



City Council

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

**Tuesday, February 14, 2017
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on January 23, 2017 (distributed previously); and*
- (2) *receive for information the Metro Vancouver 'Board in Brief' dated January 27, 2017.*

CNCL-11



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 19.)

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
- 2017 Health, Social and Safety Grants
- 2017 Child Care Grants
- 2017 Parks, Recreation and Community Events Grants
- 2017 Arts and Culture Grant Program
- Revenue Anticipation Borrowing (2017) Bylaw No. 9674
- Development Cost Charges Imposition Bylaw No. 9499
- Richmond Seniors Advisory Committee 2016 Annual Report and 2017 Work Program
- Child Care Development Advisory Committee 2016 Annual Report and 2017 Work Program
- Land use applications for first reading (to be further considered at the Public Hearing on March 20, 2017):
 - 9320 Dixon Avenue – Rezone from Single Detached (RS1/B) to Single Detached (RS2/K) (Ajit Thaliwal and Raman Kooner – applicant)
 - 9851, 9891/9911 Steveston Highway and 10931 Southgate Road – Rezone from Single Detached (RS1/E) to Low Density Townhouses (RTL4) (1002397 BC Ltd. – applicant)
 - 7140/7160 Marrington Road – Rezone from Two-Unit Dwellings (RD1) to Single Detached (RS2/B) (Westmark Developments Ltd. – applicant)
 - 11660/11680 Montego Street – Rezone from Two-Unit Dwellings (RD1) to Single Detached (RS2/C) (Sansaar Investments Ltd. – applicant)

5. *Motion to adopt Items No. 6 through No. 18 by general consent.*



Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-16 (1) the **Parks, Recreation and Cultural Services Committee** meeting held on January 24, 2017;
- CNCL-21 (2) the **General Purposes Committee** meeting held on February 6, 2017;
- CNCL-29 (3) the **Finance Committee** meeting held on February 6, 2017; and
- CNCL-33 (4) the **Planning Committee** meeting held on February 7, 2017;
- be received for information.*



Consent
Agenda
Item

7. 2017 HEALTH, SOCIAL AND SAFETY GRANTS

(File Ref. No. 07-3000-01) (REDMS No. 5254911 v. 2)

CNCL-42

See Page CNCL-42 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That, as per the report from the General Manager of Community Services, dated January 11, 2017:

- (1) *Health, Social and Safety Services Grants be awarded for the recommended amounts, and cheques disbursed for a total of \$586,095;*
- (2) *The following applicants be approved for the first year of a three-year funding cycle, based on Council approval of each subsequent year of funding, for:*
- (a) *Big Brothers of Greater Vancouver; and*
- (b) *Big Sisters of BC Lower Mainland; and*
- (3) *The following applicants be approved for the second year of a three-year funding cycle, based on Council approval of each subsequent year of funding, for:*
- (a) *Community Mental Wellness Association of Canada*
- (b) *Heart of Richmond AIDS Society*
- (c) *Richmond Mental Health Consumer and Friends Society*
- (d) *Richmond Society for Community Living*

- (e) *Richmond Women's Resource Centre; and*
- (4) *The following applicants be approved for the third year of a three-year funding cycle:*
 - (a) *Chimo Community Services*
 - (b) *Family Services of Greater Vancouver*
 - (c) *Pathways Clubhouse*
 - (d) *Richmond Addiction Services Society*
 - (e) *Richmond Family Place Society*
 - (f) *Richmond Multicultural Community Services*
 - (g) *Richmond Youth Service Agency; and*
 - (h) *Volunteer Richmond Information Services Society*



Consent
Agenda
Item

8. **2017 CHILD CARE GRANTS**
(File Ref. No. 07-3070-01) (REDMS No. 5281754 v. 1A)

CNCL-62

See Page CNCL-62 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That, as outlined in the report from the General Manager of Community Services, dated January 10, 2017, the Child Care Capital Grants be awarded for the recommended amounts, and cheques be disbursed for a total of \$8,536.62; and*
- (2) *That, as outlined in the report from the General Manager of Community Services, dated January 10, 2017, the Child Care Professional and Program Development Grants be awarded for the recommended amounts, and cheques be disbursed for a total of \$10,000.*



Consent
Agenda
Item

9. **2017 PARKS, RECREATION AND COMMUNITY EVENTS GRANTS**
(File Ref. No. 03-1085-01) (REDMS No. 5223432 v. 6)

CNCL-83

See Page **CNCL-83** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Parks, Recreation and Community Events Grants be allocated and cheques disbursed for a total of \$103,250 as identified in Attachment 1 of the staff report titled “2017 Parks, Recreation and Community Events Grants,” dated January 11, 2017, from the Senior Manager, Recreation and Sport Services;*
- (a) *with an additional \$500 added to the cheques for the Richmond City Centre Community Association and the Richmond Fitness and Wellness Association; and*
- (b) *an additional \$1,758 added to the cheque for Kidsport – Richmond Chapter;*
- (2) *That Sea Island Community Association not be approved for a three-year funding cycle, but be approved for consideration as a minor grant application; and*
- (3) *That Steveston Community Society – Richmond Summer Project be approved for the third year of a three-year funding cycle.*



Consent
Agenda
Item

10. **2017 ARTS AND CULTURE GRANT PROGRAM**
(File Ref. No. 11-7000-01) (REDMS No. 5280279)

CNCL-93

See Page **CNCL-93** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the 2017 Arts and Culture Grants be awarded for the recommended amounts and cheques disbursed for a total of \$109,754, as outlined in the report from the Director, Arts, Culture and Heritage Services, dated January 10, 2017.



Council Agenda – Tuesday, February 14, 2017

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11. **REVENUE ANTICIPATION BORROWING (2017) BYLAW NO. 9674**
(File Ref. No. 03-0900-01; 12-8060-20-009674) (REDMS No. 5280973 v. 2)

CNCL-120

See Page CNCL-120 for full report

FINANCE COMMITTEE RECOMMENDATION

- (1) *That Revenue Anticipation Borrowing (2017) Bylaw No. 9674 be introduced and given first, second and third readings; and*
- (2) *That staff be directed to notify Council if credit facilities are utilized.*

☐

Consent
Agenda
Item

12. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499**
(File Ref. No. 03-0900-01) (REDMS No. 4757567 v. 11)

CNCL-124

See Page CNCL-124 for full report

FINANCE COMMITTEE RECOMMENDATION

That Development Cost Charges (DCC) Imposition Bylaw No. 9499 be introduced and given first, second and third readings.

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Consent
Agenda
Item

13. **RICHMOND SENIORS ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**
(File Ref. No. 07-3400-01) (REDMS No. 5290445)

CNCL-306

See Page CNCL-306 for full report

PLANNING COMMITTEE RECOMMENDATION

That the staff report titled, "Richmond Seniors Advisory Committee 2016 Annual Report and 2017 Work Program", dated January 14, 2017, from the General Manager, Community Services, be approved.

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Consent
Agenda
Item

14. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**

(File Ref. No. 07-3070-01) (REDMS No. 5285393)

CNCL-317

See Page CNCL-317 for full report

PLANNING COMMITTEE RECOMMENDATION

That the Child Care Development Advisory Committee's 2016 Annual Report and 2017 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2016 Annual Report and 2017 Work Program," from the General Manager, Community Services, be approved.



Consent
Agenda
Item

15. **APPLICATION BY AJIT THALIWAL AND RAMAN KOONER FOR REZONING AT 9320 DIXON AVENUE FROM “SINGLE DETACHED (RS1/B)” TO “SINGLE DETACHED (RS2/K)”**

(File Ref. No. 12-8060-20-009624; RZ 16-735119) (REDMS No. 5161511)

CNCL-327

See Page CNCL-327 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, for the rezoning of 9320 Dixon Avenue from “Single Detached (RS1/B)” to “Single Detached (RS2/K)”, be introduced and given first reading.



Consent
Agenda
Item

16. **APPLICATION BY 1002397 BC LTD. FOR REZONING AT 9851, 9891/ 9911 STEVESTON HIGHWAY AND 10931 SOUTHGATE ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-009659; RZ 10-552879) (REDMS No. 5243375)

CNCL-343

See Page CNCL-343 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, for the rezoning of 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.



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17. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 7140/7160 MARRINGTON ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009668; RZ 16-741244) (REDMS No. 5257121)

CNCL-375

See Page CNCL-375 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, for the rezoning of 7140/7160 Marrington Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.



Consent
Agenda
Item

18. **APPLICATION BY SANSAAR INVESTMENTS LTD. FOR REZONING AT 11660/11680 MONTEGO STREET FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**
(File Ref. No. 12-8060-20-009673; RZ 16-741547) (REDMS No. 5256478)

CNCL-395

See Page CNCL-395 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, for the rezoning of 11660/11680 Montego Street from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/C)”, be introduced and given first reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- | | | |
|-----------------|---|--------------------------|
| CNCL-412 | Business Licence Bylaw 7360, Amendment Bylaw No. 9632 Opposed at 1 st /2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-413 | DCC Reserve Fund Expenditure (4000 May Drive) Bylaw No. 9643 Opposed at 1 st /2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-414 | Consolidated 5 Year Financial Plan (2017-2021) Bylaw No. 9663 Opposed at 1 st /2 nd /3 rd Readings – None. | |
| CNCL-420 | <u>Note:</u> Please see memorandum , dated February 10, 2017, from the Director, Finance, titled “Results of the Public Consultation on the Consolidated 5 Year Financial Plan (2017-2021) Bylaw No. 9663”. | <input type="checkbox"/> |
| CNCL-479 | Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9569 (4971/4991 Wintergreen Avenue, RZ 16-724552) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-481 | Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9608 (4720/4740 Larkspur Avenue, RZ 16-731886) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |
| CNCL-483 | Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9614 (110-12500 Horseshoe Way, ZT 16-734106) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None. | <input type="checkbox"/> |

DEVELOPMENT PERMIT PANEL

19. RECOMMENDATION

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

- CNCL-485 (1) *That the minutes of the Development Permit Panel meeting held on January 25, 2017, and the Chair's report for the Development Permit Panel meetings held on October 12, 2016, October 26, 2016, January 11, 2017 and January 25, 2017, be received for information; and*
- CNCL-504 (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 15-709934) for the property at 4991 No. 5 Road; and*
- (b) *a Development Variance Permit (DV 16-733949) for the property at 9580 Williams Road (Formerly 9580 & 9600 Williams Road and 10140 Gower Street) and 10060 Gower Street;*
- be endorsed, and the Permits so issued; and*
- (3) *That the changes to the design be deemed to be in General Compliance with the Development Permit (DP 11-564405) issued for the property at portions of 10111, 10197 and 10199 River Drive (formerly portions of 10111 and 10199 River Drive).*



ADJOURNMENT



For Metro Vancouver meetings on Friday, January 27, 2017

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg Valou or Kelly Sinoski Greg.Valou@metrovancover.org / Kelly.Sinoski@metrovancover.org

Greater Vancouver Regional District**Development of a Residential Wood Smoke Regulation for Metro Vancouver****APPROVED**

The Board authorized staff to start preliminary discussions on potential policies to control wood smoke emissions from indoor residential wood-burning stoves and fireplaces.

Wood smoke from residential wood-burning appliances contributes about 27 per cent of fine particulate matter (PM2.5) emissions throughout the region on an annual basis. Metro Vancouver has had voluntary wood smoke reduction measures since 2009, but more measures are needed to reduce emissions from existing wood-burning appliances.

Greater Vancouver Regional District Air Quality Management Bylaw – Staff Appointments**APPROVED**

The Board appointed Metro Vancouver employees Kristen Beattie, Robert Kemp, Donna Hargreaves and Maari Hirvi Mayne as air quality officers, pursuant to the Environmental Management Act and Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008.

2017 Emotive Event Schedule**APPROVED**

The Board approved the 2017 Emotive Event schedule, which tentatively includes 45 event days this year.

The Metro Vancouver Emotive Outreach Team attends public events across the region, such as Burnaby's Hats Off Day and Surrey's Party for the Planet, to provide opportunities for outreach and resident engagement on electric vehicles. The 2017 budget is \$25,000, plus staff time for two auxiliary staff. The costs have been approved in the 2017 operating budget, including Air Quality and Climate Change, and outreach and communications.

Proposed Amendment to the 2017 Schedule of Regular Board Meetings**APPROVED**

The Board agreed to amend two 2017 meeting dates in response to a request and a scheduling conflict. The June 30 Board meeting will be changed to June 23, 2017, while the October Board Budget Workshop will be held on October 20, 2017 rather than October 18 to ensure a quorum.

Proposed Amendments to the Non-member Attendance at Board and Committee Meetings Policy**APPROVED**

The Board approved a revised policy for non-member attendance at board and committee meetings, as presented in a December 8, 2016 report. The proposed provision authorizes “a non-member director” to attend a closed meeting, unless they are specifically asked by the Board chair to leave. A non-member director is a director who is not a member of the Greater Vancouver Water or Sewage and Drainage districts.

GVRD Internal Financing for MVHC Prepayment of CMHC Section 27 Debentures**APPROVED**

The Board approved a financing request by MVHC to prepay the existing Section 27 portfolio debentures for Semlin Terrace, Grandview Gardens, Kelly Court, Earl Adams and Euclid Square. The move will allow MVHC to realize maximum potential savings and to set up loan arrangements with flexible terms.

Homelessness Partnering Strategy Funding Investments: Update on 2015/16 and 2016-19 Projects**RECEIVED**

The Board received an update on funding investments in homelessness initiatives made through the Homelessness Partnering Strategy, including the final report on 2015-2016 projects, which included funding for 40 projects totalling \$12,699,642, and projects currently awarded funding through the 2016-2019.

The Housing First approach receives a minimum of 65% of the funding and over the 18-month period more than 300 ‘hardest to house’ clients were placed in housing. As of January 13th, 42 projects have been awarded \$22,285,434 in 2016-2019 funding. A final announcement of awarded projects will be provided at an upcoming meeting.

2017 Regional Homeless Count

RECEIVED

The Board received a description of the process and timeline for undertaking the 2017 Regional Homeless Count, which is slated for March 8, 2017, with preliminary results to be released on or near March 31, and a comprehensive report delivered in September. The 2017 Regional Homeless Count is introducing new methodologies, new partnerships and a waterways count – all of which require outreach and community development – to flesh out the data.

Metro Vancouver 2017 Appointments to External Agencies

APPROVED

The Board appointed 15 representatives to various external agencies to comply with requirements of those agencies, and to establish and sustain interagency relations.

The representatives are:

- Harold Steves, Richmond, *Agriculture Advisory Committee*
- Darrell Penner, Coquitlam, *Board of Trustees of the Sasamat Volunteer Fire Department*
- Bruce McDonald, Delta, *Delta Heritage Airpark Management Committee*;
- Barbara Steele, Surrey, and Bob Long, Coquitlam, *Experience the Fraser Lower Fraser River Corridor Project Steering Committee*
- Lois Jackson, Delta, Dave Murray, Pitt Meadows, and Mae Reid, Coquitlam, *Coquitlam to the Flood Control and River Management Committee of the Lower Mainland Local Government Association*
- Heather Deal, Vancouver, and Richard Walton, North Vancouver District, (alternate), *Fraser Basin Council*
- Raymond Louie, Vancouver, *Lower Mainland Local Government Association*
- Malcolm Brodie, Richmond, and Greg Moore, Port Coquitlam (alternate), *National Zero Waste Council*
- Heather Deal, Vancouver, and Craig Hodge, Coquitlam, *Pacific Parklands Foundation*
- Greg Moore and Raymond Louie, Vancouver (alternate), *Western Transportation Advisory Council*

Ten representatives, and 10 alternates, were also appointed to the Municipal Finance Authority for 2017:

- Malcolm Brodie, Richmond/ Harold Steves, Richmond (alternate)
- Derek Corrigan, Burnaby / Colleen Jordan, Burnaby (alternate)
- Greg Moore, Port Coquitlam / Jonathan Côté, New Westminster (alternate)
- Richard Walton, North Vancouver District/ Sav Dhaliwal, Burnaby (alternate)
- Mike Clay, Port Moody/ alternate: Ralph Drew, Belcarra (alternate)
- Raymond Louie, Vancouver/ Tim Stevenson, Vancouver (alternate)

- Darrell Mussatto, North Vancouver City/ Lois Jackson, Delta (alternate)
- Judy Villeneuve, Surrey/ Mary Martin, Surrey (alternate)
- Michael Smith, West Vancouver/ Wayne Baldwin, White Rock (alternate)
- Richard Stewart, Coquitlam/ Linda Hepner, Surrey (alternate)

GVRD Procedure Amending Bylaw No. 1239

APPROVED

The Board approved the Greater Vancouver Regional District Procedure Amending Bylaw Number 1239, 2016, to respond to changes in the Local Government Act, which came into effect on January 1, 2016. The amendments to the Procedure Bylaw are expected to better align with the new Act.

NOTICE OF MOTION

REFERRED

The Board referred a motion by West Vancouver Director Michael Smith, made on November 25, 2016, to have the Board Chair and Vice-Chair establish a full-time Finance Committee. The motion will be heard at a joint meeting with the Finance and Intergovernment and Procurement and Audit committees.

Greater Vancouver Sewerage and Drainage District

Award of Phase B, Construction Engineering Services for the Sapperton Pump Station Replacement Project

APPROVED

The Board authorized an award of \$4,372,585 (exclusive of taxes) for Phase B of the Sapperton Pump Station to consultant AECOM Canada Ltd, bringing the overall contract value to \$8,998,556.

The contract was initially awarded in 2012 to AECOM Canada Ltd. As Phase A nears completion, staff have identified that the anticipated value of the contract, including Phase B, will exceed \$5 million. This is the result of additional efforts required for addressing a contaminated site, incorporating Metro Vancouver park facilities, building a larger and more complex pump station than originally anticipated and site access improvements.

Metro Vancouver Recycling and Solid Waste Management 2015 Report

RECEIVED

The Board was updated on the Metro Vancouver Recycling and Solid Waste Management 2015 Report, which found the overall regional diversion rate increased from 61 per cent to 62 per cent

-- lower than the ISWRMP target of 70 per cent by 2015. However, it was noted that Metro Vancouver's diversion rate continues to increase over time and zero waste programs remain key priorities.

Metro Vancouver 2016 Waste Composition Monitoring Program

RECEIVED

The Board received an update on the results of the 2016 regional waste composition monitoring program, which found the three largest components of the waste stream last year were compostable organics (27%), paper (19%), and plastics (19%), consistent with previous years. The two largest decreases compared with 2015 were a 13%, or 33,000 tonne, reduction in organics and a 32%, or 43,000 tonnes, reduction in non-compostable organics (mostly painted and treated wood).

The waste composition monitoring program identifies disposal trends and targets specific materials for diversion programs to help achieve goals set out in the Integrated Solid Waste and Resource Management Plan.

Consultation on Potential Disposal Bans for Expanded Polystyrene and Textiles

APPROVED

The Board agreed to start consultation on potential disposal bans for expanded polystyrene products as well as textiles. Expanded polystyrene and textiles are significant material categories in the waste disposed by residents and businesses and a disposal ban that targets loads containing expanded polystyrene could substantially increase recycling rates for this material. However, given the limited opportunities to divert textiles from disposal, except for reuse, a disposal ban may not be appropriate at this time.

Metro Vancouver Housing Corporation District

Mortgage Renewal – Maplewood

APPROVED

The Board agreed to have the British Columbia Housing Management Commission act on MVHC's behalf to renew the existing mortgage for Maplewood housing complex, which is located at 4771 Williams Rd, Richmond. The move allows for a competitive interest rate with no constraints on Metro Vancouver resources and leaves Metro Vancouver financing options open for other MVHC projects that are better fit with the overall financing strategy. The mortgage for Maplewood is coming up for renewal on May 1, 2017.



Parks, Recreation and Cultural Services Committee

Date: Tuesday, January 24, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Ken Johnston
Councillor Carol Day
Councillor Bill McNulty
Councillor Linda McPhail
Mayor Malcolm Brodie

Also Present: Councillor Alexa Loo (entered at 4:23 p.m.)

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 December 21, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 28, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

Parks, Recreation & Cultural Services Committee
Tuesday, January 24, 2017

COMMUNITY SERVICES DIVISION

1. 2016 RICHMOND FILM OFFICE ANNUAL REPORT

(File Ref. No. 08-4150-09-01) (REDMS No. 5285775)

Jodie Shebib, Film and Major Events Liaison, reviewed Richmond Film Office activities, noting that 2016 was a record breaking year with respect to the number of film days and revenue generated and that 2017 is anticipated to be an active year.

It was moved and seconded

That the staff report titled, "2016 Richmond Film Office Annual Report", dated January 12, 2017 from the Director, Arts, Culture and Heritage Services, be received for information.

CARRIED

2. CITY OF RICHMOND PRIVATE DEVELOPMENT PUBLIC ART PROGRAM REVIEW

(File Ref. No. 11-7000-00) (REDMS No. 5223943 v. 8)

Jane Fernyhough, Director, Arts, Culture and Heritage Services, and Liesl Jauk, Manager Arts Services, spoke on the City's Private Development Public Art Program Review, noting that (i) information on walking tours and locations of public art in city are available on the City's website and on brochures, (ii) in instances where a site is not suitable for public art, or there are residual funds from a project, those contributions are directed to the City's Public Art Reserve, (iii) developers using the City's Public Art Process are required to follow the Public Art Process procedures, (iv) the public art contribution is a voluntary contribution, (v) details on the development's public art contributions are included in the development's rezoning considerations, and (vi) staff can provide Committee with additional information on the policies related to the City's public art approval process.

Discussion ensued with regard to the public art approval process.

In reply to queries from Committee, Ms. Fernyhough noted that the development's public art plan would identify details on the project's budget, location and themes. She added that Council approval for the actual artwork on private development is not required.

Cllr. Loo entered the meeting (4:23 p.m.).

Discussion took place regarding representation of Richmond residents in the Richmond Public Art Advisory Committee and opportunities to include Council input on art projects in private developments following approval of the applicant's public art plan.

Parks, Recreation & Cultural Services Committee
Tuesday, January 24, 2017

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

It was moved and seconded

That the staff report titled "City of Richmond Private Development Public Art Program Review" dated January 18, 2017, from the Director, Arts, Culture and Heritage Services be referred back to staff to review adding Council approval for Projects on Private Land under section 9(a) of the proposed Richmond Public Art Process.

CARRIED

3. COMMITTEE STANDING ITEM

(i) Garden City Lands

Jamie Esko, Manager, Parks Planning, Design and Construction, briefed Committee on the Garden City Lands, noting that construction activity on-site has been minimal due to weather conditions. She added that the Agricultural Land Commission has approved the City's application for perimeter trail development starting on March 2016.

Discussion ensued with regard to (i) composition of the trails, (ii) trail use, and (iii) the trail construction timeline.

4. MANAGER'S REPORT

(i) Britannia Heritage Shipyard and Steveston Interurban Tram Activities

Dee Bowley-Cowan, Britannia Site Supervisor, spoke on Britannia Heritage Shipyard (BHS) activities, highlighting that (i) a shipwright was hired to construct a war canoe on-site, (ii) programming includes interactive exhibits and demonstrations for children and adults, (iii) visitors are given the opportunity to complete a survey to provide feedback, (iv) the BHS is partnering with the UBC faculty of Education to produce a school education program, (v) the BHS hosts tours run by volunteers, (vi) the BHS is hosting a Japanese Cultural River tour, where guests are able to tour the Fraser River and learn about Japanese History, and (vii) BHS marketing will involve a variety of media platforms such as outdoor signage, social media, the City's website and a partnership with Tourism Richmond.

Parks, Recreation & Cultural Services Committee
Tuesday, January 24, 2017

Gabrielle Sharp, Museum Coordinator, commented on the Steveston Interurban Tram activities, highlighting that (i) the site will have programming for the March 18, 2017 Open House, Doors Open Richmond, Canada Day, Tram All Aboard, and during the unveiling of the restored tram, (ii) a mobile exhibit will be available on-site during the tram's restoration, and (iii) there will be programming during Halloween and during the winter season.

Rebecca Forrest, Project Leader, briefed Committee on the Interurban Tram's restoration process, noting that the project commenced in the fall of 2016 with an anticipated completion date of October 2017. She added that the restoration process will involve City staff and volunteers.

Discussion ensued with regard to BHS programming involving Musqueam history.

In reply to queries regarding the development status of the gill net loft, Mike Redpath, Senior Manager, Parks, noted that the Province has responded to the request by the City for a water lot lease. He added that the City has requested a 30 year tenure from the Province.

In response to a query from the Chair regarding a missing wagon wheel from the tram station, Ms. Bowley-Cowan noted that staff will search the Harbour Authority's storage locker for the missing wheel.

(ii) *Pink Shirt Day*

Elizabeth Ayers, Manager, Community Services Planning and Projects, noted that Pink Shirt Day is scheduled for February 22, 2017 and staff are encouraged to wear pink that day to support anti-bullying initiatives.

(iii) *Construction Update*

Ms. Esko updated Committee on park construction in the city, noting that (i) Lang Park renovations are nearing completion, (ii) construction of the next phase of the Middle Arm Waterfront Park is underway, and (iii) Cambie City Centre Park construction will commence in the spring.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:56 p.m.).

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, January 24, 2017

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, January 24, 2017.

Councillor Harold Steves
Chair

Evangel Biason
Legislative Services Coordinator



General Purposes Committee

Date: Monday, February 6, 2017

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.

ADDITIONS AND DELETIONS

It was moved and seconded
That "Snow Clearing" be added to the agenda as Item No. 6.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on January 16, 2017, be adopted as circulated.

CARRIED

General Purposes Committee
Monday, February 6, 2017

COMMUNITY SERVICES DIVISION

1. 2017 HEALTH, SOCIAL AND SAFETY GRANTS

(File Ref. No. 07-3000-01) (REDMS No. 5254911 v. 2)

It was moved and seconded

That, as per the report from the General Manager of Community Services, dated January 11, 2017:

- (1) Health, Social and Safety Services Grants be awarded for the recommended amounts, and cheques disbursed for a total of \$586,095;*
- (2) The following applicants be approved for the first year of a three-year funding cycle, based on Council approval of each subsequent year of funding, for:*
 - (a) Big Brothers of Greater Vancouver; and*
 - (b) Big Sisters of BC Lower Mainland; and*
- (3) The following applicants be approved for the second year of a three-year funding cycle, based on Council approval of each subsequent year of funding, for:*
 - (a) Community Mental Wellness Association of Canada*
 - (b) Heart of Richmond AIDS Society*
 - (c) Richmond Mental Health Consumer and Friends Society*
 - (d) Richmond Society for Community Living*
 - (e) Richmond Women's Resource Centre; and*
- (4) The following applicants be approved for the third year of a three-year funding cycle:*
 - (a) Chimo Community Services*
 - (b) Family Services of Greater Vancouver*
 - (c) Pathways Clubhouse*
 - (d) Richmond Addiction Services Society*
 - (e) Richmond Family Place Society*
 - (f) Richmond Multicultural Community Services*
 - (g) Richmond Youth Service Agency; and*
 - (h) Volunteer Richmond Information Services Society*

CARRIED

General Purposes Committee
Monday, February 6, 2017

2. 2017 CHILD CARE GRANTS

(File Ref. No. 07-3070-01) (REDMS No. 5281754 v. 1A)

It was moved and seconded

- (1) *That, as outlined in the report from the General Manager of Community Services, dated January 10, 2017, the Child Care Capital Grants be awarded for the recommended amounts, and cheques be disbursed for a total of \$8,536.62; and*
- (2) *That, as outlined in the report from the General Manager of Community Services, dated January 10, 2017, the Child Care Professional and Program Development Grants be awarded for the recommended amounts, and cheques be disbursed for a total of \$10,000.*

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Alexa Loo declared a conflict of interest as she is a member on the Board of Kidsport, and left the meeting – 4:04 p.m.

3. 2017 PARKS, RECREATION AND COMMUNITY EVENTS GRANTS

(File Ref. No. 03-1085-01) (REDMS No. 5223432 v. 6)

Serena Lusk, Senior Manager, Recreation and Sport Services, confirmed that although there was an overall grant budget increase, the individual grant allocations did not experience a uniform increase. Committee discussed the best allocation for the remainder of the budget.

It was agreed upon that amounts of \$500 be allocated to the City Centre Community Association and to the Fitness and Wellness Association, and the remainder of \$1,758 be allocated to Kidsport.

It was moved and seconded

- (1) *That Parks, Recreation and Community Events Grants be allocated and cheques disbursed for a total of \$103,250 as identified in Attachment 1 of the staff report titled “2017 Parks, Recreation and Community Events Grants,” dated January 11, 2017, from the Senior Manager, Recreation and Sport Services;*
 - (a) *with an additional \$500 added to the cheques for the Richmond City Centre Community Association and the Richmond Fitness and Wellness Association; and*
 - (b) *an additional \$1,758 added to the cheque for Kidsport – Richmond Chapter.*

General Purposes Committee
Monday, February 6, 2017

- (2) *That Sea Island Community Association not be approved for a three-year funding cycle, but be approved for consideration as a minor grant application; and*
- (3) *That Steveston Community Society – Richmond Summer Project be approved for the third year of a three-year funding cycle.*

CARRIED

Councillor Alexa Loo returned to the meeting – 4:12 p.m.

4. **2017 ARTS AND CULTURE GRANT PROGRAM**
(File Ref. No. 11-7000-01) (REDMS No. 5280279)

It was moved and seconded

That the 2017 Arts and Culture Grants be awarded for the recommended amounts and cheques disbursed for a total of \$109,754, as outlined in the report from the Director, Arts, Culture and Heritage Services, dated January 10, 2017.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

In accordance with Section 100 of the *Community Charter*, Councillor Carol Day declared a conflict of interest as her husband owns a Bed and Breakfast, and left the meeting – 4:13 p.m.

5. **SHORT-TERM RENTAL REGULATIONS**
(File Ref. No. 03-0900-01) (REDMS No. 5285428 v. 16)

Cecilia Achiam, Director, Administration and Compliance, and Carli Edwards, Manager, Customer Services and Licencing, provided an overview of the report and explained the changes made to the proposed regulations as a result of Council's instruction to staff.

Ms. Achiam clarified that the proposed regulations, which include restrictions on parking, will assist in limiting the number of Bed and Breakfasts in residential areas. Ms. Edwards confirmed that the recommended fines are the maximum amounts permitted under the *Community Charter*. Daniel McKenna, Acting Senior Manager, Community Safety, provided an overview of the proposed enforcement program and noted that enforcement work will be funded within the existing bylaws budget.

General Purposes Committee

Monday, February 6, 2017

Brian Cooper, owner, The Stone Hedge Bed and Breakfast, provided a brief history on his interactions with the City of Richmond as a result of his Bed and Breakfast receiving a cease and desist letter. Mr. Cooper explained that after adhering to the guidelines set out by the City, he was able to operate, and continue to operate, without any complaints over a 16 year period. It was noted by Mr. Cooper that the Bed and Breakfast enables him to stay in his community and keep up with rising costs. Mr. Cooper noted that he has noticed many illegal operations in Richmond advertised on websites and has contacted the company and filed various complaints.

Linda Cooper, owner, The Stone Hedge Bed and Breakfast, spoke to a number of advertisements she noticed online for Bed and Breakfasts in Richmond which request "cash only" transactions. Ms. Cooper expressed concern that some Bed and Breakfast operations are not being used by residents as businesses but rather as lucrative investments. Ms. Cooper expressed concern regarding enforcement and urged Council to require that owners reside in homes operated as Bed and Breakfasts.

Kerry Starchuk, 7611 Lancing Place, stated that she has been living beside an illegal hotel for the past eight years. Ms. Starchuk noted that the house next door had 19 guests prior to City Bylaws inspecting the home and pointed out that the high number of rooms in the home allowed for this to occur. It was suggested by Ms. Starchuk that the regulations restrict the number of guests in the home regardless of the amount of rooms.

Lynda ter Borg, 5860 Sandpiper Court, voiced her opposition to the recommendations contained within the report and provided suggestions to strengthen the proposed regulations. Ms. ter Borg also expressed concern regarding the BC Tourism program requiring approval of accommodations no longer being in existence.

Ann Learner, a resident on No. 2 Road, noted her concern for costs of enforcement and timeframes for enforcement of the proposed regulations. Ms. Learner questioned if the requirements for proving owner occupancy were strict enough and urged Committee to require that the regulations focus solely on Bed and Breakfast operations.

Katherine McCreary, 7560 Glacier Crescent, spoke to the zoning of the regulation and expressed concerns that a Bed and Breakfast will be an alternate use for a residential home and will not require a rezoning of the location as previously required. Ms. McCreary also pointed out that the proposed regulations do not require the owner to provide breakfast and is therefore confusing to those seeking a Bed and Breakfast venue.

General Purposes Committee

Monday, February 6, 2017

Matthew Yeung, a Richmond resident and owner occupier, noted that he has advertised on online platforms for the past two years and hosted many guests during that time. Mr. Yeung stated that it would be unwise for the City to implement stricter regulations on short-term rentals as a result of a few complaints. Mr. Yeung explained that his business allows him to build community ties and meet people from different backgrounds. It was noted by Mr. Yeung that his short-term rental income allows him to provide for his family and stated that reports have indicated no loss in occupancy to local hotels as a result of short term rentals.

Ms. Achiam, Ms. Edwards and Mr. McKenna responded to concerns voiced by delegations by providing the following information:

- An insurance requirement could be implemented as a means of proving owner legitimacy;
- Operators are not required to be the owner of the residence and at this time this requirement has not been changed;
- It is possible to regulate homes with a high number of bedrooms, however, it would require additional resources and effort;
- Some of the requirements which were previously regulated by Tourism BC have been considered and have remained;
- The proposed regulations do not allow for an entire house to be rented;
- Although complaint driven, staff will be proactively investigating short term rentals and those properties that are not in compliance will be targeted first;
- Whistler handles short term rentals differently due to its “destination” nature, and different housing needs;
- The proposed rules and regulations will address problems and illegal short term rentals could be shut down via the court process; and
- Currently, there are no cooking facilities allowed in Bed and Breakfast rooms.

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

General Purposes Committee
Monday, February 6, 2017

It was moved and seconded

That the staff report titled, Short-Term Rental Regulations be referred back to staff for a detailed analysis of the pros and cons of and options relating to:

- (1) implementing a proof of insurance requirement;*
 - (2) amending definition of operator to also include owner operator; and*
 - (3) establishing a “spot” (site specific) rezoning process;*
- and report back.*

CARRIED

Staff was directed to ensure that the consultation process involves the hotel industry.

Councillor Carol Day returned to the meeting – 5:35 p.m.

6. SNOW CLEARING

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

Robert Gonzalez, Deputy CAO and General Manager, Engineering and Public Works, reported that the City's Works Yard currently has all equipment deployed and that staff are working 24 hours a day, and that priority routes are being focused on.

Communication with the public is being made through social media and via a 24 hour dispatch hotline – all serving as means to assist with the deployment of City staff.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:39 p.m.).

CARRIED

General Purposes Committee
Monday, February 6, 2017

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, February 6, 2017.

Mayor Malcolm D. Brodie
Chair

Shaun Divecha
Legislative Services Coordinator



Finance Committee

Date: Monday, February 6, 2017

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 5:40 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on January 3, 2017, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **2016 INVESTMENT REPORT**
(File Ref. No. 03-0900-01) (REDMS No. 5281001 v. 3)

It was moved and seconded

That the report titled 2016 Investment Report dated January 11, 2017, from the Director, Finance, be received for information.

CARRIED

Finance Committee
Monday, February 6, 2017

2. **REVENUE ANTICIPATION BORROWING (2017) BYLAW NO. 9674**
(File Ref. No. 03-0900-01; 12-8060-20-009674) (REDMS No. 5280973 v. 2)

It was moved and seconded

That Revenue Anticipation Borrowing (2017) Bylaw No. 9674 be introduced and given first, second and third readings.

CARRIED

It was moved and seconded

That staff be directed to notify Council if credit facilities are utilized.

CARRIED

3. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499**
(File Ref. No. 03-0900-01) (REDMS No. 4757567 v. 11)

Bruno Fiorvento, Executive Vice President, JLL, Jeff Fisher, Vice President and Senior Policy Advisor, UDI, Mark Sakai, Director of Government Relations, GVHBA, and Beth Berry, Development Issues and Government Relations, NAIOP (Co-Chair), of the building community spoke in opposition to the proposed bylaw and provided the following points:

- Richmond's inventory of commercial buildings is 40% less than Burnaby and 25% less than Delta;
- The cost of doing business is rising and increased development cost charges (DCCs) could further deter business from locating to Richmond;
- Developers who have already committed to purchasing sites or other financial commitments will experience financial difficulty due to the steep increase in DCCs; and
- Phasing in the increases, as done in neighbouring municipalities, is an alternative which would reduce a financial burden on developers.

In reply to questions, Jerry Chong, Director, Finance, noted that the phasing option was not considered because it would delay the funding of projects in the City of Richmond. Mr. Chong also commented that the DCCs were last raised in 2009 and that if the funds were not received from development it would result in the burden falling onto the taxpayers.

Neonila Lilova, Manager, Economic Development, responded to a query on the loss of business due to an increase in DCCs stating that the City of Richmond does not track how many businesses have left the City.

Finance Committee
Monday, February 6, 2017

Wayne Craig, Director, Development, confirmed that there are existing lands which are included in the 2041 Official Community Plan that are allocated for industrial uses. Mr. Craig stated that the current DCCs are similar to neighbouring municipalities. It was noted by Mr. Craig that costs of DCCs are usually 4-5% of market sale costs for commercial properties, and 2-3% for residential properties.

It was moved and seconded

That Development Cost Charges (DCC) Imposition Bylaw No. 9499 be introduced and given first, second and third readings.

CARRIED

4. 2017 HOME OWNER GRANT ANALYSIS

(File Ref. No. 03-1240-01) (REDMS No. 5284981)

Ivy Wong, Manager, Revenue, responded to questions on the home owner grant threshold and noted that residents who are ineligible for the grant, and who are elderly, can apply for a subsidy.

It was moved and seconded

That the report titled 2017 Home Owner Grant Analysis dated January 11, 2017, from the Director of Finance, be received for information.

CARRIED

5. ANALYSIS OF VARIABLE RATES FOR RESIDENTIAL CLASS

(File Ref. No. 03-1240-01) (REDMS No. 5290608)

It was moved and seconded

That the staff report titled Analysis of Variable Rates for Residential Class, dated January 13, 2017, from the Director of Finance, be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:20 p.m.).

CARRIED

Finance Committee
Monday, February 6, 2017

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Monday, February 6, 2017.

Mayor Malcolm D. Brodie
Chair

Shaun Divecha
Legislative Services Coordinator



Planning Committee

Date: Tuesday, February 7, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Carol Day

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on January 17, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 21, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RICHMOND SENIORS ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**
(File Ref. No. 07-3400-01) (REDMS No. 5290445)

Committee commended the Richmond Seniors Advisory Committee for their work in the community.

Planning Committee
Tuesday, February 7, 2017

It was moved and seconded

That the staff report titled, "Richmond Seniors Advisory Committee 2016 Annual Report and 2017 Work Program", dated January 14, 2017, from the General Manager, Community Services, be approved.

