sunny HO	177	
Kirby GRAEME	162	
Elsa WONG	162	
Dan BAXTER	161	
Sal BHULLAR	147	
Grace TSANG	134	
Dave SEMPLE	127	
Henry YAO	127	
Jennifer HUANG	92	
Roy SAKATA	84	
Jerome DICKEY	74	
Don MONTGOMERY	55	
Janos BERGMAN	52	
Adil AWAN	48	
Laura NASTASA	46	
Patrick S. SAUNDERS	31	
Kristian VON SCHALBURG	27	
Lee GILDEMEESTER	17	
Garry YUILL	16	
Jun L. WUYAN	11	

Office of School Trustee

Name	Votes	
Donna SARGENT	303	ELECTED
Debbie TABLOTNEY	260	ELECTED
Alice S. WONG	246	ELECTED
Eric YUNG	239	ELECTED
Jonathan HO	229	ELECTED
Kenneth HO	226	
Peter LIU	214	
Rod BELLEZA	213	
Sandra NIXON	204	ELECTED
Ken HAMAGUCHI	189	ELECTED
Kevin LAINCHBURY	176	
Norm GOLDSTEIN	173	
Matt PITCAIRN	171	
Michael COBER	149	
Michael STARCHUK	142	
Moushtak ESTEPHO	136	
Jack TROVATO	134	
Mohamud Ali FARAH	45	

Minoru Place Seniors Centre

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RC08 - Minoru Place Seniors Centre**

Office of Mayor

Name	Votes	
Malcolm BRODIE	679	ELECTED
Richard LEE	264	
Cliff Lifeng WEI	34	

Office of Councillor

Name	Votes	
Chak AU	439	ELECTED
Bill McNULTY	418	ELECTED
Derek DANG	363	ELECTED
Linda McPHAIL	359	ELECTED
Carol DAY	316	ELECTED
Ken JOHNSTON	314	ELECTED
Harold STEVES	304	ELECTED
Michael WOLFE	283	
Alexa LOO	279	ELECTED
Dan BAXTER	272	
Andy HOBBS	270	
Elsa WONG	247	
Kirby GRAEME	239	
Helen QUAN	238	
Sunny HO	209	
Sal BHULLAR	192	
Dave SEMPLE	190	
Grace TSANG	154	
Henry YAO	142	
Jerome DICKEY	133	
Janos BERGMAN	123	
Jennifer HUANG	121	
Roy SAKATA	105	
Don MONTGOMERY	101	
Laura NASTASA	83	
Adil AWAN	77	
Patrick S. SAUNDERS	65	
Kristian VON SCHALBURG	55	
Garry YUILL	41	
Lee GILDEMEESTER	31	
Jun L. WUYAN	20	

Office of School Trustee

Name	Votes	
Donna SARGENT	410	ELECTED
Debbie TABLOTNEY	341	ELECTED
Alice S. WONG	318	ELECTED
Jonathan HO	317	ELECTED
Rod BELLEZA	304	
Sandra NIXON	301	ELECTED
Eric YUNG	301	ELECTED
Ken HAMAGUCHI	271	ELECTED
Kenneth HO	271	
Kevin LAINCHBURY	257	
Norm GOLDSTEIN	253	
Peter LIU	246	
Matt PITCAIRN	245	
Michael COBER	207	
Michael STARCHUK	190	
Moushtak ESTEPHO	187	
Jack TROVATO	177	
Mohamud Ali FARAH	71	

Richmond Secondary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RC09 - Richmond Secondary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	572	ELECTED
Richard LEE	217	
Cliff Lifeng WEI	39	

Office of Councillor

Name	Votes	
Bill McNULTY	344	ELECTED
Chak AU	323	ELECTED
Linda McPHAIL	297	ELECTED
Derek DANG	291	ELECTED
Harold STEVES	259	ELECTED
Carol DAY	258	ELECTED
Michael WOLFE	255	
Andy HOBBS	252	
Alexa LOO	247	ELECTED
Ken JOHNSTON	243	ELECTED
Dan BAXTER	230	
Kirby GRAEME	222	
Elsa WONG	187	
Helen QUAN	183	
Sunny HO	173	
Sal BHULLAR	167	
Dave SEMPLE	154	
Grace TSANG	145	
Jerome DICKEY	113	
Henry YAO	107	
Roy SAKATA	95	
Jennifer HUANG	92	
Don MONTGOMERY	90	
Janos BERGMAN	89	
Adil AWAN	88	
Patrick S. SAUNDERS	69	
Laura NASTASA	56	
Garry YUILL	45	
Lee GILDEMEESTER	38	
Kristian VON SCHALBURG	38	
Jun L. WUYAN	19	

Office of School Trustee

Name	Votes	
Donna SARGENT	335	ELECTED
Jonathan HO	292	ELECTED
Debbie TABLOTNEY	281	ELECTED
Alice S. WONG	260	ELECTED
Sandra NIXON	250	ELECTED
Kenneth HO	238	
Eric YUNG	236	ELECTED
Matt PITCAIRN	232	
Rod BELLEZA	225	
Norm GOLDSTEIN	221	
Kevin LAINCHBURY	219	
Ken HAMAGUCHI	216	ELECTED
Peter LIU	197	
Michael COBER	172	
Michael STARCHUK	171	
Jack TROVATO	156	
Moushtak ESTEPHO	137	
Mohamud Ali FARAH	67	

Talmey Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RC10 - Talmey Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	385	ELECTED
Richard LEE	184	
Cliff Lifeng WEI	3	

Office of Councillor

Name	Votes	
Chak AU	274	ELECTED
Derek DANG	213	ELECTED
Bill McHULTY	206	ELECTED
Linda McPHAIL	194	ELECTED
Alexa LOO	176	ELECTED
Elsa WONG	166	
Carol DAY	161	ELECTED
Helen QUAN	161	
Sunny HO	159	
Ken JOHNSTON	152	ELECTED
Dan BAXTER	141	
Harold STEVES	133	ELECTED
Grace TSANG	129	
Kirby GRAEME	123	
Michael WOLFE	123	
Andy HOBBS	120	
Sal BHULLAR	105	
Henry YAO	89	
Jennifer HUANG	80	
Dave SEMPLE	68	
Roy SAKATA	45	
Jerome DICKEY	44	
Adil AWAN	39	
Don MONTGOMERY	39	
Janos BERGMAN	34	
Patrick S. SAUNDERS	32	
Laura NASTASA	30	
Kristian VON SCHALBURG	23	
Lee GILDEMEESTER	19	
Garry YUILL	16	
Jun L. WUYAN	6	

Office of School Trustee

Name	Votes	
Jonathan HO	238	ELECTED
Alice S. WONG	211	ELECTED
Eric YUNG	195	ELECTED
Donna SARGEANT	192	ELECTED
Kenneth HO	189	
Debbie TABLOTNEY	173	ELECTED
Peter LIU	155	
Sandra NIXON	154	ELECTED
Norm GOLDSTEIN	142	
Rod BELLEZA	140	
Matt PITCAIRN	138	
Kevin LAINCHBURY	125	
Moushtak ESTEPHO	111	
Ken HAMAGUCHI	104	ELECTED
Michael COBER	100	
Michael STARCHUK	99	
Jack TROVATO	76	
Mohamud Ali FARAH	26	

Tomsett Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RC11 - Tomsett Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	507	ELECTED
Richard LEE	242	
Cliff Lifeng WEI	23	

Office of Councillor

Name	Votes	
Chak AU	342	ELECTED
Bill McNULTY	294	ELECTED
Derek DANG	247	ELECTED
Linda McPHAIL	236	ELECTED
Sunny HO	228	
Dan BAXTER	207	
Ken JOHNSTON	207	ELECTED
Elsa WONG	205	
Helen QUAN	204	
Alexa LOO	202	ELECTED
Carol DAY	199	ELECTED
Michael WOLFE	188	
Kirby GRAEME	176	
Andy HOEBS	171	
Harold STEVES	167	ELECTED
Grace TSAI NG	160	
Sal BHULLAR	133	
Jennifer HUANG	122	
Henry YAO	118	
Roy SAKATA	86	
Dave SEMPLE	82	
Jerome DICKEY	77	
Don MONTGOMERY	72	
Janos BERGMAN	64	
Adil AWAN	63	
Laura NASTASA	60	
Patrick S. SAUNDERS	55	
Kristian VON SCHALBURG	32	
Lee GILDEMEESTER	22	
Garry YUILL	22	
Jun L. WUYAN	16	

Office of School Trustee

Name	Votes	
Jonathan HO	323	ELECTED
Kenneth HO	287	
Alice S. WONG	278	ELECTED
Eric YUING	273	ELECTED
Donna SARGENT	272	ELECTED
Debbie TABLOTNEY	248	ELECTED
Peter LIU	239	
Matt PITCAIRN	207	
Sandra NIXON	204	ELECTED
Rod BELLEZA	177	
Kevin LAINCHBURY	163	
Ken HAMAGUCHI	147	ELECTED
Norm GOLDSTEIN	146	
Michael COBER	143	
Moushtak ESTEPHO	137	
Jack TROVATO	130	
Michael STARCHUK	122	
Mohamud Ali FARAH	41	

Cook Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RC12 - Cook Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	842	ELECTED
Richard LEE	380	
Cliff Lifeng WEI	40	

Office of Councillor

Name	Votes	
Chak AU	611	ELECTED
Derek DAING	472	ELECTED
Bill McNULTY	471	ELECTED
Linda McPHAIL	388	ELECTED
Sunny HO	353	
Carol DAY	343	ELECTED
Ken JOHNSTON	342	ELECTED
Alexa LOO	342	ELECTED
Helen QUAN	342	
Elsa WONG	342	
Andy HOBBS	340	
Dan BAXTER	314	
Michael WOLFE	306	
Harold STEVES	305	ELECTED
Grace TSANG	302	
Henry YAO	243	
Kirby GRAEME	242	
Sal BHULLAR	229	
Jennifer HUANG	208	
Roy SAKATA	159	
Dave SEMPLE	149	
Jerome DICKEY	133	
Adil AWAN	131	
Janos BERGMAN	105	
Laura NASTASA	100	
Don MONTGOMERY	90	
Patrick S. SAUNDERS	79	
Garry YUILL	54	
Jun L. WUYAN	50	
Lee GILDEMEESTER	47	
Kristian VON SCHALBURG	41	

Office of School Trustee

Name	Votes	
Jonathan HO	525	ELECTED
Alice S. WONG	491	ELECTED
Donna SARGENT	472	ELECTED
Kenneth HO	446	
Eric YUNG	434	ELECTED
Rod BELLEZA	391	
Debbie TABLOTNEY	390	ELECTED
Peter LIU	378	
Sandra NIXON	341	ELECTED
Ken HAMAGUCHI	300	ELECTED
Norm GOLDSTEIN	296	
Matt PITCAIRN	281	
Kevin LAINEBURY	267	
Michael COBER	236	
Moushtak ESTEPHO	215	
Michael STARCHUK	208	
Jack TROVATO	200	
Mohamud Ali FARAH	103	

Sea Island Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RC13 - Sea Island Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	156	ELECTED
Richard LEE	47	
Cliff Lifeng WEI	4	