CARRIED

2. CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM

(File Ref. No. 07-3070-01) (REDMS No. 5285393)

Committee commended the Child Care Development Advisory Committee for their work in the community.

It was moved and seconded

That the Child Care Development Advisory Committee's 2016 Annual Report and 2017 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2016 Annual Report and 2017 Work Program," from the General Manager, Community Services, be approved.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY AJIT THALI WAL AND RAMAN KOONER FOR REZONING AT 9320 DIXON AVENUE FROM "SINGLE DETACHED (RS1/B)" TO "SINGLE DETACHED (RS2/K)"

(File Ref. No. 12-8060-20-009624; RZ 16-735119) (REDMS No. 5161511)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, for the rezoning of 9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.

CARRIED

4. APPLICATION BY 1002397 BC LTD. FOR REZONING AT 9851, 9891/ 9911 STEVESTON HIGHWAY AND 10931 SOUTHGATE ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)

(File Ref. No. 12-8060-20-009659; RZ 10-552879) (REDMS No. 5243375)

Cynthia Lussier, Planner 1, and Wayne Craig, Director, Development, reviewed the application, highlighting that the proposed Agricultural Land Reserve (ALR) buffer was reviewed and supported by the Agricultural Advisory Committee (AAC).

Planning Committee
Tuesday, February 7, 2017

In reply to queries from Committee, Mr. Craig noted that the proposed drive aisle will allow access to future adjacent developments. He added that through the development permit process, any significant revisions to the proposed landscaping plan will be presented to the AAC.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, for the rezoning of 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

CARRIED

5. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 7140/7160 MARRINGTON ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009668; RZ 16-741244) (REDMS No. 5257121)

In reply to queries from Committee, Mr. Craig noted that staff worked with the applicant to have the proposed corner lot development front both street frontages. He added that the proposed development will provide a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, for the rezoning of 7140/7160 Marrington Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY SANSAAR INVESTMENTS LTD. FOR REZONING AT 11660/11680 MONTEGO STREET FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009673; RZ 16-741547) (REDMS No. 5256478)

Steven De Sousa, Planning Technician – Design, reviewed the application, noting that the proposed development will provide two secondary suites and a cash-in-lieu contribution for future frontage improvements.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, for the rezoning of 11660/11680 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, February 7, 2017

7. MANAGER'S REPORT

(i) *The Gardens Development*

Mr. Craig provided an update on The Gardens development, noting that the Development Permit application was referred to the upcoming February 20, 2017 Public Hearing. He added that the applicant has scheduled a public information meeting for February 16, 2017 at The Gardens site and that staff will be in attendance. He further noted that the applicant is still interested in pursuing the proposed ten storey building height.

Cllr. Steves left the meeting (4:10 p.m.) and returned (4:11 p.m.).

(ii) *Public Consultation on House Size on the ALR*

Mr. Craig and Terry Crowe, Manager, Policy Planning, provided an update on the public consultation to introduce potential regulations limiting house size on the ALR, noting that (i) a consultation session with the AAC and the Farmer's Institute is scheduled for March 1, 2017 in City Hall, (ii) a public information session is tentatively scheduled for March 2, 2017 in City Hall, and (iii) staff will provide advanced copies of the consultation material to Council via a memorandum anticipated to be distributed on February 17, 2017.

A newspaper article titled "Pitt Meadows mayor offended by mega home application on protected farmland" from Metro News was distributed (attached to and forming part of these minutes as Schedule 1).

Discussion ensued with regard to (i) action taken by other municipalities to regulate house size on the ALR, (ii) the timeline of the consultation process, and (iii) public notification of the consultation process.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:21 p.m.).

CARRIED

Planning Committee
Tuesday, February 7, 2017


Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, February 14, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Pitt Meadows mayor offended by mega home application on protected farmland

Residents says the city can no longer sit by as protected land is exploited by investors targeting lots for massive real estate projects.

 reddit this!



JENNIFER GAUTHIER/METRO

The owners of this 33-acre lot in Pitt Meadows, protected under the Agricultural Land Reserve, have applied to build a 31,000 square foot mega home on the property, drawing concern from residents and the city.

By: Matt Kieltyka Metro Published on

An “insulting” application for a mega-structure on Agricultural Land Reserve at the far end of a quiet rural road in Pitt Meadows has galvanized the community into action, its mayor says.

Mayor John Becker told Metro he expects his council to follow others, like those in Delta and Richmond, looking at regulating house sizes on protected farmland after residents were shocked to learn of an application for a massive 31,000 square foot estate home on a 33-acre lot on Ford Road.

The property, a former berry farm, was purchased by Sinominco Investment Group in 2011 and has already had two large residential structures built on it recently.

Agricultural Land Reserve:

- Farm wedding cancellations not the fault of the ALC: Chair
- Farmers forced to cancel weddings amid B.C. land use crackdown

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, February 7, 2017.

The thought of an even bigger structure built on the same lot has outraged neighbours concerned about valuable ALR land being taken advantage of during the region's housing affordability crisis.

One of those concerned neighbours happens to be Paul Kershaw, a professor at the University of British Columbia's School of Population Health and founder of Generation Squeeze who has become a prominent voice in Metro Vancouver's housing debate.

"That's not why we have an agricultural land reserve. Something is going crazy now when we're building almost hotel-sized structures on it," he said of the application four lots down the road from him. "We already have a problem with expensive home prices and if the land reserve is being created as this space where you can build homes more massive than can be built anywhere else, that's just contributing to the increase in overall prices while compromising the quality of the land."

Kim Grout, the CEO of the Agricultural Land Commission, the independent agency tasked with protecting B.C. farmland and enforcing ALR legislation, said she is concerned about the growing trend of so-called monster homes on protected farmland.

But the size of principle residences on ALR land is regulated by municipalities, not the ALC, she said.

"The principle dwelling is covered by the Local Government Act and so we ourselves aren't able to regulate it," Grout said. "If it's not in our regulation, we can't get involved in establishing criteria for it. But, of course, we encourage municipalities to do so."



JENNIFER GAUTHIER/METRO

The property, a former berry farm, was purchased by Sinominco Investment Group in 2011 and has already had two large residential structures built on it.

Grout said the ALC has worked with the Ministry of Agriculture and municipalities in the past on a bylaw standard to regulate home sizes on ALR land, but uptake has been "all over the map."

Some cities have taken action themselves.

Delta, for example, restricts single-family dwellings on agricultural land to 5,005 square feet.

The City of Richmond last month adopted a report proposing four possible bylaws that will go to public information meetings in March.

"So there will be discussion and public consultation and great debate in Richmond for two months, and then we'll make a decision," said Richmond Coun. Harold Steves, a farmer himself.

Kershaw questioned why his municipality hasn't taken the same kind of action as Delta and Richmond.

"What's frustrating about the Pitt Meadows example is that we're sort of caught in this jurisdictional no-mans land," he said. "The ALC says, 'We don't have any jurisdiction over the size of a home' and then the municipality says, 'Well, we don't really have any bylaws that speak to the size of homes on acreage.'"

While Becker said he'd prefer the province to "step up to the plate with some kind of uniform approach" instead of having municipalities individually tackle it "in some piecemeal fashion", he said it's time for Pitt Meadows council to revisit the issue.

Becker said the city tried to tackle house sizes on ALR land (which makes up 85 per cent of Pitt Meadows) several years ago, but council's efforts "went down in flames" due to the lack of public consultation.



JENNIFER GAUTHIER/METRO

The Agricultural Land Commission has worked with the Ministry of Agriculture and municipalities in the past on a bylaw standard to regulate home sizes on Agricultural Land Reserve, but uptake has been "all over the map," said Kim Grout, CEO of the ALC.

This latest application has been the subject of discussion at in-camera council meetings and Becker believes there's now a groundswell of support from residents.

"With respect to the specifics of this monster structure, it really has galvanized people's attention that this is an issue," the mayor told Metro. "Clearly – 31,000 square feet – I don't call this a home. I call it a structure. To suggest that it [is a residence] is, frankly, an insult to my intelligence. You can call a horse a cow, but it's not going to give milk."

This time around, he's determined to do a better job engaging landowners, the Indo-Canadian community (which he said has a tradition of housing multiple generations on one property), investors and other stakeholders. "It is certainly my sense that there are sweet spots to be found on this where there is a reasonable restriction on the structure footprints of residences," he said. "As a community, we're going to have to deal with this."

The application for the estate home has not yet gone to council or been approved.



To: General Purposes Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Re: **2017 Health, Social and Safety Grants**

Date: January 11, 2017
File: 07-3000-01/2017-Vol
01

Staff Recommendation

That, as per the report from the General Manager of Community Services, dated January 11, 2017:

1. Health, Social and Safety Services Grants be awarded for the recommended amounts, and cheques disbursed for a total of \$586,095;
2. The following applicants be approved for the first year of a three-year funding cycle, based on Council approval of each subsequent year of funding, for:
 - Big Brothers of Greater Vancouver
 - Big Sisters of BC Lower Mainland
3. The following applicants be approved for the second year of a three-year funding cycle, based on Council approval of each subsequent year of funding, for:
 - Community Mental Wellness Association of Canada
 - Heart of Richmond AIDS Society
 - Richmond Mental Health Consumer and Friends Society
 - Richmond Society for Community Living
 - Richmond Women's Resource Centre
4. The following applicants be approved for the third year of a three-year funding cycle:
 - Chimo Community Services
 - Family Services of Greater Vancouver
 - Pathways Clubhouse
 - Richmond Addiction Services Society
 - Richmond Family Place Society
 - Richmond Multicultural Community Services
 - Richmond Youth Service Agency
 - Volunteer Richmond Information Services Society

Cathryn Volkering Carlile
General Manager, Community Services

Att. 3

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

Staff Report

Origin

City Council has the authority to provide financial assistance to community organizations under the Local Government Act. Richmond City Council has provided grants to non-profit societies for many years. In 2011, with the adoption of the City Grant Policy, three separate programs were established (Arts & Culture; Health, Social & Safety; and Parks, Recreation & Community Events). The City also has a Child Care Grant Program.

This report provides information and recommendations pertaining to the 2016 Health, Social and Safety Grant Program. This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

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

Findings of Fact

2017 Health, Social and Safety Grant Budget

The 2017 Health, Social and Safety (HSS) Grant Budget is \$589,074, including a 2.1% Cost of Living increase over last year's budget, as per the City Grant Policy (3712).

Notice Given and Applications Received

Notices were placed on the City Page/City Notice Board in the Richmond Review and on the City website in October and November, 2016 advising the community that applications were being accepted for the 2016 City Grant Programs until November 18, 2016. The notices also informed the community that a Web-based Application System was available to provide an integrated and user-friendly on-line system for applicants. A link to the City website was provided for further information and to access the system. A Grant Application User Guide, HSS Program Guidelines and the Social Development Strategy were also posted on the City website. A notice was circulated to the Richmond Community Services Advisory Committee, as well as by request to other non-profit societies.

In the HSS category, a total of 34 applications were received for a total request of \$891,709. A table outlining requests and recommended 2017 allocations is provided in Attachment 1. Grant Application Summary Sheets, generated from applicant information provided in the web-based system, as well as staff recommendations and comments, are found in Attachment 2. As the contents of the summary sheets are taken verbatim from the applicants' submissions, they will replicate any errors or omissions made by the applicant.

As indicated in the HSS Grant Program Guidelines (Attachment 3), all proposals must demonstrate that primarily Richmond residents will be served to be considered eligible. While

some applicants serve wider geographic areas (e.g. Family Services of Greater Vancouver; Canadian Mental Health Association, Vancouver-Burnaby Branch), all requests were to support operations and programs serving primarily Richmond residents.

Late Applications

The City Grant Policy indicates that no late applications will be accepted. One organization contacted staff after the deadline to inquire, but as the deadline had passed, did not submit an application.

New Applications

One application was received from an organization that had not previously applied for a City Grant: the Muslim Food Bank and Community Services Society.

Application Review Process

A HSS Grant Review Committee, consisting of staff from the Community Services Division, reviewed the 2017 HSS applications. Recommended allocations were determined by the committee rather than individual reviewers. The HSS Grant Program Guidelines were used to determine eligibility and assess applications.

Analysis

Health, Social & Safety Grant Application Information, 2015 – 2017

The following table provides numerical information about applications received, as well as allocations, over a three-year period, including this year's applications and recommendations.

| Applications and Allocations (2015/16) | | | |
|---|-------------|-------------|-------------------------------|
| | 2015 | 2016 | 2017 (Recommended) |
| Total number of applications | 35 | 33 | 34 |
| New applicants | 3 | 4 | 1 |
| Late applications | 1 | 0 | 0 |
| Grants denied (did not meet criteria) | 3 | 4 | 1 |
| Partial amount of request recommended | 28 | 22 | 23 |
| Full amount of request recommended | 4 | 7 | 8 |
| Minor request (\$5,000 or less) | 14 | 11 | 12 |
| Total amount requested | \$822,434 | \$881,094 | \$891,709 |
| Total budget available | \$563,986 | \$576,958 | \$589,074 |
| Total HSS allocated | \$562,449 | \$566,570 | TBD** |

*some categories overlap; numbers are not meant to be totalled

**subject to Council approval

Reasons for Partial or No Funding

Most applicants (67%) are recommended for partial rather than full funding. Principle reasons for partial funding are:

- the City supports, but is not a primary funder, of non-profit organizations, whose main sources of support include federal and provincial governments, BC Direct Access Gaming, foundations, endowments, donations and fundraising efforts, and;
- the total amount requested exceeds the recommended City Grant budget; providing some assistance to many is considered preferable to providing full assistance to a few.

Other reasons for recommending partial or no funding include, but are not limited to:

- programs previously funded by other levels of government
- funding responsibility lies in other jurisdictions
- other funding partners have not been sought
- insufficient community benefit demonstrated
- lack of partnerships
- duplication of service
- unaccounted surplus
- fee-based (user pay) budget should be used
- City provides other forms of support to the organization
- quality, including completeness, of the application

Minor/Major Grant Requests

In response to stakeholder requests to reduce application requirements for those seeking smaller grants, two streams of applications have been established; one for minor (\$5,000 or less) and one for major (over \$5,000) grant requests. If applying for a minor grant, applicants are required to complete fewer sections of the application. The full application form is required for major grants or the first year of three-year funding cycle requests. In the Health, Social & Safety category, 12 organizations applied for grants of \$5,000 or less (minor), while 22 applied for over \$5,000 (major).

Multi-Year Funding Request

As part of the City Grant Policy, adopted in 2011, applicants receiving City Grants for a minimum of five of the most recent consecutive years, for the same purpose, have the option of applying for a maximum three-year funding cycle. In the first year of a cycle, the full application form is required. For the following two years, fewer sections must be completed. Council reviews recommendations to fund each year of a cycle. The number of three-year cycles initiated each year has been staggered to balance yearly intake of full applications.

On-line Application System

In adopting the City Grant Policy in 2011, Council also requested that:

Staff explore the development of an information technology system whereby City Grant Program applications, including Attachments, may be submitted on-line.

The Web-based City Grant Application system was launched in September 2013 to receive on-line applications for 2014 City Grant Programs (Arts & Culture; Child Care; Health, Social & Safety; and Parks, Recreation & Community Events). The on-line grant system is still being refined, based on both applicant and administrator experience. Since 2015, applicants have been able to duplicate information from their previous application and edit as required. This constitutes a considerable time-saver for those applying for the same purpose. With the support of one-time additional level funding, further refinements were undertaken for the 2017 Programs, including linking the previous grant use report to the current application. Each annual application period, Information Technology staff have assisted applicants with any web-based challenges encountered. Some challenges were experienced by 2017 applicants on occasions when the City server was temporarily down.

Financial Impact

The 2017 HSS Grant Program budget is \$589,074. A total of \$586,095 is recommended for disbursement (Attachment 1). The remaining balance of \$2,979 will be transferred to the Grant Provision account for future distribution.

Conclusion

The HSS Grant Program contributes significantly to the quality of life in Richmond by supporting community organizations whose programs and activities constitute essential components of a livable community. Staff recommend that 2017 HSS Grants be allocated as indicated for the benefit of Richmond residents.



Lesley Sherlock
Social Planner
(604-276-4220)

- Att. 1: Table of Applicant Requests and Recommendations
2: Grant Application Summary Sheets
3: Grant Application Guidelines

Health, Social and Safety Services Recommendations - 2017

| APPLICANT NAME | 2016 GRANT | 2017 REQUEST | RESIDENTS TO BE SERVED | DRAFT 2017 REC. | MULTI- YEAR RECOM. | COMMENT SUMMARY | ATT 2 PG |
|--|---------------|-----------------|---------------------------|--------------------|--------------------------|---|-------------|
| Amyotrophic Lateral Sclerosis Society | N/A | \$ 5,000 | 17 | \$ 700 | N/A | This grant will purchase a wheelchair ramp for home use by Richmond residents. This program provides costly equipment at no cost to ALS clients. | 1 |
| Arthritis Society, BC & Yukon Division | \$ 1,500 | \$5,000 | 700 | \$ 1,532 | N/A | This grant is to support Arthritis Education live webinar programs, offered at public venues, with simultaneous translation in English, Mandarin, Cantonese and Punjabi. | 3 |
| Big Brothers of Greater Vancouver | \$ 4,743 | \$ 10,000 | 55 | \$ 4,843 | Year 1 | This funding is to support matches of Big and Little Brothers in Richmond. This Multi-Year 1 funding is the same level as last year, plus a Cost of Living increase. | 8 |
| Big Sisters of BC Lower Mainland | \$ 4,743 | \$ 10,000 | 30 | \$ 4,843 | Year 1 | This funding is to support matches of Big and Little Sisters in Richmond. This Multi-Year 1 funding is the same level as last year, plus a Cost of Living increase. | 11 |
| Boys and Girls Clubs of South Coast BC | \$ 5,000 | \$ 5,000 | 75 | \$ 5,000 | N/A | This grant will support an after school program at Mitchell Elementary in East Richmond reaching 75 residents aged 6 to 12 years and ensuring accessibility to those who cannot afford to pay. This recommendation is for the full amount requested. | 14 |
| Canadian Mental Health Association, Vancouver-Fraser | \$ 6,199 | \$ 15,140 | 56 | \$ 6,329 | N/A | This grant will support staff costs of the Super Fun Groups Kids Program for children of parents with serious and persistent mental illness or addictions. The recommendation is for the same funding level as 2015 (2016 was missed) plus a Cost of Living increase. | 17 |
| Canadian Red Cross Society | \$ - | \$ 4,040 | 2,425 | \$ 2,000 | N/A | This grant will support the partial cost of an Equipment Technician working at the Richmond Health Equipment Loan Program (HELP) Office. The program provides costly medical equipment free of charge to seniors and those recovering from injury. | 20 |
| Children of the Street Society | \$ 4,000 | \$ 5,000 | 750 | \$ 4,084 | N/A | This request is to fund workshops to educate children and youth about sexual exploitation. The workshops will reach 750 children and youth through 25+ workshops delivered in Richmond. The recommended level is the same as last year, plus a cost of living increase. | 23 |
| Chimo Community Services | \$ 48,903 | \$ 49,392 | 6,500 | \$ 49,392 | Year 3 | This Multi-Year 3 grant to support crisis response services, community engagement, outreach and advocacy programs, is recommended for the full amount requested. | 26 |
| Community Mental Wellness Association of Canada | \$ 9,352 | \$ 37,000 | 9,500 | \$ 9,548 | Year 2 | This grant will support mental wellness education, workshops and referrals to other community services. Multi-Year 2 funding is recommended at the same level as last year, plus a Cost of Living increase. | 28 |

Health, Social and Safety Services Recommendations - 2017

| APPLICANT NAME | 2016 GRANT | 2017 REQUEST | RESIDENTS TO BE SERVED | DRAFT 2017 REC. | MULTI- YEAR RECOM. | COMMENT SUMMARY | ATT 2 PG |
|--|---------------|-----------------|---------------------------|--------------------|--------------------------|---|-------------|
| Family Services of Greater Vancouver | \$ 47,066 | \$ 47,066 | 220 | \$ 47,066 | Year 3 | This grant will support the Counselling, Support and Therapeutic Education Program, available to all residents on a sliding fee scale. This Multi-Year 3 recommendation is for the full amount requested. | 31 |
| Heart of Richmond AIDS Society | \$ 10,750 | \$ 15,000 | 1,610 | \$ 11,500 | Year 2 | This grant will support program costs for those with HIV/AIDS and their families, as well as education/prevention services. An increase is recommended to assist with increasing operating expenses. | 33 |
| Minoru Seniors Society | \$ 3,616 | \$ 5,000 | 100 | \$ 5,000 | N/A | This grant will support the Wellness Connections program for at-risk, frail and isolated seniors, providing social, leisure and recreation opportunities to support a highly vulnerable population. | 35 |
| Multicultural Helping House Society | \$ 8,599 | \$ 50,383 | 1,250 | \$ 8,780 | N/A | Multicultural Helping House Society (MHHS) is seeking funding for a Health & Wellness Program for 55+ers Club and live-in caregivers in Richmond. Funding has been sought from other sources and partnerships have been developed throughout the community. | 39 |
| Muslim Food Bank and Community Services Society | N/A | \$ 90,000 | 96 | \$ - | N/A | A grant to the Surrey-based Muslim Food Bank is not recommended at this time as only 17% of its clientele resides in Richmond and no other municipal grants are being sought. The applicant has only approached one other external funder for support, for a lesser amount than requested from the City of Richmond. | 42 |
| Parish of St. Alban's (Richmond) | \$ 15,000 | \$ 30,000 | 1,500 | \$ 15,315 | N/A | This grant is to support the Community Meal, Shower Program, Hospitality Meal Distribution (providing meals for the homeless in the community) and Friday Lunch in Brighthouse Park. As the Extreme Weather Shelter is now operated by CHIMO and the Drop-in Centre by Turning Point, this grant, for the same level as last year plus a Cost of Living increase, constitutes an increase for these other programs. | 45 |
| Pathways Clubhouse | \$ 34,340 | \$ 34,340 | 352 | \$ 34,340 | Year 3 | This Multi-Year 3 grant will assist with the Meal Program and operating expenses, supporting those with serious and persistent mental illness, recommended for the full amount requested. | 49 |
| Richmond Addiction Services Society | \$ 209,068 | \$ 216,132 | 6,000 | \$213,458 | Year 3 | This Multi-Year 3 grant, including a Cost of Living allowance, will be used to support RASS' Centre of Excellence in the prevention of substance use, misuse, problem gambling and other addictive behaviours. | 51 |

Health, Social and Safety Services Recommendations - 2017

| APPLICANT NAME | 2016 GRANT | 2017 REQUEST | RESIDENTS TO BE SERVED | DRAFT 2017 REC. | MULTI- YEAR RECOM. | COMMENT SUMMARY | ATT 2 PG |
|---|---------------|-----------------|---------------------------|--------------------|--------------------------|---|-------------|
| Richmond Amateur Radio Club | \$ 1,581 | \$ 2,200 | All | \$ 1,614 | N/A | This grant will assist with equipment repair and replacement, as well as volunteer expenses, for amateur radio operations that, in the event of emergency, would contribute to the safety of Richmond residents. The recommended level is the same as last year, plus a Cost of Living increase. | 53 |
| Richmond Bethel Mennonite Brethren Church | \$ 2,635 | \$ 5,000 | 190 | \$2,690 | N/A | This grant will assist with supplies for the weekly Food for Life community meal, recommended for the same level as last year plus a Cost of Living increase. | 56 |
| Richmond Family Place Society | \$ 25,294 | \$ 30,000 | 7,000 | \$ 25,825 | Year 3 | This Multi-Year 3 grant, for family support programs and other preventative services for families with children up to 12 years, is recommended for the same level as last year plus a Cost of Living increase. | 59 |
| Richmond Food Bank Society (Poverty Response Cte.) | \$ 5,000 | \$ 5,000 | 250 | \$ 5,000 | N/A | This grant will support the Poverty Response Committee's project "Full Participation - Eliminating Barriers to Access" to identify and propose solutions to persistent barriers for low-income people that prevent full participation in society. The recommended grant is for the full amount requested. | 61 |
| Richmond Food Security Society | \$ 5,166 | \$ 15,000 | 3,420 | \$ - | N/A | As this application is being recommended for funding through the Parks, Recreation and Community Events Grant Program, it is not recommended for funding through this program, although deemed of merit. | 65 |
| Richmond Hospice Association | \$ 10,000 | \$ 15,000 | 300 | \$ 10,210 | N/A | This grant will support the operating expenses of volunteer management and training staff, who support palliative care volunteers, as well as a number of grief support and counselling programs. The same level is recommended, plus a Cost of Living increase. | 69 |
| Richmond Mental Health Consumer and Friends Society | \$ 3,762 | \$ 5,016 | 200 | \$ 3,841 | Year 2 | This Multi-Year 2 operating grant will provide support for a peer program for those with mental illness and their families. The recommendation is for the same level, plus a Cost of Living increase. | 72 |
| Richmond Multicultural Community Services | \$ 10,750 | \$ 15,000 | 5,500 | \$ 10,976 | Year 3 | This Multi-Year 3 grant will support the operating expenses of immigrant, refugee and welcoming community programs, recommended for the same level as last year plus a Cost of Living increase. | 74 |
| Richmond Society for Community Living | \$ 15,000 | \$ 15,000 | 5,000 | \$ 15,000 | Year 2 | This Multi-Year 2 grant will provide partial funding for the Family Resource Program, supporting the families of those with developmental disabilities. The recommendation is for the full amount requested. | 76 |
| Richmond Stroke Recovery Centre | \$ - | \$ 5,000 | 50 | \$ 500 | N/A | To support educational, recreational and therapeutic activities for stroke survivors, family and caregivers. BC Gaming Grant also sought. South Arm provides meeting space. | 79 |

Health, Social and Safety Services Recommendations - 2017

| APPLICANT NAME | 2016 GRANT | 2017 REQUEST | RESIDENTS TO BE SERVED | DRAFT 2017 REC. | MULTI- YEAR RECOM. | COMMENT SUMMARY | ATT 2 PG |
|---|-------------------|-------------------|---------------------------|--------------------|--------------------------|--|-------------|
| Richmond Women's Resource Centre | \$ 20,000 | \$ 46,000 | 7,000 | \$ 20,420 | Year 2 | This Multi-Year 2 grant will support women's programs and services, including skills training, English conversation and peer support groups designed to empower women and help them obtain needed assistance. The recommendation is for the same level as last year, plus a Cost of Living increase. | 82 |
| Richmond Youth Service Agency | \$ 12,915 | \$ 15,000 | 1,500 | \$ 13,186 | Year 3 | This Multi-Year 3 grant will support the Richmond Youth Centre Activities Youth Worker position to facilitate programs including tutors, homework clubs, community improvement and pre-employment. The recommendation includes a Cost of Living increase. | 85 |
| Strait of Georgia Marine Rescue Society | \$ 2,000 | \$ 5,000 | 7,500 | \$ 2,042 | N/A | This grant will support promotional materials for two water safety and marine safety hazard awareness programs for children, residents and visitors. | 87 |
| Touchstone Family Association | \$ 5,000 | \$ 5,000 | 40 | \$ 5,000 | N/A | This grant, to support the Street Smart Program for at-risk youth, designed to stop or prevent street gang involvement, is recommended for the full amount requested. | 90 |
| Turning Point Recovery Society | N/A | \$ 25,000 | 150 | \$ 6,000 | N/A | This grant is to support operations of a new Drop-in Centre, previously operated by St. Alban's, and temporarily located with the Salvation Army while a permanent location is being sought. Funding has been confirmed from the BC Ministry of Health and Vancouver Coastal Health. | 93 |
| Volunteer Richmond Information Services Society | \$ 39,237 | \$ 50,000 | 150,000 | \$ 40,061 | Year 3 | This Multi-Year 3 grant, to provide operating assistance for volunteer, charitable and information programs, is recommended for the same level as last year plus a Cost of Living increase. | 96 |
| Totals | \$ 571,219 | \$ 891,709 | | \$586,095 | | | |
| Total Available | | | | \$589,074 | | | |
| Remaining | | | | \$ 2,979 | | | |
| * New Applicant | | | | | | | |

Note: Please refer to the February 6, 2017 General Purposes Committee Agenda for Attachment 2 (Grant Application Summary Sheets) of the staff report titled “2017 Health, Social and Safety Grants”, dated January 11, 2017, from the General Manager of Community Services.

City of Richmond

2017 Grant Program Guidelines

For

Health, Social & Safety

and

Parks, Recreation & Community Events

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1. Overview

(i) City Grant Policy

- City Grant Programs are governed by the City Grant Policy (attached).
- These Guidelines pertain to the following City Grant Programs:
 - Health, Social & Safety
 - Parks, Recreation and Community Events
- Separate programs exist for Arts and Culture and Child Care grants. Please see the City website (www.richmond.ca) for information about these programs.

(ii) Purpose

The purpose of these City Grant Programs is to help achieve the City's Corporate Vision, "To be the most appealing, livable and well managed City in Canada".

(iii) Principles

- Support the City's Corporate Vision
- Support non-profit organizations
- Benefit Richmond residents
- Maximize program benefits
- Promote volunteerism
- Build partnerships
- Increase community capacity
- Cost sharing and cost effectiveness
- Enhance but not sustain programs and services
- Promote user -pay when applicable
- Innovation.

(iv) Goal

The goal of these Programs is to increase community capacity to benefit Richmond residents by assisting non-profit community organizations to deliver programs and services.

(v) Objectives

- To assist Council to achieve Term Goals and adopted Strategies
- To improve the quality of life of Richmond residents through a wide range of beneficial community programs
- To assist primarily Richmond-based community groups to provide beneficial programs to residents
- To build community and organizational capacity to deliver programs
- To promote partnerships and financial cost sharing among the City, other funders and organizations.

2. Program Funding

(i) Base Program Funding

- Base funding will be reviewed intermittently, as determined by Council
- The amount allocated to the Programs will be based on overall City corporate priorities.

(ii) Annual Cost of Living Increase

- To maintain the effectiveness of base funding in light of general rising costs (e.g., the cost of living), an annual cost of living factor will be automatically added to the base funding of both programs
- The cost of living increase will be based on the Vancouver CPI annual average change as determined by BC Statistics for the previous year
- Finance Division of the City of Richmond will determine the amount annually and add it to the base funding.

(iii) Unused Program Funds

At the end of each year, unallocated Grant Program dollars are returned to the City's General Revenue Account.

3. Definitions

To clarify terms for applicants, reviewers and Council, the following are defined:

Partnership: A relationship between organizations that have a joint interest and which is characterized by mutual cooperation and responsibility, often for the achievement of a specified goal. This may be a formal relationship defined by written agreement outlining the contributions and expectations of each partner, or an informal relationship dependent on the goodwill of the partners involved with a particular project, issue or initiative.

Duplication: Two or more agencies offering the same service and/or program for the same target population during the same hours. Duplication may be desirable when a single agency does not have the capacity to meet the demand for service.

School (public and private) based programs: "School (public and private) based programs" are those funded, offered or initiated through regular fiscal, operational, curricular, extra-curricular and social activities of a school or a school district.

Community based programs in schools: "Community-based programs" offered in public and private schools or on school grounds are those that do not meet the definition of "school –based" and primarily benefit the larger community, rather than the school itself, the school district, or its students.

Organizations seeking funding for community-based programs in schools or on school grounds must provide a statement from the School Principal or the School District that the proposed use is approved of and will be accommodated, should funding be received.

4. Eligibility

(i) Who is Eligible

- Only registered non-profit societies (society incorporation number must be provided)
- The Society's Board of Directors must approve of the application being submitted.

(ii) Who Cannot Apply

- For-profit organizations
- Individuals
- Public and private schools including post secondary educational institutions, or societies seeking funding for school-based programs (see Definitions, p. 5)
- Organizations that primarily fund other organizations (e.g., grants) or individuals (e.g., scholarships).
- Other, as determined by Council.

(iii) Purposes Eligible for Funding

Grants may be used for the following purposes:

1. **Operating Assistance**
Regular operating expenses or core budgets of established organizations, including supplies and equipment, heat, light, telephone, photocopying, rent, and administrative salaries
2. **Community Service**
Specific programs or projects to deliver services to Richmond residents
3. **Community Event**
Neighbourhood or community-based events to enhance quality of life for Richmond residents

(iv) Items Eligible For Funding

Items eligible for funding are those required to directly deliver the project, including regular operating expenses or program/project specific expenses, including:

- Professional and administrative salaries and benefits
- Consultant services to deliver the project
- Office rent
- Supplies
- Equipment
- Rentals [e.g., vehicles, equipment, and maintenance]
- Heat
- Light
- Telephone
- Photocopying
- Materials

(v) Items Not Eligible For Funding

The following items will not be funded:

- Debt retirement
- Land and land improvements
- Building construction and repairs
- Retroactive funding
- Operating deficits
- Proposals which primarily fund or award other groups or individuals
- Political activities including:
 - Promoting or serving a political party or organization,
 - Lobbying of a political party, or for a political cause.
- Activities that are restricted to or primarily serve the membership of the organization, unless membership is open to a wide sector of the community (e.g., women, seniors) and is available free-of-charge or for a nominal fee that may be reduced or exempted in case of need
- Expenses that are the responsibility of other government programs or entities
- Fund-raising campaigns, form letter requests or telephone campaigns
- Expenses related to attendance at seminars, workshops, symposiums or conferences
- Public and private school-based programs (see Definitions)
- Child care purposes (the City has a separate Child Care Grant Program, see www.richmond.ca)
- Travel costs outside the Lower Mainland
- Other.

(vi) Grant Limitations

- Due to limited funds, applicants may receive only one grant per year
- Grant allocations are partially dependent on the annual budget
- Not all applicants meeting the Program requirements will necessarily receive a grant
- Based on the number of applications, groups may not receive the full grant that they request, but only a portion of it
- Grants are not to be regarded as an entitlement
- Approval of a grant in any one year is not to be regarded as an automatic ongoing source of annual funding.

5. Application Assessment Criteria

(i) Key Assessment Criteria

To be considered eligible, all proposals must demonstrate that:

- Primarily Richmond residents will be served
- Funding from sources other than the City and the applicant have been sought, and
- Partnerships and/ or collaborative relationships with other organizations to strengthen the proposal have been established.

(ii) Assessment Considerations

In reviewing grant applications and preparing recommendations, the following factors are considered:

- Quality and credibility of the organization and program (e.g., accreditation, licenses), including demonstrated organizational efficiency, effectiveness and stability
- Sufficient organizational capacity to deliver the proposed service
- Demonstrated community need for the proposed service
- Financial need to implement the proposal
- The number of Richmond residents to be served
- Benefits to individuals, families, organizations and the community at large.
- The role and number of volunteers
- Uniqueness of service
- More than one external funding source sought
- Partnership roles, and collaborative relationships and community interaction
- Value of other City programs, services and financial assistance provided
- Evaluation results
- Completeness of application - all documents provided and all questions answered
- Quality of application - thorough, clear and convincing presentation of information and rationale
- Other.

(iii) Less Favourably Considered Applications

Less favoured applications are those which:

- Rely only on City and applicant funding
- Risk the applicant becoming dependant on City grants
- Demonstrate insufficient partnering or collaboration
- Unnecessarily duplicate existing services
- Are incomplete, unclear or unconvincing
- Other.

(iv) Financial Statements

Applicants must submit:

- Audited Financial Statements, including a Balance Sheet, for the most recent completed fiscal year, including the auditors' report signed by the external auditors OR one of the following alternatives:
 - If audited financial statements are not available, submit the financial statements reviewed by the external auditors for the most recent completed fiscal year along with the review engagement report signed by the external auditors.
 - If neither audited nor reviewed financial statements are available, submit the compiled financial statements for the most recent completed fiscal year along with a compilation report signed by the external auditors.
 - If none of the above are available, financial statements for the most recent completed fiscal year endorsed by two signing officers of the Board of Directors.
- Current fiscal year operating budget.
- Grant proposal budget

(v) User Pay Principle

Applicants are encouraged to consider applying the "user pay" principle, where appropriate (e.g., users of the proposed service, program, or project pay some of the cost).

(vi) Multi-Year Funding Criteria

- Applicants receiving City Grants for a minimum of the five most recent consecutive years for the same purpose are eligible to apply for a maximum three-year funding cycle for ongoing operations, services or events.
- Multi-year requests must be for the same purpose for each of the three years.
- The full application form must be completed to request year one of a multi-year cycle; once approved, the short application form must be completed in years two and three, with required documentation attached. If circumstances change that impact the cycle, complete information must be provided.
- Council reviews the status of multi-year cycles on an annual basis and a Council resolution is required to fund each year of the cycle. Approval to enter a cycle does not guarantee that subsequent years will be funded.

6. The Grant Review Process

(i) The Grant Review Process

There is one intake period per year. Please see the City website for dates (www.richmond.ca). The following Grant Review stages will be followed (see sections below for further information):

1. Applications submitted by deadline
2. Staff review applications
3. Staff prepare recommendations
4. Council reviews recommendations and make final decisions
5. Grants distributed
6. Recipients report on grant use

(ii) Program Guidelines and Web-based Application

Program Guidelines and access to the web-based application system will be posted on the City website (www.richmond.ca).

- These Guidelines apply to the Health, Social & Safety and Parks, Recreation and Community Events Grant Programs
- A simplified application is available for minor requests (\$5,000 or less), or year 2 or 3 of a multi-year funding cycle (see Multi-Year Funding Criteria, p. 6)
- A longer application is required of applicants requesting over \$5,000, or wishing to be recommended for a three-year funding cycle.

(iii) Application Deadline

The deadline for submitting City grant applications will be determined annually. Please see the City website (www.richmond.ca) for dates.

(iv) Late Applications

Applications that miss the deadline will not be accepted, processed or funded from Grant Program budgets for that application year.

(v) Staff Review

Following the deadline, staff review applications and prepare recommendations for Council's consideration.

- Application reviews are lead by staff in the respective divisions:
 - Health, Social and Safety (Community Social Development)
 - Parks, Recreation and Community Events (Parks and Recreation)
- Staff may contact applicants to request further information, documentation and otherwise clarify the proposals, or applications may be assessed without making such requests. Incomplete or unclear applications will be less favourably assessed.
- As possible recommendations to Council are confidential while under review, no such information will be provided until the staff report is posted on the City website at 5:00 p.m. on the Friday prior to the General Purposes Committee meeting. Please contact staff to confirm the date.

(vi) General Purposes Committee Review

- Once the application review process is complete, staff recommendations are presented to General Purposes Committee of Council for consideration. Please contact staff to confirm the date.
- Applicants are welcome to attend the General Purposes Committee meeting to hear the discussion (please contact staff to confirm the date). The Chair has the discretion of asking if delegations from the floor would like to speak. Should this occur, those attending will have the opportunity to make a brief (maximum 5 minutes) presentation.
- Recommendations are then either forwarded to the next City Council Meeting, or referred back to staff for further information, in which case the recommendations would be considered at a future General Purposes Committee meeting before being forwarded to Council.

7. Awarding of Grants

(i) Council Decision

- City Council reviews recommendations forwarded by the General Purposes Committee and makes final decisions.
- At the City Council Meeting, attendees will have the opportunity to make a brief presentation (maximum 5 minutes) at the beginning of the meeting. .
- Generally, City Council will decide on grant allocations in the first quarter of the year. Please contact staff to confirm the date.

(ii) Grant Disbursement

- Grants are distributed with a cover letter indicating the amount and purpose of the Grant, a brief explanation of increase, decrease or denial if applicable, and to contact staff if further information is required.

(iii) Reporting and Acknowledgement of Grant Benefits

- Those receiving a grant must provide evaluation results either at year-end or, if applying again, include with the new application.
- Mid-year progress and financial reports may be requested from those seeking annual grants.
- City support is to be acknowledged in all information and publicity materials pertaining to the funded activities. To receive an electronic copy of the City's logo, please contact staff.

(iv) Recuperation of Grant

If the grant will not be used for the stated purpose, the full amount must be returned to the City.

(v) No Appeal

There is no appeal to Council's decision, due to the high number of applications for limited funding, and as applicants may apply again the following year.

8. Further Information

For further information regarding the Health, Social & Safety and the Parks, Recreation & Community Events Grant Programs, please see the City website at www.richmond.ca or contact the Community Services Department at 604-276-4000.

**City Grant Policy**

Please note that there is a separate Sport Hosting Incentive Grant Policy (3710) and Child Care Development Policy, including Child Care Grants (4017).

It is Council Policy that:

1. The following City Grant Programs be established, to be designed, administered and reported by the respective departments:
 - Health, Social and Safety (Community Social Services)
 - Arts and Culture (Arts, Culture and Heritage)
 - Parks, Recreation and Community Events (Parks and Recreation).
2. Casino funding will be used to create three separate line items for these City Grant Programs in the annual City operating budget.
3. Each of the three City Grant Programs will receive an annual Cost of Living increase.
4. A City Grant Steering Committee consisting of a representative of Community Social Services, Arts and Culture and Parks and Recreation, will meet at key points in the grant cycle to ensure a City-wide perspective.
5. Applications will be assessed based on program-specific criteria that reflect the City's Corporate Vision, Council Term Goals and adopted Strategies. Information regarding assessment criteria and the review process will be provided in Program Guidelines.
6. City Grant Programs will consist of two streams of grant requests, (1) \$5,000 or less and (2) over \$5,000, whereby application requirements may be streamlined for requests of \$5,000 or less.
7. Only registered non-profit societies governed by a volunteer Board of Directors, requesting funding to serve primarily Richmond residents, are eligible.
8. Applicants may receive only one grant per year.
9. Applicants receiving City Grants for a minimum of the five most recent consecutive years will have the option of applying for a maximum three-year funding cycle.
10. Community Partner documents submitted to fulfill annual funding agreements with the City will be considered as part of grant application requirements.
11. Due to the high number of applications for limited funding, and as applicants may apply the following year, no late applications are accepted and there is no appeal process to Council's decision.



City of Richmond

Report to Committee

To: General Purposes Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Re: 2017 Child Care Grants

Date: January 10, 2017
File: 07-3070-01/2017-Vol
01

Staff Recommendation

1. That, as outlined in the report from the General Manager of Community Services, dated January 10, 2017, the Child Care Capital Grants be awarded for the recommended amounts, and cheques be disbursed for a total of \$8,536.62; and
2. That, as outlined in the report from the General Manager of Community Services, dated January 10, 2017, the Child Care Professional and Program Development Grants be awarded for the recommended amounts, and cheques be disbursed for a total of \$10,000.

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

Att. 4

| REPORT CONCURRENCE | | |
|--|---|---|
| ROUTED TO: Finance Department | CONCURRENCE <input checked="" type="checkbox"/> | CONCURRENCE OF GENERAL MANAGER |
| REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE | INITIALS: DW | APPROVED BY CAO |

Staff Report

Origin

In 2006, the City adopted the Child Care Development Policy 4017 (Attachment 3) which acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees. Policy 4017 directs staff to plan, partner and, as resources and budgets become available, support a range of quality, affordable childcare including: facilities, spaces, programming, equipment, and support resources. The Child Care Development Statutory Reserve and the Child Care Operating Statutory Reserve were established to financially assist non-profit societies with providing child care grants for minor capital improvements and support resources for child care providers.

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

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

This report supports the City's Social Development Strategy Action #10 Support the establishment of high quality, safe child care services in Richmond through:

Administering the City's Child Care Grant Program to support the provision of quality, affordable, accessible child care in Richmond.

Findings of Fact

2017 Child Care Grants Budget

The City has two Child Care Reserve Funds:

- The Child Care Development Reserve Fund (Bylaw No. 6367), established in 1994 for capital expenses including grants to non-profit societies for capital purchases and improvements (e.g. equipment, furnishings, renovations and playground development); and
- The Child Care Operating Reserve Fund (Bylaw No. 8877), established in May 2012 to assist with non-capital expenses including grants to non-profit societies to support child care professional and program development within Richmond.

On December 12, 2016, as part of the 2017 Capital Budget, City Council approved the expenditure of \$50,000 from the Child Care Development Reserve to be used for the 2017 Child Care Capital Grants. On the same date, an expenditure of \$10,000 was also approved from the Child Care Operating Reserve to provide a budget for the 2017 Child Care Professional and Program Development Grants.

Notice Given and Applications Received

Through October and November 2016, a call for applications for the 2017 Child Care Grants was posted on the City Page and City Website. An advertisement was placed in the Richmond News on three separate publication dates to promote the 2017 Child Care Grants. A notice about the 2017 Child Care Grants was also sent to the Richmond Child Care Resource and Referral Centre to share with their child care operator contacts. The deadline for submissions was November 20, 2016. A total of six applications were received of which two were for Child Care Capital Grants and four were for Child Care Professional and Program Development Grants. Applicants to the 2017 Child Care Grants Program submitted their proposals using the City's online web based grant application system.

Analysis

Application Review Process

The Child Care Development Advisory Committee (CCDAC) convened a Child Care Grants Subcommittee to review the 2017 Child Care Grant applications and supporting materials. The subcommittee met on November 30, 2016 with the staff liaison. They discussed the grant applications and requests from the following organizations:

| 2017 Child Care Grant Applicants and Requests | | Requested Amount |
|---|---|--------------------|
| Capital Grant Applicants and Requests | | |
| 1. | Little Wings Day Care Centre Society | \$4,836.62 |
| 2. | Richmond Society for Community Living | \$3,700.00 |
| | Total Amount Requested for Capital Grants | \$8,536.62 |
| Professional and Program Development Grant Applicants and Requests | | |
| 3. | Child Care Training and Professional Development Society of Richmond | \$6,000.00 |
| 4. | Richmond Society for Community Living | \$2,000.00 |
| 5. | The Perfect Present Daycare and Inter-generational Learning Project | \$5,000.00 |
| 6. | Volunteer Richmond Information Services Society | \$2,500.00 |
| | Total Amount Requested for Professional and Program Development Grants | \$15,500.00 |
| | Total Amount Requests for 2017 Child Care Grants | \$24,036.62 |

The Child Care Grants Subcommittee assessed each application for eligibility in compliance with the Child Care Grant Guidelines (Attachment 3). Applications were also scored by the subcommittee members using a rating sheet (Attachment 4). The subcommittee prepared recommendations for consideration by the CCDAC voting members.

On December 14, 2016, the CCDAC received a report from its Child Care Grants Subcommittee about the 2017 Child Care Grant applications. The total requests for the 2017 Child Care Grants amount to \$24,036.62.

The two Capital Grant requests amount to \$8,536.62. Applicants are seeking funding to replace furnishings and equipment, and purchase new outdoor play equipment.

The four Professional and Program Development Grant requests amount to \$15,500. Two of the applicants are seeking funding to provide training opportunities for Richmond child care providers (e.g. Circles of Caring Conference 2017 and Loose Parts 2 Workshops: Inspiring Play with Infants and Toddlers). One applicant is requesting funding to purchase adaptive equipment and toys to add to their existing lending library which is used by Richmond-based child care programs serving children with developmental disabilities. Another applicant is seeking funding to develop an inter-generational child care program within a seniors centre.

The CCDAC is recommending that the two Child Care Capital Grants be funded as requested for a total amount of \$8,536.62. Staff will explore a second grant intake in 2017 as a way to use the remaining capital grant funds of \$41,463.38.

The Child Care Professional and Program Development Grant requests exceed the available budget. One application is not eligible as the organization is not a registered society in BC. The CCDAC is recommending that the available \$10,000 budget for this grant stream be allocated to three organizations with one receiving a lower than requested amount. Staff support the CCDAC recommendations as proposed in the attached list of 2017 Child Care Grants (Attachment 1).

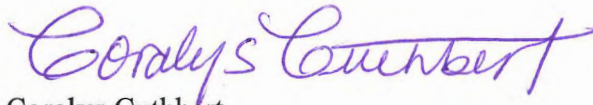
For reference, summaries of the 2017 Child Care Grant applications are included with this report (Attachment 2). As the contents of the summary sheets are taken verbatim from the applicants submissions, they will replicate any errors or omissions made by the applicant.

Financial Impact

The 2017 Child Care Grants budget of \$60,000 approved by City Council on December 12, 2016 as part of the 2017 Capital Budget is sufficient to support two grant streams: the Child Care Capital Grants and the Child Care Professional and Program Development Grants. A total of \$18,536.62 in allocations is being recommended for the 2017 Child Care Grants, subject to City Council's approval. Staff will explore providing a second grant intake in 2017 to utilize the remaining capital grant funds of \$41,463.38.

Conclusion

The Child Care Grants will assist with enhancing the provision of quality, affordable and accessible child care throughout Richmond. Staff recommend approval of the proposed CCDAC's recommendations for the 2017 Child Care Capital Grants amounting to \$18,536.62 with \$8,536.62 allocated to the two Child Care Capital Grant requests and \$10,000 allocated to three of the 2017 Child Care Professional and Program Development Grant requests.



Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

- Att. 1: 2017 Child Care Grants
2: 2017 Child Care Grants Summary Reports
3: Child Care Grants Program Guidelines
4: Child Care Development Advisory Committee Grant Review Rating Form

2017 CHILD CARE GRANTS

| Applicant | Program | Purpose | Request | Recommended Amount | Comments /Conditions | Att.2 Page |
|--|--|---|-------------------|---------------------|--|------------|
| Child Care Capital Grants | | | | | | |
| Little Wings Day Care Centre Society | Child Care Capital Grant | To purchase equipment and furnishings for the centre's Group Care 30 Months to School Age Program | \$4,836.62 | \$4,836.62 | | 1 |
| Richmond Society for Community Living | Child Care Capital Grant | To purchase equipment and furnishings of both the indoor and outdoor play areas | \$3,700.00 | \$3,700.00 | | 3 |
| Total Requested/ Recommended | | | \$8,536.62 | \$8,536.62 | | |
| Total Available | | | | \$50,000 | | |
| Total Remaining | | | | \$41,463.38* | *staff will explore a second 2017 child care capital intake to utilize these unspent funds | |
| Child Care Professional and Program Development Grants | | | | | | |
| Child Care Training and Professional Development Society of Richmond | Professional and Program Development Grant | To provide professional development training workshops at the 2017 Circles of Caring Conference | \$6,000.00 | \$5,500.00 | CONDITION: Funds to be used for presenters and cost of the venue | 6 |
| Richmond Society for Community Living | Professional and Program Development Grant | To purchase adaptive equipment and toys for the Supported Child Care Development lending library | \$2,000.00 | \$2,000.00 | | 8 |

| Applicant | Program | Purpose | Request | Recommended Amount | Comments /Conditions | Att.2 Page |
|--|--|---|--------------------|---------------------------|---|-------------------|
| The Perfect Present Daycare and Intergenerational Learning Project | Professional and Program Development Grant | To establish a group child care within a seniors centre | \$5,000.00 | \$0.00 | Comment: The application is ineligible because the organization is not a registered society in BC | 11 |
| Volunteer Richmond Information Services Society | Professional and Program Development Grant | To provide a series of three 2 hour professional development workshops on Loose Parts 2: Inspiring Play with Infants and Toddlers | \$2,500.00 | \$2,500.00 | | 13 |
| Total Requested/ Recommended | | | \$15,500.00 | \$10,000.00 | | |
| Total Available | | | | \$10,000.00 | | |
| Total Remaining | | | | \$0.00 | | |
| 2017 Child Care Grants – Summary of Both Grants | | | | | | |
| Total Requested/ Recommended | | | \$24,036.62 | \$18,536.62 | | |
| Total Available | | | | \$60,000.00 | | |
| Total Remaining | | | | \$41,463.38 | *staff will explore a second 2017 child care capital grant intake to utilize these unspent funds | |

Note: Please refer to the February 6, 2017 General Purposes Committee Agenda for Attachment 2 (Grants Summary Reports) of the staff report titled “2017 Child Care Grants”, dated January 10, 2017, from the General Manager, Community Services.



Child Care Grants Program Guidelines

City of Richmond - Community Services
Community Social Development
September, 2015

Child Care Grants - Program Guidelines

Introduction

The City of Richmond provides grants to non-profit societies who provide child care services within the City's geographic boundaries. Child Care grants are funded by voluntary community amenity contributions from developers. These funds are held in the Child Care Development Reserve or the Child Care Operating Reserve. The ability to provide grants is subject to available funding and there may be years when the grant program(s) are not offered. For more information about the City of Richmond's approach to supporting child care services, please see the attached *City of Richmond's Child Care Development Policy*.

Eligibility

Non-profit societies that either (1) provide child care services or (2) support the provision of child care services are eligible. Applicants may be either non-profit child care providers seeking to improve the quality or capacity of care in their facility, or non-profit societies supporting quality programming and/or providing professional development opportunities for the broader child care community in Richmond.

Purpose

Child care grants are available for both: (1) capital and (2) professional and program development expenses. These purposes are outlined below.

(1) Capital

Capital grants are provided to acquire or upgrade physical assets such as property, buildings and equipment. Funding is available for a **one-time capital expense** that will improve the quality, availability and accessibility of child care in Richmond, such as: equipment, furnishings, renovations, playground improvements. For equipment to qualify as a capital expenditure, it must be of long-term use and durability (e.g., an easel would qualify; art supplies would not).

(2) Professional and Program Development

Non-profit societies developing or providing professional and program development opportunities (e.g., training, workshops) are eligible to apply for funding. The initiatives must be of benefit to the broader child care community in Richmond, rather than to a few specific centres. The need for and benefit to the child care community must be demonstrated.

Priorities

Priority will be given to applications supporting infant/toddler and school-age care, identified as priorities in the 2009 – 2016 Richmond Child Care Needs Assessment and Strategy.

Online Grant Application Process

The City of Richmond has moved to an online grant application process. Please refer to the *City of Richmond Child Care Grant Program - City Grants Web-based System Grant Applicant User Guide* which is posted on the City's web site. The guide provides tips and illustrations for all sections of the grant application. In preparation for submitting an application, please have electronic documents in a location on your computer so they can be attached as requested. The user guide lists the preferred file formats for documents, spreadsheets and pictures. There are also forms posted on the City's web site that you can use to provide information on licensed capacity, project budgets and project timelines. If your Society previously received a child care grant, you will need to submit a grant use report to explain how the funds were used. This information must be submitted in order to be considered for a new grant. Here is a list of the items to have ready for attaching to your application:

- Society Incorporation Certificate, Contact List for the Society's Board of Directors, Officers and Executive Director, Most Recent Annual General Meeting Minutes, Provincial Child Care License(s), Last Year's Financial Statements or Audited Statement, Current Year Operating Budget, Itemized Project Budget, Project Timeline, and Support Letters; and
- If you received a grant in the previous year, you will need to submit a grant-use report documenting how the awarded funds were used and to what benefit. This is required in order to be eligible to apply for a grant in the current funding year.

Applications are to include the following:

Step 1 - Applicant Contacts:

- a) Society name
- b) Society number issued by the BC Registry Services at the time of incorporation
- c) Society web site if applicable
- d) Contact names for the Society, e.g., an executive director, program manager or Board member
- e) Contact members role in the Society
- f) Society's address, postal code, phone number, and e-mail address

Step 2 - Applicant Information:

- a) Briefly outline the Society's history, mandate, goals and objectives of your organization.
- b) Describe the programs and services provided in the last 5 years.
- c) If the Society delivers licensed child care programs provide the licensed capacity and current enrolment by type for each program offered, referred to in the Society's Provincial Child Care License(s).
- d) Attach a copy of the Society's Provincial Child Care License(s) as issued by Vancouver Coastal Health Community Care Facilities Licensing.
- e) Attach a list of the Society's Board of Directors, Officers, and Executive Director, including their addresses and contact information.
- f) Attach minutes of the most recent annual general meeting.
- g) Attach Last Year's Financial Statements or Audited Statement including balance sheet for the recently completed fiscal year, including the auditor's report signed by external auditors, or one of the following alternatives:
 - If audited financial statements are not available, submit the financial statements reviewed by the external auditors for the most recent completed fiscal year along with the review engagement report signed by the external auditors;
 - If neither audited nor reviewed financial statements are available, submit the compiled financial statements for the most recent completed fiscal year along with a compilation report signed by the external auditors; or
 - If none of the above are available, financial statements for the most recently completed fiscal year endorsed by two signing officers of the Board of Directors.
- h) Attach an operating budget for the current year.

Step 3 - Grant Program:

Capital Grants or Professional and Program Development Grants

Capital Grants:

- a) Purpose of the grant - what is the intent of the proposed grant (e.g., for equipment, furnishings, playground improvements, other?). If you select "other" please provide a description of what capital project you wish to undertake.
- b) Provide a detailed description of how the funds would be used to enhance the delivery of Richmond child care services (e.g., improve quality, availability, accessibility).
- c) Describe who will benefit from the grant if received, e.g., for Capital Grants: the number and age groups of children who will benefit.

Professional and Program Development Grants:

- d) Purpose of the grant – Describe how the funds will be used to enhance the child care service delivery, support skill development of early childhood educators, and benefit the broader Richmond child care community.
- e) Describe who will benefit from the grant, if received (e.g., child care educators).

For both Grants Programs:

- f) List any partners who will be assisting with the project (e.g., any other funders, volunteers, or companies who will be money, services, in-kind assistance or other contributions).
- g) Provide a dollar figure for the requested grant amount.

Supporting Documents:

- h) Provide supporting documents - you will be asked to attach copies of the following:
 - An itemized budget for how grant funds will be used;
 - Additional supporting information for the projected costs (e.g., workshop presenters quotes or 3 quotes from suppliers/trades for Capital projects); and
 - Additional sources of funding or contributions that will be used to complete the grant project.
 - A timeline for completing the project and using the grant funds.
- i) Documentation to demonstrate the need for funds (this could be a letter from the Board, a letter from a building consultant/inspector or an inspection report from Child Care Facilities Licensing).
- j) Letters of support if applicable.

Terms and Conditions

The Terms and Conditions section of the grant application discusses the following expectations for grant applicants:

- Any grant applicant who has awarded funds previously by the City must, if not already provided, submit a report documenting use of those funds and describe the benefits received before their current application can be considered.
- Funds must be used within one year of receipt by successful applicants.
- All grant recipients must provide a photo (for capital grants only) and a report documenting the use of the funds and the benefits received, as soon as complete (at the latest, one year following receipt) to the Child Care Development Advisory Committee.
- In addition, the grant received should be mentioned in any newsletter published by the organization and the City of Richmond logo included in any related publicity.

Consent to these terms will be requested as part of the application process.

Review Process and Approval Process

Grant submissions are first reviewed by City staff from the Community Social Development Division to determine eligibility and completeness. The City of Richmond's Child Care Development Advisory Committee reviews the grant applications and makes recommendations to City Council. These are summarized by staff into a report that is presented to Council for their consideration. All decisions concerning the approval of Child Care grants are made by Council. These decisions are final and there is no appeal process.

Submit an Application

The City of Richmond has an online web based grant application. The *Child Care Grants Program Guidelines* and the *Child Care Web-based System Grant Applicant User Guide* are useful resources to assist you with filing an online grant application. Only electronic applications will be accepted.

Application Deadlines and Decisions

The deadline for submitting a grant application will be determined annually. Late applications are not accepted. Please visit the City's grants web site for more information on the grant program and important application deadlines:

www.richmond.ca/citygrants

If you have questions about applying for a child care grant, please contact:

Coralys Cuthbert
Child Care Coordinator
City of Richmond – Community Social Development
Phone: 604-204-8621
E-mail: ccuthbert@richmond.ca



POLICY 4017:

It is Council policy that:

1. GENERAL

- 1.1 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

- 2.1 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.

3. PARTNERSHIPS

- 3.1 The City of Richmond is committed to:

- (a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

- (i) Community Associations and Societies - to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.
- (ii) Developers - to encourage developers to provide land and facilities for child care programs throughout the City.
- (iii) Employers - to encourage employers' involvement in advocating and planning for child care.
- (iv) Intercultural Advisory Committee - to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.
- (v) School Board – to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee,



- (b) Monitoring the need for new child care spaces to support Richmond residents, employee and student populations.
- (c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.
- (d) Requesting 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)

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

5. CHILD CARE RESERVE FUNDS

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

- (a) 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:

- (i) Establishing child care facilities and spaces in:
 - City buildings and on City land.
 - Private developments.
 - Senior government projects.
 - Community partner projects.
 - (ii) Acquiring sites for lease to non-profit societies for child care; and
 - (iii) Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.
- (b) Child Care Operating Reserve Fund (established by Child Care Operating Reserve Fund Establishment Bylaw No. 8827)
- (i) 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.

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

- (a) 90% of the amount will be deposited to the Child Care Development Reserve Fund, and
- (b) 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.

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

6. DEVELOPMENT OF CHILD CARE FACILITIES

6.1 To facilitate consistent, transparent and sound planning, the City will:

- (a) Undertake periodic child care needs assessments to update its child care strategy.
- (b) Use its powers through the rezoning and development approval processes to achieve child care targets and objectives.
- (c) Prepare Child Care Design Guidelines which articulate the City's expectations for the design and development of City-owned or leased child care facilities, whether they are built as City capital projects or by developers as community amenity contributions.
- (d) Make the Child Care Design Guidelines available to members of the public as a resource, and to City staff, developers, and architects as a guide for planning child care spaces in City-owned or leased facilities or developer-built community amenities being contributed to the City.



6.2 The City will further facilitate the establishment of child care facilities by:

- (a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.
- (b) Providing City land and facilities for child care programs in locations throughout the City.
- (c) Encouraging child care program expansion through the enhancement of existing community facilities.

7. CHILD CARE GRANTS POLICY

7.1 Through City child care grants, support child care:

- (a) Facilities.
- (b) Spaces.
- (c) Programming.
- (d) Equipment and furnishings.
- (e) Professional and program development support.

8. PROFESSIONAL CHILD CARE SUPPORT RESOURCES

8.1 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

9.1 From time to time, the City will:

- (a) Review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.
- (b) As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. AREA PLANS

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



11. INFORMATION

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

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

12. PROMOTION

12.1 The City will:

- (a) Declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.

| Child Care Development Advisory Committee | | | | | |
|---|---------------------|--------------|----------|--------------|----------|
| Child Care Capital Grant Rating Sheet | | | | | |
| Assessment Criteria | Rating Criteria | Facility | | | |
| | | Society Name | | Society Name | |
| | | Rating | Comments | Rating | Comments |
| Eligibility | | | | | |
| Complete application (documents provided, authorized signature) | 0-5 | | | | |
| Quality of the application (clear, convincing) | 0-5 | | | | |
| Designated non-profit & credibility of the organization and program | 0-5 | | | | |
| Licensing requirements are up-to date & it is a licensed program | 0-5 | | | | |
| Evidence of an AGM occurring | 0-5 | | | | |
| Appropriate board of directors | 0-5 | | | | |
| Primarily Richmond residents will be served | 0-5 | | | | |
| Eligibility rating | <i>max pts = 35</i> | | | | |
| Purpose of Proposal | | | | | |
| Grant request fits eligibility criteria | 0-5 | | | | |
| Supporting documents (letters of support, quotes) | 0-5 | | | | |
| Demonstrated need for the proposal | 0-5 | | | | |
| Implementation plan is demonstrated | 0-5 | | | | |
| Purpose rating | <i>max pts = 20</i> | | | | |
| Financial Criteria | | | | | |
| Project budget (eg. matching funding provided) | 0-5 | | | | |
| Past financial performance | 0-5 | | | | |
| Operating budget | 0-5 | | | | |
| Financial stability | 0-5 | | | | |
| Funding sources other than the City have been sought | 0-5 | | | | |
| Financial need for the proposal is demonstrated | 0-5 | | | | |
| Financial rating | <i>max pts = 30</i> | | | | |
| Previous Grant Use (if applicable) | | | | | |
| Use of previous grant funding | 0-5 | | | | |
| Previous grant rating | <i>max pts = 5</i> | | | | |
| FINAL RATING SCORE | <i>max pts = 90</i> | | | | |

* 0= Not sufficient/ ineligible

* 5= Sufficient/ qualified

| Child Care Development Advisory Committee | | | | | |
|---|-----------------|--------------|----------|--------------|----------|
| Child Care Professional & Program Development Grant | | | | | |
| Assessment Criteria | Rating Criteria | Facility | | | |
| | | Society Name | | Society Name | |
| | | Rating | Comments | Rating | Comments |
| Eligibility | | | | | |
| Complete application (documents provided, authorized signature) | 0-5 | | | | |
| Quality of the application (clear, convincing) | 0-5 | | | | |
| Designated non-profit & credibility of the organization and program | 0-5 | | | | |
| Evidence of an AGM occurring | 0-5 | | | | |
| Appropriate board of directors | 0-5 | | | | |
| Primarily Richmond residents will be served | 0-5 | | | | |
| Eligibility rating | max pts = 30 | | | | |
| Purpose of Proposal | | | | | |
| Grant request fits eligibility criteria | 0-5 | | | | |
| Supporting documents (letters of support, quotes) | 0-5 | | | | |
| Demonstrated need for the proposal | 0-5 | | | | |
| Implementation plan is demonstrated | 0-5 | | | | |
| Purpose rating | max pts = 20 | | | | |
| Financial Criteria | | | | | |
| Project budget (eg. matching funding provided) | 0-5 | | | | |
| Past financial performance | 0-5 | | | | |
| Operating budget | 0-5 | | | | |
| Financial stability | 0-5 | | | | |
| Funding sources other than the City have been sought | 0-5 | | | | |
| Financial need for the proposal is demonstrated | 0-5 | | | | |
| Financial rating | max pts = 30 | | | | |
| Previous Grant Use (if applicable) | | | | | |
| Use of previous grant funding | 0-5 | | | | |
| Previous grant rating | max pts = 5 | | | | |
| FINAL RATING SCORE | max pts = 90 | | | | |

* 0= Not sufficient/ ineligible

* 5= Sufficient/ qualified



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** January 11, 2017
From: Serena Lusk **File:** 03-1085-01/2016-Vol
Senior Manager, Recreation and Sport Services 01
Re: 2017 Parks, Recreation and Community Events Grants

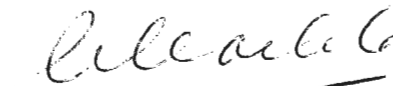
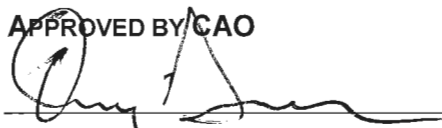
Staff Recommendation

That:

1. Parks, Recreation and Community Events Grants be allocated and cheques disbursed for a total of \$103,250 as identified in Attachment 1 of the staff report titled "2017 Parks, Recreation and Community Events Grants," dated January 11, 2017, from the Senior Manager, Recreation and Sport Services.
2. Sea Island Community Association not be approved for a three-year funding cycle, but be approved for consideration as a minor grant application.
3. Steveston Community Society – Richmond Summer Project be approved for the third year of a three-year funding cycle.

Serena Lusk
Senior Manager, Recreation and Sport Services
(604-233-3344)

Att. 3

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

Staff Report

Origin

City Council has the authority to provide financial assistance to community organizations under the Local Government Act (British Columbia).

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

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

2.2. Effective social service networks.

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

This report provides information and recommendations pertaining to the Parks, Recreation and Community Events Grant Program.

Findings of Fact

2017 Parks, Recreation and Community Events Grants Budget

The 2017 Parks, Recreation and Community Events Grants budget is \$106,008. This includes a 2.1 per cent cost of living increase over the 2016 budget as per the City Grant Policy 3712.

Notice Given and Applications Received

As of September 27, 2016, notices were placed on the City Page and the City website advising the public that applications were being accepted for the 2017 City Grant Programs until November 18, 2016. A link to the City website was included, which provided access to the online application system and reference materials, including a Grant Application User Guide and the 2017 Grant Program Guidelines for Parks, Recreation and Community Events. Previous award applicants were also directly notified that the system was open for submissions. This is the fourth year that the City has employed a web-based system to facilitate a more efficient and effective application process.

In the Parks, Recreation and Community Events category, a total of 14 applications were received for a total request of \$252,466.60. A table outlining the 2017 grant requests and recommended grant allocations is provided in Attachment 1. Summary sheets of each grant applicant, generated directly from information submitted via the online application system, are provided in Attachment 2, along with staff comments and recommendations. As the contents of these summary sheets are taken verbatim from the applicants' submissions, they will replicate any errors or omissions made by the applicants.

As per the 2017 Grant Program Guidelines for Parks, Recreation and Community Events, a proposal must demonstrate that primarily Richmond residents will be served to be considered eligible. Although some applicants serve wider geographic areas, the majority of requests were to support operations and programs that primarily serve Richmond residents.

Deadline Extension and Late Applications

Due to technical issues with the online application system, the submission deadline for all City Grant Programs was extended to November 21, 2016. No applications in the Parks, Recreation and Community Events category were received after that date. City Grant Policy 3712 indicates that late applications will not be accepted and the online application system 'closes' the ability to apply after the deadline.

New Applications

There were two new applications in the Parks, Recreation and Community Events category:

- Canadian Association of Russian Jews; and
- Richmond Food Security Society (a previous City Grant applicant under the Health, Social and Safety category).

Thompson Community Association, a previous recipient of a 2014 Parks, Recreation and Community Events grant, 2014 Child Care Capital grant and two 2015 Child Care Capital grants, submitted an application for a 2017 Parks, Recreation and Community Events grant.

Application Review Process

The Parks, Recreation and Community Events Grant Review Committee, consisting of five staff members from the Community Services Division, reviewed the applications against a set of 23 criteria that were developed based on the 2017 Grant Program Guidelines for Parks, Recreation and Community Events (Attachment 3). Each application was systematically evaluated on five dichotomous questions (Yes/No) regarding grant eligibility, and 18 Likert scale statements (9-point range from Strongly Disagree to Strongly Agree) regarding the applicant, its grant proposal's impact on community and engagement, budget and financials and the quality of its application.

To ensure neutrality, each application was independently assessed by at least three committee members to form a preliminary evaluation based on the mean scores. Each application was then assessed by the committee as a whole to reach a consensus on a final score, which was used to collectively determine a recommendation on funding.

Analysis

Parks, Recreation and Community Events Grants: 2014-2016 Application History and 2017 Recommendations

Table 1: Number of applications, allocations and recommendations:

| | Previous Applications, Allocations and Recommendations* | | | Recommendations |
|--|---|-----------|--------------|-----------------|
| | 2014 | 2015 | 2016 | 2017 |
| Total number of applications | 17 | 10 | 15 | 14 |
| New applicants | 1 | 0 | 5 | 2 |
| Late applications | 0 | 0 | 0 | 0 |
| Grants denied (did not meet criteria) | 2 | 0 | 2 | 3 |
| Partial amount of request recommended | 15 | 10 | 13 | 11 |
| Full amount of request recommended | 0 | 0 | 0 | 0 |
| Minor request (\$5,000 or less) | 7 | 4 | 4 | 6 |
| Total amount requested | \$259,972 | \$147,595 | \$210,974.22 | \$252,466.60 |
| Total budget | \$100,489 | \$101,494 | \$103,828.00 | \$106,008.00 |
| Total Parks, Recreation and Community Events grant funds allocated | \$100,250 | \$99,750 | \$100,700.00 | \$103,250.00 |

*Some categories overlap; numbers are not meant to be totalled.

Financial Impact

Eleven out of 14 applicants are recommended for partial funding. Principal reasons for partial funding are:

1. The City supports, but is not a primary funder of, non-profit organizations, whose main sources of support include federal and provincial governments, BC Direct Access Gaming, foundations, endowments, donations, and fundraising efforts; and
2. As the total amount requested exceeds the recommended City Grant budget, providing some assistance to many is considered preferable to providing full assistance to a few.

Other reasons for recommending partial funding include, but are not limited to, the following:

- Other funding partners have not been sought;
- Ineligible funding purpose;
- Insufficient community benefit demonstrated;
- Lack of partnerships;
- Uncommitted, substantial surplus;
- Fee-based (user pay) budget should be used;
- City provides other forms of support to the organization; and
- Quality, including completeness, of the application.

The Grant Review Committee recommends that the following three applicants not be awarded a Parks, Recreation and Community Events grant:

1. Canadian Association of Russian Jews;
2. Thompson Community Association; and
3. WildResearch Society.

The Canadian Association of Russian Jews was not recommended for a 2017 Parks, Recreation and Community Events grant due to insufficient information about the applicant and the proposed event, lack of demonstrated organizational efficiency, effectiveness and stability, lack of partnerships and insufficient community benefit demonstrated. The applicant also scored low on its overall grant application.

Thompson Community Association was not recommended for a 2017 Parks, Recreation and Community Events grant due to the City's provision of financial support to the applicant for a similar purpose (under the City's Richmond Canada 150 Community Celebration Grants program) and other funding partners have not been sought. The applicant also scored low on its overall grant application.

WildResearch Society was not recommended for a 2017 Parks, Recreation and Community Events grant due to a partial ineligible funding purpose and insufficient community benefit demonstrated. The applicant also scored low on its overall grant application.

The 2017 Parks, Recreation and Community Events Grants budget is \$106,008. A total of \$103,250 is recommended for disbursement (Attachment 1).

Minor/Major Grant Requests

There are two streams of applications: one for minor (\$5,000 or less) and one for major (over \$5,000) grant requests. Although both grant types require financial documents and signatures, a minor grant application requires fewer sections to be completed. The full application form is required for major grants or multi-year funding cycle requests.

In the Parks, Recreation and Community Events category, six organizations applied for minor grants of \$5,000 or less:

- Canadian Association of Russian Jews;
- Gulf of Georgia Cannery Society;
- Richmond Museum Society;
- Sea Island Community Association;
- Thompson Community Association; and
- WildResearch Society.

Multi-Year Funding Request

City Grant Policy 3712, which was adopted in 2011, allows applicants whom have received City Grants for the same purpose for a minimum of the five most recent consecutive years, the option of applying for a maximum three-year funding cycle. In the first year of a cycle, the full

application form is required. For the following two years, the applicant is required to complete fewer questions, but must submit the required documents and signatures with each application. For each three-year cycle, grants are recommended, rather than assured. Council reviews recommendations to fund each subsequent year of a cycle.

Two organizations applied for multi-year funding:

1. Sea Island Community Association; and
2. Steveston Community Society – Richmond Summer Project.

Sea Island Community Association is applying for multi-year funding, but is ineligible as it has only received City Grants for the same purpose for the past four consecutive years and submitted an abridged application form (minor) instead of a full application form (major) for the first year. It is recommended that Sea Island Community Association not be approved for a three-year funding cycle, but be approved for consideration as a minor grant application.

Steveston Community Society – Richmond Summer Project, which applied for and met the criteria for multi-year funding in 2015, is in the final year of a three-year cycle. It is recommended that Steveston Community Society – Richmond Summer Project be approved for the third year of a multi-year funding cycle.

Conclusion

The Parks, Recreation and Community Events Grant Program contributes significantly to the quality of life in Richmond by supporting community organizations whose programs and activities constitute essential components of a livable community. Staff recommend that 2017 Parks, Recreation and Community Events Grants be allocated as indicated in Attachment 1 for the benefit of Richmond residents.

Serena Lusk
Senior Manager, Recreation and Sport Services
(604-233-3344)

Beayue Louie
Park Planner
(604-244-1293)

- Att. 1: 2017 Parks, Recreation and Community Events Grants – Outline of Requests and Recommended Allocations
- 2: 2017 Parks, Recreation and Community Events Grants – Application Summary Sheets
- 3: 2017 Parks, Recreation and Community Events Grants – Application Scoring Criteria

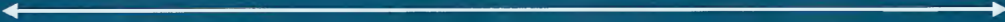
2017 Parks, Recreation and Community Events Grants – Outline of Requests and Recommended Allocations

| Applicant Name | 2016 GRANT | 2017 REQUEST | 2017 RECOM. | MULTI YEAR RECOM. | COMMENT SUMMARY | SEE ATT 2 PAGE NO. |
|---|----------------------|-----------------------|----------------------|---------------------|--|--------------------|
| Canadian Association of Russian Jews | N/A | \$ 5,000.00 | \$ - | N/A | Shavuot (Festival of Weeks) event, including food vendors, music, entertainment, special athlete guests and speakers. | Page 1 |
| Gulf of Georgia Cannery Society | \$ 500.00 | \$ 5,000.00 | \$ 750.00 | Single Year | Cannery Farmer's Market (12 Sundays from Nov. to Apr.) offering locally made products under the "Make it, Bake it, Grow it, Catch it" philosophy to promote healthy local eating. | Page 4 |
| Kidsport - Richmond Chapter | \$ 19,000.00 | \$ 22,500.00 | \$ 19,000.00 | Single Year | Subsidizes costs for organized sport experiences for low-income children who may not otherwise be able to participate. | Page 7 |
| Richmond Agricultural and Industrial Society | \$ 7,150.00 | \$ 35,282.00 | \$ 7,150.00 | Single Year | Steveston Salmon Festival, including children and youth festivals, cultural displays and demos, entertainment, food vendors, and trade and art shows. | Page 10 |
| Richmond Chinese Community Society | \$ 1,800.00 | \$ 39,800.00 | \$ 1,800.00 | Single Year | Operating expenses, including expanding staffing capacity, increasing promotions of community partners, hiring a Seniors Learning English program assistant, volunteer expenses, rent and update technology equipment. | Page 13 |
| Richmond City Centre Community Association | \$ 6,500.00 | \$ 17,395.60 | \$ 6,000.00 | Single Year | Asset development program for high-need and at-risk children in inner city elementary schools. | Page 16 |
| Richmond Fitness and Wellness Association | \$ 11,000.00 | \$ 16,500.00 | \$ 11,000.00 | Single Year | Facilitate free walking programs/opportunities in Richmond. | Page 19 |
| Richmond Food Security Society | N/A | \$ 15,000.00 | \$ 9,800.00 | Single Year | Core operations, including Community Gardens, Seed Library, Fruit Recovery, Stir It Up Youth Community Kitchen, Get Rooted Youth Leadership, Local Food Guide, events and research. | Page 22 |
| Richmond Museum Society | \$ 1,500.00 | \$ 5,000.00 | \$ 1,500.00 | Single Year | Volunteer support, program materials, promotion expenses and local artist/musician fees for Doors Open Richmond. | Page 26 |
| Sea Island Community Association | \$ 750.00 | \$ 1,000.00 | \$ 750.00 | Single Year | Application does not describe proposed event. Offset expenses for bouncy castle-type activities and entertainment for Burkeville Days. | Page 30 |
| Sharing Farm Society | \$ 18,000.00 | \$ 30,000.00 | \$ 18,000.00 | Single Year | Personnel salaries and supplies related to the applicant's core operations (i.e. food security and agriculture). | Page 33 |
| Steveston Community Society - Richmond Summer Project | \$ 30,000.00 | \$ 50,000.00 | \$ 27,500.00 | Multi Year - Year 3 | Wages for City Summer day camp administrator and 1-3 Roving Leaders. | Page 36 |
| Thompson Community Association | N/A | \$ 5,000.00 | \$ - | N/A | Community picnic/Canada 150 celebrations, including a community art project, artisan market, demonstrations and entertainment. | Page 39 |
| WildResearch Society | \$ 5,000.00 | \$ 4,989.00 | \$ - | N/A | Roof and wall repairs for a banding hut (ineligible purpose) at Iona Island Regional Park, and wage rate increases for the applicant's program coordinator and assistant. | Page 42 |
| Totals | \$ 101,200.00 | \$ 252,466.60 | \$ 103,250.00 | | | |
| 2017 PRCE Grant Budget | | \$ 106,008.00 | \$ 106,008.00 | | | |
| Remaining Funds | | -\$ 146,458.60 | \$ 2,758.00 | | | |

Note: Please refer to the February 6, 2017 General Purposes Committee Agenda for Attachment 2 (Grant Application Summary Sheets) of the staff report titled “2017 Parks, Recreation and Community Events Grants”, dated January 11, 2017, from the Senior Manager, Recreation and Sport Services.