Office of Councillor

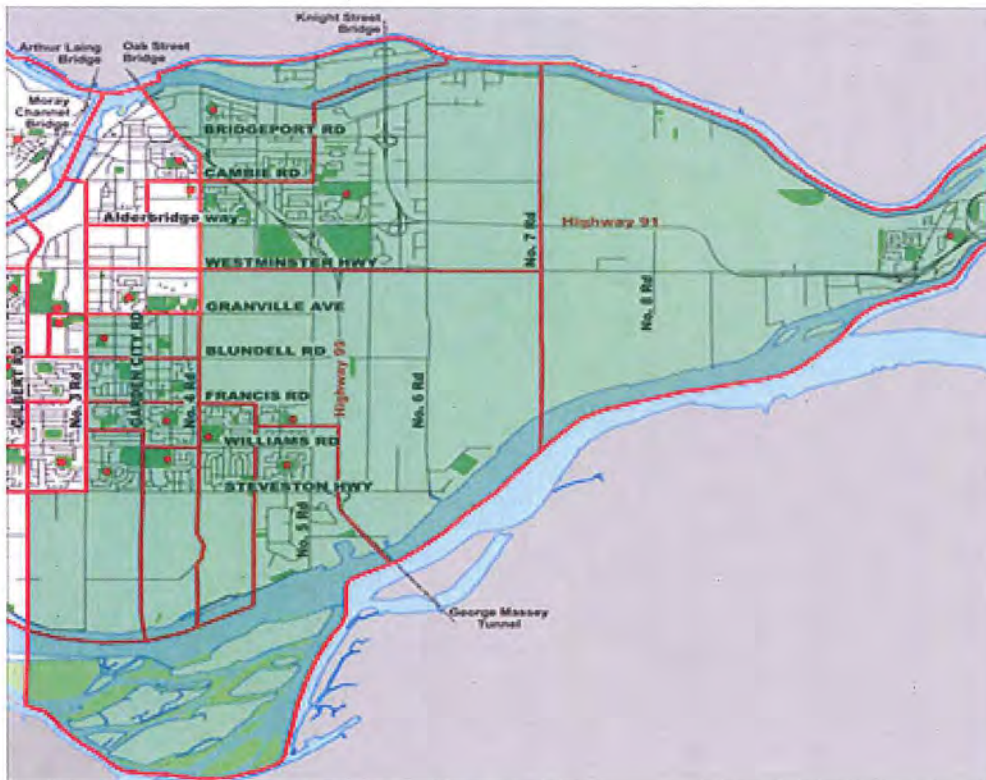
Name	Votes	
Harold STEVES	140	ELECTED
Dave SEMPLE	111	
Bill McHULTY	108	ELECTED
Alexa LOO	106	ELECTED
Linda McPHAIL	88	ELECTED
Michael WOLFE	87	
Carol DAY	85	ELECTED
Andy HOBBS	83	
Ken JOHNSTON	70	ELECTED
Dan BAXTER	66	
Derek DANG	64	ELECTED
Kirby GRAEME	55	
Chak AU	49	ELECTED
Jerome DICKEY	37	
Sal BHULLAR	33	
Roy SAKATA	30	
Don MONTGOMERY	26	
Elsa WONG	22	
Janos BERGMAN	20	
Helen QUAN	19	
Lee GILDEMEESTER	18	
Henry YAO	15	
Adil AWAN	14	
Laura NASTASA	11	
Garry YUILL	11	
Sunny HO	9	
Patrick S. SAUNDERS	9	
Kristian VON SCHALBURG	9	
Grace TSANG	6	
Jennifer HUANG	2	
Jun L. WUYAN	2	

Office of School Trustee

Name	Votes	
Donna SARGENT	121	ELECTED
Debbie TABLOTHEY	88	ELECTED
Ken HAMAGUCHI	80	ELECTED
Jack TROVATO	79	
Michael STARCHUK	76	
Matt PITCAIRN	74	
Sandra NIXON	68	ELECTED
Norm GOLDSTEIN	65	
Kevin LAJNBURY	60	
Rod BELLEZA	55	
Michael COBER	52	
Eric YUNG	52	ELECTED
Moushak ESTEPHO	36	
Alice S. WONG	34	ELECTED
Jonathan HO	28	ELECTED
Peter LIU	28	
Mohamud Ali FARAH	12	
Kenneth HO	11	

Richmond East Division

Richmond East Division is indicated by the green colour. The voting regions are defined by the red lines.



- RE01 [General Currie Elementary School](#)
- RE02 [Palmer Secondary School](#)
- RE03 [Walter Lee Elementary School](#)
- RE04 [Bridge Elementary School](#)
- RE05 [Tait Elementary School](#)
- RE06 [McNeely Elementary School](#)
- RE07 [Kingswood Elementary School](#)
- RE08 [Whiteside Elementary School](#)
- RE09 [McNair Secondary School](#)
- RE10 [Woodward Elementary School](#)
- RE11 [Hamilton Elementary School](#)

General Currie Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RE01 - General Currie Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	1270	ELECTED
Richard LEE	539	
Cliff Lifeng WEI	77	

Office of Councillor

Name	Votes	
Chak AU	900	ELECTED
Bill McNULTY	750	ELECTED
Derek DANG	680	ELECTED
Linda McPHAIL	644	ELECTED
Ken JOHNSTON	548	ELECTED
Carol DAY	536	ELECTED
Helen QUAN	523	
Elsa WONG	497	
Dan BAXTER	494	
Sunny HO	487	
Alexa LOO	478	ELECTED
Kirby GRAEME	447	
Harold STEVES	447	ELECTED
Andy HOBBS	446	
Michael WOLFE	434	
Grace TSANG	400	
Sal BHULLAR	350	
Henry YAO	308	
Jennifer HUANG	251	
Dave SEMPLE	245	
Roy SAKATA	203	
Jerome DICKEY	195	
Janos BERGMAN	173	
Adil AWAN	154	
Don MONTGOMERY	146	
Laura NASTASA	125	
Patrick S. SAUNDERS	100	
Lee GILDEMEESTER	75	
Kristian VON SCHALBURG	65	
Garry YUILL	65	
Jun L. WUYAN	59	

Office of School Trustee

Name	Votes	
Jonathan HO	741	ELECTED
Donna SARGENT	682	ELECTED
Alice S. WOING	668	ELECTED
Eric YUNG	620	ELECTED
Kenneth HO	611	
Debbie TABLOTNEY	551	ELECTED
Rod BELLEZA	542	
Peter LIU	535	
Matt PITCAIRN	484	
Sandra NIXON	476	ELECTED
Norm GOLDSTEIN	454	
Ken HAMAGUCHI	407	ELECTED
Kevin LAINCHBURY	402	
Moushtak ESTEPHO	362	
Michael COBER	349	
Jack TROVATO	299	
Michael STARCHUK	285	
Mohamud Ali FARAH	102	

Palmer Secondary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RE02 - Palmer Secondary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	637	ELECTED
Richard LEE	262	
Cliff Lifeng WEI	29	

Office of Councillor

Name	Votes	
Bill McNULTY	430	ELECTED
Chak AU	417	ELECTED
Derek DAING	375	ELECTED
Linda McPHAIL	366	ELECTED
Ken JOHNSTON	313	ELECTED
Alexa LOO	295	ELECTED
Harold STEVES	282	ELECTED
Andy HOBBS	276	
Michael WOLFE	267	
Elsa WONG	257	
Carol DAY	249	ELECTED
Sal BHULLAR	233	
Kirby GRAEME	232	
Helen QUAN	223	
Dan BAXTER	221	
Grace TSANG	185	
Dave SEMPLE	177	
Sunny HO	174	
Henry YAO	139	
Jennifer HUANG	116	
Adil AWAN	89	
Roy SAKATA	85	
Jerome DICKEY	79	
Janos BERGMAN	66	
Don MONTGOMERY	58	
Garry YUILL	43	
Laura NASTASA	38	
Lee GILDEMEESTER	36	
Patrick S. SAUNDERS	35	
Kristian VON SCHALBURG	31	
Jun L. WUYAN	19	

Office of School Trustee

Name	Votes	
Donna SARGENT	384	ELECTED
Eric YUNG	354	ELECTED
Jonathan HO	348	ELECTED
Debbie TABLOTHIEY	326	ELECTED
Alice S. WONG	316	ELECTED
Peter LIU	296	
Ken HAMAGUCHI	274	ELECTED
Rod BELLEZA	248	
Matt PITCAIRN	248	
Kenneth HO	244	
Sandra NIXON	234	ELECTED
Kevin LAINCHBURY	220	
Norm GOLDSTEIN	209	
Moushtak ESTEPHO	183	
Jack TROVATO	180	
Michael STARCHUK	176	
Michael COBER	159	
Mohamud Ali FARAH	76	

Walter Lee Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RE03 - Walter Lee Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	611	ELECTED
Richard LEE	246	
Cliff Lifeng WEI	25	

Office of Councillor

Name	Votes	
Bill McNULTY	375	ELECTED
Harold STEVES	361	ELECTED
Carol DAY	341	ELECTED
Linda McPHAIL	341	ELECTED
Chak AU	328	ELECTED
Derek DANG	319	ELECTED
Ken JOHNSTON	313	ELECTED
Alexa LOO	296	ELECTED
Michael WOLFE	294	
Andy HOBBS	260	
Kirby GRAEME	257	
Dan BAXTER	236	
Dave SEMPLE	232	
Sal BHULLAR	231	
Helen QUAN	193	
Elsa WONG	154	
Jerome DICKEY	153	
Roy SAKATA	141	
Grace TSANG	126	
Sunny HO	125	
Henry YAO	91	
Jennifer HUANG	88	
Don MONTGOMERY	80	
Janos BERGMAN	78	
Patrick S. SAUNDERS	67	
Adil AWAN	66	
Laura NASTASA	60	
Kristian VON SCHALBURG	46	
Garry YUILL	39	
Lee GILDEMEESTER	31	
Jun L. WUYAN	12	

Office of School Trustee

Name	Votes	
Donna SARGENT	443	ELECTED
Debbie TABLOTNEY	372	ELECTED
Sandra NIXON	297	ELECTED
Ken HAMAGUCHI	284	ELECTED
Norm GOLDSTEIN	274	
Matt PITCAIRN	274	
Rod BELLEZA	260	
Jonathan HO	256	ELECTED
Kevin LAINCHBURY	251	
Eric YUNG	248	ELECTED
Jack TROVATO	231	
Alice S. WOING	227	ELECTED
Michael STARCHUK	223	
Michael COBER	204	
Peter LIU	189	
Kenneth HO	176	
Moushtak ESTEPHO	164	
Mohamud Ali FARAH	78	

Bridge Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RE04 - Bridge Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	465	ELECTED
Richard LEE	197	
Cliff Lifeng WEI	25	

Office of Councillor

Name	Votes	
Bill McHULTY	314	ELECTED
Linda McPHAIL	295	ELECTED
Derek DANG	292	ELECTED
Harold STEVES	270	ELECTED
Alexa LOO	245	ELECTED
Michael WOLFE	239	
Ken JOHNSTON	236	ELECTED
Carol DAY	233	ELECTED
Chak AU	229	ELECTED
Andy HOBBS	208	
Dave SEMPLE	180	
Elsa WONG	153	
Dan BAXTER	145	
Helen QUAN	143	
Kirby GRAEME	134	
Sal BHULLAR	126	
Sunny HO	116	
Roy SAKATA	115	
Jennifer HUANG	102	
Henry YAO	100	
Jerome DICKEY	91	
Grace TSANG	91	
Adil AWAN	63	
Janos BERGMAN	54	
Laura NASTASA	48	
Don MONTGOMERY	45	
Kristian VON SCHALBURG	33	
Patrick S. SAUNDERS	28	
Lee GILDEMEESTER	20	
Garry YUILL	18	
Jun L. WUYAN	16	

Office of School Trustee

Name	Votes	
Donna SARGENT	338	ELECTED
Debbie TABLOTNEY	277	ELECTED
Ken HAMAGUCHI	235	ELECTED
Eric YUNG	228	ELECTED
Sandra NIXON	207	ELECTED
Alice S. WONG	198	ELECTED
Rod BELLEZA	192	
Kevin LAINCHBURY	187	
Jonathan HO	185	ELECTED
Jack TROVATO	174	
Norm GOLDSTEIN	173	
Peter LIU	173	
Matt PITCAIRN	172	
Michael COBER	152	
Kenneth HO	152	
Michael STARCHUK	139	
Moushtak ESTEPHO	117	
Mohamud Ali FARAH	44	

Tait Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RE05 - Tait Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	709	ELECTED
Richard LEE	252	
Cliff Lifeng WEI	28	

Office of Councillor

Name	Votes	
Bill McNULTY	441	ELECTED
Linda McPHAIL	389	ELECTED
Chak AU	384	ELECTED
Dan BAXTER	351	
Derek DANG	332	ELECTED
Ken JOHNSTON	325	ELECTED
Carol DAY	318	ELECTED
Sal BHULLAR	313	
Harold STEVES	292	ELECTED
Michael WOLFE	291	
Andy HOBBS	273	
Kirby GRAEME	264	
Elsa WONG	241	
Helen QUAN	239	
Alexa LOO	207	ELECTED
Sunny HO	196	
Grace TSANG	164	
Dave SEMPLE	151	
Adil AWAN	149	
Jennifer HUANG	115	
Jerome DICKEY	106	
Roy SAKATA	100	
Henry YAO	98	
Janos BERGMAN	89	
Don MONTGOMERY	87	
Laura NASTASA	75	
Patrick S. SAUNDERS	68	
Kristian VON SCHALBURG	62	
Lee GILDEMEESTER	44	
Garry YUILL	41	
Jun L. WUYAN	16	

Office of School Trustee

Name	Votes	
Donna SARGENT	432	ELECTED
Debbie TABLOTNEY	366	ELECTED
Jonathan HO	358	ELECTED
Rod BELLEZA	337	
Alice S. WONG	307	ELECTED
Sandra NIXON	303	ELECTED
Eric YUNG	303	ELECTED
Matt PITCAIRN	281	
Kenneth HO	271	
Kevin LAINCHBURY	269	
Norm GOLDSTEIN	268	
Peter LIU	263	
Michael COBER	249	
Ken HAMAGUCHI	236	ELECTED
Moushtak ESTEPHO	235	
Michael STARCHUK	192	
Jack TROVATO	189	
Mohamud Ali FARAH	129	

McNeely Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RE06 - McNeely Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	1064	ELECTED
Richard LEE	416	
Cliff Lifeng WEI	34	

Office of Councillor

Name	Votes	
Chak AU	706	ELECTED
Bill McWULTY	637	ELECTED
Derek DANG	568	ELECTED
Linda McPHAIL	541	ELECTED
Ken JOHNSTON	462	ELECTED
Sal BHULLAR	448	
Carol DAY	442	ELECTED
Elsa WONG	420	
Helen QUAN	411	
Sunny HO	404	
Michael WOLFE	381	
Dan BAXTER	377	
Andy HOBBS	376	
Harold STEVES	357	ELECTED
Kirby GRAEME	330	
Grace TSANG	326	
Alexa LOO	317	ELECTED
Adil AWAN	229	
Jennifer HUANG	196	
Henry YAO	169	
Dave SEMPLE	164	
Jerome DICKEY	141	
Roy SAKATA	126	
Janos BERGMAN	118	
Don MONTGOMERY	111	
Laura NASTASA	94	
Patrick S. SAUNDERS	89	
Kristian VON SCHALBURG	63	
Lee GILDEMEESTER	54	
Garry YUILL	51	
Jun L. WUYAN	32	

Office of School Trustee

Name	Votes	
Donna SARGENT	598	ELECTED
Jonathan HO	583	ELECTED
Alice S. WONG	568	ELECTED
Eric YUNG	535	ELECTED
Kenneth HO	501	
Debbie TABLOTNEY	485	ELECTED
Rod BELLEZA	463	
Peter LIU	419	
Sandra NIXON	406	ELECTED
Matt PITCAIRN	376	
Ken HAMAGUCHI	364	ELECTED
Kevin LAINGBURY	356	
Norm GOLDSTEIN	350	
Moushtak ESTEPHO	313	
Michael COBER	305	
Michael STARCHUK	278	
Jack TROVATO	206	
Mohamud Ali FARAH	192	

Kingswood Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RE07 - Kingswood Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	631	ELECTED
Richard LEE	230	
Cliff Lifeng WEI	29	

Office of Councillor

Name	Votes	
Bill McNULTY	397	ELECTED
Linda McPHAIL	368	ELECTED
Sal BHULLAR	344	
Carol DAY	343	ELECTED
Derek DANG	341	ELECTED
Ken JOHNSTON	338	ELECTED
Harold STEVES	330	ELECTED
Andy HOBBS	288	
Chak AU	270	ELECTED
Kirby GRAEME	270	
Michael WOLFE	270	
Dan BAXTER	233	
Alexa LOO	221	ELECTED
Elsa WONG	204	
Dave SEMPLE	197	
Helen QUAN	169	
Adil AWAN	121	
Sunny HO	121	
Jerome DICKEY	118	
Roy SAKATA	115	
Grace TSANG	108	
Henry YAO	91	
Don MONTGOMERY	85	
Janos BERGMAN	81	
Jennifer HUANG	74	
Patrick S. SAUNDERS	63	
Laura NASTASA	57	
Garry YUILL	34	
Lee GILDEMEESTER	32	
Kristian VON SCHALBURG	30	
Jun L. WUYAN	15	

Office of School Trustee

Name	Votes	
Donna SARGENT	405	ELECTED
Debbie TABLOTNEY	384	ELECTED
Kevin LAINCHBURY	289	
Ken HAMAGUCHI	267	ELECTED
Eric YUNG	265	ELECTED
Jonathan HO	259	ELECTED
Sandra NIXON	251	ELECTED
Rod BELLEZA	250	
Norm GOLDSTEIN	240	
Matt PITCAIRN	229	
Peter LIU	214	
Jack TROVATO	203	
Michael STARCHUK	190	
Alice S. WONG	188	ELECTED
Kenneth HO	178	
MousMak ESTEPHO	177	
Michael COBER	172	
Mohamud Ali FARAH	102	

Whiteside Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RE08 - Whiteside Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	384	ELECTED
Richard LEE	145	
Cliff Lifeng WEI	20	

Office of Councillor

Name	Votes	
Bill McNULTY	237	ELECTED
Harold STEVES	234	ELECTED
Carol DAY	226	ELECTED
Linda McPHAIL	220	ELECTED
Derek DANG	211	ELECTED
Alexa LOO	209	ELECTED
Michael WOLFE	202	
Ken JOHNSTON	192	ELECTED
Chak AU	172	ELECTED
Dave SEMPLE	169	
Andy HOBBS	165	
Kirby GRAEME	152	
Sal BHULLAR	132	
Dan BAXTER	126	
Helen QUAN	109	
Roy SAKATA	106	
Elsa WONG	96	
Jerome DICKEY	83	
Sunny HO	65	
Adil AWAN	63	
Grace TSANG	61	
Jennifer HUANG	56	
Don MONTGOMERY	54	
Janos BERGMAN	50	
Henry YAO	49	
Laura NASTASA	34	
Patrick S. SAUNDERS	34	
Kristian VON SCHALBURG	34	
Garry YUILL	29	
Lee GILDEMEESTER	27	
Jun L. WUYAN	10	

Office of School Trustee

Name	Votes	
Donna SARGENT	288	ELECTED
Debbie TABLOTNEY	239	ELECTED
Sandra NIXON	200	ELECTED
Ken HAMAGUCHI	191	ELECTED
Kevin LAINCHBURY	183	
Matt PITCAIRN	164	
Norm GOLDSTEIN	163	
Michael STARCHUK	150	
Rod BELLEZA	145	
Jonathan HO	139	ELECTED
Jack TROVATO	139	
Eric YUNG	136	ELECTED
Michael COBER	127	
Peter LIU	122	
Alice S. WONG	114	ELECTED
Kenneth HO	107	
Moushtak ESTEPHO	105	
Mohamud Ali FARAH	41	

McNair Secondary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RE09 - McNair Secondary School****Office of Mayor**

Name	Votes	
Malcolm BRODIE	617	ELECTED
Richard LEE	255	
Cliff Lifeng WEI	25	

Office of Councillor

Name	Votes	
Bill McNULTY	396	ELECTED
Linda McPHAIL	328	ELECTED
Harold STEVES	324	ELECTED
Carol DAY	320	ELECTED
Derek DANG	312	ELECTED
Alexa LOO	312	ELECTED
Michael WOLFE	287	
Chak AU	285	ELECTED
Ken JOHNSTON	280	ELECTED
Sal BHULLAR	262	
Andy HOBBS	237	
Kirby GRAEME	225	
Dave SEMPLE	209	
Dan BAXTER	207	
Elsa WONG	165	
Helen QUAN	159	
Sunny HO	141	
Grace TSANG	140	
Adil AWAN	136	
Roy SAKATA	105	
Jerome DICKEY	98	
Jennifer HUANG	88	
Henry YAO	76	
Janos BERGMAN	74	
Don MONTGOMERY	66	
Laura NASTASA	57	
Patrick S. SAUNDERS	52	
Kristian VON SCHALBURG	44	
Lee GILDEMEESTER	41	
Garry YUILL	29	
Jun L. WUYAN	7	

Office of School Trustee

Name	Votes	
Donna SARGENT	419	ELECTED
Debbie TABLOTNEY	343	ELECTED
Sandra NIXON	289	ELECTED
Ken HAMAGUCHI	287	ELECTED
Kevin LAINCHBURY	284	
Rod BELLEZA	268	
Matt PITCAIRN	264	
Alice S. WONG	262	ELECTED
Eric YUNG	258	ELECTED
Norm GOLDSTEIN	256	
Jonathan HO	247	ELECTED
Peter LIU	220	
Jack TROVATO	218	
Michael COBER	217	
Kenneth HO	205	
Michael STARCHUK	205	
Moushtak ESTEPHO	158	
Mohamud Ali FARAH	121	

Woodward Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RE10 - Woodward Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	637	ELECTED
Richard LEE	194	
Cliff Lifeng WEI	14	

Office of Councillor

Name	Votes	
Carol DAY	381	ELECTED
Bill McNULTY	375	ELECTED
Linda McPHAIL	349	ELECTED
Harold STEVES	336	ELECTED
Sai BHULLAR	330	
Derek DANG	328	ELECTED
Ken JOHNSTON	304	ELECTED
Michael WOLFE	301	
Andy HOBBS	282	
Chak AU	251	ELECTED
Dan BAXTER	237	
Kirby GRAEME	237	
Dave SEMPLE	234	
Alexa LOO	231	ELECTED
Helen QUAN	163	
Elsa WONG	158	
Adil AWAN	122	
Sunny HO	110	
Jerome DICKEY	100	
Grace TSANG	95	
Roy SAKATA	85	
Janos BERGMAN	79	
Jennifer HUANG	74	
Henry YAO	62	
Patrick S. SAUNDERS	61	
Kristian VON SCHALBURG	51	
Don MONTGOMERY	47	
Laura NASTASA	47	
Lee GILDEMEESTER	32	
Garry YUILL	30	
Jun L. WUYAN	15	

Office of School Trustee

Name	Votes	
Donna SARGEANT	402	ELECTED
Debbie TABLOTNEY	354	ELECTED
Rod BELLEZA	310	
Norm GOLDSTEIN	268	
Sandra NIXON	248	ELECTED
Kevin LAINCHBURY	246	
Matt PITCAIRN	246	
Ken HAMAGUCHI	245	ELECTED
Michael STARCHUK	229	
Jonathan HO	228	ELECTED
Eric YUNG	226	ELECTED
Michael COBER	207	
Peter LIU	202	
Jack TROVATO	199	
Alice S. WONG	189	ELECTED
Moushtak ESTEPHO	186	
Kenneth HO	144	
Mohamud Ali FARAH	128	

Hamilton Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RE11 - Hamilton Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	679	ELECTED
Richard LEE	242	
Cliff Lifeng WEI	20	

Office of Councillor

Name	Votes	
Bill McNULTY	479	ELECTED
Linda McPHAIL	409	ELECTED
Ken JOHNSTON	354	ELECTED
Chak AU	344	ELECTED
Derek DANG	325	ELECTED
Dan BAXTER	291	
Andy HOBBS	290	
Carol DAY	288	ELECTED
Harold STEVES	273	ELECTED
Sal BHULLAR	271	
Alexa LOO	270	ELECTED
Michael WOLFE	268	
Kirby GRAEME	259	
Elsa WONG	228	
Helen QUAN	220	
Dave SEMPLE	200	
Grace TSANG	172	
Sunny HO	164	
Adil AWAN	137	
Roy SAKATA	114	
Jerome DICKEY	97	
Henry YAO	96	
Jennifer HUANG	92	
Don MONTGOMERY	80	
Janos BERGMAN	72	
Laura NASTASA	72	
Patrick S. SAUNDERS	68	
Garry YUILL	40	
Kristian VON SCHALBURG	37	
Lee GILDEMEESTER	34	
Jun L. WUYAN	15	