2017 Parks, Recreation and Community Events Grants – Application Scoring Criteria

| <i>Scoring</i> | | |
|--------------------|---|--|
| | <input type="checkbox"/> <i>No</i> | <input type="checkbox"/> <i>Yes</i> |
| Eligibility | | |
| 1 | The applicant is a non-profit society and its Board of Directors approved the grant application. | |
| 2 | The applicant is requesting a grant for: <ul style="list-style-type: none"> operating assistance; a community service program or project for Richmond residents; or a neighbourhood or community-based event for Richmond residents. | |
| 3 | The applicant has not received another grant from the City this year for the proposed project or service. | |
| 4 | If the applicant received a grant last year, it <ul style="list-style-type: none"> submitted a grant use report; and used the full grant amount for the stated purpose or returned the remaining funds to the City. | |
| 5 | If the applicant applied for multi-year grant, the current application is for the same purpose as previous years. | |

| <i>Scoring</i> | | | | | | | | | |
|--------------------------|---|---|--------------------------|---|----------------|---|-----------------------|---|-----------------------|
| <input type="checkbox"/> |  | | | | | | | | |
| 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| <i>No Answer</i> | <i>Strongly Disagree</i> | | <i>Somewhat Disagree</i> | | <i>Neutral</i> | | <i>Somewhat Agree</i> | | <i>Strongly Agree</i> |
| Applicant | | | | | | | | | |
| 6 | The applicant has a reputation for: <ul style="list-style-type: none"> high quality; credible; efficient; effective; and stable; operations and programs (e.g. accreditation, licenses). | | | | | | | | |
| 7 | The applicant demonstrates efficiency and effectiveness. | | | | | | | | |
| 8 | The applicant has sufficient organizational capacity to deliver the proposed project or service. | | | | | | | | |
| 9 | The applicant is self-sufficient and does not rely largely on City funding, assistance, programs or services for its operations. | | | | | | | | |

| Impact on Community and Engagement | | |
|------------------------------------|---|--|
| 10 | The grant will be used to improve quality of life for Richmond residents, build community or improve the applicant's organizational capacity. | |
| 11 | The proposed project or service: <ul style="list-style-type: none"> • is inclusive; and • will reach a large number of Richmond residents or a vulnerable population. | |
| 12 | Primarily Richmond residents will be served. | |
| 13 | There is a demonstrated community need for the proposed project or service. | |
| 14 | The proposed project or service is unique (a similar project or service is not currently offered). | |
| 15 | The proposed project or service will engage a large number of volunteers. | |
| 16 | Partnerships and/or collaborative relationships with other organizations have been established. | |

| Financials | | |
|------------|---|--|
| 17 | The applicant submitted: <ul style="list-style-type: none"> • financial statements; • an operating budget for the current fiscal year; and • a budget for the proposed project or service. | |
| 18 | The applicant has sought funding from sources other than the City for the proposed project or service. | |
| 19 | The applicant requires financial assistance to implement the proposed project or service. | |
| 20 | The applicant is working towards not being dependent on City funding or assistance for the project or service. | |
| 21 | The budget is reasonable and realistic for the proposed project or service. | |
| 22 | The applicant applied the "user pay" principle where appropriate. | |

| Quality of Application | | |
|------------------------|--|--|
| 23 | The application is complete and provides detailed explanations. | |
| 24 | Information is presented in a clear, coherent and convincing manner. | |



City of Richmond

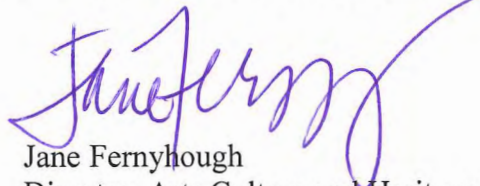
Report to Committee

To: General Purposes Committee
From: Jane Fernyhough
Director, Arts, Culture and Heritage Services
Re: 2017 Arts and Culture Grant Program

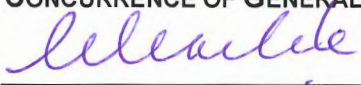

Date: January 10, 2017
File: 11-7000-01/2017-Vol
01

Staff Recommendation

That the 2017 Arts and Culture Grants be awarded for the recommended amounts and cheques disbursed for a total of \$109,754, as outlined in the report from the Director, Arts, Culture and Heritage Services, dated January 10, 2017.


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

Att. 5

| REPORT CONCURRENCE | | |
|--|---|---|
| ROUTED TO: Finance Department | CONCURRENCE <input checked="" type="checkbox"/> | CONCURRENCE OF GENERAL MANAGER  |
| REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE | INITIALS: DW | APPROVED BY CAO  |

Staff Report

Origin

City Council has the authority to provide financial assistance to community organizations under the Local Government Act.

This report provides information and recommendations pertaining to the 2017 Arts and Culture Grant Program, now in its sixth year.

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

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

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

2.4. Vibrant arts, culture and heritage opportunities.

Findings of Fact

2017 Arts and Culture Grant Budget

The 2017 Arts and Culture Grant Budget is \$109,754 including a 2.1% Cost of Living increase over last year's budget as per the City Grant Policy (3712). The program offers two types of grants:

- Operating Assistance Grants are provided to support the annual programming and operating activities of eligible organizations, and are awarded up to a maximum of 30% of the annual operating budget, to a maximum request of \$10,000.
- Project Assistance Grants are provided to support organizations working on a project basis or undertaking a special initiative outside the scope of their normal operations, and are awarded up to a maximum of 50% of the total project budget, to a maximum request of \$5,000.

Notice Given and Applications Received

Notices were placed on the City Page/City Notice Board in the Richmond News and on the City website in October and November of 2016, advising the community that applications were being accepted for 2017 City Grant Programs until November 18, 2016. A link to the City website was provided for further information and to access the system.

In October and November, emails were sent to members of the Richmond Artists Directory (more than 350 individual artists and arts/cultural organizations that have opted to receive information from the Cultural Development Manager throughout the year) to announce the grants were online and to remind of upcoming deadlines. On the City website on both the “City Grant Program” and the “Artists’ Opportunities” pages, downloadable Guideline documents were available with links to the online form.

A detailed, custom document for budget preparation was provided online. All previous grant recipients were met with individually over the summer to touch base, review their 2016 application and offer recommendations where appropriate, as well as inform them of updates to the online system.

Twelve applications were received for Operating Assistance and nine for Project Assistance, for a total combined request of \$143,200. Tables outlining requests and recommended allocations for the 2017 Arts and Culture Grant Program are provided in Attachment 1 and Attachment 2. Grant Application Summary sheets, providing key information about each application, are found in Attachment 3. As the contents of the Grant Application Summary Sheets are taken verbatim from the applicants’ submissions, they will replicate any errors or omissions made by the applicant. Staff recommendations and comments are included in the Summary Sheets.

Late Applications

The City Grant Policy indicates that late applications will not be accepted. No late applications were received after the November 18, 2016 deadline. However, a three-day extension was provided for applicants who had experienced technical difficulties with their applications due to the City’s server issues.

New Applications

One new application was received from Vancouver International Sculpture Biennale, an organization that had not previously applied for a City Grant.

Application Review Process

An Adjudication Panel made up of City staff reviewed the applications. They evaluated the applications on three key areas: Merit, Organizational Capacity and Impact (described in the Application Guidelines, Attachments 4 and 5). As per best practices in similar granting programs, for each application, these three key areas were assigned a numerical ranking to create a total numeric score out of 50. At the Adjudication Meeting, the combined scores of all four members of the Adjudication Panel were distilled to an average score to determine a funding recommendation:

| | | |
|----------|-------|--|
| Low | 1-20 | No funding |
| Med/Low | 21-30 | Possible funding at a small contribution or no funding |
| Medium | 31-40 | Fund at a modest contribution |
| High/Med | 40-45 | Fund at a high contribution |
| High | 46-50 | Fund up to request level if possible |

The Grant Application Summary Sheets, found in Attachment 3, indicate the average score of each applicant.

Analysis

2017 Arts and Culture Grant Program Information

Numbers of applications, allocations and recommendations are:

| OPERATING ASSISTANCE | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Applications, Allocations and Recommendations (2012-2017) | | | | | | |
| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Total number of applications | 10 | 9 | 9 | 9 | 9 | 12 |
| New applicants | n/a | 2* | n/a | 1* | 0 | 2 |
| Grants denied | 2** | 0 | 0 | 0 | 0 | 0 |
| Partial amount of request recommended | 3 | 1 | 9 | 7 | 2 | 12 |
| Full amount of request recommended | 5 | 8 | 0 | 2 | 7 | 0 |
| Total amount requested | \$71,000 | \$71,700 | \$77,600 | \$71,000 | \$76,300 | \$106,300 |
| Total amount allocated recommended | \$50,900 | \$71,200 | \$62,170 | \$62,190 | \$76,000 | \$89,454 |

* These applicants were new to the Operating Assistance category, having received Project Assistance previously.

** While these applicants were found ineligible for Operating Assistance, they did receive Project Assistance funding

| PROJECT ASSISTANCE | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Applications, Allocations and Recommendations (2012-2017) | | | | | | |
| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Total number of applications | 17* | 13 | 14 | 12 | 7 | 9 |
| New applicants | n/a | 5 | 6 | 2 | 0 | 1 |
| Grants denied | 4 | 4 | 2 | 1 | 0 | 3 |
| Partial amount of request recommended | 8 | 5 | 12 | 11 | 2 | 6 |
| Full amount of request recommended | 3 | 5 | 0 | 1 | 5 | 0 |
| Total amount requested | \$58,780 | \$50,600 | \$59,736 | \$53,150 | \$32,150 | \$36,900 |
| Total amount allocated recommended | \$31,400 | \$23,100 | \$41,870 | \$42,890 | \$31,497 | \$20,300 |

*16 were received, but one Operating Assistance applicant (for the Children's Arts and Literacy Centre Society, was added to this category)

| COMBINED Arts and Culture Applications, Allocations and Recommendations (2012-2017) | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|
| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
| Total number of applications | 26 | 22 | 23 | 21 | 16 | 21 |
| New applicants | n/a | 5 | 6 | 2 | 0 | 1 |
| Grants denied (did not meet criteria) | 7 | 4 | 2 | 1 | 0 | 3 |
| Partial amount of request recommended | 18 | 9 | 21 | 18 | 4 | 18 |
| Full amount of request recommended | 8 | 13 | 0 | 3 | 12 | 0 |
| Total amount requested | \$133,280 | \$122,300 | \$137,336 | \$124,150 | \$108,450 | \$143,200 |
| Total budget | \$100,000 | \$102,020 | \$104,040 | \$105,080 | \$107,497 | \$109,754 |
| Total amount allocated recommended | \$82,300 | \$94,300 | \$104,040 | \$105,080 | \$107,497 | \$109,754 |

A lively and engaged cultural community offers many benefits to the city by creating a vibrant, livable and healthy cultural life for its citizens. Much of the artistic and cultural activity in Richmond is delivered by not-for-profit organizations. A dedicated funding program helps achieve a number of goals identified in the City of Richmond's Arts Strategy, including:

- build capacity within and support for arts organizations;
- strengthen, support and enhance the artistic community; and
- increase the variety and diversity of arts experiences and opportunities.

The establishment of a grant program specific to Richmond Arts and Culture in 2012 was a landmark advance in the development of the local arts and culture sector. As such, the program remains understood as not only a source of funding for the applicants — who range from long-standing professional institutions to fledgling groups of enthusiastic amateur artisans — but an important opportunity for capacity building, including those who have limited experience writing grant applications. Moreover, as organizations secure City of Richmond funding, their potential to leverage funding from other sources improves as evidenced in some of the Grant Use reports relating to the previous year.

Staff noted continued improvement in the quality of grant applications and an increase in the number of applications; from 16 total applications in 2016 to 21 applications in 2017. This year, there were more Operating Applications compared to last year: Richmond Potters' Club, who missed the 2016 deadline, re-submitted an application for 2017; and two former Project Assistance grant clients – Richmond Singers and Canadian Y.C. Chinese Orchestra Association – were approved to apply to the Operating Assistance stream this year.

In this sixth year of the Arts and Culture Grants Program, staff noted an increased self-awareness among many of the applicants regarding the value of professional administrative support. Many also cited increased efforts in financial self-sustainability. Specifically, many are actively

developing new skills to seek out additional sources of funding through sponsorship and other grants. There is also a substantial increase in the reported use of social media to help organizations connect with larger audiences and reduce marketing costs.

This year was notably the first year that the program has received an application for an Artist Residency. Artist Residencies are eligible for funding under the Project Assistance stream and are intended to facilitate learning, development and cultural exchange opportunities between professional artists or artisans, qualified host organizations, and/or the community.

Reasons for Partial or No Funding

Due to the increased number of eligible and worthy applications that totalled requests well over the \$109,754 budget, as well as increased competition among the applications, none of the applicants were recommended for the full amount requested this year.

As a result, many of the applicants will note a decrease in funding from the previous year. Staff interprets the increased competition for funding as a reflection of the growing development and capacity of the Richmond arts community, in part, as a result of the success of the Arts and Culture grant program.

The majority of applications are recommended to receive funding. The principal reasons for not recommending funding were a) that the applications were incomplete or ineligible under the criteria listed in the Guidelines and b) increased competition for funds.

Financial Impact

The 2017 Arts and Culture Grant Program has a budget of \$109,754. The 2017 recommended allocations are itemized in Attachments 1 and 2.

| | |
|----------------------|------------------|
| Project Assistance | \$20,300 |
| Operating Assistance | <u>\$89,454</u> |
| Total | <u>\$109,754</u> |
| Remaining | \$0 |

Conclusion

The 2017 Arts and Culture Grant Program is a vital contribution to the quality of life in Richmond by supporting community organizations whose programs and activities constitute essential components of a vibrant and liveable community. Staff is recommending that the 2017 Arts and Culture Grants be allocated as proposed for the benefit of Richmond residents.



Katie Varney
Manager, Community Cultural Development
(604-247-4941)

January 10, 2017

- 7 -

- Att. 1: Table of Applicant Requests and Recommendations
2: Summary of Recommendations
3: Grant Application Summary Sheets
4: Operating Assistance Grant Application Guidelines
5: Project Assistance Grant Application Guidelines

2017 Arts and Culture Grant Recommendations

OPERATING ASSISTANCE

| Organization | Most Recent City Grant (2016) | 2017 Request | 2017 Recommend | Comments | Pg |
|---|-------------------------------|--------------|----------------|--|----|
| Richmond Music School Society | \$ 10,000 | \$ 10,000 | \$ 9,000 | Operating Assistance is recommended for this leading organization that strives to provide high calibre educational opportunities for youth from all economic backgrounds. The applicant is encouraged to continue to nurture and strengthen its new and existing partnerships and also continue to encourage students and faculty to perform in the community. | 1 |
| Richmond Community Orchestra and Chorus Association | \$ 10,000 | \$ 10,000 | \$ 9,200 | Operating Assistance is recommended for this well-established organization that involves a varied range of musicians, reaches diverse audiences, provides education, and partners with a number of charitable organizations and other Richmond-based performing arts groups. The society is to be congratulated for successfully implementing a new digital marketing strategy that helped increase their reach and double their audience size this year. | 3 |
| Richmond Singers | \$ 5,000 | \$ 10,000 | \$ 7,000 | Operating Assistance is recommended for this popular, long-standing community choir that pursues new partnerships with other organizations and provides singers with opportunities to perform in Richmond and beyond. The society is to be commended for striving to diversify its fundraising initiatives and seeking out new partnerships. As first-time applicants for Operating Assistance, they are encouraged to increase outreach and continue to develop their programming offerings and partnerships. | 5 |

| Organization | Most Recent City Grant (2016) | 2017 Request | 2017 Recommend | Comments | Pg |
|---|---|--------------|----------------|---|----|
| Richmond Delta Youth Orchestra | \$ 10,000 | \$ 10,000 | \$ 9,500 | Operating Assistance is recommended for this well-established and forward thinking orchestra that provides high quality music education and consistent performance opportunities for youth age 8 to 25. The society is to be commended for increasing its administrative capacity by hiring a part-time project manager to help them diversify fundraising efforts, while continuing to strategically grow its planned enrollment, which has doubled in the past few years. | 7 |
| Canadian YC Chinese Orchestra Association | \$ 5,000 | \$ 10,000 | \$ 6,000 | Operating Assistance is recommended for this unique concert group, known for their presentations of traditional, Chinese instrumental music in Richmond. The society is to be congratulated for their ability to sellout the Gateway for a third time, while still offering a rich array of free performances in the community. As first-time applicants for Operating Assistance, the applicant is encouraged to develop their community partnerships with other organizations, diversify their fundraising efforts, continue to build their membership and increase their capacity. | 9 |
| Richmond Potters' Club | \$ 5700* * 2015 amount. Applicant did not apply in 2016. | \$ 10,000 | \$ 5,900 | Operating Assistance is recommended for this long-standing organization that provides pottery programs and demonstrations in the community. The club is to be commended for its growth in membership and is encouraged to continue to seek out new partnerships and pursue new outreach opportunities. | 11 |

| Organization | Most Recent City Grant (2016) | 2017 Request | 2017 Recommend | Comments | Pg |
|---------------------------------|-------------------------------|--------------|----------------|---|----|
| Cinevolution Media Arts Society | \$ 10,000 | \$ 10,000 | \$ 9,500 | Operating Assistance is recommended for this unique and innovative society that provides high-quality and multilingual programming that engages professional and emerging media artists, as well as new immigrants and youth. They are to be commended for helping to establish Richmond as a hub for media arts and for expanding their reach through the Digital Karnival and through their year-round programming that often involves community partnerships and collaborations. This year, the society exhibited remarkable stability through the successful handling of their succession plan when their founding board member transitioned out of the organization. | 13 |
| Richmond Arts Coalition | \$ 9,950 | \$ 10,000 | \$ 9,200 | Operating Assistance is recommended for this volunteer-run service organization. The applicant is commended for growing its capacity, adjusting operations to reflect their 2016 strategic plan and fostering new partnerships and projects. The society is encouraged to continue to develop its online presence and administrative capacity to continue to meet the needs of the arts community. | 15 |
| Richmond Community Band Society | \$ 2,900 | \$ 3,000 | \$ 2,704 | Operating Assistance is recommended for this long-standing, volunteer-run organization that delights audiences at a wide range of year-round community events. The society is to be commended for their focus on developing outreach initiatives that aims to engage youth and for actively seeking out new members. The applicant is, once again, strongly encouraged to review their financial targets and to invest its significant surplus back into the organization. | 17 |

| Organization & Project Name | Most Recent City Grant (2016) | 2017 Request | 2017 Recommend | Comments | Pg |
|------------------------------------|-------------------------------|--------------|----------------|---|----|
| Community Arts Council of Richmond | \$ 9,750 | \$ 10,000 | \$ 9,200 | Operating Assistance is recommended for this long-established organization whose goal is to inspire citizens of all ages and demographics to participate in the arts. They are encouraged to reflect on how to address board fatigue, concerns about dwindling membership and the self-identified challenge of maintaining relevancy in the marketplace. | 19 |
| Richmond Youth Choral Society | \$ 10,000 | \$ 10,000 | \$ 9,500 | Operating Assistance is recommended for this growing and forward-thinking organization that provides distinct opportunities for Richmond youth to share their talents locally, nationally and internationally. The society is to be applauded for establishing partnerships and for seeking out new sponsorship opportunities to increase sustainability and capacity. | 21 |
| Textile Arts Guild of Richmond | \$ 3,400 | \$ 3,300 | \$ 2,750 | Operating Assistance is recommended for this well-established organization that promotes textile arts as a means of creative expression, social engagement and charitable giving. The applicant is encouraged to invest its financial surplus back into its marketing and outreach initiatives, such as the self-identified need to develop a new website to help increase exposure, participation and awareness of its activities. | 23 |

PROJECT ASSISTANCE

| Organization & Project Name | Most Recent City Grant (2016) | 2017 Request | 2017 Recommend | Comments | Pg |
|--|-------------------------------|--------------|----------------|---|----|
| Vancouver Cantonese Opera: <i>Bamboo Theatre</i> | \$ 3,800 | \$ 5,000 | \$ 3,800 | Funding is recommended for this local celebration of Chinese culture that will bring the unique traditional art form of Cantonese opera to both Chinese and non-Chinese audiences at no cost during the 2017 Richmond World Festival. The society has a proven track record for working cooperatively with local artists and cultural groups and for bringing together diverse cultural groups that facilitates a cross-pollination of audiences. In addition to exposing Richmond residents to this unique art form, a significant portion of the budget goes towards creative fees, which will directly benefit many local artists. | 25 |
| Philippine Cultural Arts Society of BC: <i>Kayamanan ...</i> | \$ 4,447 | \$ 2,500 | \$ 2,100 | Project Assistance is recommended for this lively event that seeks to increase the profile of Filipino performing arts in Richmond and provides vital performance opportunities for the society's dancers, musicians and volunteers. The group is to be commended for establishing new partnerships that have increased its public reach and exposure. In future, the project budget should include more diligent financial accounting. | 28 |
| Greater Vancouver Historical Performance Soc of BC: <i>La Grande Baroque Canada</i> | n/a | \$ 2,500 | \$ - | Funding is not recommended for this project. It is recommended that should the society choose to apply for funding in 2018, that they involve more Richmond artists, as well as articulate how this project would be unique to the community and impact Richmond citizens. | 30 |

| Organization & Project Name | Most Recent City Grant (2016) | 2017 Request | 2017 Recommend | Comments | Pg |
|---|-------------------------------|--------------|----------------|---|----|
| Richmond Art Gallery Association: <i>Salon Series</i> | \$ 4,000 | \$ 5,000 | \$ 3,800 | Project Assistance is recommended for this innovative program that supports, engages and mentors local artists through free networking opportunities that meet the needs of the arts community. Building on the success of last year's mentorship program, the project will enable both Chinese and English-speaking artists the opportunity to deepen and strengthen their creative network. The project falls outside of the Gallery's normal operations and fulfills an important role towards community-building and supporting the professional development of Richmond artists. | 33 |
| Tickle Me Pickle Theatre Sports Improv Society: <i>TMP Improv Season</i> | \$ 5,000 | \$ 5,000 | \$ 4,500 | Project Assistance funding is recommended for this entertaining, award-winning group's 2017 season that will engage youth, adults and families through affordable theatrical experiences. The society is to be congratulated on their wide appeal and steady audience growth, as well as their charitable giving through their sold-out "Laughter is the Best Medicine" event. The applicant is encouraged to explore new programming opportunities for their upcoming season and continue to expand their reach through social media. | 35 |
| Vancouver Tagore Society: <i>West Coast Tagore Festival 2017</i> | \$ 4,250 | \$ 5,000 | \$ 3,800 | Project Assistance is recommended for this established multicultural and multidisciplinary festival that attracts large audiences and integrates a mix of community and professional artists into its program. The society is to be commended for increasing its exposure and extending its reach. The society is encouraged to continue to seek out new sources of diversified funding streams and, in the future, is requested to maintain more diligent financial recordkeeping. | 37 |

| Organization & Project Name | Most Recent City Grant (2016) | 2017 Request | 2017 Recommend | Comments | Pg |
|---|-------------------------------|--------------|----------------|--|----|
| True North Performance Society of British Columbia: <i>UBANTU I am because you are</i> | n/a | \$ 1,900 | \$ - | Funding is not recommended for this project. While the proposed project is interesting and innovative, the concept and goals of the project need to be further developed and articulated. It is recommended that if the applicant should choose to reapply in 2018, that they could look at engaging a much higher percentage of Richmond-based artists and performers, in addition to setting realistic ticket sales targets. | 39 |
| Vancouver International Sculpture Biennale: <i>Big Ideas</i> | n/a | \$ 5,000 | \$ - | Funding is not recommended for this project. The Vancouver-based society is to be commended for its ongoing work with young people across the Lower Mainland. Should the applicant choose to apply again in 2018, they should address how this project would be unique to the Richmond community and their application request and budget should be specific to the Richmond program. | 41 |
| Richmond Gateway Theatre Society <i>Artistic Residency for Leanna Brodie</i> | n/a | \$ 5,000 | \$ 2,300 | Project Assistance is recommended for this artist residency project that will support a nationally-recognized Richmond-based playwright to research, develop, script and conduct an initial reading of a new Chinese and English play. The project falls outside of the Gateway's normal operations and it is recommended that the project assistance funds be used to support a portion of the artist's commissioning fees, as well as the public reading and workshop of the new play. | 43 |

2017 Arts and Culture Grant Recommendations

| OPERATING ASSISTANCE | |
|---|-----------------------|
| Organization | 2017 Recommend |
| Richmond Music School Society | \$ 9,000 |
| Richmond Community Orchestra and Chorus Association | \$ 9,200 |
| Richmond Singers | \$ 7,000 |
| Richmond Delta Youth Orchestra | \$ 9,500 |
| Canadian YC Chinese Orchestra Association | \$ 6,000 |
| Richmond Potters' Club | \$ 5,900 |
| Cinevolution Media Arts Society | \$ 9,500 |
| Richmond Arts Coalition | \$ 9,200 |
| Richmond Community Band Society | \$ 2,704 |
| Community Arts Council of Richmond | \$ 9,200 |
| Richmond Youth Choral Society | \$ 9,500 |
| Textile Arts Guild of Richmond | \$ 2,750 |

| PROJECT ASSISTANCE | |
|--|-----------------------|
| Organization | 2017 Recommend |
| Vancouver Cantonese Opera: <i>Bamboo Theatre</i> | \$ 3,800 |
| Philippine Cultural Arts Society of BC: <i>Kayamanan ...</i> | \$ 2,100 |
| Greater Vancouver Historical Performance Soc of BC: <i>Le Grande Baroque</i> | \$ - |
| Richmond Art Gallery Association: <i>Salon Series</i> | \$ 3,800 |
| Tickle Me Pickle Theatre Sports Improv Society: <i>TMP Improv Season</i> | \$ 4,500 |
| Vancouver Tagore Society: <i>West Coast Tagore Festival 2017</i> | \$ 3,800 |
| True North Performance Society of British Columbia: <i>UBANTU I am because you are</i> | \$ - |
| Vancouver International Sculpture Biennale: <i>Big Ideas</i> | \$ - |
| Richmond Gateway Theatre Society: <i>Artist Residency with Leanna Brodie</i> | \$ 2,300 |

| | |
|--------------------------------------|-------------------|
| OPERATING ASSISTANCE SUBTOTAL | \$ 89,454 |
| PROJECT ASSISTANCE SUBTOTAL | \$ 20,300 |
| COMBINED TOTAL | \$ 109,754 |

Note: Please refer to the February 6, 2017 General Purposes Committee Agenda for Attachment 3 (Grant Application Summary Sheets) of the staff report titled “2017 Arts and Culture Grant Program”, dated January 10, 2017, from the Director, Arts, Culture and Heritage Services.

Operating Assistance Guidelines



The City of Richmond allocates grant funding for arts and cultural organizations that provide programming and activities for the benefit of Richmond residents.

The City's support acknowledges that the work of these organizations contributes to Richmond's quality of life, identity and economy and is extended to recipients who demonstrate vision, accountability and spirit of community service in their operations.

These guidelines incorporate recognized best practices and are designed to ensure accountability for use of public funds; **read through carefully before you make an application.**

If this is your first time making an application to the City of Richmond, or if you require further assistance, we encourage you contact:

Katie Varney, Manager, Community Cultural Development
TEL 604-247-4941 E-MAIL kvarney@richmond.ca

Grant information and other information about our programs and services are available on the City website at www.richmond.ca/artists.

UPDATED FOR 2017: Arts and Culture Grants Program Objectives and Description

The Arts and Culture Grants program is intended to support a range of artistic and cultural activity including literary, visual, media, dance, theatre, music, multi-disciplinary, inter-disciplinary, and community-based arts, reflecting different cultural traditions as well as contemporary art forms and practices.

The program provides grants to support organizational capacity through Operating Assistance as well as one-time or time-limited initiatives through Project Assistance. Organizations may not apply for more than one City of Richmond grant per year.

Operating Grants are provided to support the annual programming and operating activities of eligible organizations. All grants are reviewed on a yearly basis and are not to be viewed by applicants as an on-going source of funding.

Organizations already receiving City funding that represents the equivalent of operating funds are not eligible for Operating Assistance. They are eligible for Project Assistance funding if their project is outside the scope of their normal operations.

Application Forms

New applicants are encouraged to read through the Guidelines first to obtain a general understanding of the program and then contact the Cultural Development Manager (contact info above) to discuss your proposal, confirm your eligibility and request approval to apply. Once approved, you may proceed with the application.

- The application form is available online at www.richmond.ca/citygrants
- Applications must be received on or before the submission date. Late applications will not be accepted.
- Answer all the questions on the form concisely, and include all requested supporting materials.

Operating Assistance Eligibility Criteria

- Operating Assistance is for established organizations that have an ongoing presence in Richmond and a track record of quality public programs and services. Applicant must be based in Richmond, registered as a non-profit society in good standing with the Province of BC, having been established legally and in operation for at least two (2) years prior to the application deadline and have recently received City Grant funding and successfully completed the projects.
- Applicants must be based and active in Richmond and provide programming and services that are open to the public and publicized citywide, or in the case of umbrella organizations, must further the interests of artists, creators, arts organizations and elements of the arts community. The organization's activities can include policy development, advocacy, provision of professional services, and production of collective projects.
- Applicants must be independent organizations with clear mandates that include the provision of public programs and/or services with an arts and culture focus. Presented work must be primarily with and/or by local artists/performers/artisans (amateur and/or professional); activities may include some artists who are not Richmond residents.
- All principal professional artists should be compensated for their participation commensurate with industry standards. For more information about these standards, please refer to the following organizations:
 - American Federation of Musicians: www.afm.org
 - Canadian Actors Equity Association: www.caea.com
 - Canadian League of Composers: www.clc-lcc.ca
 - Canadian Alliance of Dance Artists: www.cadadance.org
 - Professional Writers Association of Canada: www.pwac.ca
 - Canadian Artists Representation/Le front des artistes canadiens/CARFAC: www.carfac.ca
- Applicants should have stable administration and artistic leadership, directed by recognized arts/culture professionals and/or experienced volunteers.
- Applicants must operate year-round in a fiscally responsible manner.
- Applicants must have other cash revenue sources for their activity that may include self-generated revenue (ticket sales, concession, memberships), funding from other levels of government (provincial, federal) and private sector support (fundraising, foundations, sponsorship, cash and in-kind donations).
- Applicants must provide independently prepared financial statements for the most recently completed fiscal year: an un-audited statement endorsed by two signing officers (with balance sheet and income statement, at minimum), review engagement or audit.
- Operating grants are awarded up to a maximum of 30% of the annual operating budget, to a maximum request of \$10,000.

Ineligible Organizations

- Organizations which do not meet eligibility criteria and requirements
- Other City of Richmond departments or branches
- Organizations already receiving City funding that represents the equivalent of operating funds
- Social Service, Religious, Political or Sports organizations

Ineligible Activities

- Fundraisers
- Deficit reduction
- Activity outside of Richmond
- Activity which was started prior to the application deadline
- Capital projects
- Activity that is not artistic or cultural

Attachment 4

- Start-up costs
- Seed money for projects or events
- Showcases or recitals for schools/organizations with an educational mandate

Assessment Criteria

There are three key areas of evaluation that are weighted equally: merit, organizational competence and community impact. The organization's recent activities (as outlined in the previous year's Grant Use Report, for example) as well as proposed ones are taken into consideration when assessing an application.

Programming/Merit

- Quality of the organization's creation, production, presentation, dissemination and service activities (strength of intention, effectiveness of how it is put into practice, degree to which it enhances or develops a form, practice or process and impact on the creative personnel involved)
- Clear articulation of mandate/vision and degree to which the activity supports their organization's mandate/vision
- Distinctiveness of the organization's activities in relation to comparable activities in Richmond. Does it provide unique opportunities for artists, other arts organizations and the public?

Organizational Capacity

- Evidence of clear mandate, competent administration, functional board and an appropriate administrative and governance structure
- Evidence of financial stability and accountability as demonstrated through prior financial performance, achievable and balanced budgets, and financial management practices and plans
- Evidence of planning in place to support the proposal and/or ongoing organizational capacity (as per realistic schedules, timelines, planning practices, etc.)

Impact

- Level of public access to the work, activities or services
- Evidence of growing interest and attendance
- Level of engagement with other arts organizations, artists and community groups from all of Richmond's communities
- Evidence of promotional and/or outreach strategies in place to encourage wide public participation, awareness and engagement
- Demonstrated support from the community as evidenced through partnerships, collaborations, sponsorship support, in-kind support, volunteers, etc.

Assessment and Awarding of Grants

Complete applications are assessed by an Assessment Committee made up of City staff. A report on the Assessment Committee recommendations is written and submitted to City Council for their consideration and approval.

Council will make the final grant decisions, at its sole discretion, based on the program goals, criteria, policies, requirements and a review of City staff recommendations.

Council may:

- Approve a funding application:
 - in total, with or without conditions (i.e., subject to a mid-year review)
 - in part, with or without conditions
- Ask for more information
- Issue dollars in phases with conditions
- Deny an application

Council has final approving authority.

Funds will be dispersed as soon as possible after Council approval. The objective is to have all funds disbursed within 60 days of approval.

Grants are awarded on an annual basis. Applicants must re-apply each year. Continued funding is not guaranteed.

Conditions of Assistance

Please note that if your organization receives a City Grant, the following conditions will apply:

- Grant funds must be applied to current expenses, not used to reduce or eliminate accumulated deficits. Activities cannot be funded retroactively.
- The Society will make every effort to secure funding from other sources as indicated in its application. It will keep proper books of accounts for all receipts and expenditures relating to its activities and, upon the City's request, make available for inspection by the City or its auditors all records and books of accounts.
- If there are any changes in the organization's activities as presented in this application, Arts, Culture and Heritage Services Division must be notified in writing of such changes immediately. In the event that the grant funds are not used for the organization's activities as described in the application, they are to be repaid to the City in full. If the activities are completed without requiring the full use of the City funds, the remaining City funds are also to be returned to the City.
- The City of Richmond requires organizations receiving a City grant to appropriately acknowledge the City's support in all their information materials, including publications and programs related to funded activities (i.e. brochures, posters, advertisements, websites, advertisements, signs, etc.). Such recognition must be commensurate with that given to other funding agencies. If the logos of other funders are used in an acknowledgement, the City should be similarly represented. Acknowledgement is provided by using the City of Richmond logo in accordance with prescribed standards. City of Richmond logo files and usage standards will be provided to successful applicants. Failure to acknowledge the City's support may result in the inability of an organization to obtain grant support in future years.
- Receipt of a grant does not guarantee funding in the following fiscal year.
- Successful applicants will complete a Grant Use Report online as a pre-condition for consideration of an organization's future grant applications. If the Project has not been completed at that time, an updated Grant Use Report must be submitted upon completion.

Use of Funds

The following guidelines and limitations are designed to meet best practices and to ensure accountability for use of public funds:

- It is expected that applicants will combine the Operating Assistance support they receive with other sources of revenue and financial investment (grants, donations, earned revenues) as well as in-kind support and contributions.
- Operating grants are provided to support the annual programming expenses and annual operating costs of the Society.
- Eligible use of Operating Assistance funds include, but are not exclusively limited to:
 - Fees and related expenses for artists, musicians, programming staff, cultural workers
 - Volunteer expenses (recruiting, training, support, etc.)
 - Production expenses (installation of artwork, equipment rental, costumes, sound, lights, etc.)
 - Marketing, community outreach and promotional expenses
 - Operating overheads (insurance coverage, rent, etc.)
- Ineligible uses of Operating Assistance support include but are not exclusively restricted to:
 - Deficit reduction

Attachment 4

- Capital expenditures (i.e. construction, property renovations, equipment purchase, software, etc.)
- Organizations that forecast a deficit budget are not eligible for support.

Confidentiality

All documents submitted by Applicants to the City of Richmond become the property of the City. The City will make every effort to maintain the confidentiality of each application and the information contained within except to the extent necessary to communicate information to staff and peer members of the Assessment Committee for the purpose of evaluation and analysis, as well as to Council for the recommendation report. The City will not release any of this information to the public except as required under the Province of British Columbia Freedom of Information and Protection of Privacy Act or other legal disclosure process.

City of Richmond Arts and Culture Grants Program

Project Assistance Guidelines



The City of Richmond allocates grant funding for arts and cultural organizations that provide programming and activities for the benefit of Richmond residents.

This support acknowledges that the work of these organizations contributes to Richmond's quality of life, identity and economy and is extended to recipients who demonstrate vision, accountability and spirit of community service in their operations.

These guidelines incorporate recognized best practices and are designed to ensure accountability for use of public funds; **read through carefully before you make an application.**

If this is your first time making an application to the City of Richmond, or if you require further assistance, we encourage you to speak with or meet with a staff member of Arts, Culture and Heritage Services to ensure that your proposal is eligible and to ask any questions that may assist you in putting together an application.

Katie Varney, Manager, Community Cultural Development
TEL 604-247-4941 E-MAIL kvarney@richmond.ca

This information and other information on our programs and services are available on the City website at www.richmond.ca/artists.

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The program provides grants to support organizational capacity through Operating Assistance as well as one-time or time-limited initiatives through Project Assistance. Organizations may not apply for more than one City of Richmond grant per year.