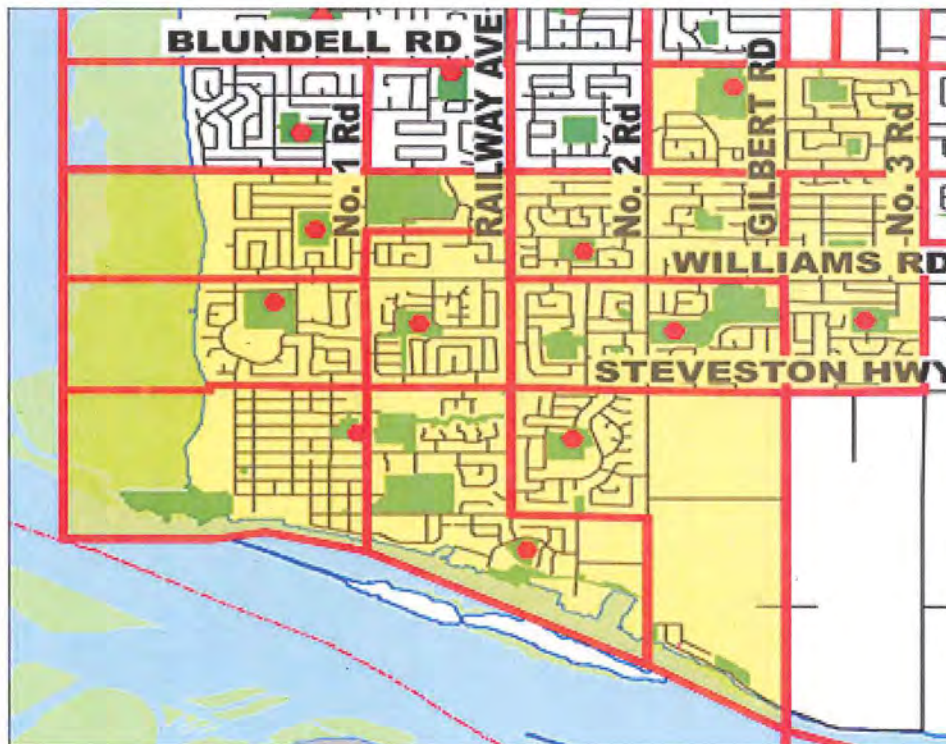
Office of School Trustee

Name	Votes	
Donna SARGENT	446	ELECTED
Debbie TABLOTNEY	374	ELECTED
Eric YUNG	317	ELECTED
Jonathan HO	304	ELECTED
Sandra NIXON	303	ELECTED
Kevin LAINCHBURY	292	
Matt PITCAIRN	285	
Ken HAMAGUCHI	280	ELECTED
Alice S. WONG	278	ELECTED
Peter LIU	277	
Rod BELLEZA	265	
Norm GOLDSTEIN	252	
Kenneth HO	225	
Michael COBER	221	
Moushtak ESTEPHO	218	
Michael STARCHUK	175	
Jack TROVATO	161	
Mohamud Ali FARAH	120	

Richmond Steveston Division

Richmond - Steveston Division is indicated by the yellow colour. The voting regions are defined by the red lines.

Click on a region for poll-by-poll election results for that area.



- RS01 [Dixon Elementary School](#)
- RS02 [Manoah Steves Elementary School](#)
- RS03 [Lord Byng Elementary School](#)
- RS04 [Diefenbaker Elementary School](#)
- RS05 [Homma Elementary School](#)
- RS06 [Wowk Elementary School](#)
- RS07 [Steveston-London Secondary School](#)
- RS08 [Westwind Elementary School](#)
- RS09 [Blundell Elementary School](#)
- RS10 [Maple Lane Elementary School](#)

Dixon Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RS01 - Dixon Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	623	ELECTED
Richard LEE	270	
Cliff Lifeng WEI	29	

Office of Councillor

Name	Votes	
Harold STEVES	487	ELECTED
Bill McNULTY	452	ELECTED
Carol DAY	401	ELECTED
Linda McPHAIL	394	ELECTED
Alexa LOO	385	ELECTED
Michael WOLFE	366	
Chak AU	324	ELECTED
Ken JOHNSTON	322	ELECTED
Derek DANG	317	ELECTED
Andy HOBBS	312	
Kirby GRAEME	279	
Dave SEMPLE	265	
Sal BHULLAR	264	
Dan BAXTER	259	
Roy SAKATA	184	
Helen QUAN	166	
Jerome DICKEY	143	
Elsa WONG	142	
Grace TSANG	96	
Sunny HO	95	
Janos BERGMAN	87	
Adil AWAN	84	
Don MONTGOMERY	71	
Henry YAO	61	
Jennifer HUANG	47	
Patrick S. SAUNDERS	47	
Laura NASTASA	46	
Kristian VON SCHALBURG	35	
Garry YUILL	31	
Lee GILDEMEESTER	21	
Jun L. WUYAN	10	

Office of School Trustee

Name	Votes	
Donna SARGEANT	497	ELECTED
Debbie TABLOTNEY	421	ELECTED
Ken HAMAGUCHI	355	ELECTED
Sandra NIXON	334	ELECTED
Matt PITCAIRN	315	
Norm GOLDSTEIN	299	
Jack TROVATO	291	
Rod BELLEZA	281	
Kevin LAINCHBURY	266	
Eric YUNG	260	ELECTED
Michael STARCHUK	242	
Michael COBER	221	
Jonathan HO	215	ELECTED
Alice S. WONG	191	ELECTED
Moushtak ESTEPHO	184	
Peter LIU	172	
Kenneth HO	138	
Mohamud Ali FARAH	63	

Manoah Steves Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RS02 - Manoah Steves Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	568	ELECTED
Richard LEE	199	
Cliff Lifeng WEI	22	

Office of Councillor

Name	Votes	
Harold STEVES	481	ELECTED
Bill McNULTY	365	ELECTED
Carol DAY	357	ELECTED
Linda McPHAIL	330	ELECTED
Michael WOLFE	319	
Alexa LOO	312	ELECTED
Andy HOBBS	271	
Derek DANG	270	ELECTED
Dave SEMPLE	265	
Chak AU	264	ELECTED
Ken JOHNSTON	248	ELECTED
Dan BAXTER	230	
Kirby GRAEME	230	
Sal BHULLAR	184	
Roy SAKATA	165	
Jerome DICKEY	148	
Elsa WONG	111	
Helen QUAN	110	
Grace TSANG	100	
Janos BERGMAN	82	
Adil AWAN	80	
Sunny HO	77	
Don MONTGOMERY	70	
Henry YAO	68	
Jennifer HUANG	48	
Laura NASTASA	44	
Kristian VON SCHALBURG	43	
Patrick S. SAUNDERS	37	
Lee GILDEMEESTER	26	
Garry YUILL	22	
Jun L. WUYAN	6	

Office of School Trustee

Name	Votes	
Donna SARGEANT	392	ELECTED
Debbie TABLOTNEY	339	ELECTED
Sandra NIXON	304	ELECTED
Matt PITCAIRN	301	
Ken HAMAGUCHI	300	ELECTED
Jack TROVATO	269	
Rod BELLEZA	249	
Norm GOLDSTEIN	243	
Eric YUNG	211	ELECTED
Kevin LAINCHBURY	210	
Michael STARCHUK	210	
Michael COBER	202	
Alice S. WONG	186	ELECTED
Jonathan HO	166	ELECTED
Moushtak ESTEPHO	149	
Peter LIU	138	
Kenneth HO	114	
Mohamud Ali FARAH	51	

Lord Byng Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RS03 - Lord Byng Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	728	ELECTED
Richard LEE	222	
Cliff Lifeng WEI	14	

Office of Councillor

Name	Votes	
Harold STEVES	624	ELECTED
Bill McNULTY	506	ELECTED
Linda McPHAIL	462	ELECTED
Carol DAY	426	ELECTED
Alexa LOO	422	ELECTED
Michael WOLFE	417	
Dave SEMPLE	384	
Ken JOHNSTON	357	ELECTED
Andy HOBBS	356	
Derek DAIG	348	ELECTED
Roy SAKATA	336	
Kirby GRAEME	302	
Chak AU	281	ELECTED
Dan BAXTER	234	
Sal BHULLAR	226	
Jerome DICKEY	163	
Helen QUAN	118	
Elsa WONG	118	
Don MONTGOMERY	82	
Henry YAO	80	
Grace TSANG	74	
Adil AWAN	68	
Janos BERGMAN	68	
Kristian VON SCHALBURG	55	
Sunny HO	54	
Laura NASTASA	50	
Patrick S. SAUNDERS	44	
Garry YUILL	37	
Jennifer HUANG	33	
Lee GILDEMEESTER	23	
Jun L. WUYAN	10	

Office of School Trustee

Name	Votes	
Donna SARGENT	558	ELECTED
Ken HAMAGUCHI	502	ELECTED
Debbie TABLOTNEY	485	ELECTED
Matt PITCAIRN	422	
Sandra NIXON	363	ELECTED
Jack TROVATO	328	
Michael STARCHUK	270	
Norm GOLDSTEIN	255	
Kevin LAINCHBURY	251	
Rod BELLEZA	246	
Michael COBER	222	
Eric YUNG	211	ELECTED
Moushtak ESTEPHO	187	
Jonathan HO	175	ELECTED
Alice S. WONG	172	ELECTED
Peter LIU	135	
Kenneth HO	94	
Mohamud Ali FARAH	38	

Diefenbaker Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RS04 - Diefenbaker Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	769	ELECTED
Richard LEE	270	
Cliff Lifeng WEI	27	

Office of Councillor

Name	Votes	
Bill McNULTY	494	ELECTED
Linda McPHAIL	459	ELECTED
Harold STEVES	455	ELECTED
Chak AU	429	ELECTED
Carol DAY	423	ELECTED
Derek DANG	389	ELECTED
Andy HOBBS	388	
Alexa LOO	385	ELECTED
Ken JOHNSTON	355	ELECTED
Michael WOLFE	336	
Dan BAXTER	294	
Kirby GRAEME	281	
Dave SEMPLE	239	
Sal BHULLAR	230	
Roy SAKATA	227	
Helen QUAN	209	
Elsa WONG	199	
Jerome DICKEY	149	
Sunny HO	145	
Grace TSANG	134	
Henry YAO	93	
Adil AWAN	82	
Janos BERGMAN	78	
Jennifer HUANG	76	
Don MONTGOMERY	69	
Laura NASTASA	48	
Kristian VON SCHALBURG	46	
Patrick S. SAUNDERS	44	
Lee GILDEMEESTER	35	
Garry YUILL	35	
Jun L. WUYAN	11	

Office of School Trustee

Name	Votes	
Donna SARGENT	544	ELECTED
Debbie TABLOTNEY	439	ELECTED
Ken HAMAGUCHI	397	ELECTED
Matt PITCAIRN	363	
Sandra HIXON	341	ELECTED
Eric YUNG	320	ELECTED
Jonathan HO	299	ELECTED
Norm GOLDSTEIN	268	
Rod BELLEZA	265	
Kevin LAINCHBURY	252	
Alice S. WONG	250	ELECTED
Jack TROVATO	249	
Michael COBER	225	
Michael STARCHUK	222	
Kenneth HO	213	
Moushtak ESTEPHO	204	
Peter LIU	189	
Mohamud Ali FARAH	54	

Homma Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RS05 - Homma Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	1565	ELECTED
Richard LEE	520	
Cliff Lifeng WEI	34	

Office of Councillor

Name	Votes	
Harold STEVES	1074	ELECTED
Bill McNULTY	1056	ELECTED
Linda McPHAIL	1026	ELECTED
Carol DAY	942	ELECTED
Alexa LOO	932	ELECTED
Andy HOBBS	865	
Michael WOLFE	851	
Derek DANG	804	ELECTED
Dave SEMPLE	712	
Ken JOHNSTON	668	ELECTED
Chak AU	584	ELECTED
Kirby GRAEME	579	
Dan BAXTER	518	
Roy SAKATA	497	
Sal BHULLAR	445	
Elsa WONG	344	
Jerome DICKEY	335	
Helen QUAN	259	
Janos BERGMAN	202	
Don MONTGOMERY	189	
Grace TSANG	175	
Henry YAO	174	
Sunny HO	165	
Adil AWAN	155	
Laura NASTASA	117	
Jennifer HUANG	113	
Kristian VON SCHALBURG	103	
Patrick S. SAUNDERS	96	
Garry YUILL	95	
Lee GILDEMEESTER	62	
Jun L. WUYAN	22	

Office of School Trustee

Name	Votes	
Donna SARGENT	1139	ELECTED
Debbie TABLOTNEY	1003	ELECTED
Ken HAMAGUCHI	880	ELECTED
Sandra HIXON	734	ELECTED
Matt PITCAIRN	720	
Norm GOLDSTEIN	637	
Jack TROVATO	629	
Michael STARCHUK	609	
Kevin LAINCHBURY	589	
Rod BELLEZA	563	
Eric YUNG	560	ELECTED
Michael COBER	507	
Alice S. WONG	420	ELECTED
Jonathan HO	381	ELECTED
Peter LIU	378	
Moushtak ESTEPHO	356	
Kenneth HO	265	
Mohamud Ali FARAH	87	

Wowk Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RS06 - Wowk Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	773	ELECTED
Richard LEE	390	
Cliff Lifeng WEI	33	

Office of Councillor

Name	Votes	
Chak AU	649	ELECTED
Derek DANG	507	ELECTED
Bill McNULTY	502	ELECTED
Linda McPHAIL	478	ELECTED
Ken JOHNSTON	441	ELECTED
Harold STEVES	418	ELECTED
Alexa LOO	395	ELECTED
Carol DAY	379	ELECTED
Andy HOBBS	362	
Helen QUAN	327	
Michael WOLFE	325	
Kirby GRAEME	315	
Dan BAXTER	294	
Sal BHULLAR	256	
Sunny HO	255	
Dave SEMPLE	231	
Grace TSANG	224	
Elsa WONG	218	
Roy SAKATA	169	
Jerome DICKEY	117	
Henry YAO	114	
Jennifer HUANG	113	
Don MONTGOMERY	74	
Adil AWAN	73	
Laura NASTASA	65	
Janos BERGMAN	64	
Patrick S. SAUNDERS	40	
Kristian VON SCHALBURG	34	
Garry YUILL	29	
Lee GILDEMEESTER	23	
Jun L. WUYAN	12	

Office of School Trustee

Name	Votes	
Donna SARGENT	541	ELECTED
Jonathan HO	459	ELECTED
Debbie TABLOTNEY	456	ELECTED
Eric YUNG	395	ELECTED
Ken HAMAGUCHI	386	ELECTED
Kenneth HO	377	
Alice S. WONG	351	ELECTED
Matt PITCAIRN	347	
Norm GOLDSTEIN	313	
Sandra NIXON	290	ELECTED
Rod BELLEZA	281	
Kevin LAINCHBURY	279	
Peter LIU	278	
Jack TROVATO	230	
Moushtak ESTEPHO	220	
Michael STARCHUK	209	
Michael COBER	193	
Mohamud Ali FARAH	48	

Steveston-London Secondary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RS07 - Steveston-London Secondary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	802	ELECTED
Richard LEE	345	
Cliff Lifeng WEI	23	

Office of Councillor

Name	Votes	
Chak AU	520	ELECTED
Bill McNULTY	491	ELECTED
Linda McPHAIL	491	ELECTED
Harold STEVES	482	ELECTED
Alexa LOO	407	ELECTED
Derek DANG	401	ELECTED
Ken JOHNSTON	400	ELECTED
Carol DAY	399	ELECTED
Michael WOLFE	381	
Andy HOBBS	375	
Kirby GRAEME	357	
Sal BHULLAR	290	
Dave SEMPLE	277	
Dan BAXTER	260	
Helen QUAN	226	
Grace TSAING	210	
Elsa WONG	196	
Roy SAKATA	192	
Sunny HO	191	
Jerome DICKEY	125	
Henry YAO	112	
Janos BERGMAN	95	
Adil AWAN	95	
Jennifer HUANG	95	
Don MONTGOMERY	73	
Laura NASTASA	47	
Kristian VON SCHALBURG	46	
Patrick S. SAUNDERS	44	
Lee GILDEMEESTER	36	
Garry YUILL	26	
Jun L. WUYAN	18	

Office of School Trustee

Name	Votes	
Donna SARGENT	640	ELECTED
Debbie TABLOTNEY	496	ELECTED
Ken HAMAGUCHI	424	ELECTED
Eric YUNG	363	ELECTED
Jonathan HO	357	ELECTED
Sandra NIXON	341	ELECTED
Matt PITCAIRN	338	
Alice S. WONG	324	ELECTED
Norm GOLDSTEIN	300	
Rod BELLEZA	279	
Kenneth HO	273	
Jack TROVATO	268	
Kevin LAINCHBURY	263	
Peter LIU	261	
Michael STARCHUK	257	
Michael COBER	208	
Moushtak ESTEPHO	187	
Mohamud Ali FARAH	67	

Westwind Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RS08 - Westwind Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	763	ELECTED
Richard LEE	238	
Cliff Lifeng WEI	9	

Office of Councillor

Name	Votes	
Harold STEVES	571	ELECTED
Linda McPHAIL	552	ELECTED
Bill McNULTY	535	ELECTED
Alexa LOO	521	ELECTED
Andy HOBBS	430	
Dave SEMPLE	421	
Derek DANG	412	ELECTED
Carol DAY	412	ELECTED
Michael WOLFE	362	
Ken JOHNSTON	361	ELECTED
Chak AU	288	ELECTED
Kirby GRAEME	271	
Roy SAKATA	239	
Dan BAXTER	215	
Sal BHULLAR	205	
Jerome DICKEY	156	
Elsa WONG	152	
Helen QUAN	121	
Don MONTGOMERY	86	
Grace TSANG	74	
Henry YAO	70	
Janos BERGMAN	66	
Adil AWAN	63	
Garry YUILL	63	
Sunny HO	60	
Patrick S. SAUNDERS	31	
Jennifer HUANG	30	
Laura NASTASA	30	
Kristian VON SCHALBURG	30	
Lee GILDEMEESTER	12	
Jun L. WUYAN	8	

Office of School Trustee

Name	Votes	
Donna SARGENT	648	ELECTED
Debbie TABLOTNEY	600	ELECTED
Ken HAMAGUCHI	494	ELECTED
Sandra NIXON	319	ELECTED
Eric YUNG	302	ELECTED
Kevin LAINCHBURY	291	
Matt PITCAIRN	284	
Norm GOLDSTEIN	282	
Rod BELLEZA	267	
Jack TROVATO	261	
Michael STARCHUK	246	
Michael COBER	213	
Alice S. WONG	192	ELECTED
Peter LIU	184	
Jonathan HO	155	ELECTED
Moushtak ESTEPHO	130	
Kenneth HO	92	
Mohamud Ali FARAH	40	

Blundell Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: RS09 - Blundell Elementary School

Office of Mayor

Name	Votes	
Malcolm BRODIE	525	ELECTED
Richard LEE	215	
Cliff Lifeng WEI	27	

Office of Councillor

Name	Votes	
Chak AU	335	ELECTED
Bill McNULTY	327	ELECTED
Linda McPHAIL	317	ELECTED
Derek DANG	301	ELECTED
Harold STEVES	281	ELECTED
Carol DAY	265	ELECTED
Andy HOBBS	256	
Ken JOHNSTON	256	ELECTED
Alexa LOO	239	ELECTED
Michael WOLFE	236	
Dan BAXTER	188	
Helen QUAN	168	
Elsa WONG	166	
Kirby GRAEME	164	
Dave SEMPLE	147	
Sal BHULLAR	146	
Sunny HO	133	
Grace TSANG	122	
Roy SAKATA	114	
Henry YAO	107	
Jennifer HUANG	90	
Jerome DICKEY	76	
Janos BERGMAN	64	
Don MONTGOMERY	59	
Adil AWAN	47	
Patrick S. SAUNDERS	41	
Laura NASTASA	36	
Lee GILDEMEESTER	30	
Garry YUILL	24	
Kristian VON SCHALBURG	23	
Jun L. WUYAN	19	

Office of School Trustee

Name	Votes	
Donna SARGENT	353	ELECTED
Debbie TABLOTNEY	299	ELECTED
Eric YUNG	260	ELECTED
Jonathan HO	241	ELECTED
Alice S. WONG	236	ELECTED
Matt PITCAIRN	220	
Rod BELLEZA	212	
Sandra NIXON	212	ELECTED
Ken HAMAGUCHI	200	ELECTED
Norm GOLDSTEIN	198	
Peter LIU	198	
Kenneth HO	190	
Kevin LAINCHBURY	184	
Michael COBER	159	
Michael STARCHUK	156	
Moushak ESTEPHO	142	
Jack TROVATO	141	
Mohamud Ali FARAH	54	

Maple Lane Elementary School

Richmond General Local and School Election

Results By Voting Place

Voting Place: **RS10 - Maple Lane Elementary School**

Office of Mayor

Name	Votes	
Malcolm BRODIE	492	ELECTED
Richard LEE	240	
Cliff Lifeng WEI	22	

Office of Councillor

Name	Votes	
Chak AU	327	ELECTED
Bill McHULTY	327	ELECTED
Linda McPHAIL	325	ELECTED
Harold STEVES	315	ELECTED
Carol DAY	293	ELECTED
Derek DAING	280	ELECTED
Alexa LOO	274	ELECTED
Ken JOHNSTON	267	ELECTED
Michael WOLFE	261	
Andy HOBBS	238	
Kirby GRAEME	215	
Dan BAXTER	192	
Dave SEMPLE	162	
Helen QUAN	158	
Sal BHULLAR	155	
Elsa WONG	147	
Sunny HO	142	
Roy SAKATA	138	
Grace TSANG	121	
Jennifer HUANG	90	
Henry YAO	87	
Jerome DICKEY	74	
Don MONTGOMERY	59	
Adil AWAN	58	
Patrick S. SAUNDERS	48	
Janos BERGMAN	47	
Kristian VON SCHALBURG	39	
Laura NASTASA	37	
Lee GILDEMEESTER	25	
Jun L. WUYAN	22	
Garry YUILL	18	

Office of School Trustee

Name	Votes	
Donna SARGENT	374	ELECTED
Debbie TABLOTNEY	307	ELECTED
Ken HAMAGUCHI	268	ELECTED
Jonathan HO	245	ELECTED
Matt PITCAIRN	242	
Alice S. WOIG	238	ELECTED
Eric YUNG	236	ELECTED
Norm GOLDSTEIN	221	
Sandra NIXON	221	ELECTED
Rod BELLEZA	197	
Kevin LAINCHBURY	191	
Kenneth HO	189	
Peter LIU	174	
Michael STARCHUK	174	
Jack TROVATO	163	
Michael COBER	141	
Moushtak ESTEPHO	127	
Mohamud Ali FARAH	40	

Attachment 3

Div.	Voting Location	Address	Total Ballots Cast
RC01	Thompson Elementary School	6211 Forsyth Crescent	1296
RC02	Quilchena Elementary School	3760 Moresby Drive	997
RC03	Gilmore Elementary School	8380 Elsmore Road	594
RC04	Grauer Elementary School	4440 Blundell Road	720
RC05	Blair Elementary School	6551 Lynas Lane	912
RC06	McKay Elementary School	7360 Lombard Road	869
RC07	Brighthouse Elementary School	6800 Azure Rd	733
RC08	Minoru Place Senior Centre	7660 Minoru Gate	1009
RC09	Richmond Secondary School	7171 Minoru Boulevard	855
RC10	Talmey Elementary School	9500 Kilby Drive	589
RC11	Tomsett Elementary School	9671 Odlin Road	799
RC12	Cook Elementary School	8600 Cook Road	1298
RC13	Sea Island Elementary School	1891 Wellington Crescent	216
RE01	General Currie Elem. School	8220 General Currie Road	1947
RE02	Palmer Secondary School	8160 St. Albans Road	956
RE03	Walter Lee Elementary School	9491 Ash Street	915
RE04	Bridge Elementary School	10400 Leonard Road	720
RE05	Tait Elementary School	10071 Finlayson Drive	1039
RE06	Kate McNeely Elementary School	12440 Woodhead Road	1563
RE07	Kingswood Elementary School	11511 King Road	925
RE08	Whiteside Elementary School	9282 Williams Road	561
RE09	McNair Secondary School	9500 No. 4 Road	927
RE10	Woodward Elementary School	10300 Seacote Road	874
RE11	Hamilton Elementary School	5180 Smith Drive	963
RS01	Dixon Elementary School	9331 Diamond Road	958
RS02	Steves Elementary School	10111 Fourth Avenue	819
RS03	Lord Byng Elementary School	3711 Georgia Street	997
RS04	Diefenbaker Elementary School	4511 Hermitage Drive	1086
RS05	Homma Elementary School	5100 Brunswick Drive	2183
RS06	Wowk Elementary School	5380 Woodward's Road	1233
RS07	Steveston-London Secondary School	6600 Williams Road	1197
RS08	Westwind Elementary School	11371 Kingfisher Drive	1052
RS09	Blundell Elementary School	6480 Blundell Road	788
RS10	Maple Lane Elementary School	7671 Alouette Drive	783
AD1	Richmond City Hall	6911 No.3 Road	1374
AD2	Richmond City Hall	6911 No.3 Road	956
AD3	Richmond City Hall	6911 No.3 Road	773
AD4	Richmond City Hall	6911 No.3 Road	806
AD5	Richmond City Hall	6911 No.3 Road	1139
AD6	Quilchena Elementary School	3760 Moresby Drive	236
AD7	Kate McNeely Elementary School	12440 Woodhead Road	316
AD8	McNair Secondary School	9500 No. 4 Road	471
AD9	Lord Byng Elementary School	3711 Georgia Street	486
MBV	Mail/Mobile		315
TOTAL BALLOTS CAST = 40,245			



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8789 (RZ 10-552482)
3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909**

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

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

P.I.D. 004-229-487
Lot "A" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909

P.I.D. 014-343-835
Lot "B" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909

P.I.D. 004-229-550
Lot "C" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919

P.I.D. 014-399-831
Lot "D" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8789**".