Operating Grants are provided to support the annual programming and operating activities of eligible organizations. All grants are reviewed on a yearly basis and are not to be viewed by applicants as an on-going source of funding.

Organizations already receiving City funding that represents the equivalent of operating funds are not eligible for Operating Assistance. They are eligible for Project Assistance funding if their project is outside the scope of their normal operations.

Application Forms

New applicants are encouraged to read through the Guidelines first to obtain a general understanding of the program and then contact staff at Arts, Culture and Heritage Services to discuss your proposal and confirm your eligibility.

- The application form is available online at www.richmond.ca/citygrants
- Applications must be received on or before the submission date. Late applications will not be accepted.
- Answer all the questions on the form concisely, and include all requested supporting materials.

Project Assistance Eligibility Criteria

- Project Assistance is available for new and/or developing arts and culture organizations, or established arts and culture organizations working on a project basis or undertaking a special one-time initiative.
- Applicants must be registered as a non-profit society in good standing within the Province of BC, having been legally established and in operation for at least 6 months at the time of application deadline.
- Applicants must be active in Richmond and may be based outside of Richmond so long as their project takes place in Richmond, serves the Richmond community and employs Richmond artists (program may include some artists that are not local). For example, an art installation in Richmond organized by a Vancouver-based arts organization that employs Richmond artists and involves community engagement with Richmond residents would be eligible, but a concert in Richmond presented by a Burnaby-based organization would not be eligible.
- Programming and services must be accessible to the public and publicized citywide, or in the case of umbrella organizations, must further the interests of artists, creators, arts organizations and elements of the arts community. The organization's activities can include policy development, provision of professional services, and production of collective projects.
- Applicants must be independent organizations with clear mandates that include the provision of public programs and/or services with an arts and culture focus.
- All principal professional artists should be compensated for their participation commensurate with industry standards. For more information about these standards, please refer to the following organizations:
 - American Federation of Musicians: www.afm.org
 - Canadian Actors Equity Association: www.caea.com
 - Canadian League of Composers: www.clc-lcc.ca
 - Canadian Alliance of Dance Artists: www.cadadance.org
 - Professional Writers Association of Canada: www.pwac.ca
 - Canadian Artists Representation/Le front des artistes canadiens/CARFAC: www.carfac.ca
- Applicants should have stable administration and artistic leadership, directed by recognized arts/culture professionals and/or experienced volunteers.
- Applicants must have other cash revenue sources for their activity that may include self-generated or earned revenue (ticket sales, concession, memberships), funding from other levels of government (provincial, federal) and private sector support (fundraising, foundations, sponsorship, cash and in-kind donations).
- Applicants must provide independently prepared financial statements for the most recently completed fiscal year: an un-audited statement endorsed by two signing officers (with balance sheet and income statement, at minimum), review engagement or audit.
- Project grant funds may be requested for up to 50% of the total cost of the project, to a maximum of \$5,000.

Examples of Eligible Activity

- The development of arts and cultural activity that reflects cultural traditions or contemporary artistic practices that will result in some form of dissemination or presentation to a broad public audience. Public dissemination may include exhibitions, performance, publications, presentations, video, film, new media, radio, or web-based initiatives (not the development of organizational/program websites.)
- Artisanal projects that include manual work of a high standard to create items that may be functional and/or decorative, including furniture, clothing, jewellery, watercraft, etc.
- Collaborative and creative initiatives between professional artists and community members that will result in some form of public presentation and which clearly express community interests and issues and demonstrate a strong collaborative process.
- Special requests for audio recordings, publications, film, video or web-based unique initiatives.

- Artistic Residencies that facilitate learning, development and cultural exchange between professional artists or artisans and qualified host organizations. See Artistic Residencies, below.

Ineligible Organizations

- Organizations which do not meet eligibility criteria and requirements
- Other City of Richmond departments or branches
- Social Service, Political, Religious or Sports organizations

Ineligible Activities

- Core-training, in-class or curriculum-based training, conferences, mentorships
- Bursaries or scholarships
- Contests or competitions
- Activity that is not artistic or cultural
- Fundraisers
- Deficit reduction
- Activity outside of Richmond
- Activity which has started prior to the application deadline
- Capital projects
- Delivery of services and resources by Service Organizations

Individual artists cannot apply on their own but may make an application in partnership with a qualifying organization for artistic or skill development through an **Artistic Residency**:

Artistic Residencies

Artistic Residencies facilitate learning, development and cultural exchange opportunities between professional artists or artisans, qualified host organizations, and/or the community.

- Residency candidates must be Richmond-based professional artists. The City's definition of a professional artist is one that has:
 - completed basic training (university or college graduation or the equivalent in specialized training, such as two or three years of self-directed study or apprenticeships);
 - is recognized as such by peers; and
 - is committed to devoting time to artistic activity, if financially feasible.
- Applications may be made by a non-profit organization to either:
 - host a residency, or
 - sponsor a Richmond-based artist to be hosted by another organization (which may or may not be a non-profit but where the residency supports the program objectives and the Artist's residency objectives.)
- Applicants may apply to host consecutive residencies in the second year; however, priority will be given to new applicants each year. An applicant may sponsor more than one artist at a time within the same project.
- The organization must demonstrate the capacity to host or sponsor a residency and must meet the General Eligibility criteria.
- There must be clear artistic development objectives for both the artist and host organization.
- The residency should provide opportunities for development and creation of the artist's work and if possible, some form of presentation of the artist's work either in progress or at completion.
- There should be some public engagement component of the work during the residency that would offer learning opportunities for the artist, related staff, the arts and cultural community and/or the general public.
- The residency and work created therein must be in addition to the regular activities of the Host organization.
- The grant is applicable to project costs: artist fees, materials, presentation costs and project administration costs born by the host organization.

Artistic Residencies (cont'd)

A Residency Agreement should address the points below (4 pages max, min 11 pt font):

- Artist Letter of Intent demonstrating the residency objectives and how it will further the development of the artist or artistic practice
- Organization Letter of Intent indicating the residency objectives
- A work plan (including timelines, activities, milestone dates, etc.)
- Financial obligations of both parties
- How the project will be evaluated
- A contingency plan (addressing potential changes, conflict or non-compliance)
- Signatures of all parties involved agreeing to the terms
- Budget of revenues and expenses

Assessment Criteria

There are three key areas of evaluation that are weighted equally: merit, organizational competence and community impact. The organization's recent activities (as outlined in the previous year's Grant Use Report, for example) as well as proposed ones are taken into consideration when assessing an application.

Programming/Merit

- Quality of the organization's creation, production, presentation, dissemination and service activities (strength of intention, effectiveness of how it is put into practice, degree to which it enhances or develops a form, practice or process and impact on the creative personnel involved)
- Clear articulation of mandate/vision and degree to which the activity supports the mandate/vision
- Distinctiveness of the organization's activities in relation to comparable activities in Richmond. Does it provide unique opportunities for artists, other arts organizations and the public?

Organizational Capacity

- Evidence of clear mandate, competent administration, functional board and an appropriate administrative and governance structure
- Evidence of financial stability and accountability as demonstrated through prior financial performance, achievable and balanced budgets, and financial management practices and plans
- Evidence of planning in place to support the proposal and/or ongoing organizational capacity (as per realistic schedules, timelines, planning practices, etc.)

Impact

- Level of public access to the work, activities or services
- Evidence of growing interest and attendance
- Level of engagement with other arts organizations, artists and community groups from all of Richmond's communities
- Evidence of promotional and/or outreach strategies in place to encourage wide public participation, awareness and engagement
- Demonstrated support from the community as evidenced through partnerships, collaborations, sponsorship support, in-kind support, volunteers, etc.

Assessment and Awarding of Grants

Complete applications are assessed by an Assessment Committee made up of City staff. A report on the Assessment Committee recommendations is written and submitted to City Council for their consideration and approval.

Council will make the final grant decisions, at its sole discretion, based on the program goals, criteria, policies, requirements and a review of City staff recommendations.

Council may:

- Approve a funding application:
 - in total, with or without conditions (i.e., subject to a mid-year review)
 - in part, with or without conditions
- Ask for more information
- Issue dollars in phases with conditions
- Deny an application

Council has final approving authority.

Funds will be dispersed as soon as possible after Council approval. The objective is to have all funds disbursed within 60 days of approval.

Grants are awarded on an annual basis. Applicants must re-apply each year. Continued funding is not guaranteed.

Conditions of Assistance

Please note that if your organization receives a civic grant, the following conditions will apply:

- Grant funds must be applied to current expenses, not used to reduce or eliminate accumulated deficits. Activities cannot be funded retroactively.
- The Society will make every effort to secure funding from other sources as indicated in its application. It will keep proper books of accounts for all receipts and expenditures relating to its activities and, upon the City's request, make available for inspection by the City or its auditors all records and books of accounts.
- If there are any changes in the organization's activities as presented in this application, Arts, Culture and Heritage Services Division must be notified in writing of such changes immediately. In the event that the grant funds are not used for the organization's activities as described in the application, they are to be repaid to the City in full. If the activities are completed without requiring the full use of the City funds, the remaining City funds are also to be returned to the City.
- The City of Richmond requires organizations receiving a civic grant to appropriately acknowledge the City's support in all their information materials, including publications and programs related to funded activities (i.e., brochures, posters, advertisements, websites, advertisements, signs, etc.). Such recognition must be commensurate with that given to other funding agencies. If the logos of other funders are used in an acknowledgement, the City should be similarly represented. Acknowledgement is provided by using the City of Richmond logo in accordance with prescribed standards. City of Richmond logo files and usage standards will be provided to successful applicants. Failure to acknowledge the City's support may result in the inability of an organization to obtain grant support in future years.
- Receipt of a grant does not guarantee funding in the following fiscal year.
- Successful applicants will complete a Grant Use Report online as a pre-condition for consideration of an organization's future grant applications. If the Project has not been completed at that time, an updated Grant Use Report must be submitted upon completion.

Confidentiality

All documents submitted by Applicants to the City of Richmond become the property of the City. The City will make every effort to maintain the confidentiality of each application and the information contained within except to the extent necessary to communicate information to staff and peer members of the Assessment Committee for the purpose of evaluation and analysis, as well as to Council for recommendation report. The City will not release any of this information to the public except as required under the Province of British Columbia Freedom of Information and Protection of Privacy Act or other legal disclosure process.



City of Richmond

Report to Committee

To: Finance Committee

Date: January 9, 2017

From: Jerry Chong
Director, Finance

File: 03-0900-01/2017-Vol
01

Re: Revenue Anticipation Borrowing (2017) Bylaw No. 9674

Staff Recommendation

That Revenue Anticipation Borrowing (2017) Bylaw No. 9674 be introduced and given first, second and third readings.

Jerry Chong
Director, Finance
(604-276-4064)

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

Staff Report

Origin

The City has an existing credit facility agreement with its bank and is seeking Council's annual authorization through adoption of Revenue Anticipation Borrowing (2017) Bylaw No. 9674 (Attachment 1). The credit facility will be available in the form of up to \$3,000,000 in standby letters of credit, demand promissory notes or bank overdraft, up to \$4,500,000 in leasing lines of credit and up to \$2,000,000 in commercial credit card.

Analysis

The \$9,500,000 credit facility arrangement aforementioned meets the definition of revenue anticipation borrowing as per Section 177 of the *Community Charter*. Under Section 177, Council may, by bylaw, provide the authority to borrow money that may be necessary to meet current lawful expenditures and to pay amounts required to meet the City's taxing obligations in relation to other local governments or public bodies. If money is borrowed pursuant to a revenue anticipation borrowing bylaw, any money to be collected from property taxes must be used to repay the money borrowed.

The maximum amount of borrowing allowed for revenue anticipation borrowing is the sum of the unpaid taxes for the current year and the money remaining due from other governments (e.g. payment in lieu of taxes and grants). Therefore, the bylaw amount of \$9,500,000 is well below the limit imposed under Section 177 of the *Community Charter*.

The purpose of obtaining the \$3,000,000 operating lines of credit is to ensure that the City has a secondary source of credit in place to protect its bank accounts from the unlikely event of going into an overdraft position. Staff regularly monitors the City's cashflow position to prevent the possibility of having to draw down on the credit facility. The purpose of obtaining the \$4,500,000 leasing lines of credit is to ensure that a leasing facility is available in the event it is required. Both types of credit facilities, if they remain unused, will be free of charge for the City to maintain. The purpose of obtaining \$2,000,000 limit in commercial credit card is to provide a convenient and cost-effective method of procuring and paying for low value goods and services. The commercial credit card facility is also free of charge if payment is received within three days after the statement date.

With the City's solid financial position, the City has never utilized these credit facilities since they were established. The purpose of maintaining these credit facilities is to ensure that they will be available in the unlikely event that funds are required to meet short-term operational cash flow needs.

In the event that any of these credit facilities is drawn upon, the following interest rates apply:

| | Operating Lines of Credit | Leasing Lines of Credit | Commercial Credit Card |
|---------------|---------------------------------------|---|--------------------------------------|
| Interest Rate | Bank's prime lending rate minus 0.50% | Bank's prime lending rate or leasing base rate plus 0.60% | Bank's prime lending rate plus 1.00% |
| Grace Period | None | None | 3 days after statement date |

The current bank's prime lending rate at the time of this report is 2.70%

Should any of these credit facilities be utilized resulting in the City incurring interest charges for a consecutive period of more than two weeks, staff will prepare a report to inform Council of such financial activity.

Financial Impact

None.

Conclusion

Staff recommend that the Revenue Anticipation Borrowing (2017) Bylaw No. 9674 be approved in order for funds to be made available to the City in the event that the City is required to draw upon the City's credit facilities arrangement with its bank.

Venus Ngan
Manager, Treasury and Financial Services
(604-276-4217)

Att. 1: Revenue Anticipation Borrowing (2017) Bylaw No. 9674



REVENUE ANTICIPATION BORROWING (2017) BYLAW NO. 9674

The Council of the City of Richmond enacts as follows:

1. Council shall be and is hereby empowered and authorized to borrow upon the credit of the City, from a financial institution, a sum not exceeding \$9,500,000 at such times as may be required.
2. The form of obligation to be given as acknowledgement of the liability shall be \$3,000,000 in the form of standby letters of credit, demand promissory notes or bank overdraft, \$4,500,000 in the form of leasing lines of credit, and \$2,000,000 in the form of commercial credit card.
3. All unpaid taxes and the taxes of the current year (2017) when levied or so much thereof as may be necessary shall, when collected, be used to repay the money so borrowed.
4. Revenue Anticipation Borrowing (2016) Bylaw No. 9527 is hereby repealed.
5. This Bylaw is cited as **"Revenue Anticipation Borrowing (2017) Bylaw No. 9674"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

| |
|--|
| CITY OF RICHMOND |
| APPROVED for content by originating dept. <i>W</i> |
| APPROVED for legality by Solicitor <i>DL</i> |



City of Richmond

Report to Committee

To: Finance Committee

Date: January 23, 2017

From: Jerry Chong
Director, Finance

File: 03-0900-01/2016-Vol
01

Re: Development Cost Charges Imposition Bylaw No. 9499

Staff Recommendation

That Development Cost Charges (DCC) Imposition Bylaw No. 9499 be introduced and given first, second and third readings.

Jerry Chong
Director, Finance
(604-276-4064)

| REPORT CONCURRENCE | | |
|--|-------------------------------------|---------------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Law | <input checked="" type="checkbox"/> | |
| Parks Services | <input checked="" type="checkbox"/> | |
| Engineering | <input checked="" type="checkbox"/> | |
| Development Applications | <input checked="" type="checkbox"/> | |
| Policy Planning | <input checked="" type="checkbox"/> | |
| Transportation | <input checked="" type="checkbox"/> | |
| REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE | INITIALS: | APPROVED BY CAO |

Staff Report

Origin

During the September 26, 2016 Council Meeting, Council endorsed the staff report titled Proposed City-Wide DCC Capital Programs (2016-2041) and Updated City-Wide DCC Rates dated August 25, 2016 from the Director of Finance, as the basis for further public consultation in establishing the updated DCC Bylaw.

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

3.1 Growth and development that reflects the OCP and related policies and bylaws.

This report supports Council's 2014-2018 Term Goals #7 – Strong Financial Stewardship:

7.1 Relevant and effective budget processes and policies.

7.2 Well-informed and sustainable financial decision making.

7.3 Transparent financial decisions that are appropriately communicated to the public.

Background

The City's current Development Cost Charges Bylaw was amended and adopted by Council at the September 14, 2009 Council Meeting and the amended DCC rate bylaw became effective on September 15, 2010.

At the February 11, 2014 Council Meeting, Council adopted the following resolution in relation to the Hamilton Area Plan Update Report:

That staff bring forward amendments to Development Cost Charges Imposition Bylaw 8024, no later than 2015 in order to add Hamilton Area Plan DCCs to the City-wide DCC review process.

In response to the above Council referral and to follow the DCC Best Practice Guide published by the Development Finance Review Committee which states that major amendments to the DCC bylaws should be completed at least once every five years, staff have performed a major DCC bylaw amendment which involves a full review of the DCC methodology including the review and update of:

- Underlying DCC assumptions;
- Broad policy considerations;
- Development projections;
- DCC program costs;
- Timing of proposed capital projects;
- Addition of new projects to the DCC program; and
- Deletion from the DCC program of those capital projects that have been completed or are no longer required.

Analysis

Proposed DCC Bylaw Changes

The proposed Development Cost Charges Imposition Bylaw No. 9499 (see Attachment 1) has been updated to reflect administrative changes that are aimed to increase the clarity of the City's DCC Bylaw and implement current best practices and the latest DCC legislations of the *Local Government Act*.

A summary of the proposed changes is presented in Attachment 2 of this report. Some of the key amendments made include:

- Various administrative changes to increase the clarity of the bylaw and to ensure adherence with the latest provisions in the *Local Government Act*.
- Revision of definitions of various development-related terms to enhance clarity of the bylaw and to ensure consistency with the City's Zoning Bylaw 8500.
- Changing from the current use of BC Assessment Authority Prescribed Classes of Property Regulation to using the City's zoning and permitted uses in classifying development types for the purpose of assessing DCC payable.
- Changing from the current measure of rate per square foot of building area to using rate per square foot of dwelling unit to assess DCC payable for townhouse and apartment developments (i.e. excluding non-habitable areas from the DCC calculations).
- Reassessing the applicability of parkland DCC's to non-residential land use, which has resulted in significant reductions in park acquisition DCC and park development DCC for commercial and institutional developments from the current rates.
- Updating city-wide DCC rates due to changes in costs and growth assumptions of the updated DCC program, as follows:

| | Unit | Proposed DCC Rates (2017) | Current DCC Rates (2009) | % Change |
|---------------------------|---------------------|---------------------------|--------------------------|----------|
| Single Family | per lot | \$39,494.10 | \$24,859.53 | 59% |
| Townhouse | per ft ² | \$21.48 | \$14.28 | 50% |
| Apartment | per ft ² | \$22.61 | \$15.09 | 50% |
| Commercial/ Institutional | per ft ² | \$14.52 | \$11.22 | 29% |
| Light Industrial | per ft ² | \$11.33 | \$8.96 | 26% |
| Major Industrial | per acre | \$97,716.39 | \$83,837.56 | 17% |

As a result of the amendments to the existing Development Cost Charges Imposition Bylaw No. 8024, staff are proposing that the existing bylaw be repealed and be replaced by the proposed Development Cost Charges Imposition Bylaw No. 9499.

Public Consultation Results

A consultation session was held on October 18, 2016 with members of the Urban Development Institute (UDI), Greater Vancouver Home Builders' Association and the small home builders group, a public open house was held on November 3, 2016 and a consultation session with NAIOP (Commercial Real Estate Development Association) was held on January 31, 2017. These consultation sessions provided the industry groups and the general public an opportunity to review and to provide feedback on the DCC programs and the proposed DCC rates.

The primary concerns expressed by the industry groups were:

1. The proposed increases in DCC rates are substantial, which affects housing affordability.
2. They prefer to see the DCC rate increase being phased in over a period of 3 years.
3. The 1-year in-stream protection provision under the *Local Government Act* does not provide enough time for developments to get to the building permit issuance stage for the more complex developments.
4. They have concerns that both Metro Vancouver DCC and Municipal DCC increases will put a large burden on new developments.
5. Uncertainty of how senior government policies and foreseen changes in the political climate would affect the housing market.

UDI's comments and NAIOP's comments are included in Attachment 3 and Attachment 3.1 of this report. Staff response is found in Attachment 4 and is summarized as follows:

Staff Response

1. Proposed increases in DCC rates are substantial.

The costs in the current DCC program were determined prior to 2008. Since then, land and construction costs have increased significantly. The proposed DCC rates are increasing by between 17% and 59% for the various development types for the first time in the past 8 years, while in comparison the average home resale value of Richmond has increased by almost 150% during the same timeframe.

Despite the corresponding market increase in costs components within the City's DCC program, no adjustments had been made to either the DCC program or the DCC rates for the past 8 years. The City therefore has to make this adjustment to truly reflect the current cost of providing the required capital infrastructure to support growth.

To help mitigate rate increases in future DCC bylaw major amendments, staff will ensure the DCC bylaw will be updated annually by the consumer price index as set out in the Provincial Regulation: Development Cost Charge Amendment Bylaw Approval Exemption Regulation 130/2010. The annual DCC update should help mitigate DCC rate increases in future major DCC amendments.

2. Proposed DCC rate increase to be phased over a period of 3 years.

UDI has requested that the new DCC rates be implemented in phases over 3 years to allow the development industry to adjust plans and cost structures of their projects. NAIOP has made a similar request over phasing of the proposed DCC rates.

Phasing of the DCC rates was proposed as an alternative to Council in the staff report titled *Proposed City-Wide DCC Capital Programs (2016-2041) and Updated City-Wide DCC Rates* dated August 25, 2016 from the Director of Finance. The phasing option was not recommended on the basis that the administration requirement to implement the immediate roll out of the proposed rate (without phasing) is far more simplified than a phased approach for both the City and the development industry. Phasing of the rates will only further prolong the cost adjustment period, causing the City's DCC program costs to continue to be

behind the true cost of providing the required capital infrastructure, which is currently over 8 years behind.

In addition, benchmark analysis shows that the resulting cost burden impact (DCC dollar as a percentage of average home price) to developers will be favourable for both single family homes and townhouse when compared to historical ratios. The DCC as the percentage of home sale price ratio for apartments will increase slightly under the proposed rate but it is still considered favourable when being compared to the same ratio of comparable municipalities.

To ensure that growth fairly pays for growth, staff recommend no further delay in implementing the new rates and thus recommend that the proposed DCC rates be rolled out in full without phasing. This one-time adjustment as proposed is equivalent to an average of approximately 3.5% annualized rate increase per year for the past 8 years, where DCC rates paid by developers had remained unchanged despite the substantial increase in market value of land and construction costs in delivering the DCC capital projects.

3. In-Stream Protection for 12 months is not enough.

The industry was first made aware of the City's intention to update its DCC rates when Council made a referral to update the DCC rates upon adoption of the Hamilton Area Plan on February 11, 2014. Assuming that the final adoption date of the proposed DCC Bylaw No. 9499 (which is still subject to Inspector's Approval) will be in Spring 2017, the industry has in essence been given over 3 years of notification period since the DCC rate update referral was made in early 2014. Along with the 1-year in-stream protection for qualifying applications under the *Local Government Act*, this will provide an additional year of protection to the development industry before the new rates become effective. Thus, it was determined that further or extended grace period is not warranted.

Staff have reassured the development industry that, similar to the previous DCC Bylaw update in 2009, City staff will form cross functional groups to ensure all qualified in-stream applications will be processed and expedited within the grandfathering provision period.

4. Both Metro Vancouver DCC and Municipal DCC increases will put a large burden on new developments.

Metro Vancouver's DCC program includes capital infrastructure costs for treatment plants and sewer interceptors that receive flows from municipal trunk sewers. Their collection from growth is independent from that of the City's DCC's and any such changes in Metro Vancouver's DCC are mandated by the regional government that is beyond the City's control. Both Metro Vancouver and Richmond are required to update their outdated capital program costs to reflect the true cost of providing the required capital infrastructure to support growth.

5. Uncertainty of how senior government policies and foreseen changes in political climate would affect the housing market.

Should conditions exist in the real estate market that would change and affect future land values and/or construction costs, any such cost adjustments would be reflected in the annual DCC update when such market adjustments would be embedded in the referenced consumer price index. In addition, annually staff will review the impact to the DCC program costs and if significant events occur that warrant a major DCC review, staff will reflect these market changes and will present to Council at a minimum once every 5 years or more often as deemed appropriate.

Next Steps

Once the proposed DCC Bylaw is approved by Council for first, second and third readings, the DCC Bylaw and all supporting documentation (including the 2016 DCC Update Report in Attachment 5 which validates that all the works performed by staff to support the proposed major DCC amendment are done in accordance with legislation) will be submitted to the Ministry of Community, Sport & Cultural Development (“Ministry”) for review and statutory approval.

If the Ministry recommends changes to the DCC Bylaw, staff will need to revise the bylaw and re-present it to Council for approval. The DCC Bylaw, if approved by the Ministry, will be presented to Council for final adoption.

Implementation Guidelines

Sections 511 and 568 of the *Local Government Act* that provide in-stream protection to subdivision applications and precursor applications (e.g. rezoning application, development permit application, building permit application) for a period of one year from the effective date of the adopted DCC bylaw.

To qualify for in-stream protection (i.e. in order for the development to be grandfathered to the current DCC rates instead of the new DCC rates in the amended DCC Bylaw), prior to the effective date of the DCC bylaw, the subdivision applications or the precursor applications must have been submitted in satisfactory form to and accepted by the City, and that all application fees have been paid.

For in-stream applications to be grandfathered, the subdivision must be completed within 12 months after the bylaw is adopted. For in-stream precursor applications, the building permit related to these applications must be issued within 12 months of the effective date of the bylaw in order for the grand-fathering provision to be applicable.

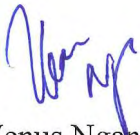
Under the legislation, if any of the above applications are submitted to and accepted by the City after the effective date of the adopted DCC bylaw, the application will be subject to the new DCC rates (i.e. not eligible for in-stream protection).

Financial Impact

The proposed DCC rates will ensure that development does not burden taxpayers. The amount of increase will depend on the amount of new development activities and the types of development activities upon the effective date of the Bylaw. The DCC collected will provide funding to pay for the cost of the proposed capital infrastructure works to support growth, such as parkland purchase, park development, traffic improvements and engineering infrastructures.

Conclusion

To ensure that the City's DCC programs and DCC rates are updated to reflect the current costs of providing the required infrastructure to support growth, staff are recommending that the proposed Development Cost Charges Imposition Bylaw No. 9499 be approved by Council.



Venus Ngan
Manager, Treasury and Financial Services
(604-276-4217)

- Att. 1: Proposed Development Cost Charges Imposition Bylaw No. 9499
- 2: Summary of Amendments to the Development Cost Charges Imposition Bylaw
- 3: Letter from UDI
- 3.1: Letter from NAIOP
- 4: Staff response to UDI
- 5: 2016 DCC Update Report



CITY OF RICHMOND

DEVELOPMENT COST CHARGES IMPOSITION

BYLAW NO. 9499

EFFECTIVE DATE –

CITY OF RICHMOND
DEVELOPMENT COST CHARGES IMPOSITION
BYLAW NO. 9499

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DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499

The Council of the City of Richmond enacts as follows:

PART ONE: GENERAL PROVISIONS

1.1 Establishment of Development Cost Areas

- 1.1.1 For the purposes of imposing development cost charges, the **City** is not divided into areas, except in respect of supplementary development cost charges for **development** in the Alexandra area as shown on Schedule A.

1.2 Imposition of Development Cost Charges

- 1.2.1 In accordance with Division 19, "Development Costs Recovery", of the **Local Government Act**, development cost charges are imposed for the purpose of providing funds to assist the **City** in paying the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving park land to service, directly or indirectly, the **development** for which the charge is being imposed. Subject to the provisions of subsection 1.3.1 of this Bylaw and in accordance the **Local Government Act**, development cost charges are imposed on every person who obtains:
- (a) approval of a subdivision of a **parcel**; or
 - (b) a **building permit** authorizing the **construction**, alteration or extension of a building or part of a building that will, after the **construction**, alteration or extension, contain one or more self-contained dwelling units, as established in accordance with section 561(6) of the **Local Government Act**.
- 1.2.2 Every person who obtains approval of a subdivision of a **parcel** or a **building permit** must pay development cost charges in accordance with Schedule B and Schedule C if the supplementary development cost charges apply.
- 1.2.3 Where a type of **development** is not identified in Schedule B and Schedule C, the development cost charges for the most comparable type of **development**, as determined by the **City**, are to be used to determine the amount payable.

- 1.2.4 For **developments** with two or more types of **developments**, the development cost charge payable shall be calculated separately for each portion of the **development** contained in the **building permit** or subdivision application in accordance with the development cost charges for each **development** type in Schedule B and Schedule C.

1.3 Exemption from Development Cost Charges

- 1.3.1 The development cost charges imposed under section 1.2 apply only to the extent specified, and are subject to the restrictions specified the **Local Government Act**. In accordance with provisions of Section 561 of the **Local Government Act**, development cost charge is not payable if any of the following applies in relation to a **development** authorized by a **building permit**:
- (a) where the permit authorizes the **construction**, alteration or extension of a building or part of a building that is, or will be, after the **construction**, alteration or extension, exempt from taxation under Section 220(1)(h) or Section 224(2)(f) of the *Community Charter*;
 - (b) where the aggregate value of the work authorized by a **building permit** does not exceed \$50,000; or
 - (c) where the area of the self-contained dwelling unit in a building authorized under a **building permit** is no larger in area than 29 square metres and the unit is to be put to no other use other than a **residential** use in those dwelling units.

1.4 Payment of Development Cost Charges

- 1.4.1 The development cost charges imposed under subsection 1.2 must be paid to the **City** in full as follows:
- (a) in the cases of the **single family** or **major industrial** subdivision of a **parcel**, at the time of the approval of the subdivision;
 - (b) for all cases other than that described in subsection 1.4.1(a), at the time of the issuance of the **building permit**.
- 1.4.2 Development cost charges that would otherwise be payable in full at the times specified in subsection 1.4.1 may be paid by instalments in accordance with all terms and conditions of the Development Cost Charge (Instalments) Regulation (B.C. Reg. 166/84) of the **Local Government Act**.

PART TWO: INTERPRETATION

- 2.1 All terms in this bylaw will follow the **Richmond Zoning Bylaw**, except otherwise defined herein:

APARTMENT

means a **residential** dwelling unit which is or will be situated in a building consisting of two or more dwellings in which the dwellings are arranged in any horizontal or vertical configuration and have access from a common interior corridor. This also includes congregate housing which is a multi-unit residential building that contains two or more independent or semi-independent units which shall be supplemented by professional medical care, lay supervision and care, communal dining facilities and housekeeping services.

BUILDING AREA (BA)

means the total area of all storeys measured to the outer limits of the building, which is the sum of:

- (i) The floor area of the building(s) on-site used for Floor Area Ratio calculations as defined in the **Richmond Zoning Bylaw**; plus
- (ii) All common utility areas provided for the building, such as mechanical, electrical, telephone, cable and district energy utility rooms, electrical and mechanical conduit shafts etc.; plus
- (iii) All common service rooms provided for the building, such as garbage and recycling rooms and storage rooms etc.

But excludes the sum of:

- a) Bicycle parking rooms; plus
- b) Vehicle parking, circulation and loading areas; plus
- c) Covered open areas of the building(s) on the site intended to provide public access to **commercial** spaces (i.e. covered areas such as verandas, colonnades etc.)

BUILDING PERMIT

means permission or authorization in writing by a building inspector under the current Building Regulation Bylaw of the **City** to perform construction regulated by such bylaw.

| | |
|-----------------------------|---|
| CITY | means the City of Richmond and includes the land, air space and surface of water which comprise the City of Richmond. |
| COMMERCIAL | means all developments zoned commercial and all developments having commercial uses undertaken in buildings or on land where zoning designation is other than commercial . Commercial use means the carrying on of any business, including the sale or provision of goods, accommodation, entertainment, meals or services, but excludes industrial uses, as defined in the Richmond Zoning Bylaw . |
| CONSTRUCTION | means to build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore. |
| COUNCIL | means the Council of the City . |
| DEVELOPMENT(S) | means approval of a subdivision of a parcel or the issuance of a building permit for which a development cost charge may be imposed, as defined in the Local Government Act . |
| INSTITUTIONAL | means development which is created and that exists by law or public authority for the benefit of the public in general, and includes public hospitals, public and private schools, and facilities used primarily for public services. |
| LIGHT INDUSTRIAL | means development zoned industrial, general, except where the use is other than industrial, general as defined in the Richmond Zoning Bylaw . |
| LOCAL GOVERNMENT ACT | means the Local Government Act , R.S.B.C. 2015 as amended from time to time. |
| MAJOR INDUSTRIAL | means development zoned industrial, heavy, except where the use is other than industrial, heavy, as defined in the Richmond Zoning Bylaw . |

| | |
|---|--|
| PARCEL | means a lot, block, or other area in which land is held, or into which land is legally subdivided. |
| RESIDENTIAL | means development of a parcel which falls under residential zoning as defined in the Richmond Zoning Bylaw , including congregate housing, but excludes nursing homes and rest homes, which are deemed to be institutional development . |
| RICHMOND ZONING BYLAW | means Richmond Zoning Bylaw 8500, as amended from time to time. |
| SINGLE FAMILY | means single residential detached housing that has a maximum of one principal dwelling unit and a secondary suite or coach house as defined in the Richmond Zoning Bylaw . This rate also applies to each dwelling unit of two-unit dwellings as defined in the Richmond Zoning Bylaw . |
| SQUARE FOOTAGE OF DWELLING UNIT (sq. ft. of DU) | means the total floor area of the building or structure contained within the exterior face of the structural system of the exterior and basement walls and, where applicable, the centre line of the common walls dividing the dwelling units and shall include all the internal walls within each dwelling unit excluding parking areas, crawl spaces, balconies, canopies, terraces and sun decks. |
| TOWNHOUSE | refers to the definition of Housing, town, of the Richmond Zoning Bylaw . |

PART THREE: PREVIOUS BYLAW REPEAL

- 3.1** Development Cost Charges Imposition Bylaw 8024 and all amendments thereto is hereby repealed except to the extent that sections 511 and/or 568 of the Local Government Act apply.