FIRST READING

JUL 25 2011

A PUBLIC HEARING WAS HELD ON

SEP 07 2011 JUL 21 2014

SECOND READING

SEP 07 2011

THIRD READING

RESCINDED ON JUNE 23, 2014

SEP 07 2011 JUL 21 2014

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OCT 19 2011 AUG 08 2014

OTHER REQUIREMENTS SATISFIED

DEC 03 2014

ADOPTED

MAYOR

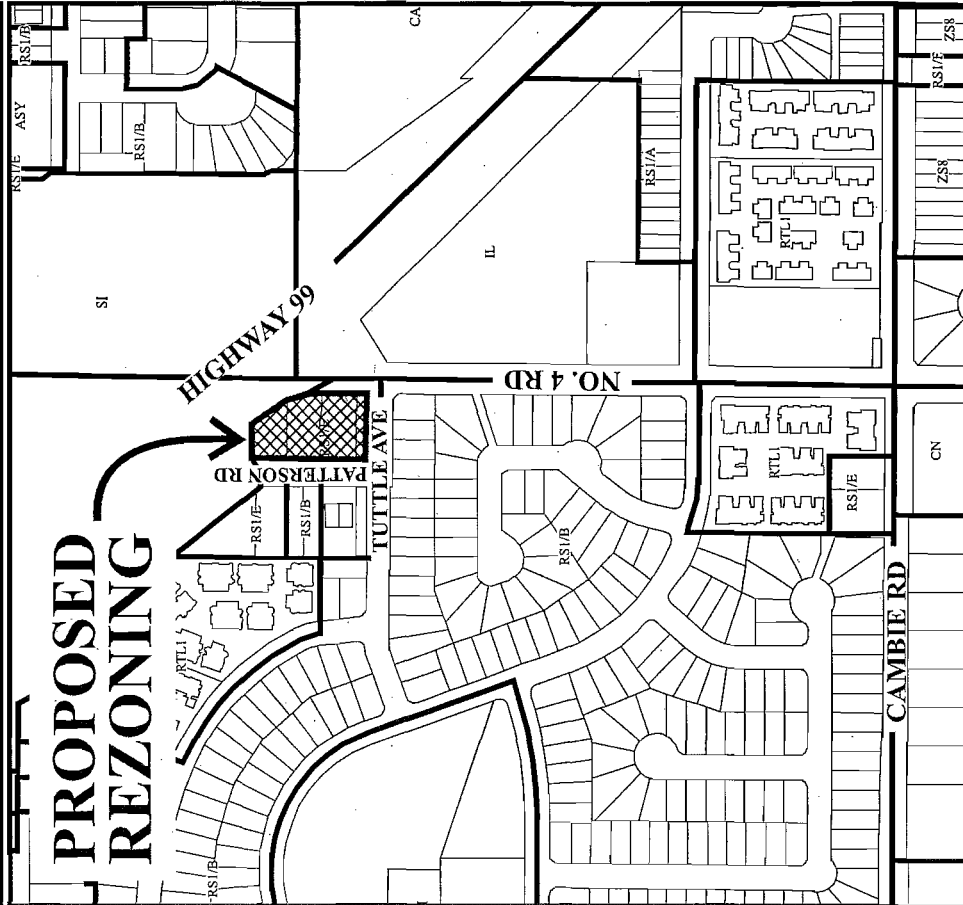
CORPORATE OFFICER





City of Richmond

**PROPOSED
REZONING**



CNCL - 292

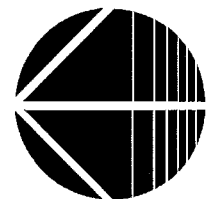
HIGHWAY 99

PATTERSON RD

TUTTLE AVE

NO. 4 RD

CAMBIE RD



RZ 10-552482

Original Date: 11/16/10

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9159 (RZ13-649641)
9700 and 9740 Alexandra Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 17.71 thereof the following:

“17.71 Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)”

17.71.1 Purpose

The **zone** provides for **town housing** with a **density bonus** for a monetary contribution to the City’s capital Affordable Housing Reserve Fund.

17.71.2 Permitted Uses

- **child care**
- **housing, town**

17.71.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **community care facility, minor**

17.71.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional:
 - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
 - b) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for:
 - i. covered areas of the **principal building** which are open on one or more sides; or
 - ii. enclosed **balconies** provided that the total area of such enclosed **balconies** does not exceed 50% of the total area permitted by Section 17.71.4.1.b. i.
2. Notwithstanding Section 17.71.4.1, the reference to “0.65” in relation to the maximum **floor area ratio** is increased to a higher **density** of “0.72” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$678,107.00 to the **City’s** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

17.71.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.71.6 Yards & Setbacks

1. The minimum **front yard** is 3.0 m for the accessory amenity **building** and 4.0 m for all other **buildings**.
2. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** may project into the **front yard** for a distance of not more than 1.5 m.
3. **Bay windows** may project into the **front yard** for a distance of not more than 0.6 m.
4. The minimum **side yard** is 3.0 m.
5. The minimum **rear yard** is 4.0 m.
6. **Balconies, bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** and the **rear yard** for a distance of not more than 0.6 m.

17.71.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.2 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.71.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 10,000 m².

17.71.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.71.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for residents, together with 0.2 spaces per **dwelling unit** for visitor, for a total of 1.7 spaces per **dwelling unit**.

17.71.11 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.”

2. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it “**TOWN HOUSING (ZT71) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**”;

 P.I.D. 003-874-117
 Lot 51 Section 34 Block 5 North Range 6 West New Westminster District Plan 35213

 P.I.D. 007-176-830
 Lot 52 Section 34 Block 5 North Range 6 West New Westminster District Plan 35213.

3. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9159”.

FIRST READING

JUL 28 2014

PUBLIC HEARING

SEP 02 2014

SECOND READING

SEP 02 2014

THIRD READING

SEP 02 2014

OTHER CONDITIONS SATISFIED

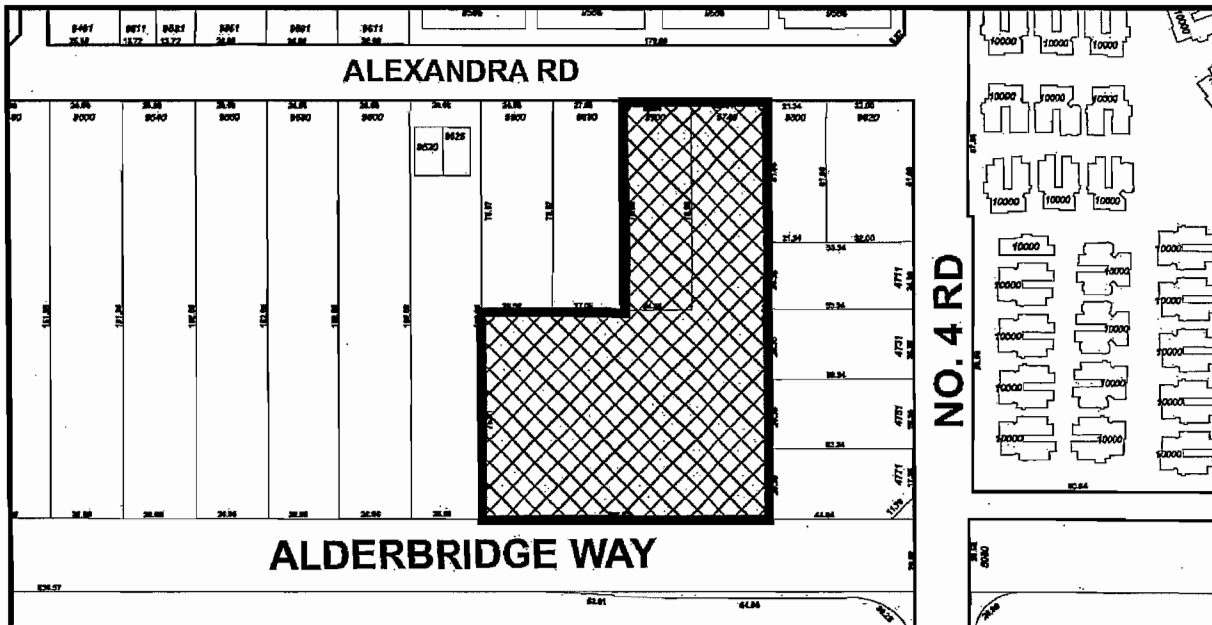
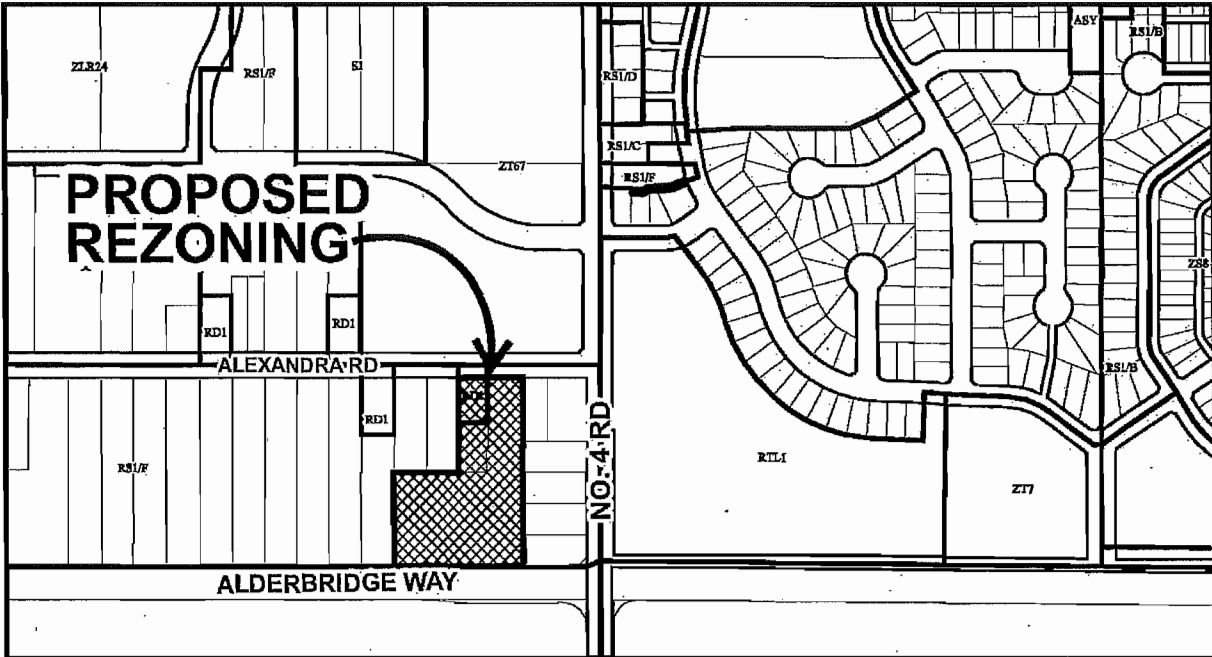
DEC 04 2014

ADOPTED

_____
MAYOR_____
CORPORATE OFFICER



City of
Richmond



RZ 13-649641

Original Date: 03/05/14

Revision Date:

Note: Dimensions are in METRES

CNCL - 296



**Development Permit Panel
Wednesday, November 26, 2014**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Dave Semple, General Manager, Community Services
John Irving, Director, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, November 12, 2014, be adopted.

CARRIED

1. Development Permit 13-645579

(File Ref. No.: DP 13-645579) (REDMS No. 4377650)

APPLICANT: NSDA Architects on behalf of the Pacific Autism Family
Centre Foundation

PROPERTY LOCATION: 1001 Hudson Avenue

INTENT OF PERMIT:

1. Permit the construction of a 5,752 m² (gross floor area) building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto Oriented Commercial (ZC10) – Airport and Aberdeen Village"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw S. 7.5.17) from 1.5 metres to zero metres along the northern lot line.

Development Permit Panel

Wednesday, November 26, 2014

Applicant's Comments

Garth Ramsey, NSDA Architects, briefed the Panel on proposed modifications to the proposed application and spoke on (i) urban design, (ii) architectural form and character, and (iii) landscape design.

Mr. Ramsey spoke on the proposed modifications made to the proposed application and noted that (i) the number of elevators will be reduced from three to two, (ii) the building will have a reduced massing (iii) there will be a reduction in rooftop mechanical equipment, and (iv) the recreation centre will not be included in this phase of development.

Staff Comments

Wayne Craig, Director, Development, spoke of the proposed parking variances, noting that they remain consistent with the previous application that was presented to the Development Permit Panel.

Panel Discussion

Discussion ensued regarding the recreation centre and in reply to queries from the Panel, Mr. Ramsey advised that the recreation centre could be included in a future phase of development.

Discussion then ensued with respect to the landscaping of the proposed development. Mr. Ramsey advised that as a result of the recreation centre being deferred to a future phase of development, changes in the landscaping would include the addition of trees and hedges and changes to the layout of the fencing. Also, Mr. Ramsey noted that a portion of the covering for the pedestrian walkway would be removed; however the pedestrian walkway is not affected by the proposed design changes.

In reply to queries from the Panel, Mr. Ramsey noted that he anticipates the construction of the recreation centre would cost approximately \$2 million.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel

Wednesday, November 26, 2014

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a 5,752 m² (gross floor area) building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto Oriented Commercial (ZC10) – Airport and Aberdeen Village"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw S. 7.5.17) from 1.5 metres to zero metres along the northern lot line.*

CARRIED

2. Development Permit 14-665485

(File Ref. No.: DP 14-665485) (REDMS No. 4388882)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: Eastern Portion of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road

INTENT OF PERMIT:

Permit the construction of seventy-eight (78) 2 and 3-storey townhouses on the eastern portion of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road on a site zoned "Town Housing (ZT70) - South McLennan."

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., and Mary Yip, PMG Landscape Architects, provided a brief overview of the proposed development with respect to (i) the road network in the area, (ii) the conditions of adjacency, (iii) the building's massing and typology, (iv) the site's buffering, (v) architectural form and character, (vi) urban design, (vii) vehicle and pedestrian access, and (viii) sustainability features.

Mr. Yamamoto noted that the proposed development is anticipated to meet EnerGuide 82 standards and will have three convertible units.

Ms. Yip spoke of the Agricultural Land Reserve (ALR) buffer along No. 4 Road and the proposed development's amenities which include an amenity building, playground structure, patio areas and community garden spaces. She added that the pedestrian connections will use pavers.

3.

Development Permit Panel

Wednesday, November 26, 2014

Staff Comments

Mr. Craig commented on the proposed development, noting that (i) the site's ALR buffer plan has been reviewed by the City's Agricultural Advisory Committee, (ii) the proposed development will have a mixed typology, (iii) the majority of units will include side-by-side parking garages, and (iv) a servicing agreement is required for the new roads being introduced and site service connections.

Panel Discussion

Discussion ensued with respect to the proposed amenity building and in reply to queries from the Panel, Mr. Yamamoto advised that the proposed development's amenities would be clustered on the south-western side.

Discussion then ensued regarding vehicle access within the site. Mr. Yamamoto noted that the width of the internal roads will be designed similar to a city-type street with a pedestrian area on the side and that pedestrian crossing points will be aligned. Mr. Yamamoto added that it is possible to add paving treatment on a section of Lechow Street for a pedestrian connection should this be acceptable to the City.

Discussion continued with regard to outdoor and indoor amenities. In reply to queries from the Panel, Ms. Yip noted that the amenity area will be set amongst the retained trees and will include a patio area, an outdoor ping pong table, and a community garden. Also, she added that the amenity area offers activities for different age groups, and provides good visibility to the children's play areas.

In reply to queries from the Panel, Ms. Yip spoke on the landscaping and outdoor play areas and noted that (i) natural play elements will include logs and could include boulders, (ii) the buffer along the perimeter of the site will have a variety of tree species including evergreens and conifers, and (iii) due to the sparse traffic and some dead-end roads, there will opportunity for street play on the internal roads.

In reply to queries from the Panel, Mr. Yamamoto advised that the proposed development will be built to EnerGuide 82 standards.

Discussion ensued with respect to the site's construction and concerns were expressed regarding the potential for empty lots as a result of prolonged construction. Mr. Yamamoto advised that the construction schedule is not available; however construction of the proposed development will begin on the eastern portion of the site.

Discussion then ensued regarding the conditions of adjacency and Mr. Yamamoto noted that the development along the southern edge of the site is two storeys. Also, he noted that there will be a six foot fence along the south and west side of the site and that an access point provided for the adjacent development site along No. 4 Road will be made should they redevelop in the future.

In reply to queries from the Panel, Mr. Yamamoto advised that the site will remain close to an at-grade elevation and any retaining wall installed would be a few feet in height.

Development Permit Panel

Wednesday, November 26, 2014

Mr. Yamamoto spoke on the conditions of adjacency and elevation of the proposed development and noted that the development on the north-east edge of the site is not immediately adjacent to the site and would include a green strip between the new road and neighbouring property.

Discussion ensued with regard to the architectural form and character of the proposed development and in reply to queries from the Panel, Mr. Yamamoto noted that the eastern and western portion of the proposed development will have different themes.

Staff Comments

In reply to queries from the Panel, Mr. Craig noted that given the significant programming offered, the large amenity area is sufficient for the proposed development. He added that there will be no vehicle connection to the southern portion of Lechow Street until the adjacent properties are redeveloped.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of seventy-eight (78) 2 and 3-storey townhouses on the eastern portion of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road on a site zoned "Town Housing (ZT70) - South McLennan."

CARRIED

3. Development Permit 14-672669

(File Ref. No.: DP 14-672669) (REDMS No. 4402671)

APPLICANT: S-8135 Holdings Ltd.

PROPERTY LOCATION: 9191 and 9231 Alexandra Road

INTENT OF PERMIT:

Permit the construction of a development with forty (40) town housing units and nine (9) live/work dwelling units at 9191 and 9231 Alexandra Road on a site zoned "Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)."

5.

Development Permit Panel

Wednesday, November 26, 2014

Applicant's Comments

Karen Smith, Robert Ciccozzi Architecture Inc., and Meredith Mitchell, M2 Landscape Architecture, gave a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, (iii) vehicle parking and access, (iv) live/work units, and (v) sustainability features.

Ms. Smith spoke of the proposed development's architectural form and character, noting that commercial side fronting Alexandra Road will utilize a different character. Also, she added that the proposed development will have one convertible unit.

Ms. Mitchell commented on the landscape and open space design of the proposed development noting that (i) the internal driveway will be articulated with permeable pavers, (ii) the amenity area will include an open lawn, stepping stones, logs and benches, (iii) a dog wash and bicycle parking will be available, (iv) internal street trees will be planted, and (v) the live/work units will have yard space and access to the street.

Staff Comments

Mr. Craig advised that the proposed development will (i) connect to the Alexandra District Energy Utility, (ii) take measures to address the City's aircraft noise requirements, and (iii) make improvements to adjacent roads which will benefit the neighbourhood.

Panel Discussion

In reply to queries from the Panel, Ms. Smith advised that the live/work units would face Alexandra Road. She added that no live/work units are planned for the side facing Dubbert Street.

Discussion ensued with regard to the amenities and opportunities for street play on the internal streets. Ms. Smith spoke of the pedestrian flow and anticipates that on-site traffic will have reduced speeds.

Discussion then ensued with respect to the conditions of adjacency. Ms. Smith noted that the proposed development will be three storeys. Mr. Craig advised that properties to the north are four storeys and the proposed development to east of the site will also be four storeys.

Discussion continued regarding the elevation of the proposed development and the adjacent site. Ms. Smith noted that she anticipates that the proposed development will meet the grade of the higher adjacent site with raised rear yards along the shared property line.

Correspondence

Alvina Lee, 9299 Tomicki Avenue (**Schedule 1**)

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In reply to queries from the Panel, Mr. Craig advised that the proposed development meets the City's guidelines for on-site amenity space. He added that the area is anticipating the development of parks and green space. Also, he added that the Garden City Lands is in close proximity to the site.

In reply to queries from the Panel, Mr. Craig advised the proposed development will provide a ten metre road dedication for the widening of Tomicki Avenue. He added that once properties to the east of the site are developed, Tomicki Avenue will be fully developed between Dubbert Street and May Drive.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a development with forty (40) town housing units and nine (9) live/work dwelling units at 9191 and 9231 Alexandra Road on a site zoned "Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)."

CARRIED

4. Development Variance 14-676341

(File Ref. No.: DV 14-676341, Xr: TE 14-672413) (REDMS No. 4411201)

APPLICANT: Rogers Communications Inc.

PROPERTY LOCATION: 11771 Fentiman Place

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunications antenna pole at 11771 Fentiman Place.

Applicant's Comments

Samuel Sugita, Rogers Communications Inc. and Kiersten Enemark, Standard Land, provided a brief overview of the proposed variance application for a temporary communications antenna pole and noted the following:

- the current communications antenna is located atop Lions Manor, which is planned for demolition;

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- the temporary communications antenna pole would allow the continuation of communication service in the Steveston area once the current antenna atop of Lions Manor is removed;
- other buildings in the area are only one storey and would not be suitable for an antenna installation;
- the proposed antenna would be temporary and will be designed to be a slim monopole with a minimum footprint on a temporary cement slab and painted green to blend with its surroundings;
- neighbours were notified of the proposed application for the temporary communications antenna pole and the applicants have not received any response;
- Rogers Communications Inc. has a three year agreement with Fraser Health to keep the communications antenna on the Lions Manor site; and
- Fraser Health owns and operates the Lions Manor site, and requested that the current communications antenna be relocated so the planned demolition could proceed.

Staff Comments

Mr. Craig commented on the proposed variance application and noted that community notification occurred in October 2014 and an enlarged notification area was used in keeping with Council's Telecom Antenna Policy. He added that Fraser Health is currently in the process of applying for a demolition permit. Also, he noted that the site is currently zoned for Health Care; however Fraser Health has not identified any future plans for the Lions Manor site.

Panel Discussion

Discussion ensued with respect to the dimensions and location of the proposed communications antenna and the lack of information regarding the future plans for the Lions Manor site.

Discussion then ensued regarding the relocation of the communications antenna operated by Telus Corp. from the Lions Manor site to another site in the area.

In reply to queries from the Panel, Mr. Craig noted that the relocated Telus Corp. communication antenna's height conforms with the zoning so a variance application is not required.

Discussion continued regarding the communication service needs of the Steveston community and securing a long term solution for communication service in the area.

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In reply to queries from the Panel, Mr. Sugita noted that the applicant was working with Telus Corp. on a temporary location for the communications antenna. He added that the current communication antenna has been in the community for approximately 12 years and the applicant is working on a permanent solution. Also, he noted that removal of the communication antenna could potentially cause a loss of communications coverage in the area.

Discussion ensued with respect to future plans for the Lions Manor site. The Chair recommended that the applicant liaise with Fraser Health to attain more information regarding the future plans for the Lions Manor site. Also, the Chair noted that the application for the demolition of Lions Manor is still pending so there is time to secure an alternative solution to the installation of a temporary communications antenna pole.