PART FOUR: SEVERABILITY AND CITATION

- 4.1** The provisions of this bylaw are severable, and if for any reasons, any part, section, subsection, clause, or sub-clause, or other words in this bylaw are found to be invalid or unenforceable by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

4.2 This bylaw is cited as "Development Cost Charges Imposition Bylaw No. 9499"

FIRST READING

SECOND READING

THIRD READING

ADOPTED

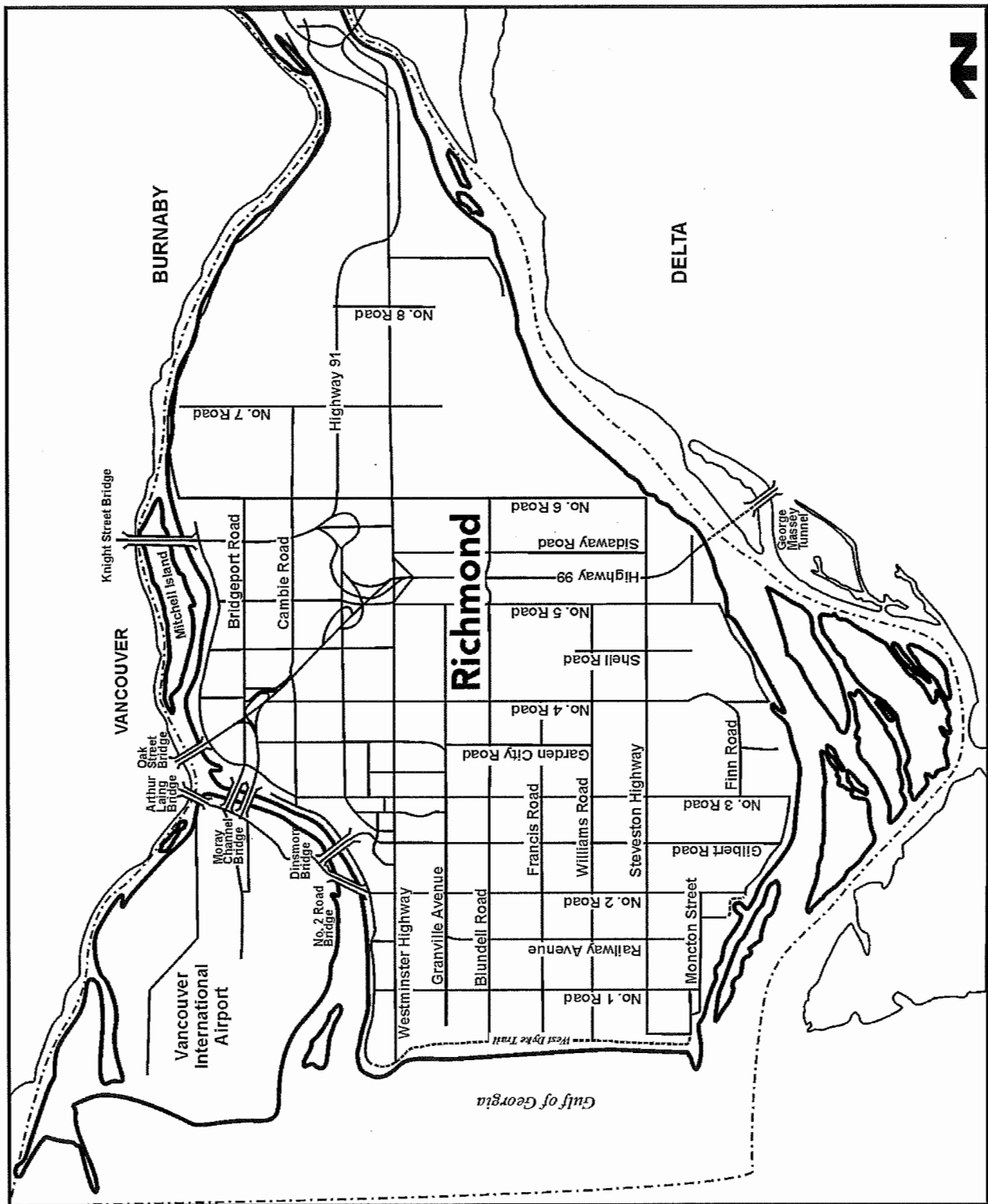
MAYOR

CORPORATE OFFICER

| |
|---|
| CITY OF RICHMOND |
| APPROVED for content by originating dept. <i>VN</i> |
| APPROVED for legality by Solicitor <i>DL</i> |

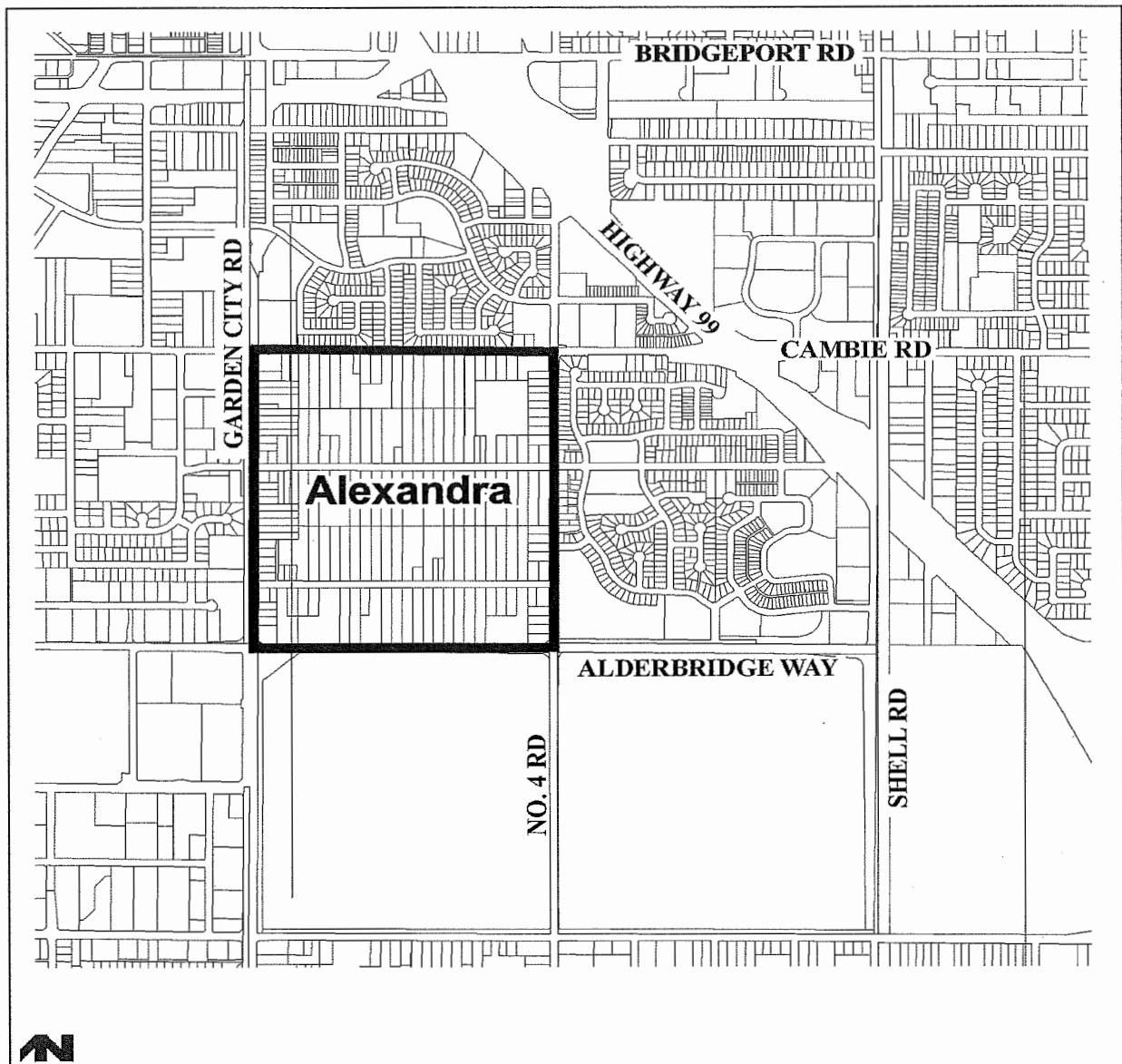
SCHEDULE A to BYLAW NO. 9499
CITY MAP AND ALEXANDRA AREA

Page 1 of 2



SCHEDULE A to BYLAW NO. 9499

Page 2 of 2



West Cambie Area Plan

**SCHEDULE B to BYLAW NO. 9499
City-Wide Development Cost Charge**

| Richmond Zoning Bylaw 8500 | | | | | | | | | | | |
|----------------------------|--|---------------------|-----------------------------------|-------------|----------------|-------------|----------------|-------------------|-------------------|-------------|-----------------------------|
| Description | Standard Zones | Site Specific Zones | Site Specific Mixed Use Zones (1) | Road Works | Drainage Works | Water Works | Sanitary Sewer | Parks Acquisition | Parks Development | Total DCC | Units for each column |
| Agricultural | AG, CR, GC | ZA | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Marina (2) | MA | | | | | | | | | | |
| Single Family | RS, RC, RCH, RD, RI, RE, RCC | ZS, ZD | | \$15,661.33 | \$ 7,066.69 | \$ 1,068.03 | \$ 2,512.85 | \$ 7,582.39 | \$ 5,602.81 | \$39,494.10 | per lot |
| Townhouse | RTL, RTM, RTH, RTP | ZT | | \$ 7.51 | \$ 3.04 | \$ 0.70 | \$ 1.64 | \$ 4.94 | \$ 3.65 | \$ 21.48 | per sq. ft. of DU |
| Apartment | RAL, RAM, RAH | ZLR, ZHR | ZR, RCL, ZMU, CS, ZC | \$ 9.22 | \$ 2.16 | \$ 0.72 | \$ 1.68 | \$ 5.08 | \$ 3.75 | \$ 22.61 | per sq. ft. of DU |
| Commercial (3) | CL, CC, CA, CDT, CEA, CG, CN, CP, CV IB, IL, IR, IS | ZC ZI | ZR, RCL, ZMU, CS, ZC | \$ 11.18 | \$ 2.10 | \$ 0.27 | \$ 0.64 | \$ 0.19 | \$ 0.14 | \$ 14.52 | per sq. ft. of BA |
| Light Industrial (4) | IB, IL, IR, IS | ZI | | \$ 7.99 | \$ 2.10 | \$ 0.27 | \$ 0.64 | \$ 0.19 | \$ 0.14 | \$ 11.33 | per sq. ft. of BA |
| Major Industrial | I | | | \$41,754.90 | \$ 41,823.62 | \$ 3,830.94 | \$ 9,013.41 | \$ 743.86 | \$ 549.66 | \$97,716.39 | per acre of gross site area |
| Institutional | AIR, SI, ASY, HC | ZIS | | \$ 11.18 | \$ 2.10 | \$ 0.27 | \$ 0.64 | \$ 0.19 | \$ 0.14 | \$ 14.52 | per sq. ft. of BA |

(1) For site specific mixed used residential and commercial zones, the development cost charge (DCC) payable shall be calculated separately for each portion of the development. DCC for residential uses are charged at the appropriate multi-family residential rate, and any commercial space is charged at the appropriate commercial rate.

(2) Waterborne residential development permitted under MA zone is exempt from DCC. Any upland buildings in this zone are required to pay the Commercial DCC Rate.

(3) Commercial rate is applicable to all uses permitted in these zones, except for the following, which will be charged the industrial rate: (i) general industrial, (ii) custom indoor manufacturing, (iii) minor utility, (iv) transportation depot, and (v) truck or railroad terminal.

(4) For industrial developments with a mix of commercial and industrial permitted uses (including site-specific industrial zones), the DCC payable shall be calculated separately for each portion of development contained in the building permit or subdivision application in accordance with actual uses. The total payable will be the sum of the DCC for each portion of the development at the applicable DCC rates.

SCHEDULE C to BYLAW NO. 9499
Supplementary Development Cost Charge in Alexandra Area

In addition to the development cost charge applicable city-wide in Richmond, **development** in the Alexandra Area shall pay the following additional supplementary development cost charges.

| Description | Standard Zones | Site Specific Zones | Site Specific Mixed Use Zones | Road Works | Drainage Works | Water Works | Sanitary Sewer | Parks Acquisition | Parks Development | Total DCC | Units for each column |
|-------------|--|---------------------|-------------------------------|------------|----------------|-------------|----------------|-------------------|-------------------|-----------|-----------------------|
| Townhouse | RTL, RTM, RTH, RTP | ZT | | \$ 2.35 | \$ 0.51 | \$ 0.07 | \$ 0.15 | \$ 3.31 | \$ 0.42 | \$ 6.81 | per sq. ft. of DU |
| Apartment | RAL, RAM, RAH | ZLR, ZHR | ZR, RCL, ZMU, CS, ZC | \$ 3.14 | \$ 0.36 | \$ 0.07 | \$ 0.15 | \$ 3.41 | \$ 0.43 | \$ 7.56 | per sq. ft. of DU |
| Commercial | CL, CC, CA, CDT, CEA, CG, CN, CP, CV IB, IL, IR, IS | ZC ZI | ZR, RCL, ZMU, CS, ZC | \$ 6.26 | \$ 0.35 | \$ 0.03 | \$ 0.06 | \$ 0.64 | \$ 0.08 | \$ 7.42 | per sq. ft. of BA |

Summary of Amendments to the Development Cost Charges Imposition Bylaw

| New Section(s) Bylaw No.9499 | New/Amended Provision | Reason for Amendment | Old Section(s) Bylaw No. 8024 |
|------------------------------------|---|--|-------------------------------------|
| s. 1.1.1 s. 1.2.1 s. 1.2.3 | Establishment of Development Cost Areas Imposition of Development Cost Charges | Minor administrative changes to enhance clarity of language over the general provisions of the bylaw and to ensure adherence with the <i>Local Government Act</i> . | s. 1.1.1 s. 1.2.1 s. 1.2.3 |
| s. 1.2.2 | Amended reference to the consolidated City-Wide DCC Rates in Schedule B and moved supplementary DCC Rates for Alexandra Area to Schedule C. | Replaced City-Wide DCC Rate Schedules B, C, D and E with one consolidated City-Wide DCC Rate Schedule B (updated) that contains all development types. Supplementary DCC Rates for the Alexandra Area (no change) is moved to Schedule C | s. 1.2.2 s. 1.2.4 |
| s. 1.2.4 | Developments with two or more types of developments | Minor administrative changes to enhance clarity of language over the DCC calculation of developments with two or more types of developments (formerly known as combination developments). | s. 2.2 |
| s. 1.3.1 | Exemption from Development Cost Charges | Included specific conditions where DCC is exempt under section 561 of the <i>Local Government Act</i> (bylaw section has been renamed from "Restrictions on Requirement to Pay DCC" to "Exemption from Development Cost Charges"). | s. 1.3.1 |
| s. 1.4.1 s. 1.4.2 | Payment of Development Cost Charges | Administrative changes to enhance clarity of language over the payment of DCC. Section 1.4.2 was added to clarify instalment payment of DCC is acceptable under Development Cost Charge (Instalments) Regulation (B.C. Reg. 166/84) of the <i>Local Government Act</i> . | s.1.4.1 |
| n/a | Parcels Covered by Water and Marinas | Sections deleted and replaced by footnote in Schedule B in relations to parcels covered by water and marinas. | s. 2.1 s. 2.3 |

| New Section(s) Bylaw No. 9499 | New/Amended Provision | Reason for Amendment | Old Section(s) Bylaw No. 8024 |
|-------------------------------------|--|---|-------------------------------------|
| s. 2.1 | <p>The following terms were removed as these terms will follow Richmond Zoning Bylaw 8500's definitions:</p> <ul style="list-style-type: none"> • Building • Storey • Structure <p>The following defined terms were added:</p> <ul style="list-style-type: none"> • Square Footage of Dwelling Unit (sq. ft. of DU) • Local Government Act • Richmond Zoning Bylaw <p>The following defined terms were amended:</p> <ul style="list-style-type: none"> • Apartment (renamed from Multi-Family Dwelling) • Building Area (BA) (renamed from Building Area) • Commercial (renamed from Commercial Development) • Development(s) (renamed from Development) • Institutional (renamed from Institutional Development) • Light Industrial (renamed from Light Industrial Development) • Major Industrial (renamed from Major Industrial Development) • Residential (renamed from Residential Development) • Single Family (renamed from Dwelling, One-Family) • Townhouse | <p>New and amended definitions for the following changes to the DCC bylaw:</p> <p><u>#1. Classification of Development Types</u> Changing from the current use of "BC Assessment Authority Prescribed Classes of Property Regulation" to classify development type to using "Permitted Uses in accordance with the City's Zoning Bylaw". Rationales for change:</p> <ul style="list-style-type: none"> • BC Assessment's classification of property in some cases do not reflect the actual zoning or permitted use allowed by the City. • To be consistent with the market where major municipalities use zoning and permitted use to classify development types for DCC purposes. <p><u>#2. Unit Rate for DCC Calculations</u> Changing from the current measure of "rate per square foot of building area" to using "rate per square foot of dwelling unit" to assess DCC payable for townhouse and apartment units. Rationales for change:</p> <ul style="list-style-type: none"> • The use of building area calculation is not consistent with floor area calculation used in the City's Zoning Bylaw. • Square foot of dwelling unit is a clear and defined measurement in calculating DCC's for multi-family residential developments. • This measurement is consistent with industry practice. | s. 3.1 |
| s. 3.1 | Previous Bylaw Repeal | Previous bylaw repealed with the exception to situations where in-stream protection provisions of the <i>Local Government Act</i> apply. | s. 4.1 |
| s. 4.1 s. 4.2 | Severability and Citation | New bylaw number cited. | s. 5.1 s. 5.2 |

| New Section(s) Bylaw No.9499 | New/Amended Provision | Reason for Amendment | Old Section(s) Bylaw No. 8024 |
|------------------------------------|--|---|-------------------------------------|
| Schedule A | City Map and Alexandra Area | No change | Schedule A |
| Schedule B | City-Wide Development Cost Charges | <u>Agricultural, Marina</u> <ul style="list-style-type: none"> Exempt from DCC, unless otherwise noted. <u>Single-Family</u> <ul style="list-style-type: none"> Change in rates. <u>Townhouse</u> <ul style="list-style-type: none"> Change in rates, and Change in unit of measurement from rate per square foot of building area to rate per square foot of dwelling unit <u>Apartment</u> <ul style="list-style-type: none"> Change in rates, and Change in unit of measurement from rate per square foot of building area to rate per square foot of dwelling unit <u>Commercial</u> <ul style="list-style-type: none"> Change in rates, including reduction in park related DCC for non-residential use <u>Light Industrial</u> <ul style="list-style-type: none"> Change in rates, including reduction in park related DCCs for non-residential use <u>Major Industrial</u> <ul style="list-style-type: none"> Change in rates <u>Institutional</u> <ul style="list-style-type: none"> New category | Schedules B, C, D, E |
| Schedule C | Supplementary Development Cost Charges in Alexandra Area | Reformatted DCC rate table and updated unit of measurements for townhouse and apartment developments (no change in rates) | Schedule F |



URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION

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December 16, 2016

Wayne Craig
CC: Jerry Chong, Venus Ngan
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

UDI Feedback re: City of Richmond Development Cost Charges Bylaw Review

On behalf of the Urban Development Institute, I thank you for meeting with a focus group of our members on October 18th to discuss the DCC Bylaw review. At that meeting we requested rate tables and benefit factor estimations, which were kindly provided on November 25th.

We have circulated the information and gathered feedback from members of the UDI/Richmond Liaison committee, which is summarized below:

Consultation Timelines:

While we appreciate the consultation opportunities and information that has been shared with us thus far in process of updating the DCC bylaw, we feel that earlier notice to the industry was necessary for increases this substantial. The industry was surprised by the large increases, and recommends that future fee increases involve a lengthier and more transparent discussion with developers.

Phasing period:

Unexpected DCC increases can have enormous impacts on the viability of development projects currently underway. This can be mitigated by phasing the DCC increases in over time.

If there are concerns about revenue losses during the phasing period, additional rate increases could follow the phasing period for the remaining years of the DCC program, or until the losses from the phasing period are recuperated. We recommend phasing the rates in incrementally over 3 years.

Complex projects involve lengthy approval times and therefore should also have lengthy grandfathering periods for fee changes.

UDI would gladly organize another meeting to further explain the phasing approach, or discuss other options such as an extended grace period.

Metro Vancouver DCC increases:

Metro Vancouver is also in the process of increasing their Development Cost Charges, and are aiming for board approval in Spring 2017. These charges, when compiled with local municipal charges, will put a large burden on new developments, and ultimately homebuyers. We ask that all rate increases, such as affordable housing contributions and district energy costs, be examined holistically to determine their combined impact on the market.

DCC Rates:

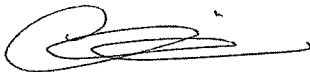
Richmond's existing DCC rates across all asset classes are already high when compared to other municipalities, as noted in the presentation slides from the November 3rd DCC public meeting. UDI members feel the proposed rates are too high and will discourage development, particularly in the industrial sector. The existing industrial rates were already more than double the rates of most other municipalities in Metro Vancouver. The proposed increases (to \$11.33/sq ft) will make Richmond's industrial DCC rates triple what they are in other comparable municipalities.

We ask that the industrial rates be re-examined and adjusted, and would also appreciate a justification as to why Richmond's industrial development cost charges already far exceed neighbouring municipalities. Industrial properties already pay high property taxes, and the City should be careful not to overburden and discourage development of this sector which directly provides jobs and stimulates the local economy.

Finally, we would be interested to see a breakdown of how DCCs collected from various asset classes are attributed to specific projects in the DCC program. If you could provide a table that indicates which asset classes fund which projects that would be appreciated.

We look forward to continuing to work with the City of Richmond on this issue and others.

Best Regards,



Anne McMullin
President and CEO
Urban Development Institute.



January 19, 2017

Mr. Jerry Chong
Director of Finance
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Re: City of Richmond, Proposed Development Cost Charge Increase

Dear Mr. Chong;

Introduction:

The Vancouver Chapter of NAIOP ("NAIOP") is one of 50 chapters throughout North America, with memberships totaling over 16,000. NAIOP provides communication, networking and business opportunities for real estate related professionals within the local commercial market and represents commercial real estate developers, owners and investors of office, industrial, retail and mixed-use properties. NAIOP is very active in the Metro Vancouver market and provides strong advocacy, education and business opportunities while connecting its members through its North American network. The Association also provides a forum for continuing education and the promotion of effective public policy at all levels of government.

Purpose

NAIOP was first introduced to the City of Richmond's Development Cost Charges ("DCC") Bylaw Review by the Urban Development Institute ("UDI"), shortly after the November 30th UDI Liaison Committee meeting. Given the timing of this information, NAIOP was advised that although the November 3rd public consultation period had passed, the opportunity to provide comments was extended to stakeholders. Additionally, NAIOP submitted an email to the City's Director of Finance on December 8th, requesting that the City allow NAIOP to be engaged as part of the DCC's consultative process. To date we have not received feedback on our request, as such, the following questions and comments are based upon the DCC Bylaw Review material available on the City's website.

DCC Rates and Municipal Fees

In the Fall of 2015 and 2016 NAIOP published its 16th and 17th Annual Cost of Business Survey for Metro Vancouver. The intent of the annual surveys is to provide NAIOP's membership and the business community as a whole with a reference tool that quantifies the costs and processing times associated with typical development

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projects within Metro Vancouver municipal jurisdictions. The results are publicly available and can be utilized by municipalities, whose active participation makes this survey possible, as a gauge for their own development costs and approval processes. For practicality, the survey alternates annually between industrial and office development scenarios. For reference, please find a copy of the survey appended to this letter. An electronic version can also be downloaded here: www.naiopvcr.com/media/27657/2015-Cost-of-Business-Survey.pdf and www.naiopvcr.com/media/39946/NAIOP_Fall-2016-COBS.pdf.

Although the City's DCC rates have not increased since 2009, NAIOP notes that Richmond's existing industrial DCC rate remains the highest in Metro Vancouver and third highest DCC for office/commercial development. 2016 industrial and office DCC rates are summarized in the following tables. Both the office and industrial DCC's are converted to a per square foot value for purposes of comparison.

| | | 2016 Industrial DCC (PSF) | Richmond Proposed (PSF) |
|-----|---|---------------------------------|-------------------------------|
| 1. | City of Richmond | \$8.96 | \$11.33 |
| 2. | City of Surrey (Campbell Heights area specific DCC) | *\$6.65 | |
| 3. | City of Vancouver | \$5.55 | |
| 4. | City of Surrey (Area wide) | *\$3.56 | |
| 5. | City of Coquitlam | \$6.47 | |
| 6. | City of Langley | \$6.07 | |
| 7. | City of Abbotsford | \$4.48 | |
| 8. | District of Mission | \$4.40 | |
| 9. | Township of Langley | \$3.59 | |
| 10. | City of North Vancouver | \$3.13 | |
| 11. | City of Port Coquitlam | \$3.01 | |
| 12. | District of North Vancouver | \$2.56 | |
| 13. | City of New Westminster | \$2.44 | |
| 14. | City of Maple Ridge | \$2.25 | |
| 15. | City of Pitt Meadows | \$2.01 | |
| 16. | Corporation of Delta | \$1.84 | |
| 17. | City of Port Moody | \$0.96 | |
| 18. | City of Burnaby | **N/A | |
| 19. | City of White Rock | ***N/A | |
| 20. | District of West Vancouver | ***N/A | |

* Assumes 50% site coverage to convert per acre DCC to a per square foot value.

** No DCCs charged for industrial development.

*** No industrial lands within jurisdiction.

In addition to the current DCC rates which are normally the largest component of overall costs of development, Richmond also had the highest total municipal fees in 2015 and 2016, nearly 33% higher than the next municipality (the City of Vancouver) as summarized on page 7 of the 2015 Annual Cost of Business Survey and page 10 of the 2016 Annual Cost of Business Survey. The proposed DCC rate increase will create an even greater spread between Richmond and the next ranked municipality's development fees and move Richmond's office DCC ahead of the City of Vancouver to the second highest DCC in Metro Vancouver.

| | | 2016 Office DCC (PSF) | Richmond Proposed (PSF) |
|-----|-----------------------------|--------------------------|----------------------------|
| 1. | City of Port Coquitlam | \$20.42 | |
| 2. | City of Vancouver | \$13.31 | |
| 3. | City of Richmond | \$11.22 | \$14.53 |
| 4. | City of Abbotsford | \$8.41 | |
| 5. | City of Surrey | \$7.98 | |
| 6. | District of Mission | \$7.69 | |
| 7. | City of Langley | \$6.83 | |
| 8. | City of White Rock | \$5.60 | |
| 9. | City of Coquitlam | \$5.57 | |
| 10. | District of North Vancouver | \$5.49 | |
| 11. | City of North Vancouver | \$5.39 | |
| 12. | Township of Langley | \$5.12 | |
| 13. | District of West Vancouver | \$4.60 | |
| 14. | Corporation of Delta | \$3.36 | |
| 15. | City of New Westminster | \$2.06 | |
| 16. | City of Pitt Meadows | \$1.97 | |
| 17. | City of Maple Ridge | \$1.30 | |
| 18. | City of Port Moody | \$1.10 | |
| 19. | City of Burnaby | *N/A | |

* No City-wide DCCs are charged for office development.

Implementation

NAIOP's position is that the proposed increase to all DCCs requires a phased approach to implementation and should take place over a period of years, not months, to mitigate impacts to development projects in the planning stage. While we understand that a grandfathering period of 12 months is under consideration, the timeframe to design, review and develop high quality real estate in Metro Vancouver is complex and requires



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years of time and investment. We understand the importance of appropriately financing the City's growth; however, a dramatic increase to the rate implemented over a 12 month period will not be enough time for the market to adequately absorb the new rates. NAIOP, would also like the City of Richmond to consider the new TransLink DCC which will be introduced shortly and the compounded impact to the development community if a phased approach is not taken.

Next Steps

As per our December 8th email, NAIOP is requesting that the City of Richmond considers holding a stakeholder engagement session with NAIOP prior to advancing the proposed DCC Bylaw to Council for 1st, 2nd, and 3rd reading. We look forward to this constructive meeting and working closely with the City on the proposed DCC rate increase and to provide our feedback.

Jarvis Rouillard
President
NAIOP Vancouver



City of
Richmond

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January 13, 2017
File: 03-0900-01/2017-Vol 01

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Anne McMullin
President and CEO
Urban Development Institute
#200-602 West Hastings Street
Vancouver, BC V6B 1P2

Dear Anne:

Re: City of Richmond Development Cost Charges Bylaw Review

Thank you for UDI's feedback on the City of Richmond's Development Cost Charges Bylaw Review in the letter dated December 16, 2016. Please find below our response to your letter.

Consultation Timelines

It is undisputable that the costs of land and construction in the Lower Mainland have increased significantly over the past decade. Despite the price increase in the various costs components within the City's DCC program, the DCC rates paid by developments have remained unchanged since the last DCC update in 2009. In addition, as a best practice recommended by the Development Finance Review Committee, municipalities should conduct a major amendment to the DCC bylaw at least once every five years. The development industry should have a reasonable expectation that Richmond's DCC rates would require to be adjusted upward from its 2009 adopted rates.

The industry was first made aware of the City's intention to update its DCC rates when Council adopted the Hamilton Area Plan Update on February 11, 2014. At the meeting, Council made a staff referral to have staff update the city-wide DCC program and DCC rates on or before the end of 2015. The major amendment to the City's DCC program was a comprehensive undertaking by staff from multi-disciplinary areas and by external consultants that specialized in the area of municipal DCC. The proposed DCC program and the rates have in effect been phased in since 2014 and were finally concluded and endorsed by Council on September 26, 2016. Information relating to the proposed DCC rates was open and transparent to both Council and the general public.

Phasing Period

Both the phasing of the proposed DCC rates and the extended grace period were presented to Council as an option of implementation in the staff report titled *Proposed City-Wide DCC Capital Programs (2016-2041) and Updated City-Wide DCC Rates* dated August 25, 2016 from the

Director of Finance, but these options were not endorsed by Council. It was determined that phasing of the rates will only further prolong the cost adjustment period, causing the City's DCC program costs continued to be behind the true cost of providing the required capital infrastructure, which is currently over 8 years behind.

It should be noted that the proposed DCC rates are increasing by between 17% and 59% for the various development types for the first time in the past 8 years, while in comparison the average home resale value of Richmond has increased by almost 150% during the same timeframe. This one-time adjustment as proposed is equivalent to an approximately 3.5% annualized rate increase per year for the past 8 years, where DCC rates had remained unchanged despite the substantial increase in market value of land and construction costs in delivering the DCC capital projects.

Three years lapsed since Richmond Council made its first staff referral to update the DCC rates in February 2014. Also taking into consideration that additional time will be required to obtain approval from the Province before bylaw adoption, along with the mandatory 12-month in stream protection available to qualified in-stream applications. This extended notification period of over four years since 2014 represents ample of time for the development industry.

As was discussed during the focus group meeting on October 18, 2016, that similar to the previous DCC Bylaw update in 2009, City staff will form cross functional groups to ensure all in-stream applications will be expedited and processed in prioritized manner to ensure the applications that meet the in-stream protection requirements will be processed within the grandfathering provision period.

Metro Vancouver DCC Increases

Metro Vancouver's DCC program includes capital infrastructure costs for treatment plants and sewer interceptors that receive flows from municipal trunk sewers. Metro Vancouver's collection from growth is independent from the City's DCC's. Any such changes in Metro Vancouver's DCC are mandated by the regional government that is beyond the City's control. Your response also raises concerns over other municipal rate increases such as affordable housing and district energy costs. This concern has been forwarded to the appropriate staff in those areas for their consideration. DCC's, in accordance with the *Local Government Act*, are calculated based on a defined formulae and can only be charged and used on specific works such as roads, drainage, water, sewerage, park acquisition and park development. DCC must be assessed and charged based on existing DCC legislation to ensure that growth properly pays for growth.

DCC Rates

Staff are aware that commercial and industrial developments play an important role in creating employment and stimulating the local economy.

During the process in deriving the proposed DCC rates, staff assessed the applicability of parkland DCC's to non-residential land use. The assessment has resulted in the non-residential park acquisition DCC rate and the park development DCC rate being reduced by 82% and 69% respectively from the current rates. The decreases in the park DCC rates were offset by the increases in other DCC components. As mentioned previously, the overall DCC rate increase was primarily attributed to Richmond's high land costs (associated with parkland acquisition and road dedications) and increased DCC project costs. It is worth mentioning that Richmond's construction costs of capital infrastructure is typically higher relative to other comparing municipalities because of its unique soil conditions and dewatering requirements. The proposed changes in DCC program costs and growth projection assumptions have caused the overall increase in DCC rates for all development types.

Recognizing the importance of supporting economic development, the light industrial developments' DCC rate, as endorsed by Council, is proposed to increase only by 26% from the existing rate, as compared to 50%-59% increase from the existing rates for residential developments.

Annual DCC Report

Finally, UDI requested additional information regarding past DCC collection and allocation. In accordance with requirement under section 569 of the *Local Government Act*, the City has annually published its Annual Development Cost Charges Report on or before June 30 of the following year. The latest copy of the report can be found under this path on the City's website: Home > Planning, Building & Development > Development & Rezoning > Application Forms & Information > Development Cost Charges (DCC's).

DCC Bylaw – Next Steps

Staff intend to bring a staff report to introduce the updated DCC Bylaw at the next Finance Committee Meeting. The feedback from UDI and the City's response will be attached to the staff report. Upon approval by Council, the corresponding Bylaw will be submitted to the Province for review and comments. It is anticipated that the process will take the Province approximately 6 to 8 weeks to complete.

If you have any questions, please contact me directly.

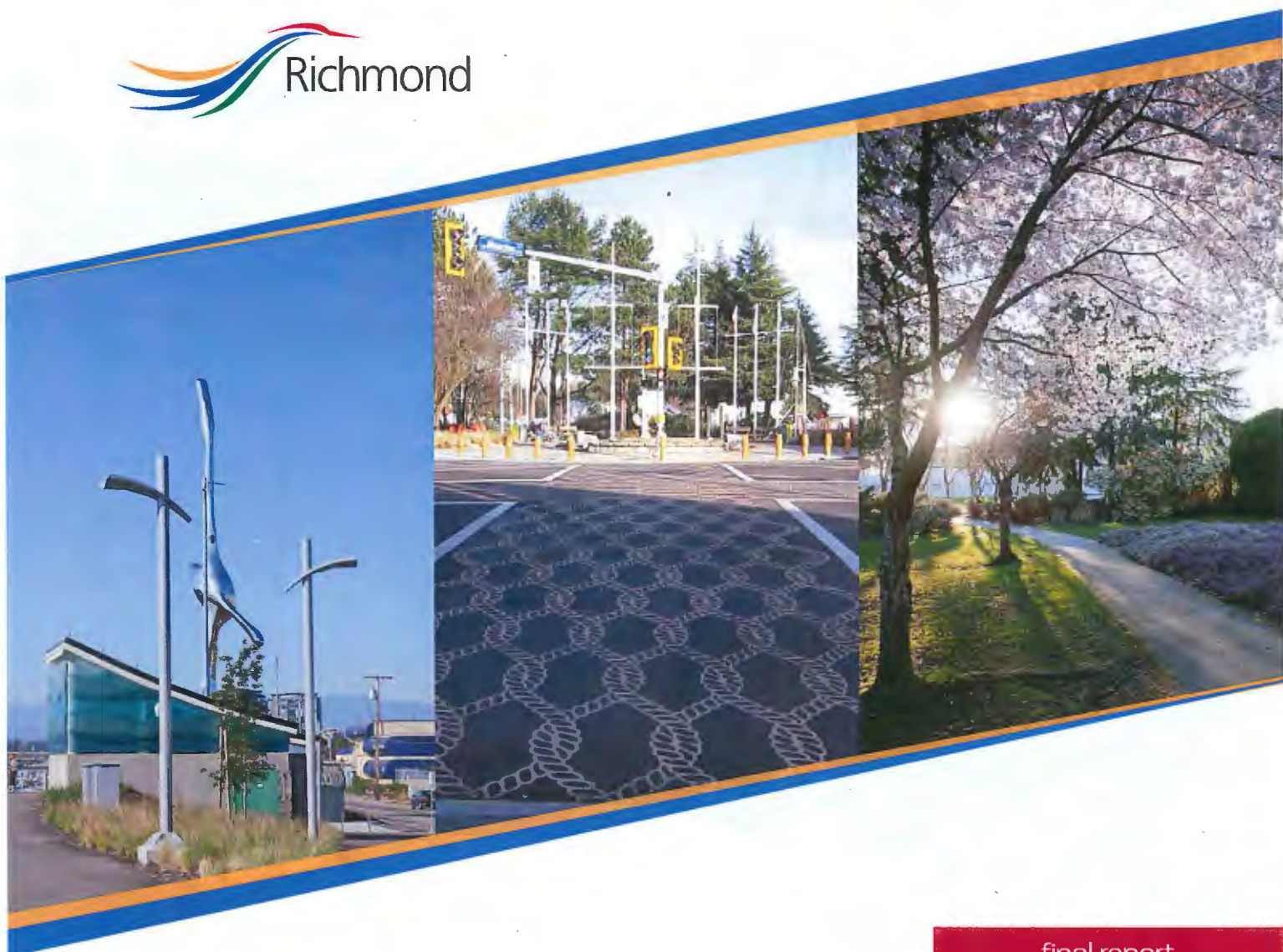
Yours truly,



Jerry Chong
Director, Finance
604-276-4064

JC:vn

prepared for



final report

2016 DCC Update

January 23rd, 2017

URBAN
systems

Submitted to
City of Richmond

Attention

Jerry Chong
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January 23rd, 2017

USL File:1123.0040.01

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EXECUTIVE SUMMARY

This report presents proposed Development Cost Charges (DCCs) that reflect growth projections and DCC capital programs for the City of Richmond. The report consists of the following parts.

- **Part 1** of the report outlines the purpose of the DCC review and includes information on the legislation enabling DCCs, DCCs levied by other jurisdictions, and the use of the DCC Best Practices Guide.
- In **Part 2**, the public consultation process is reviewed.
- **Part 3** outlines the guiding principles used to develop the DCC program and identify DCC recoverable costs. This part discusses the time frame for the DCC program, the explanation for applying DCCs on a community-wide or area-wide basis, the allocation of costs between existing and new development, the municipal assist factor, grant assistance and interim financing.
- In **Part 4**, growth projections for the City of Richmond are presented.
- **Parts 5 to 9** summarize the costs of each DCC program (i.e. transportation, drainage, sanitary sewer, water, park acquisition and development). The total capital costs for each service and the total DCC program costs are as follows:

Table 1
Total DCC Program Recoverable Costs

| Service | Total Capital Costs (Millions) | External Funding (Millions) | DCC Recoverable Program Costs (Millions) | Municipal Costs ⁽¹⁾ (Millions) |
|------------------|-----------------------------------|--------------------------------|---|--|
| Transportation | \$545.9 | \$ 9.7 | \$504.3 | \$31.9 |
| Water | \$40.1 | \$ - | \$38.3 | \$1.8 |
| Sanitary Sewer | \$93.3 | \$ - | \$88.7 | \$4.7 |
| Drainage | \$322.2 | \$ - | \$167.4 | \$154.9 |
| Park Acquisition | \$261.0 | \$ - | \$245.5 | \$15.5 |
| Park Development | \$189.7 | \$ - | \$178.4 | \$11.3 |
| Total | \$1,452.2 M | \$9.7 M | \$1,222.6 M | \$220 M |

Note: ⁽¹⁾ Includes municipal assist factor

Parts 5 to 9 also show how the DCC rates are calculated using the information from Parts 3 and 4. The proposed DCC rates are shown in Table 2.

- **Part 10** includes information on implementation issues such as exemptions to the bylaw, DCC rebates and credits, as well as suggestions for monitoring and accounting related to the DCC bylaw.

Table 2
City of Richmond
Proposed DCC Rate Summary

| | Transportation | Water | Sanitary | Drainage | Park Acquisition | Park Development | Total Development Cost Charge | |
|------------------|----------------|------------|------------|-------------|------------------|------------------|-------------------------------|--------------------------------------|
| Single Family | \$15,661.33 | \$1,068.03 | \$2,512.85 | \$7,066.69 | \$7,582.39 | \$5,602.81 | \$39,494.10 | per lot |
| Townhouse | \$7.51 | \$0.70 | \$1.64 | \$3.04 | \$4.94 | \$3.65 | \$21.48 | per ft ² of dwelling unit |
| Apartment | \$9.22 | \$0.72 | \$1.68 | \$2.16 | \$5.08 | \$3.75 | \$22.61 | per ft ² of dwelling unit |
| Commercial | \$11.18 | \$0.27 | \$0.64 | \$2.10 | \$0.19 | \$0.14 | \$14.52 | per ft ² of building area |
| Institutional | \$11.18 | \$0.27 | \$0.64 | \$2.10 | \$0.19 | \$0.14 | \$14.52 | per ft ² of building area |
| Light Industrial | \$7.99 | \$0.27 | \$0.64 | \$2.10 | \$0.19 | \$0.14 | \$11.33 | per ft ² of building area |
| Major Industrial | \$41,754.90 | \$3,830.94 | \$9,013.41 | \$41,823.62 | \$743.86 | \$549.66 | \$97,716.39 | per acre of site area |

PART 1. BACKGROUND

Points Covered

- Purpose of this Review
- Legislative and Regulatory Background
- Recent Legislative Changes
- DCCs Levied by Other Authorities
- DCC Best Practices Guide

1.1 Background and Purpose of this Review

The last major review of the City of Richmond's Development Cost Charge (DCC) Bylaw was completed in 2009. At that time, only City-Centre Area Plan projects were updated. Since then, the City has completed new infrastructure planning to support its OCP Neighbourhood Centres and the Hamilton Area Plan. Since 2009, the City has also adopted a new OCP and completed an Employment Lands Strategy, both of which have generated new growth estimates. This review incorporates this new information on infrastructure, reflects new growth estimates, and also updates all project cost estimates to reflect current construction and land costs.

The proposed DCC bylaw levies DCCs for transportation, water, drainage, sanitary sewer, park acquisition and development. DCCs are levied community-wide (with additional DCCs in the Alexandra area – Alexandra area DCCs have not been updated as part of this review) and apply to residential, commercial, industrial, and institutional land uses.

The proposed programs ensure that the people who will use and benefit from the services provided pay their share of the costs in a fair and equitable manner. The proposed DCC programs create certainty by providing stable charges to the development industry and by allowing the orderly and timely construction of infrastructure.

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Bylaw No. 9499, 2016 for the specific DCC rate for all development within the City.

1.2 Legislative and Regulatory Background

Development cost charges are special charges collected by local governments to help pay for infrastructure expenditures required to service growth. The *Local Government Act (LGA)* provides the authority for municipalities to levy DCCs. The purpose of a DCC is to assist the municipality with accommodating development by providing a dedicated source of funding for the capital costs of:

- Providing, constructing, altering or expanding sewage, water, drainage and transportation facilities (other than off-street parking); and
- Providing and improving parkland.

Municipalities wanting to collect DCCs must adopt a DCC bylaw that specifies the amount of the DCCs that will be collected. The charges may vary with respect to:

- Different zones or different defined or specific areas;
- Different uses;
- Different capital costs as they relate to different classes of development; and

- Different sizes or different numbers of lots or units in a development.

Funds collected through DCCs must be deposited in separate reserve accounts. These funds may only be used to pay for the capital costs of the works and short-term financing costs of a debt incurred for capital works identified in the DCC program. The costs for capital works include not only the actual construction of the works but also the planning, engineering and legal costs which are directly related to the works, as well as improving parkland if a parkland acquisition and improvement DCC is established.