Ms. Enemark advised that the proposed communications antenna pole would be a temporary installation and Rogers Communications Inc. has not received any information with regard to the future plans for the Lions Manor site.

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

It was moved and seconded

That staff report titled Application by Rogers Communications Inc. for a Development Variance Permit at 11771 Fentiman Place, from the Director, Development, dated November 6, 2014, be referred back to staff to examine:

1. *options to relocate the communications antenna on Lions Manor in the Steveston area; and*
2. *the future plans for the Lions Manor site.*

CARRIED

5. Development Permit 13-652010

(File Ref. No.: DP 13-652010) (REDMS No. 4308100)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8400 General Currie Road and 7411/7431 St. Albans Road

INTENT OF PERMIT:

1. Permit the construction of 12 three-storey townhouse units at 8400 General Currie Road and 7411/7431 St. Albans Road on a site zoned "High Density Townhouses (RTH2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units.

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Applicant's Comments

Xuedong Zhao, Zhao XD Architects Ltd. and Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the proposed application regarding (i) conditions of adjacency, (ii) urban design, (iii) landscape and open space design, and (iv) architectural form and character.

Mr. Zhao spoke of the proposed development's sustainability features and noted that the proposed development is anticipated to meet EnerGuide 82 standards.

Ms. Dimitrova spoke of the landscape design and noted that (i) units will have private yards, (ii) cedar hedges and fencing will provide privacy from the adjacent properties, (iii) the development will have a children's play area, (iv) there will be a trail and pedestrian entrance, (v) permeable pavers will be used on the internal driveways, and (vi) a bike rack will be installed.

Staff Comments

Mr. Craig advised that a development variance is proposed to increase the total number of tandem parking spaces and the variance enables the site to increase the number of parking spaces provided, which will exceed zoning bylaw requirements.

Panel Discussion

Discussion then ensued with regard to installing a traditional playground and the applicants were directed to discuss with staff options to enhance the children's play area with natural play elements.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion then ensued with regard to the proposed development's sustainability features and architectural form and character.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 12 three-storey townhouse units at 8400 General Currie Road and 7411/7431 St. Albans Road on a site zoned "High Density Townhouses (RTH2)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units.*

CARRIED

6. New Business

It was moved and seconded

That the Wednesday, December 24, 2014 Development Permit Panel meeting be cancelled.

CARRIED

7. Date Of Next Meeting: Wednesday, December 10, 2014

8. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:01 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 26, 2014.

Robert Gonzalez
Chair

Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
November 26, 2014.

CityClerk

To Development Permit Panel

Date: NOV. 26 2014

Item # 3

Re:

DP 14-672669

From: Alvina L [alvinapoly@hotmail.com]
Sent: Tuesday, 25 November 2014 16:57
To: CityClerk
Subject: Submissions for Development Permit Panel D 14-672669
Attachments: Scan2.PDF; Letter from City of Richmond.PDF

Date: November 25, 2014

To: The Director, City Clerk's Office

Dear Sir,

This submission is in regards to the Development Permit panel meeting to be held tomorrow, November 26, 2014 at 3:30 pm for Property Location 9191 and 9231 Alexandra Road.

I attach previous correspondence relating to building projects in connection with the Cambie West area for your reference.

I wish to raise a few points. Please ask the developer for the site of 9191 and 9231 Alexandra Road to also agree **'to double the width of Tomicki Avenue, to the extent of their property, by dedicating 10 meters along the northern end'**. This promise was made by the developer of 9251 and 9291 Alexandra Road (please see the attached letter from Mr. Johnson to me dated March 4, 2013 **DP 12-613923**). The widening of only one section of Tomicki Avenue is not sufficient and this road should be widened from east to west. Please note that Tomicki Avenue is now serving residents from Meridian Gate (approx. 260 units), Omega Living (245 units) and Cambridge Park (approx. 200 units).

Permission has been given to developers (Polygon) for 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road to increase the height from 4 storey to **5 and 6 storey buildings**. I hope the City Council will have height restrictions for the future developments of 9191 and 9231 Alexandra Road together with 9251 and 9291 Alexandra Road. This is to avoid the whole area being surrounded with humongous buildings, and further increasing the density of the area. Please make plans for more green space and recreation area for the fast growing West Cambie populations..

Thank you for your attention.

Alvina Lee
202-9299 Tomicki Ave.
(604) 788-1816

February 27, 2013

To: Director, City Clerk's Office

From: Alvina Lee, #202-9299 Tomicki Ave., Richmond B.C., V6X 0C5

Re: Richmond Development Permit Panel

Property Location: 9251 & 9291 Alexandra Road

For a Development Permit DP 12-613923

I wish to raise a concern about the usage of the roads while the new apartment site is being constructed. While the Meridian Gate residents totaling 250 units are now using the Dubbert Street and Tomicki Avenue to access to their parkades, the construction company of the Omega building project is also using the same roads. The roads are narrow and is the only road leading into Meridian Gate residence. I hope the builders will only use the **Alexandra Road** and won't share the Dubbert/Tomicki Avenue to access to their building site.

Thank you for your attention.

Yours truly,



Alvina Lee
(604) 788-1816



City of Richmond

Notice of Application For a Development Permit DP 12-613923

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Jingon Development Group
Property Location: 9251 and 9291 Alexandra Road

Intent of Permit:

To permit the construction of a four (4) storey – 132 unit apartment building with a small commercial unit on the ground floor on a site zoned “Residential/Limited Commercial (ZMU20) – Alexandra neighbourhood (West Cambie)”;

and
To vary the provisions of Richmond Zoning Bylaw 8500 to reduce the side yard setback (west side) from 6.0 metres to 5.42 metres.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: February 27, 2013
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date.**

How to obtain information:

- **By Phone:** To review supporting staff reports, please contact David Johnson, Planning & Development Department at (604-276-4193)
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2013.htm>
- **At City Hall:** Staff reports are available for inspection at the first floor, City hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between February 14, 2013 and the date of the Development Permit Panel Meeting.

David Weber
Director, City Clerk's Office



City of Richmond

March 4, 2013

File: 08-4105-06-01/2013-Vol 01

Planning and Development Department
Policy Planning
Fax: 604-276-4052

Alvina Lee
#202 - 9299 Tomicki Ave.
Richmond, BC
V6K 0C5

Attention: Alvina Lee

Dear Alvina:

Re: Your submission to Development Permit Panel regarding the development of 9251 and 9291 Alexandra Road (DP 12-613923)

Thank you for your submission in regards to the above noted project that appeared before the Development Permit Panel at their meeting of February 27, 2013. Your concern has been noted.


Before the City issues a Building Permit for a project like this, the contractor submits a construction management plan that includes the locations of delivery vehicles and parking for its workers. Because this development fronts onto both Alexandra Road and Tomicki Avenue, it is anticipated that both streets will be used during the construction period.

As the Omega project next door is to construct an extension of Tomicki Avenue to connect to May Drive to the east, we anticipate the traffic route will take advantage of this extension and take some pressure off of Dubbert Street by using May Drive.

While no Building Permit has yet been submitted, we can inform you that the developer has agreed to double the width of Tomicki Avenue, to the extent of their property, by dedicating 10 meters along the northern end. This is so they can construct the road and sidewalk to the same standards of your complex along Tomicki Avenue upon completion. During the construction period, we anticipate the delivery area and site worker parking will take advantage of this additional space.

Should you have any questions, please contact the undersigned at 604 276-4193.

Yours truly,



David Johnson
Planner 2
DJ:dj



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel

Date: December 3, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01

Re: Development Permit Panel Meeting held on October 15, 2014

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Permit (DP 14-667441) for the property at 9700 and 9740 Alexandra Road be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read 'Joe Erceg', written over the printed name and title.

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 15, 2014.

DP 14-667441 – POLYGON JAYDEN MEWS HOMES LTD.
– 9700 AND 9740 ALEXANDRA ROAD
(October 15, 2014)

The Panel considered a Development Permit application to permit the construction of 64 townhouses on a site zoned “Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)”. A variance is included in the proposal for 57% of the parking spaces in garages to be provided in a tandem arrangement.

Architect, Jim Bussey, of Formwerks Architectural Inc., and Landscape Architect, Cheryl Bouwmeester, of ETA Landscape Architecture, and applicant, Chris Ho, of Polygon, provided a brief overview of the proposal, including the following information:

- The proposed development will incorporate energy efficient features such as Energy Star appliances, Low-E glazing on all windows and use low VOC paints. He added that the green space will incorporate owl habitats as part of a Public Art offering.
- A 3 m wide landscape buffer will run along the eastern and western edges of the site.
- A minimum of 50% of the plants used for landscaping will be native species.
- The plants used in the landscaping are expected to attract songbirds.
- A Douglas Fir tree near the centre of the development is proposed for retention.
- A tree well installed with retaining walls and a raised wooden seating area, will be constructed to maintain the existing grade around the Douglas Fir tree.
- Meandering pathways is proposed to provide pedestrian access through the site.
- A vegetative buffer along the eastern portion of the proposed development will separate the site from neighbouring properties.
- There will be three (3) habitat boxes for owls on-site, surrounded by Willow trees and elevated to approximately 9 ft. to 16 ft. to provide clearance for the owl nest. Also, the owls will have a temporary habitat while the site is under construction.

Staff supported the proposed Development Permit application and the proposed variance. Staff advised that: (i) a Servicing Agreement will address frontage improvements along Alexandra Road and Alderbridge Way; (ii) the proposed development will be designed to achieve an EnerGuide rating of 82 or better; (iii) the proposed development will be designed to achieve the City’s aircraft noise mitigation standards; and (iv) 14 convertible units will be included in the development.

In response to Panel queries, Mr. Ho advised: (i) the outdoor play elements will include a spinning dish, climbing logs and boulders, and a flat surface for chalk drawings; and (ii) the pathway on-site will be accessible for pedestrians.

In reply to queries from the Panel, staff noted: (i) the access to the pedestrian pathway will be for residents, but will not be gated; (ii) the landscaped buffer along Alderbridge Way would be a continuation of the vegetative buffer treatment that will be installed on adjacent developments to the west; (iii) the Servicing Agreement will include additional planting on the centre median along Alderbridge Way; and (iv) the planting within the City boulevards will be part of the Servicing Agreement and staff will determine the appropriate plant species used.

Discussion ensued with regard to the proposed development's architectural form and character and sustainability features.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends that the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council
From: Robert Gonzalez
Chair, Development Permit Panel

Date: December 3, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01

Re: Development Permit Panel Meeting Held on November 26, 2014

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Permit (DP 13-645579) for the property at 1001 Hudson Avenue be endorsed, and the Permit so issued.

Robert Gonzalez
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 26, 2014.

DP 13-645579 – NSDA ARCHITECTS ON BEHALF OF THE PACIFIC AUTISM FAMILY CENTRE FOUNDATION – 1001 HUDSON AVENUE
(November 26, 2014)

The Panel considered a Development Permit application to permit the construction of a 5,752 m² (gross floor area) building for treatment of, and education about, Autism Spectrum Disorder on a site zoned “Auto Oriented Commercial (ZC10) – Airport and Aberdeen Village”. The proposal includes a variance for reduced commercial parking space setback along the northern lot line.

Architect, Garth Ramsey, of NSDA Architects, gave a brief overview of the proposal and the modifications made from the original proposal considered and endorsed by the Development Permit Panel on May 14, 2014: (i) the number of elevators will be reduced from three (3) to two (2); (ii) the building will have a reduced massing; (iii) a reduction in roof top mechanical equipment; and (iv) the recreation centre will not be included in this phase of development.

Staff supported the Development Permit application and noted that the parking setback variance remains consistent with the previous approved application.

No correspondence was submitted to the Panel regarding the Development Permit application.

In response to Panel queries, Mr. Ramsey advised that:

- The recreation centre will be included in a future phase of development.
- As a result of the recreation centre being deferred to a future phase of development, changes in the landscaping include the addition of trees and hedges and changes to the layout of the fencing.
- The pedestrian walkway is not affected by the proposed design changes.
- It is anticipated that the future construction of the recreation centre would cost approximately \$2 million.

The Panel recommends that the Permit be issued.