1.3 Recent Legislative Changes

In 2008 the Provincial Government revised the legislation pertaining to DCCs, which provided the option for municipalities to exempt or waive DCCs for the following classes of “eligible development”:

- Not-for-profit rental housing, including supportive living housing (similar provisions were in the previous legislation, but did not require a bylaw to waive or reduce DCCs for not-for-profit rental housing);
- For-profit affordable rental housing;
- Subdivisions of small lots designed to result in low greenhouse gas emissions; and
- Developments designed to result in a low environmental impact.

More recently, in 2014, the *Local Government Act* was amended to provide “in-stream” protection to applicants at time of building permit, to provide developers with 12 months’ protection from increases to DCCs. The same level of protection currently exists for “in-stream” subdivision applications with a similar protection period of 12 months. In addition, the legislation also protects “precursor applications” for rezoning and/or development permits which are linked to building permits, with the same 12-month protection period.

1.4 DCCs Levied by Other Authorities

In addition to the DCCs levied by the municipality, developers are often also required to pay regional DCCs. In Richmond, the City is required to collect regional DCCs on behalf of the Greater Vancouver Regional District. Currently, the Greater Vancouver Regional District charges DCCs for sewerage and drainage (Table 3).

Table 3
Greater Vancouver Sewerage and Drainage DCCs

| Land Use | Rate |
|---|---------|
| Single Detached Residential Use (per unit) | \$1,077 |
| Townhouse Residential Use (per unit) | \$942 |
| Apartment Residential Use (per unit) | \$673 |
| Non-Residential Use (per sq. ft. of floor area) | \$0.505 |

*Source: Greater Vancouver Regional District, Development Cost Charge Bylaw No. 254.

1.5 Use of DCC Best Practices Guide

The Ministry of Community, Sport and Cultural Development (the "Ministry") has prepared a Development Cost Charge Best Practices Guide (the "Best Practices Guide"). The purpose of this document is to outline an accepted process to develop a DCC program. Municipalities that follow this recommended process qualify for streamlined Ministry review of their DCC program.

This report was developed in consideration of the Best Practices Guide.

PART 2. PUBLIC PARTICIPATION

Points Covered

- Public Participation Process

2.1 Public Participation Process

Although the *LGA* does not require a public participation process, the Best Practices Guide does suggest that an opportunity for public participation be included as part of the formulation of the DCC program. The purpose of such a process is to allow those who are interested in or affected by the proposed DCCs to offer comments and input. The Best Practices Guide does not set a recommended format to be followed for public participation; instead, the type of public participation to be used is decided by the municipality itself.

The City invited input from the development community by hosting a meeting with Industry Stakeholders (UDI, GVHBA, small builder's group) on October 18th, 2016. Twelve members of the development community attended. The DCC program, growth estimates, and proposed rates were presented at that meeting. At that time, the City invited UDI to provide written comments on the proposed rates.

The February 2017 Staff Report to the City of Richmond Finance Committee includes UDI's written comments regarding the proposed rates and the City's response.

The City also advertised for a public meeting on November 3rd, 2016. One member of the real estate profession attended and was provided with an overview of the proposed DCC program and rates.

PART 3. DEVELOPING THE DCC PROGRAM AND COSTS - GUIDING PRINCIPLES

Points Covered

- Relationship to Other Municipal Documents
- DCC Time Frame
- Community-Wide and Area-Specific DCCs
- Recoverable Costs
- Other Funding Sources
- Interim Financing
- Allocation of Costs
- Municipal Assist Factor
- Units of Charge

3.1 Relationship to Other Municipal Documents

This DCC program has been developed to be consistent with the following legislation, plans, and policy guides:

- Local Government Act
- Development Cost Charges Best Practices Guide
- City of Richmond Development Cost Charge Bylaw No. 8024, 2006
- City of Richmond Development Cost Charge Bylaw Amendment No. 8060, 2006
- City of Richmond Development Cost Charge Bylaw Amendment No. 8049, 2007
- City of Richmond Development Cost Charge Bylaw Amendment No. 8396, 2010
- City of Richmond City Centre Area Plan, 2009
- City of Richmond Building Permit Records, January 1, 2009 to November 6, 2015
- City of Richmond Employment Lands Strategy, 2010
- Community-Level Projections of Population, Housing & Employment (Urban Futures) – 2010
- City of Richmond Hamilton Area Plan Update, 2014
- City of Richmond City Centre Transportation Plan
- City of Richmond Interim and Long Term Action Plan for the 16,000-block of River Road
- City of Richmond 2041 Official Community Plan (OCP)
- City of Richmond Parks and Open Space Strategy
- City of Richmond Trail Strategy

3.2 DCC Time Frame

The first step in determining DCC costs is to set a time frame for the DCC program. The time frame for the City of Richmond DCC program is to 2041 to match the OCP time frame. The capital expenditure forecasts include all of the DCC projects that need to be constructed to allow for anticipated development within this time frame.

3.3 Community-Wide and Area-Specific DCC Charges

In a community-wide DCC, the same DCC rate is applied for each land use deemed to generate a similar or same capital cost burden regardless of the location of the development. An area-specific DCC typically divides the community into different areas according to geographic or other distinctive areas based on technical reasons. For example, it would be appropriate to establish an area-specific DCC for an area that is uniquely serviced by a series of specific water works, which can only service that particular area due to the unique location and circumstances of the area.

The following questions are typically used to assist in determining whether to use a community-wide or area-specific approach:

1. What does the Provincial DCC Best Practice Guide (BPG) recommend?
2. How is the existing DCC bylaw applied?
3. Who benefits from the capital works in a direct or indirect manner?
4. Is a community-wide DCC a fair manner to distribute the costs in relationship to the development of land throughout the City?
5. What are the cash flow implications of collecting area-specific DCCs vs. community-wide DCCs on a community the size of City of Richmond with the City's specific DCC capital program? How will the manner of DCC collection affect the City's ability to get the DCC program built?
6. What are the typical complexities and costs of establishing the community-wide vs. area-specific DCC?
7. Does a community-wide DCC support growth throughout the City in a more cost effective manner?

The answers to the questions above led to the conclusion that a community-wide DCC rate structure is the best alternative to implement the DCC capital program, with a supplemental DCC in the Alexandra area to reflect unique servicing in that area. (Note: This DCC update does not adjust the DCC rates for Alexandra).

The community-wide DCCs give the City the most flexibility in terms of accumulating and spending DCC revenues. Area-specific DCCs can limit the amount of DCCs available to fund works throughout the City by having multiple DCC reserves with a small amount in different reserves. This can result in long time frames to collect a significant amount of DCCs to build any works in a timely manner.

Having DCCs collected community-wide for capital works gives the City the flexibility to construct DCC works anywhere in the City. This approach can be beneficial should development shift from one area in the City to another area over time. If all areas develop in a slow manner the DCCs available in a community-wide DCC program will allow the City to respond to changes in development patterns throughout the City.

Having a community-wide DCC can reduce the complexity of collecting the DCC and cost of administering the DCC reserves. A community-wide DCC bylaw is often a simpler document to apply by front counter staff as well and can reduce the staff time required to assess, collect and expend the DCCs. We believe the reduced administration effort from having a community-wide DCC can be significant.

3.4 DCC Recoverable Costs

As specified by the *Local Government Act*, the DCC recoverable costs for the projects include construction costs, contingency, engineering and administration. The capital costs included in this report do not include charges for interim financing or interest on long-term debt financing.

As stated in the Ministry's *Development Cost Charge Best Practices Guide*, the Inspector of Municipalities will consider allowing interest costs in relation to:

- Fixed-capacity infrastructure;
- Out-of-sequence projects; and
- Greenfield development.

At this time the City of Richmond has not identified any projects that require long-term debt financing that meet the Ministry guidelines.

3.5 Other Funding Sources

Two projects included in the transportation program would be cost-shared between the City of Richmond and Port Metro Vancouver. These projects would only proceed based on the cost-sharing arrangements illustrated in the DCC program details.

3.6 Interim Financing

The capital costs shown in the report do not include interim financing.

3.7 Allocation of Costs

For each proposed infrastructure project, costs are allocated between the existing development and new growth. To determine the proper allocation for each project, individual projects can be divided into two broad categories:

1. Projects that upgrade the level of service and resolve existing deficiencies; and
2. Projects that are required solely to accommodate new growth.

Projects in the first category provide some benefit to existing development, but they also benefit new growth. In order to allocate the degree of benefit equitably between the existing population and new growth, only a portion of project costs are allocated to new growth.

Projects in the second category benefit new growth only. In other words, they would not be contemplated if no new growth were forecasted.

As for new projects in the first category, the City considers the following factors when determining what percentage to allocate to new growth:

- Current standards of servicing required by the City.
- Whether the work on the project is primarily for upgrading deficiencies and upkeep of the system or whether it is primarily for increasing capacity.
- A comparison of what the size of the project would be if the project was for the existing population, versus what the size of the project would be if the project was expanded to accommodate the new growth as well.
- The proximity of the project in relation to where development is anticipated to occur within the City and the degree to which the development depends on the project in order to ensure that development occurs.

The following table indicates, in general terms, the percentage of the costs that are attributable to new growth according to the type of service.

Table 4
Allocation of Costs Attributable to New Growth

| DCC Type | Benefit Factor % |
|------------------|------------------|
| Transportation | 95% |
| Drainage | 10 -100% |
| Sanitary Sewer | 26 -100% |
| Water | 95 -100% |
| Park Acquisition | 95% |
| Park Development | 95% |

In each of the DCC programs (Appendix A - F), the exact percentage of the benefit that can be attributed to new growth is indicated in the column entitled "Benefit Factor." That benefit factor is applied to the estimated costs to arrive at the amount that can be recovered by DCCs before the municipal assist factor is applied. That information can be found in the column entitled "Benefit to New Development" in all of the DCC programs.

3.8 Municipal Assist Factor

The LGA recognizes that it would be unfair to impose on new development all of the costs that are attributable to new development. As such, the LGA stipulates that an assist factor will be included as part of the calculation of the DCCs. An assist factor represents the City's contribution towards the capital costs for the projects that are attributed to new development. This contribution is in addition to the costs that were allocated in the calculations to the existing population and that are to be paid by the City. The portion of the costs that the City will have to cover because of the assist factor will have to be financed through other means available to the City.

The actual level of the assist factor is determined by the City. While the City can have a different assist factor for each type of capital works, i.e. water and sanitary, the City cannot have a municipal assist factor that varies for different land uses within the City, i.e. single family residential, townhouse residential, commercial, etc.

According to the *LGA*, the City should consider the following factors when setting DCC rates:

- Future land use patterns and development;
- The phasing of works and services;
- Whether the charges are excessive in relation to the capital costs of prevailing standards of service;
- Whether the costs will deter development; or
- Whether the charges will discourage the construction of reasonably-priced housing or the provision of reasonably-priced serviced land.

In consideration of all of the above matters, the assist factor has been set at the following rates for each type of DCC:

Table 5
Municipal Assist Factor by DCC Type

| DCC Type | Municipal Assist Factor |
|------------------|-------------------------|
| Transportation | 1% |
| Drainage | 1% |
| Sanitary | 1% |
| Water | 1% |
| Park Acquisition | 1% |
| Park Development | 1% |

3.9 Units of Charge and Time of Collection

Residential DCCs are levied per lot at time of subdivision for new single detached development and per square foot of dwelling unit at time of building permit for townhouses and apartments. Collection of charges at time of building permit allows the City to collect DCCs when the size and the number of dwelling units are known. This approach helps ensure that the DCCs charged closely reflects impact on parks/infrastructure.

Commercial and Light Industrial DCCs are charged at building permit stage on a building area basis. Heavy Industrial DCCs are charged based on site area.

PART 4. GROWTH PROJECTIONS

Points Covered

- Residential
- Commercial, Industrial and Institutional

4.1 Residential

Table 6 shows development potential to 2041. The growth projections are based on the Official Community Plan and they were confirmed with City of Richmond staff.

To calculate DCC rates for multi-family development based on floor space, per unit DCC rates were translated assuming an average unit size (square feet).

Table 6
Distribution of Population Growth by Dwelling Type (2016 to 2041)

| Dwelling Type | New Units |
|-----------------|-----------|
| Single Family | 1,982 |
| Townhouse | 17,834 |
| Apartment | 19,091 |
| Total New Units | 38,907 |

4.2 Commercial, Industrial and Institutional

Estimated future growth for non-residential land uses is noted in Table 7. All growth projections were based on the City's Employment Lands Strategy and were confirmed with City of Richmond staff.

Table 7
Non-Residential Growth Projections (2016 to 2041)

| Land Use | New Development | |
|------------------|-----------------|-----------------------------|
| Commercial | 317,562 | square metres building area |
| Institutional | 272,883 | square metres building area |
| Light Industrial | 390,862 | square metres building area |
| Major Industrial | 13 | hectares |

PART 5. TRANSPORTATION DCCS

Points Covered

- Transportation DCC Program
- Traffic Generation and Calculation of Roads Impact
- Transportation DCC Calculation

5.1 Transportation DCC Program

The Transportation DCC program includes a variety of capital works including: cross section upgrades, traffic signals, pedestrian/bike corridor improvements, sidewalk and street improvements, and transit-related road infrastructure and traffic safety projects. Program costs include the construction of new transportation infrastructure plus engineering, contingency, project administration, and land costs where applicable. The program and calculations are shown in **Appendix A**.

The Transportation DCC Program identifies the proportion of the costs attributable to future growth and to the existing residents for each project. A municipal assist factor of 1% was applied to that amount in order to determine the amount recoverable by DCCs.

5.2 Traffic Generation and Calculation of Road Impact

For transportation works, the cost of development is distributed based on the trips generated by each land use. Relative impacts and equivalent units have been calculated as follows:

Table 8
Equivalent Units for Transportation

| Land Use | Base Unit | Weighted Trip Rate |
|------------------|-------------------------------------|--------------------|
| Single Family | Lot | 1.275 |
| Townhouse | Per unit | 0.825 |
| Apartment | Per unit | 0.713 |
| Commercial | Per m ² of building area | 0.0098 |
| Institutional | Per m ² of building area | 0.0098 |
| Light Industrial | Per m ² of building area | 0.007 |
| Major Industrial | Per hectare | 8.4 |

5.3 Transportation DCC Calculation

The Transportation DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 1.

Equation 1
Transportation DCC Calculation

Total New Growth (by land use) x Trip Ends per Land Use = Total Trip Ends



DCC Recoverable Costs / Total Trip Ends = DCC Costs per Trip End



DCC Costs per Trip End x Trip End per Land Use = DCC Costs per Land Use

PART 6. DRAINAGE DCCS

Points Covered

- Drainage DCC Program
- Drainage Demand and Calculation of Equivalent Population
- Drainage DCC Calculation

6.1 Drainage DCC Program and Rates

The Drainage DCC program includes storm sewer system upgrades such as box culverts and pump station capacity upgrades. Program costs include the construction of new drainage infrastructure plus engineering, contingency, project administration, and land costs where applicable. The program and calculations are shown in **Appendix B**.

The Drainage DCC Program identifies the proportion of the costs attributable to future growth and to the existing residents for each project. A municipal assist factor of 1% was applied to that amount in order to determine the amount recoverable by DCCs.

6.2 Calculation of Equivalent Units for Drainage

In general terms, the impact on the storm drainage system of developing a parcel of land is expressed as the amount of stormwater run-off that must be accommodated by the system. The accepted parameter for expressing imperviousness in stormwater run-off calculations is the “run-off coefficient”. Generally speaking, the run-off coefficient reflects the ratio between the impervious area on a parcel and the total area of the parcel. Run-off coefficients are then used to determine equivalency factors necessary to develop Equivalent Drainage Units (EDUs), the basis for calculating drainage DCCs.

Equivalent drainage units are calculated based on the run-off coefficients and are shown in Table 9.

Table 9
Equivalent Units for Drainage

| Land Use | Base Unit | Equivalent Drainage Unit Per Base Unit |
|------------------|-------------------------------------|--|
| Single Family | Lot | 1 |
| Townhouse | Per unit | 0.58 |
| Apartment | Per unit | 0.29 |
| Commercial | Per m ² of building area | 0.0032 |
| Institutional | Per m ² of building area | 0.0032 |
| Light Industrial | Per m ² of building area | 0.0032 |
| Major Industrial | Per hectare | 14.625 |

6.3 Drainage DCC Calculation

The Drainage DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 2.

Equation 2
Drainage DCC Calculation

Total New Growth (by unit or sq. m.) x Equivalent Unit (per unit or sq. m.) = Total Equivalent Unit



DCC Recoverable Costs / Total Equivalent Units = DCC Costs per Equivalent Unit



DCC Costs per Equivalent Unit x Equivalent Units (per unit, lot or sq. m.) = DCC Costs per Unit, Lot or sq. m.

PART 7. SANITARY SEWER DCCS

Points Covered

- Sanitary Sewer DCC Program
- Sanitary Sewer Demand and Calculation of Equivalent Population
- Sanitary Sewer DCC Calculation

7.1 Sanitary Sewer DCC Program

The Sanitary Sewer DCC Program includes upgraded sewer mains and new/upgraded pump stations. Program costs include the construction of new sanitary sewer infrastructure plus engineering, contingency, project administration, and land costs where applicable. The program and calculations are shown in **Appendix C**.

The Sanitary Sewer DCC Program identifies the proportion of the costs attributable to future growth and to the existing residents for each project. A municipal assist factor of 1% was applied to that amount in order to determine the amount recoverable by DCCs.

7.2 Sanitary Sewer Demand and Calculation of Equivalent Population

By using the estimated number of persons per unit for residential growth and equivalent population for non-residential growth, the relative degree of impact that the new development would have on the capital projects can be ascertained. For this purpose, the following table sets the equivalents that were used to determine the relative impact of each land use type.

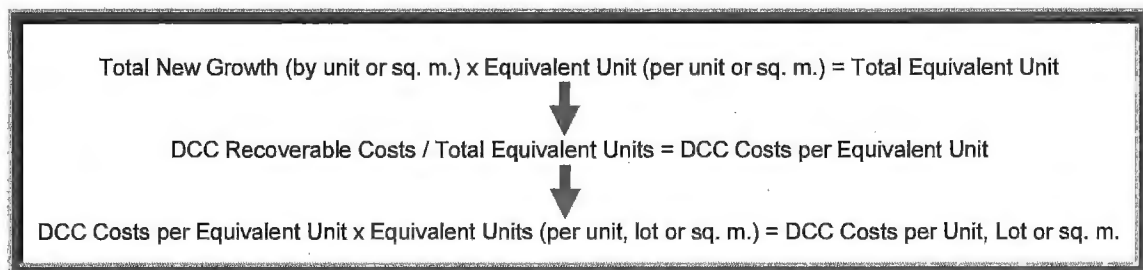
Table 10
Equivalent Units for Sanitary Sewer

| Land Use | Base Unit | Equivalent Population |
|------------------|-------------------------------------|-----------------------|
| Single Family | Lot | 3.3 |
| Townhouse | Per unit | 2.9 |
| Apartment | Per unit | 2.1 |
| Commercial | Per m ² of building area | 0.009 |
| Institutional | Per m ² of building area | 0.009 |
| Light Industrial | Per m ² of building area | 0.009 |
| Major Industrial | Per hectare | 29.25 |

7.3 Sanitary Sewer DCC Calculation

The Sanitary Sewer DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 3.

Equation 3
Sanitary Sewer DCC Calculation



PART 8. WATER DCCS

Points Covered

- Water DCC Program
- Water Demand and Calculation of Equivalent Population
- Water DCC Calculation

8.1 Water DCC Program

The Water DCC Program includes capacity upgrades for watermains and pressure reducing valve (PRV) stations. Program costs include the construction of new water infrastructure plus engineering, contingency, project administration, and land costs where applicable. The program and calculations are shown in **Appendix D**.

The Water DCC Program identifies the proportion of the costs attributable to future growth and to the existing residents for each project. A municipal assist factor of 1% was applied to that amount in order to determine the amount recoverable by DCCs.

8.2 Water Demand and Calculation of Equivalent Population

By using the estimated number of persons per unit for residential growth and equivalent population for non-residential growth, the relative degree of impact that new development will have on the capital projects can be ascertained. For this purpose, the following table sets the equivalents that were used to determine the relative impact of each land use type.

Table 11
Equivalent Units for Water

| Land Use | Base Unit | Equivalent Population |
|------------------|-------------------------------------|-----------------------|
| Single Family | Lot | 3.3 |
| Townhouse | Per unit | 2.9 |
| Apartment | Per unit | 2.1 |
| Commercial | Per m ² of building area | 0.009 |
| Institutional | Per m ² of building area | 0.009 |
| Light Industrial | Per m ² of building area | 0.009 |
| Major Industrial | Per hectare | 29.25 |

8.3 Water DCC Calculation

The Water DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 4.

Equation 4
Water DCC Calculation

Total New Growth (by unit or sq. m.) x Equivalent Population (per unit or sq. m.) = Total Equivalent Population



DCC Recoverable Costs / Total Equivalent Population = DCC Costs per Equivalent Population



DCC Costs per Equivalent Population x Equivalent Population (per unit or sq. m.) = DCC Costs per Unit or sq. m.

PART 9. PARK ACQUISITION DCCS

Points Covered

- Park Acquisition DCC Program
- Park Acquisition Equivalent Units
- Park Acquisition DCC Calculation

9.1 Park Acquisition DCC Program

The Park Acquisition DCC program includes acquiring parkland for various neighbourhood parks, community parks, city-wide parks, and natural areas throughout the City. Program costs include the acquisition of parkland plus planning, engineering, contingency, and project administration. The program and calculations are shown in **Appendix E**.

9.2 Calculation of Equivalent Units for Park Acquisition

In general terms, the need for new parkland is determined by population increases. Therefore, the impact on parkland is expressed in terms of population equivalents. New residential uses imply population increases, and, therefore, increased parkland requirements. Commercial, industrial and institutional land uses have been shown to increase the need for new parkland acquisition in the City and therefore are levied park acquisition DCCs.

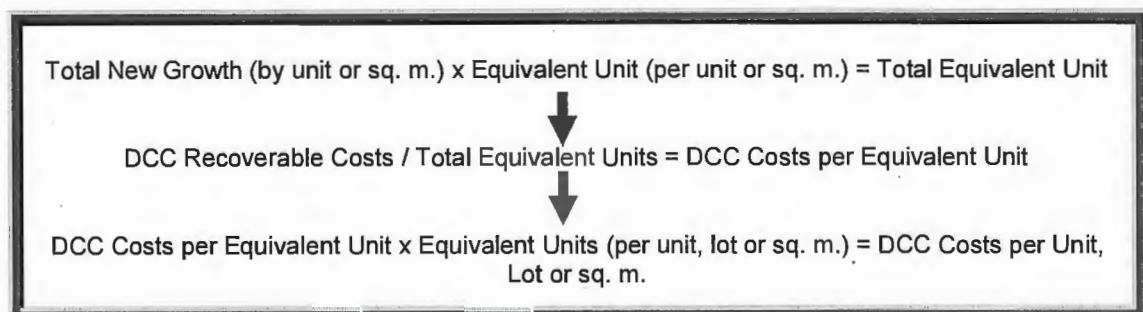
Table 12
Equivalent Units for Park Acquisition

| Land Use | Base Unit | Equivalent Population |
|------------------|-------------------------------------|-----------------------|
| Single Family | Lot | 3.3 |
| Townhouse | Per unit | 2.9 |
| Apartment | Per unit | 2.1 |
| Commercial | Per m ² of building area | 0.0009 |
| Institutional | Per m ² of building area | 0.0009 |
| Light Industrial | Per m ² of building area | 0.0009 |
| Major Industrial | Per hectare | 0.8 |

9.3 Park Acquisition DCC Calculation

The Park Acquisition DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 5.

Equation 5
Park Acquisition DCC Calculation



PART 10. PARK DEVELOPMENT DCCS

Points Covered

- Park Development DCC Program
- Park Development Equivalent Units
- Park Development DCC Calculation

10.1 Park Development DCC Program

The Park Development DCC program includes parkland development costs for various neighbourhood parks, community parks, city-wide parks, and natural areas throughout the City. Program costs include the development of parkland plus planning, engineering, contingency, and project administration. The program and calculations are shown in **Appendix F**.

10.2 Calculation of Equivalent Units for Park Development

In general, the need for development of new parkland is determined by population increases. Therefore, the impact on parkland is expressed in terms of population equivalents. The impact of residential growth is tied to occupancy rates. Commercial, industrial and institutional land uses have also been shown to increase the need for new parkland and development in the City; the impact of these uses is expressed in terms of equivalent population.

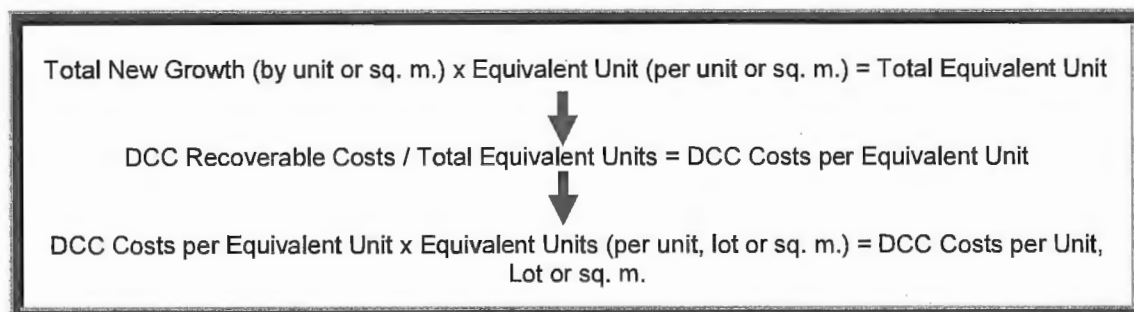
Table 13
Equivalent Units for Park Development

| Land Use | Base Unit | Equivalent Population |
|------------------|-------------------------------------|-----------------------|
| Single Family | Lot | 3.3 |
| Townhouse | Per unit | 2.9 |
| Apartment | Per unit | 2.1 |
| Commercial | Per m ² of building area | 0.0009 |
| Institutional | Per m ² of building area | 0.0009 |
| Light Industrial | Per m ² of building area | 0.0009 |
| Major Industrial | Per hectare | 0.8 |

10.3 Park Development DCC Calculation

The Park Development DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 6.

Equation 6
Park Development DCC Calculation



PART 11.DCC RATES SUMMARY AND IMPLEMENTATION

Points Covered

- DCC Rates Summary
- Bylaw Exemptions
- Collection of Charges – Building Permit and Subdivision
- In-Stream Applications
- DCC Rebates and Credits
- DCC Monitoring and Accounting
- DCC Reviews

11.1 Summary of Proposed DCC Rates

Table 14 summarizes the proposed City of Richmond DCC rates. The proposed DCC rates are levied per lot on single family development at the time of subdivision. Multi-family residential development will be levied DCCs per square foot of dwelling unit at the time of building permit. Commercial, institutional and light industrial DCCs are levied per square foot of building area at the time of building permit while major industrial DCCs are levied per acre of site area.

11.2 Bylaw Exemptions

The *Local Government Act (LGA)* is quite clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the City, or if a DCC has already been paid in regard to the same development. However, if additional further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied for the additional costs.

The *LGA* further restricts the levying of the DCC at the time of application for a building permit if:

- The building permit is for a church or place of worship; and
- The value of the work authorized by the building permit does not exceed \$50,000 or an amount as prescribed by bylaw.

Changes to the legislation now allow local governments to charge DCCs on residential developments of fewer than four self-contained dwelling units, as long as such a charge is provided for in the local government's DCC bylaw. The City of Richmond charges DCCs for residential developments of fewer than four self-contained dwelling units as expressed in its proposed DCC bylaw.

In addition, changes to the *Local Government Act* in 2008, as discussed in Section 1.3, have given local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low impact development. The City of Richmond does not currently provide for waivers or reductions.

**Table 14
City of Richmond
Proposed DCC Rate Summary**

| | Transportation | Water | Sanitary | Drainage | Park Acquisition | Park Development | Total Development Cost Charge | |
|------------------|----------------|------------|------------|-------------|------------------|------------------|-------------------------------|--------------------------------------|
| Single Family | \$15,661.33 | \$1,068.03 | \$2,512.85 | \$7,066.69 | \$7,582.39 | \$5,602.81 | \$39,494.10 | per lot |
| Townhouse | \$7.51 | \$0.70 | \$1.64 | \$3.04 | \$4.94 | \$3.65 | \$21.48 | per ft ² of dwelling unit |
| Apartment | \$9.22 | \$0.72 | \$1.68 | \$2.16 | \$5.08 | \$3.75 | \$22.61 | per ft ² of dwelling unit |
| Commercial | \$11.18 | \$0.27 | \$0.64 | \$2.10 | \$0.19 | \$0.14 | \$14.52 | per ft ² of building area |
| Institutional | \$11.18 | \$0.27 | \$0.64 | \$2.10 | \$0.19 | \$0.14 | \$14.52 | per ft ² of building area |
| Light Industrial | \$7.99 | \$0.27 | \$0.64 | \$2.10 | \$0.19 | \$0.14 | \$11.33 | per ft ² of building area |
| Major Industrial | \$41,754.90 | \$3,830.94 | \$9,013.41 | \$41,823.62 | \$743.86 | \$549.66 | \$97,716.39 | per acre of site area |

11.3 Collection of Charges – Building Permit and Subdivision

Municipalities can choose to collect DCCs at subdivision approval or building permit issuance. The City of Richmond will collect DCCs for residential development at time of subdivision approval or building permit, whichever is applicable.

Commercial, industrial and institutional DCCs will be collected at building permit, which is when the size and number of buildings to be constructed will be known. Collecting DCCs based on this more accurate information will result in more equitable distribution of growth costs.

11.4 Collection of DCCs on Redeveloped or Expanded Developments

When an existing building or development undergoes an expansion or redevelopment there is usually a need for additional DCC related infrastructure. The new developer/ builder should pay the applicable DCCs based on the additional floor area for commercial land uses and additional developed area for industrial land uses at the DCC rates in the current DCC bylaw. In essence, the City is giving a DCC credit for the existing development or building. DCCs are only levied on the new development/building area.

11.5 In-Stream Applications

The *LGA* requires that subdivision applications be provided a one-year protection from the proposed DCC rates, as long as the application is complete and application fees have been paid. These in-stream active subdivision applications will be exempted from any increase in DCCs for one year from the date of implementation of the new DCC bylaw.

Effective January 1, 2011, Building Permits are also given the same in-stream protection as subdivision applications under the *LGA*. Complete Building Permit applications will be exempt from any increase in DCCs for one year from the date of implementation of the new DCC bylaw. The one-year protection also extends to “precursor applications”, meaning rezoning and development applications that will result in building permit applications within the year.

11.6 DCC Rebates and Credits

The *LGA* stipulates that should an owner pay for specific services inside or outside of the boundaries of the land being subdivided or developed and these services are included in the calculation to determine the DCC, then the amount paid must be deducted from the class of DCC that is applicable to the service. In practice, if an owner were to build a transportation project outside their development and the project is in the DCC program, the City will provide a DCC credit to the owner for the cost of the project up to the transportation DCCs paid.

The City should establish a policy or practise to guide staff in the collection of DCCs and the use of DCC credits. There may be situations in which it is not in the best interests of the City to allow an owner to build DCC services outside of their subdivision or development. Building such services may start or accelerate development in areas where the City is not prepared to support.

The City may establish a DCC rebate policy to fund DCC works advanced by owners and developers prior to the City building such services. For example, an owner may be required to service their property to the local road standard but the City would request that this road be upsized to an arterial road. The incremental portion of costs beyond the local requirement may be offered as a DCC rebate from DCC reserves. Again, a City policy or practise is recommended to ensure consistent application of the DCC rebate principle. Often policies for DCC credits, rebates and latecomer agreements are drafted to assist staff in development financing.

11.7 DCC Monitoring and Accounting

In order to monitor the DCC Program, the City should enter all of the projects contained in the DCC program into its tracking system. The tracking system would monitor the status of the project from the conceptual stage through to its final construction. The tracking system would include information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs would be based on the tender prices received, and the land costs based on the actual price of utility areas and or other land and improvements required for servicing purposes. The tracking system would indicate when projects are completed, their actual costs, and would include new projects that are added to the program.

11.8 DCC Reviews

To keep the DCC program as current as possible, the City should review its program annually. Based on its annual review, the City may make minor amendments to the DCC rates. Minor amendments may include the deletion of completed projects, the addition of new projects, the deletion of estimated construction costs, with the inclusion of actual construction costs and time frame adjustments. This also requires a DCC bylaw amendment.

Major amendments of the DCC program and rates will occur when significant land use changes are made, when new servicing plans are prepared or when the information upon which the DCCs are calculated has become significantly outdated or requires significant revision. Based on experience, a major amendment to the DCC program and rates is needed every 2 to 5 years.



appendix

Transportation Program and
Calculations

**City of Richmond
Transportation DCC Program**

| Old Project Code | New Project Code | Project Description | Project Location Primary Roadway | Project Location Cross-Street or Road Segment | 2015 Land Cost (in thousands) | 2015 Construction Estimate (in thousands) | 2015 Total Costs (in thousands) | External Funding | Net Project Costs | Benefit Factor | Benefit to New Development (in thousands) | Municipal Assist Factor 1% (in thousands) | DCC Recoverable (in thousands) | Total Municipal Responsibility (in thousands) |
|------------------|------------------|---|---|---|-------------------------------|---|---------------------------------|------------------|-------------------|----------------|---|---|--------------------------------|---|
| A9P13 | CW- 01 | Roadworks - Local, Residential Cross-section | Alberta Road | Katsura St to No 4 Rd | | \$47 | \$47 | | \$47 | 95% | \$44 | \$0.44 | \$43.80 | \$2.77 |
| | CW- 54 | Roadworks - Left turn bay | Alderbridge Way | Alderbridge Way (E/B) at May Drive | | \$343 | \$343 | | \$343 | 95% | \$326 | \$3.26 | \$322.26 | \$20.39 |
| | CW- 53 | Roadworks - Left turn bay | Alderbridge Way | Alderbridge Way (E/B) at McClelland Rd | | \$343 | \$343 | | \$343 | 95% | \$326 | \$3.26 | \$322.26 | \$20.39 |
| | CW- 50 | Traffic Signal - New | Alderbridge Way | Alderbridge Way at May Drive | | \$193 | \$193 | | \$193 | 95% | \$183 | \$1.83 | \$181.26 | \$11.47 |
| | CW- 49 | Traffic Signal - New | Alderbridge Way | Alderbridge Way at McClelland Road | | \$193 | \$193 | | \$193 | 95% | \$183 | \$1.83 | \$181.26 | \$11.47 |
| | CW- 55 | Roadworks - Off Street bike way | Alderbridge Way | Alderbridge Way Bike Lane Nside | | \$209 | \$209 | | \$209 | 95% | \$199 | \$1.99 | \$196.60 | \$12.44 |
| | CW- 56 | Roadworks - Off Street bike way | Alderbridge Way | Alderbridge Way Bike Lane Sside | | \$209 | \$209 | | \$209 | 95% | \$199 | \$1.99 | \$196.60 | \$12.44 |
| New | CC-1 | Roadworks, Urban Greenway incl S/W and Blvd | Alderbridge Way | Garden City Rd to Minoru Blvd | | \$4,322 | \$4,322 | | \$4,322 | 95% | \$4,106 | \$41.06 | \$4,065.28 | \$257.19 |
| New | CC-2 | Roadworks, Sidewalk Improvements | Alderbridge Way | Minoru Blvd to Elmbridge Way | | \$738 | \$738 | | \$738 | 95% | \$701 | \$7.01 | \$694.47 | \$43.93 |
| A11P9 | CW- 02 | Roadworks - Sidewalk Installation | Alderbridge Way | No 4 Rd to Fisher Dr | | \$446 | \$446 | | \$446 | 95% | \$424 | \$4.24 | \$419.88 | \$26.59 |
| GEN-12 | Gen-06 | Arterial Road Crosswalk Improvement Program | Arterial Road Crosswalk Improvement Program | various locations | | \$7,500 | \$7,500 | | \$7,500 | 95% | \$7,125 | \$71.25 | \$7,053.75 | \$446.25 |
| 22002 | CC-3 | Roadworks, Widen to 4 lanes | Beckwith St | Great Canadian to Major-22-1 | \$ 1,690 | \$4,293 | \$5,983 | | \$5,983 | 95% | \$5,684 | \$56.84 | \$5,626.96 | \$355.99 |
| New | CC-4 | Roadworks, Widen to 4 lanes | Beckwith St | No. 3 Road to Great Canadian Way | | \$3,285 | \$3,285 | | \$3,285 | 95% | \$3,121 | \$31.21 | \$3,089.84 | \$165.48 |
| A13P29 | CW- 03 | Roadworks - Collector, Commercial Cross-section | Blundell Rd | Nelson Rd to Graybar Rd | | \$15,007 | \$15,007 | \$7,503 | \$7,503 | 95% | \$7,128 | \$71.28 | \$7,056.63 | \$446.45 |
| A13P4 | CW- 04 | Roadworks - Collector, Commercial Cross-section | Blundell Rd | Savege Road to No 7 Rd | | \$14,955 | \$14,955 | | \$14,955 | 95% | \$14,208 | \$142.08 | \$14,065.59 | \$889.85 |
| A12P20 | CW- 05 | Roadworks - Arterial, Undivided, Widening | Bridgeport Rd | St Edwards to Knight St | | \$1,507 | \$1,507 | | \$1,507 | 95% | \$1,432 | \$14.32 | \$1,417.78 | \$89.69 |
| 33012 | CC-5 | Roadworks, Extension of Major Street, with Cycling | Brown Rd | Alderbridge Way to Leslie Rd | \$ 5,050 | \$1,687 | \$6,737 | | \$6,737 | 95% | \$6,400 | \$64.00 | \$6,336.11 | \$400.85 |
| 28011 | CC-6 | Roadworks, Extension of Major Street, with Cycling | Brown Rd | Cambie Rd to Capstan Way / Sexsmith Rd | \$ 4,090 | \$4,384 | \$8,474 | | \$8,474 | 95% | \$8,050 | \$80.50 | \$7,969.63 | \$504.19 |
| 33013 | CC-7 | Roadworks, Widen, Add cycling Lanes, new S/W | Brown Rd | Cambie Rd to Leslie Rd | \$ 7,120 | \$4,459 | \$11,579 | | \$11,579 | 95% | \$11,000 | \$110.00 | \$10,889.66 | \$688.94 |
| 33020 | CC-8 | Roadworks, Widen, Add cycling Lanes, new S/W | Browngate Rd | Brown Rd to Hazelbridge Way | \$ 2,450 | \$1,601 | \$4,051 | | \$4,051 | 95% | \$3,848 | \$38.48 | \$3,809.61 | \$241.01 |
| A11P25 | CW- 06 | Roadworks - Local, Residential Cross-section | Browngate Rd | No 3 Rd to Hazelbridge Way | | \$182 | \$182 | | \$182 | 95% | \$173 | \$1.73 | \$170.95 | \$10.81 |
| 32001a | CC-9 | Roadworks, New Major Street Segment with Cycling | Browngate Rd | River Parkway to No. 3 Road | \$ 8,180 | \$1,587 | \$9,767 | | \$9,767 | 95% | \$9,279 | \$92.79 | \$9,185.86 | \$581.14 |
| 33001 | CC-10 | Roadworks, Urban Greenway incl S/W and Blvd | Cambie Rd | Garden City Rd to No. 3 Road | | \$909 | \$909 | | \$909 | 95% | \$863 | \$8.63 | \$854.73 | \$54.07 |
| 32002 | CC-11 | Roadworks, Major street w/median in new corridor | Cambie Rd | River Parkway to No. 3 Road | \$ 3,080 | \$279 | \$3,359 | | \$3,359 | 95% | \$3,191 | \$31.91 | \$3,159.57 | \$199.89 |
| 28013 | CC-12 | Roadworks, Widen, Add cycling Lanes, new S/W | Capstan Way | River Parkway to Garden City Rd | \$ 8,300 | \$3,658 | \$11,958 | | \$11,958 | 95% | \$11,360 | \$113.60 | \$11,246.42 | \$711.50 |
| GEN-05 | CW- 07 | Roadworks - Sidewalk Installation | Cedarbridge Way - Sidewalk | Alderbridge to Elmbridge Way | | \$519 | \$519 | | \$519 | 95% | \$493 | \$4.93 | \$488.26 | \$30.89 |
| | CCS- 2 | Traffic Signal- Upgrade | City Centre Traffic Signal Enhancement Program | Various locations in City Centre | | \$5,600 | \$5,600 | | \$5,600 | 95% | \$5,320 | \$53.20 | \$5,266.80 | \$333.20 |
| | CCS- 1 | Traffic Signal- New | City Centre Traffic Signal Installation Program | Various locations in City Centre | | \$18,095 | \$18,095 | | \$18,095 | 95% | \$17,190 | \$171.90 | \$17,018.35 | \$1,076.65 |
| | CCS- 3 | Traffic Signal- add 4th leg | City Centre Traffic Signal Upgrade Program | Various locations in City Centre | | \$960 | \$960 | | \$960 | 95% | \$912 | \$9.12 | \$902.88 | \$57.12 |
| 9011 | CC-13 | Roadworks, Cycling Lanes | Cook Rd | Garden City Rd to No. 3 Road | | \$3,325 | \$3,325 | | \$3,325 | 95% | \$3,159 | \$31.59 | \$3,127.23 | \$197.84 |
| 4010 | CC-14 | Roadworks, Extension of Major Street, with Cycling | Cooney Rd | Alderbridge Way to Lansdowne Rd | \$ 16,350 | \$2,236 | \$18,586 | | \$18,586 | 95% | \$17,656 | \$176.56 | \$17,479.80 | \$1,105.85 |
| New | CC-15 | Roadworks, Cycling Lanes | Cooney Rd | Granville Ave to Lansdowne Rd | | \$4,193 | \$4,193 | | \$4,193 | 95% | \$3,983 | \$39.83 | \$3,943.49 | \$249.48 |
| A12P39 | CW- 08 | Roadworks - Local, Residential Cross-section Construction | Corvette Way | Capstan Way to Sea Island Way | | \$1,501 | \$1,501 | | \$1,501 | 95% | \$1,426 | \$14.26 | \$1,411.37 | \$89.29 |
| GEN-04 | Gen-02 | Cycling Infrastructure Improvement Program | Cycling Infrastructure Improvement Program | various locations | | \$7,500 | \$7,500 | | \$7,500 | 95% | \$7,125 | \$71.25 | \$7,053.75 | \$446.25 |
| | CW- 09 | Roadworks - Overpass Structure | Dover Crossing Pedestrian Overpass: No 2 Road | No 2 Road | | \$500 | \$500 | | \$500 | 95% | \$475 | \$4.75 | \$470.25 | \$29.75 |
| A9P12 | CW- 10 | Roadworks - Collector, Residential, Cross-section Construction | Ferndale Road | Garden City Rd to No 4 Rd | | \$700 | \$700 | | \$700 | 95% | \$665 | \$6.65 | \$658.14 | \$41.64 |
| A6P5 | CW- 11 | Roadworks - Arterial, Undivided, Widening | Francis Road | No 3 Road to Garden City Road | | \$2,163 | \$2,163 | | \$2,163 | 95% | \$2,055 | \$20.55 | \$2,034.25 | \$128.70 |
| A13P30 | CW- 12 | Roadworks - Local, Commercial/Industrial, Construction | Fraserwood Way | Dyke Rd to Boundary Rd | | \$10,509 | \$10,509 | | \$10,509 | 95% | \$9,984 | \$99.84 | \$9,883.84 | \$625.29 |
| GEN-05 | CW- 13 | Roadworks - Sidewalk Installation | Garden City | Sea Island to Cambie Rd | | \$853 | \$853 | | \$853 | 95% | \$810 | \$8.10 | \$802.37 | \$50.76 |
| 4020 | CC-16 | Roadworks, Ped/cyc crossing enhancements, on Garden City, between Alderbridge and Westminster | Garden City Rd | Alderbridge Way to Westminster Hwy | | \$300 | \$300 | | \$300 | 95% | \$285 | \$2.85 | \$282.15 | \$17.85 |
| | CW- 52 | Roadworks - Left turn bay | Garden City Rd | Garden City (S/B) at Future Leslie Rd | | \$343 | \$343 | | \$343 | 95% | \$326 | \$3.26 | \$322.26 | \$20.39 |
| | CW- 51 | Roadworks - Left turn bay | Garden City Rd | Garden City (S/B) at Odlin Rd | | \$343 | \$343 | | \$343 | 95% | \$326 | \$3.26 | \$322.26 | \$20.39 |

**City of Richmond
Transportation DCC Program**

2

| Old Project Code | New Project Code | Project Description | Project Location Primary Roadway | Project Location Cross-Street or Road Segment | 2016 Land Cost (in thousands) | 2016 Construction Estimate (in thousands) | 2016 Total Costs (in thousands) | External Funding | Net Project Costs | Benefit Factor | Benefit to New Development (in thousands) | Municipal Assist Factor 1% (in thousands) | DCC Recoverable (in thousands) | Total Municipal Responsibility (in thousands) |
|------------------|------------------|---|---|---|-------------------------------|---|---------------------------------|------------------|-------------------|----------------|---|---|--------------------------------|---|
| 28034 | CC-18 | Roadworks, Ped/cyc crossing enhancements, on Garden City, between Sea Island and Cambie | Garden City Rd | Sea Island Way to Cambie Rd | | \$300 | \$300 | | \$300 | 95% | \$285 | \$2.85 | \$282.15 | \$17.85 |
| A10P9 | CW- 14 | Roadworks - Arterial, Divided, Widening | Garden City Rd | Westminster Hwy to Granville Ave | | \$3,210 | \$3,210 | | \$3,210 | 95% | \$3,050 | \$30.50 | \$3,019.32 | \$191.01 |
| 9028 | CC-17 | Roadworks, Ped/cyc crossing enhancements, on Garden City, between Westminster and Granville | Garden City Rd | Westminster Hwy to Granville Avenue | | \$300 | \$300 | | \$300 | 95% | \$285 | \$2.85 | \$282.15 | \$17.85 |
| 5001 | CC-19 | Roadworks, Upgrade Cycling, Add Urban Greenway | Gilbert Rd | Dinsmore Bridge to River Parkway | | \$151 | \$151 | | \$151 | 95% | \$144 | \$1.44 | \$142.10 | \$8.99 |
| 5003 | CC-20 | Roadworks, Urban Greenway Incl S/W and Blvd | Gilbert Rd | Elmbridge Way to Westminster Hwy | | \$526 | \$526 | | \$526 | 95% | \$500 | \$5.00 | \$494.87 | \$31.30 |
| 8001 | CC-21 | Roadworks, Urban Greenway Incl S/W and Blvd | Gilbert Rd | Granville Avenue to Westminster Hwy | | \$1,819 | \$1,819 | | \$1,819 | 95% | \$1,728 | \$17.28 | \$1,710.52 | \$108.21 |
| 5029 | CC-22 | Roadworks, Ped/cyc crossing enhancements, on Gilbert Road at Lansdowne | Gilbert Rd | Lansdowne Rd | | \$300 | \$300 | | \$300 | 95% | \$285 | \$2.85 | \$282.15 | \$17.85 |
| 5002 | CC-23 | Roadworks, Widen to 4 lanes, Upgr- Cycling, Urban Greenway | Gilbert Rd | River Parkway to Elmbridge Way | \$ 2,910 | \$1,704 | \$4,614 | | \$4,614 | 95% | \$4,383 | \$43.83 | \$4,339.47 | \$274.53 |
| A9P1 | CW- 15 | Roadworks - Arterial, Undivided (widening) | Granville Ave | Garden City Rd to No 4 Rd | | \$2,884 | \$2,884 | | \$2,884 | 95% | \$2,740 | \$27.40 | \$2,712.47 | \$171.60 |
| New | CC-24 | Roadworks, Urban Greenway Incl S/W and Blvd | Granville Avenue | Garden City Rd to Gilbert Rd | | \$3,049 | \$3,049 | | \$3,049 | 95% | \$2,897 | \$28.97 | \$2,867.81 | \$161.42 |
| 21007 | CC-25 | Roadworks, Urban Greenway | Great Canadian Way | Beckwith St to River Rd | | \$94 | \$94 | | \$94 | 95% | \$90 | \$0.90 | \$88.68 | \$5.61 |
| A11P32 | CW- 18 | Roadworks - Collector, Commercial | Hazelbridge Way | Cambie Road to Browngate | | \$126 | \$126 | | \$126 | 95% | \$120 | \$1.20 | \$118.59 | \$7.50 |
| 28024 | CC-26 | Roadworks, Extend Minor Street - Commercial | Hazelbridge Way | Capstan Rd to Saxsmith Rd | | \$1,948 | \$1,948 | | \$1,948 | 95% | \$1,851 | \$18.51 | \$1,832.32 | \$115.92 |
| A11P33 | CW- 19 | Roadworks - Bike Lane | Jacobs Rd | Westminster Hwy to Bathgate | | \$84 | \$84 | | \$84 | 95% | \$80 | \$0.80 | \$79.83 | \$3.79 |
| GEN-05 | CW- 20 | Roadworks - Sidewalk Installation | Jacobs Road | Jacobs Rd: Cambie Rd to Bathgate Rd | | \$225 | \$225 | | \$225 | 95% | \$214 | \$2.14 | \$211.54 | \$13.38 |
| A12P40 | CW- 21 | Roadworks - New Local, Commercial/Industrial, Construction | Knox Rd | No 6 Rd to No 7 Rd | | \$9,076 | \$9,076 | | \$9,076 | 95% | \$8,622 | \$86.22 | \$8,535.51 | \$538.99 |
| A10P26 | CW- 22 | Roadworks - Local, Commercial, Widening | Kwantlen St | Alderbridge Way to Alexandra Road | \$2,593 | \$508 | \$3,101 | | \$3,101 | 95% | \$2,946 | \$29.46 | \$2,916.38 | \$184.50 |
| 4013 | CC-27 | Roadworks, Cycling, Urban Greenway | Lansdowne Rd | Garden City Rd to No. 3 Road | \$ 3,570 | \$2,797 | \$6,367 | | \$6,367 | 95% | \$6,048 | \$60.48 | \$5,988.01 | \$378.83 |
| 5016 | CC-28 | Roadworks, Extend Major Street, Include Cycling, Urban Greenway | Lansdowne Rd | Gilbert Rd to Minoru Blvd | \$ 7,540 | \$3,306 | \$10,846 | | \$10,846 | 95% | \$10,303 | \$103.03 | \$10,200.44 | \$645.32 |
| 5017 | CC-29 | Roadworks, Cycling, Urban Greenway | Lansdowne Rd | Minoru Blvd to No. 3 Road | \$ 2,810 | \$1,060 | \$3,870 | | \$3,870 | 95% | \$3,676 | \$36.76 | \$3,639.63 | \$230.28 |
| 6012 | CC-30 | Roadworks, Extend Major Street, Include Cycling, Urban Greenway | Lansdowne Rd | River Parkway to Gilbert Rd | \$ 3,130 | \$1,578 | \$4,708 | | \$4,708 | 95% | \$4,473 | \$44.73 | \$4,427.78 | \$280.12 |
| 33023 | CC-31 | Roadworks, Widen, new S/W, Bicycle Friendly Street (Shared Lane) | Leslie Rd | Brown Rd to Garden City Rd | \$ 520 | \$2,352 | \$2,872 | | \$2,872 | 95% | \$2,728 | \$27.28 | \$2,700.68 | \$170.86 |
| 33021 | CC-32 | Roadworks, Realign and upgrade, Bicycle Friendly Street (Shared lane) | Leslie Rd | Brown Rd to Hazelbridge Way | \$ 510 | \$1,463 | \$1,973 | | \$1,973 | 95% | \$1,875 | \$18.75 | \$1,855.76 | \$117.40 |
| 33022 | CC-33 | Roadworks, Sidewalk Improvements, Bicycle Friendly Street | Leslie Rd | Hazelbridge Way to No. 3 Road | | \$619 | \$619 | | \$619 | 95% | \$588 | \$5.88 | \$582.28 | \$36.84 |
| 32012 | CC-34 | Roadworks, Widen, new S/W, Bicycle Friendly Street (Shared Lane) | Leslie Rd | River Parkway to No. 3 Road | \$ 2,810 | \$2,152 | \$4,962 | | \$4,962 | 95% | \$4,714 | \$47.14 | \$4,666.37 | \$295.21 |
| ASP14 | CW- 23 | Roadworks - New Local, Full construction | Lynas Lane Extension | Granville Ave to Lynnwood Dr | | \$1,621 | \$1,621 | | \$1,621 | 95% | \$1,540 | \$15.40 | \$1,524.62 | \$96.45 |
| Gen-09 | | Major Intersection Improvements | Major Intersection Improvements | various locations | | \$25,000 | \$25,000 | | \$25,000 | 95% | \$23,750 | \$237.50 | \$23,512.50 | \$1,487.50 |
| Gen-07 | | Minor Traffic Safety Improvements | Minor Traffic Safety Improvements | various locations | | \$1,000 | \$1,000 | | \$1,000 | 95% | \$950 | \$9.50 | \$940.50 | \$59.50 |
| 5021 | CC-37 | Roadworks, Extend Major Street, Include Cycling, Urban Greenway | Minoru Blvd | Alderbridge Way to River Parkway | \$ 8,380 | \$1,886 | \$10,266 | | \$10,266 | 95% | \$9,752 | \$97.52 | \$9,654.95 | \$610.81 |
| 17003 | CC-38 | Roadworks, Sidewalk Improvements | Minoru Blvd | Blundell Road to Granville Avenue | | \$683 | \$683 | | \$683 | 95% | \$649 | \$6.49 | \$642.11 | \$40.62 |
| New | CC-39 | Roadworks, Cycling, Urban Greenway | Minoru Blvd | Granville Avenue to Alderbridge Way | | \$1,492 | \$1,492 | | \$1,492 | 95% | \$1,417 | \$14.17 | \$1,402.82 | \$88.75 |
| A15P1 | CW- 24 | Roadworks - New Local, Commercial/Industrial, Construction | Mitchell Rd | Tipping Rd to east | | \$4,502 | \$4,502 | | \$4,502 | 95% | \$4,277 | \$42.77 | \$4,234.10 | \$267.87 |
| | NSC-5 | Neighbourhood Centre Active Transportation Improvements | Neighbourhood Centre Active Transportation Improvements | Broadmoor/Garden City | | \$3,639 | \$3,639 | | \$3,639 | 95% | \$3,457 | \$34.57 | \$3,422.38 | \$216.51 |
| | NSC-7 | Neighbourhood Centre Active Transportation Improvements | Neighbourhood Centre Active Transportation Improvements | Cambie | | \$5,503 | \$5,503 | | \$5,503 | 95% | \$5,228 | \$52.28 | \$5,175.37 | \$327.42 |
| GEN-10 | Gen-05 | Neighbourhood Traffic Calming Program | Neighbourhood Traffic Calming Program | various locations | | \$4,000 | \$4,000 | | \$4,000 | 95% | \$3,800 | \$38.00 | \$3,762.00 | \$238.00 |
| A13P19a | CW- 25 | Roadworks - Arterial, Undivided, Widening | Nelson Rd | Westminster Hwy to Blundell Rd | | \$4,418 | \$4,416 | \$2,208 | \$2,208 | 95% | \$2,097 | \$20.97 | \$2,076.45 | \$131.37 |
| A4P3 / A4P4 | CW- 26 | Roadworks - Arterial, Undivided, Widening | No 2 Road Widening | Steveston Hwy to Dyke Road | | | \$0 | | | 95% | \$0 | \$0.00 | \$0.00 | \$0.00 |
| A7P2 | CW- 27 | Roadworks - Minor Arterial, Commercial, Widening | No 5 Rd | Jacobson Rd (formerly Hartnell Rd) to Dyke Rd | | \$2,249 | \$2,249 | | \$2,249 | 95% | \$2,137 | \$21.37 | \$2,115.45 | \$133.83 |

**City of Richmond
Transportation DCC Program**

3

| Old Project Code | New Project Code | Project Description | Project Location Primary Roadway | Project Location Cross-Street or Road Segment | 2015 Land Cost (in thousands) | 2015 Construction Estimate (in thousands) | 2015 Total Costs (in thousands) | External Funding | Net Project Costs | Benefit Factor | Benefit to New Development (in thousands) | Municipal Assist Factor 1% (in thousands) | DCC Recoverable (in thousands) | Total Municipal Responsibility (in thousands) |
|------------------|------------------|---|--|---|-------------------------------|---|---------------------------------|------------------|-------------------|----------------|---|---|--------------------------------|---|
| A11P12 | CW- 28 | Roadworks - Arterial, Undivided, Widening | No 6 Rd | Bridgeport Rd to Cambie Rd | | \$4,077 | \$4,077 | | \$4,077 | 95% | \$3,873 | \$38.73 | \$3,834.52 | \$242.50 |
| A11P13 | CW- 29 | Roadworks - Arterial, Undivided, Widening | No 6 Rd | Cambie Rd to Hwy 91 | | \$889 | \$889 | | \$889 | 95% | \$845 | \$8.45 | \$836.56 | \$52.92 |
| A13P17 | CW- 30 | Roadworks - Arterial, Undivided, Widening | No 6 Rd | Triangle Rd to Steveston Hwy | | \$2,429 | \$2,429 | | \$2,429 | 95% | \$2,307 | \$23.07 | \$2,284.28 | \$144.51 |
| 33005 | CC-40 | Roadworks, Realign and upgrade - Urban Greenway Incl S/W and Blvd west side. (Include future widening for raised bikelane on west side) | No. 3 Road | Alderbridge Way to Cambie Rd | | \$894 | \$894 | | \$894 | 95% | \$849 | \$8.49 | \$840.84 | \$53.19 |
| 4005 | CC-41 | Roadworks, Urban Greenway Incl S/W and Blvd, west side | No. 3 Road | Alderbridge Way to Westminster Hwy | | \$608 | \$608 | | \$608 | 95% | \$577 | \$5.77 | \$571.60 | \$36.16 |
| 28002 | CC-42 | Roadworks, Realign and upgrade - Urban Greenway Incl S/W and Blvd west side. (Include future widening for raised bikelane on west side) | No. 3 Road | Bridgeport Road to Cambie Rd | \$ 1,700 | \$1,760 | \$3,460 | | \$3,460 | 95% | \$3,287 | \$32.87 | \$3,253.81 | \$205.85 |
| 21011 | CC-43 | Roadworks, Realign and upgrade (Future widening / realignment) | No. 3 Road | Bridgeport Road to River Rd | \$ 980 | \$1,834 | \$2,814 | | \$2,814 | 95% | \$2,673 | \$28.73 | \$2,648.10 | \$187.40 |
| 9002 | CC-44 | Roadworks, Urban Greenway Incl S/W and Blvd, west side | No. 3 Road | Granville Avenue to Westminster Hwy | | \$1,381 | \$1,381 | | \$1,381 | 95% | \$1,312 | \$13.12 | \$1,299.18 | \$62.19 |
| 33025 | CC-45 | Roadworks, Realign and upgrade to major street with cycling | Odlin Rd | Brown Rd to Odlin Cr. | \$ 8,600 | \$2,938 | \$11,538 | | \$11,538 | 95% | \$10,961 | \$109.61 | \$10,851.20 | \$886.49 |
| 33026 | CC-46 | Roadworks, Realign and upgrade to major street with cycling | Odlin Rd | Garden City Rd to Odlin Cr. | \$ 2,010 | \$300 | \$2,310 | | \$2,310 | 95% | \$2,184 | \$21.94 | \$2,172.48 | \$137.44 |
| A4P10 | CW- 31 | Roadworks - Local, Residential Cross-section Construction | Princess St, Princess Lane, London Rd area | Princess St, Princess Lane, London Rd area | | \$567 | \$567 | | \$567 | 95% | \$539 | \$5.39 | \$533.14 | \$33.73 |
| | Gen-08 | Project Partnership Funding | | various locations | | \$10,000 | \$10,000 | | \$10,000 | 95% | \$9,500 | \$95.00 | \$9,405.00 | \$595.00 |
| 28017 | CC-48 | Roadworks, Major street w/median in new corridor | River Parkway | Cambie Rd to Capstan Way | \$ 5,930 | \$4,589 | \$10,519 | | \$10,519 | 95% | \$9,993 | \$99.93 | \$9,893.53 | \$625.91 |
| New | CC-49 | Roadworks, Road extension to interim standards | River Parkway | Cambie Rd to Capstan Way | | \$7,290 | \$7,290 | | \$7,290 | 95% | \$6,928 | \$69.28 | \$6,858.25 | \$433.76 |
| New | CC-50 | Roadworks, Major street w/median in new corridor | River Parkway | Cambie Rd to Gilbert Rd | | \$8,414 | \$8,414 | | \$8,414 | 95% | \$7,994 | \$79.94 | \$7,913.70 | \$500.65 |
| New | CC-51 | Roadworks, Road extension to interim standards | River Parkway | Cambie Rd to Gilbert Rd | | \$11,300 | \$11,300 | | \$11,300 | 95% | \$10,735 | \$107.35 | \$10,627.65 | \$672.35 |
| 6003 | CC-52 | Roadworks, Major street w/median in new corridor | River Parkway | Gilbert Rd to Hollybridge Way | | \$2,187 | \$2,187 | | \$2,187 | 95% | \$2,078 | \$20.78 | \$2,056.87 | \$130.13 |
| 6005 | CC-53 | Roadworks, Widen to 4 lanes + cycling + median | River Parkway | Hollybridge Way to No. 2 Road | | \$3,587 | \$3,587 | | \$3,587 | 95% | \$3,408 | \$34.08 | \$3,374.03 | \$213.46 |
| New | CW- 32 | Land Acq (CP Road) | River Parkway | No 2 to Capstan Way | \$15,200 | \$0 | \$15,200 | | \$15,200 | 95% | \$14,440 | \$144.40 | \$14,295.60 | \$804.40 |
| A12P8 | CW- 33 | Roadworks - Sidewalk Installation | River Rd Sidewalk | No 4 Rd to Shell Rd | | \$1,751 | \$1,751 | | \$1,751 | 95% | \$1,663 | \$16.63 | \$1,646.42 | \$104.16 |
| A13P9 | CW- 34 | Roadworks - Local, Commercial/Industrial, Construction | Savage Rd | Knox Way to River Rd | | \$1,401 | \$1,401 | | \$1,401 | 95% | \$1,331 | \$13.31 | \$1,317.35 | \$83.34 |
| 21014 | CC-54 | Roadworks, Widen to 4 lanes, Shared Cycling | Sexsmith Rd | Beckwith St to Bridgeport Road | | \$1,512 | \$1,512 | | \$1,512 | 95% | \$1,436 | \$14.36 | \$1,422.05 | \$89.96 |
| 21013 | CC-55 | Roadworks, Extension of Major Street, with Cycling | Sexsmith Rd | Beckwith St to Charles St | | \$1,139 | \$1,139 | | \$1,139 | 95% | \$1,082 | \$10.82 | \$1,071.61 | \$67.79 |
| 28021 | CC-56 | Roadworks, Widen, Add cycling Lanes, new S/W | Sexsmith Rd | Sea Island Way to Capstan Way | \$ 3,850 | \$3,321 | \$7,171 | | \$7,171 | 95% | \$6,812 | \$68.12 | \$6,743.88 | \$426.65 |
| A11P15 | CW- 35 | Roadworks - Arterial, Undivided, Widening | Shell Rd | Bridgeport Rd to Cambie Rd | | \$11,872 | \$11,872 | | \$11,872 | 95% | \$11,279 | \$112.79 | \$11,165.83 | \$706.40 |
| A12P4 | CW- 36 | Roadworks - Arterial, Undivided, Widening | Shell Rd | Bridgeport Rd to River Rd | | \$4,934 | \$4,934 | | \$4,934 | 95% | \$4,687 | \$46.87 | \$4,640.10 | \$293.55 |
| A11P16 | CW- 37 | Roadworks - Arterial, Undivided, Widening | Shell Rd | Cambie Rd to Alderbridge | | \$251 | \$251 | | \$251 | 95% | \$239 | \$23.9 | \$236.12 | \$14.94 |
| A8P8 | CW- 38 | Roadworks - Arterial, Undivided, Widening | Shell Rd (west) | Williams Rd to Steveston Hwy | | \$5,844 | \$5,844 | | \$5,844 | 95% | \$5,551 | \$55.51 | \$5,495.89 | \$347.69 |
| GEN-05 | Gen-03 | Sidewalk, annual program | Sidewalk, annual program | various locations (non-development frontage) | | \$5,000 | \$5,000 | | \$5,000 | 95% | \$4,750 | \$47.50 | \$4,702.50 | \$297.50 |
| 33035 | CC-57 | Roadworks, Extend Minor Street - Residential | Sorenson Cr | Alexandra Rd to Leslie Rd | | \$987 | \$987 | | \$987 | 95% | \$938 | \$9.38 | \$928.45 | \$58.74 |
| A9P19 | CW- 39 | Roadworks - Local, Residential Cross-section Construction | South McLennan | east-west ring road | \$3,010 | \$3,801 | \$6,811 | | \$6,811 | 95% | \$6,471 | \$64.71 | \$6,406.09 | \$405.28 |
| A13P13 | CW- 40 | Roadworks - Arterial, Rural Undivided, Widening | Steveston Hwy widening | Hwy 99 to Palmberg Road | | \$8,028 | \$8,028 | | \$8,028 | 95% | \$7,827 | \$78.27 | \$7,550.44 | \$477.67 |
| GEN-03 | Gen-01 | Traffic Signal Installation Program | Traffic Signal Installation Program | various locations | | \$25,000 | \$25,000 | | \$25,000 | 95% | \$23,750 | \$237.50 | \$23,512.50 | \$1,487.50 |

**City of Richmond
Transportation DCC Program**

| Old Project Code | New Project Code | Project Description | Project Location Primary Roadway | Project Location Cross-Street or Road Segment | 2016 Land Cost (in thousands) | 2016 Construction Estimate (in thousands) | 2016 Total Costs (in thousands) | External Funding | Net Project Costs | Benefit Factor | Benefit to New Development (in thousands) | Municipal Asset Factor 1% (in thousands) | DCC Recoverable (in thousands) | Total Municipal Responsibility (in thousands) |
|------------------|------------------|---|--|---|-------------------------------|---|---------------------------------|------------------|-------------------|----------------|---|--|--------------------------------|---|
| GEN-05 | Gen-04 | Transit Plan Infrastructure Improvements | Transit Plan Infrastructure Improvements | various locations | | \$5,000 | \$5,000 | | \$5,000 | 95% | \$4,750 | \$47.50 | \$4,702.50 | \$47.50 |
| | Gen-10 | Transportation Modelling | Transportation Modelling | various locations | | \$2,000 | \$2,000 | | \$2,000 | 95% | \$1,900 | \$19.00 | \$1,881.00 | \$119.00 |
| A13P31 | CW- 41 | Roadworks - Local, Commercial/Industrial, Construction to new Cross-section | Triangle Rd | No 6 Rd to Williams Rd | | \$5,527 | \$5,527 | | \$5,527 | 95% | \$5,250 | \$52.50 | \$5,197.50 | \$328.84 |
| A12P14 | CW- 42 | Roadworks - Collector, Commercial, Construction to Cross-section | Viking Way | Vulcan Way to Viking Place | | \$1,852 | \$1,852 | | \$1,852 | 95% | \$1,759 | \$17.59 | \$1,741.51 | \$110.17 |
| NewProject | CW- 43 | Roadworks - New Collector, Commercial Cross-section | Vulcan Way | No 7 Rd to Kartner Rd ROW | | \$4,585 | \$4,585 | | \$4,585 | 95% | \$4,358 | \$43.58 | \$4,312.09 | \$272.80 |
| A12P37 | CW- 44 | Roadworks - New Collector, Commercial Cross-section | Vulcan Way | Shell Rd to No 5 Rd | | \$4,585 | \$4,585 | | \$4,585 | 95% | \$4,358 | \$43.58 | \$4,312.09 | \$272.80 |
| A11P3 | CW- 45 | Roadworks - Arterial, Divided, Widening | Westminster Hwy | Garden City to No 4 Rd | | \$3,024 | \$3,024 | | \$3,024 | 95% | \$2,873 | \$28.73 | \$2,844.10 | \$179.93 |
| A14P2 | CW- 46 | Roadworks - Arterial, Undivided, Widening | Westminster Hwy | Gilley Rd to Boundary Rd | | \$10,006 | \$10,006 | | \$10,006 | 95% | \$9,506 | \$95.06 | \$9,410.94 | \$595.06 |
| A14P1 | CW- 47 | Roadworks - Arterial, Undivided, Widening | Westminster Hwy | Hamilton Interchange to Gilley Road | | \$2,399 | \$2,399 | | \$2,399 | 95% | \$2,279 | \$22.79 | \$2,256.48 | \$142.75 |
| New | CC-60 | Roadworks, Urban Greenway incl S/W and Blvd | Westminster Hwy | No. 2 Road to No. 3 Road | | \$1,525 | \$1,525 | | \$1,525 | 95% | \$1,448 | \$14.48 | \$1,433.80 | \$90.71 |
| 4019 | CC-61 | Roadworks, Ped/cyc crossing enhancements, on Westminster, between No. 3 and Garden City | Westminster Hwy | No. 3 Road to Garden City Rd | | \$300 | \$300 | | \$300 | 95% | \$285 | \$2.85 | \$282.15 | \$17.85 |
| New | CC-62 | Roadworks, Urban Greenway incl S/W and Blvd | Westminster Hwy | No. 3 Road to No. 4 Road | | \$1,573 | \$1,573 | | \$1,573 | 95% | \$1,495 | \$14.95 | \$1,479.75 | \$93.61 |
| New Hamilton | CW- 48 | Roadworks - New Local, to Residential Cross-section Construction | Willet Ave | Westminster Hwy to River Rd | | \$1,741 | \$1,741 | | \$1,741 | 95% | \$1,654 | \$16.54 | \$1,637.87 | \$103.82 |
| TOTAL | | | | | \$132,363 | \$413,575 | \$545,938 | \$9,711 | \$556,227 | | \$508,416 | \$5,084 | \$504,322 | \$31,806 |
| TOTAL (actual) | | | | | \$132,363,377 | \$413,574,924 | \$545,936,301 | \$9,711,656 | \$556,227,265 | | \$508,415,545 | \$5,084,155 | \$504,521,887 | \$31,905,519 |

City of Richmond
Transportation DCC Calculations

1

| A: Traffic Generation Calculation (2041) | | | | | |
|--|---------------------------|--|-----------------|----------------------|----------------------|
| Land Use | Col. (1) | Col. (2) | Col. (3) | Col. (4) = (1) x (3) | |
| | Estimated New Development | Unit | Wt. Trip Rate | Trip Ends | |
| Single Family Residential | 1,982 | lots | 1.275 | 2,527 | 2,460 |
| Multi Family Residential | | | | | |
| Townhouse | 17,834 | dwelling units | 0.825 | 14,713 | 6,941 |
| Apartment | 19,091 | dwelling units | 0.713 | 13,612 | 14,967 |
| Commercial | 317,562 | per square metre building area | 0.0098 | 3,112 | 18,583 |
| Institutional | 272,883 | per square metre building area | 0.0098 | 2,674 | |
| Light Industrial | 390,862 | per square metre building area | 0.007 | 2,736 | 34,457 |
| Major Industrial | 13.00 | hectares | 8.4 | 109 | 5,146 |
| | | | Total Trip Ends | 39,484 (a) | -49.4% |
| B: Unit Road DCC Calculation | | | | | |
| Net Road DCC Program Recoverable | | \$504,321.687 (b) | | | |
| Existing DCC Reserve Monies | | \$19,329,266 (c) | | | |
| Net Amount to be Paid by DCCs | | \$484,992,421 (d) = (b) - (c) | | | |
| DCC per Trip End | | \$12,283.40 (e) = (d)/(a) | | | |
| C: Resulting Road DCCs | | | | | |
| Single Family Residential | | \$15,661.33 per lot | (e) x Col. (3) | | |
| Multi Family Residential | Townhouse | \$10,133.80 per dwelling unit | (e) x Col. (3) | | \$7.51 per sq. ft. |
| | Apartment | \$8,758.06 per dwelling unit | (e) x Col. (3) | | \$9.22 per sq. ft. |
| Commercial | | \$120.38 per square metre building area | (e) x Col. (3) | | \$11.18 per sq. ft. |
| Institutional | | \$120.38 per square metre building area | (e) x Col. (3) | | \$11.18 per sq. ft. |
| Light Industrial | | \$85.98 per square metre building area | (e) x Col. (3) | | \$7.99 per sq. ft. |
| Major Industrial | | \$103,180.53 per hectare gross site area | (e) x Col. (3) | | \$41,754.90 per acre |



appendix

B

Drainage Program and Calculations

**City of Richmond
Drainage DCC Program**

1

| 2015 | | | | | | | | | | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|--|--|--|---|-----------------------|----------------|---------|------------|--|-------------|---|--|------------------|--------------------------------|----------------------------|--------------------------------|--------------------------------|
| DCC Project ID | Catchment | Location | From | To | From Node | To Node | Length (m) | Recommended Size (mm) | | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| 2015 Unit Rate | | | | | | | | | | | | | | | | |
| MAJOR DRAINAGE - CURRENT (2006 DCC REVIEW) | | | | | | | | | | | | | | | | |
| TERRA NOVA | | | | | | | | | | | | | | | | |
| 2006-TN-2002 | Francis Road West | Francis Road | Francis Rd. West D05 | No. 1 Road | A2738 | M383 | 1,000 | Twin w/ 1800X1200 Box | 55,000 | \$5,000,000 | \$ 6,250,000 | 25% | \$ 1,569,375 | \$ 15,694 | \$ 1,553,681 | \$ 4,696,319 |
| 2006-TN-2005 | No. 1 Road North | No. 1 Road | Blundell Road | S. of Williams | A223 | M369 | 1,633.0 | Twin w/ 1800X1200 Box | 59,000 | \$8,165,000 | \$ 10,208,250 | 25% | \$ 2,562,789 | \$ 25,628 | \$ 2,537,161 | \$ 7,669,089 |
| 2006-TN-2008 | McCallan Road | Upgrade McCallan Rd D05 to 3.0 cms and adjust operating levels | | | | | | Pump Station Upgrade | \$3,400,000 | \$ 4,250,000 | 25% | \$ 1,067,175 | \$ 10,672 | \$ 1,056,503 | \$ 3,193,497 | |
| 2006-TN-2007 | McCallan Road | McCallan Road | Westminster Hwy | Linfield Gate | A90 | M263 | 810.0 | 2290X1370 Box | 55,600 | \$4,536,000 | \$ 5,670,000 | 25% | \$ 1,423,737 | \$ 14,237 | \$ 1,409,500 | \$ 4,260,500 |
| 2006-TN-2006 | McCallan Road | Francis Road | No. 1 Rd. | Railway Ave. | M383 | M353 | 815.0 | Twin w/ 1800X1200 Box | 55,000 | \$4,075,000 | \$ 5,083,750 | 25% | \$ 1,279,041 | \$ 12,790 | \$ 1,266,250 | \$ 3,827,500 |
| 2006-TN-2009 | McCallan Road | Francis Road | Crossing of Railway Ave. | | M355 | M351 | 49.0 | 2400x1200 Box | 55,500 | \$269,500 | \$ 336,875 | 25% | \$ 84,589 | \$ 846 | \$ 83,743 | \$ 253,132 |
| 2006-TN-2012 | No. 2 Road North | Lynas Lane | River Road | Westminster Hwy | M506 | M551 | 375.0 | 1050 | \$1,500 | \$562,500 | \$ 703,125 | 25% | \$ 176,555 | \$ 1,766 | \$ 174,789 | \$ 528,336 |
| 2006-TN-2013 | No. 2 Road North | Granville | Lynas Lane | No. 2 Road | M658 to M616 | M592 | 470.0 | 1050 | \$1,500 | \$705,000 | \$ 881,250 | 25% | \$ 221,282 | \$ 2,213 | \$ 219,069 | \$ 662,181 |
| | Total | | | | | | | | | \$ 26,713,000 | \$ 33,391,250 | | \$ 8,384,543 | \$ 83,845 | \$ 8,300,697 | \$ 25,090,553 |
| STEVESTON | | | | | | | | | | | | | | | | |
| 2006-ST-2015 | No. 2 Road South | Steveston Highway | No. 1 Road | No. 2 Road | M160 | M762 | 1,650.0 | Twin w/ 1800x1200 Box | 55,000 | \$8,250,000 | \$ 10,312,500 | 19% | \$ 1,993,406 | \$ 19,934 | \$ 1,973,472 | \$ 8,339,028 |
| 2006-ST-2018 | No. 2 Road South | Williams Road | Fortune Ave. | Lussam Road | M897 | M937 | 853.0 | Twin w/ 1050x800 Box | 53,200 | \$2,729,600 | \$ 3,412,000 | 19% | \$ 652,940 | \$ 6,595 | \$ 652,940 | \$ 2,759,056 |
| 2006-ST-2017 | No. 2 Road South | No. 2 Road | Steveston Hwy | Williams Road | M761 | M1633 | 834.0 | 3400x1370 Box | 57,000 | \$5,838,000 | \$ 7,297,500 | 19% | \$ 1,410,607 | \$ 14,106 | \$ 1,396,501 | \$ 5,900,999 |
| 2006-ST-2016 | No. 2 Road South | No. 2 Road | Williams Road | Woodward | A1633 | M640 | 305.0 | 2300x1370 Box | 55,600 | \$1,708,000 | \$ 2,135,000 | 19% | \$ 412,696 | \$ 4,127 | \$ 408,569 | \$ 1,726,431 |
| 2006-ST-2019 | No. 2 Road South | No. 2 Road | Woodward | Francis Road | M640 | A339 | 813.0 | 1920x1370 Box | 54,800 | \$2,462,400 | \$ 3,078,000 | 19% | \$ 594,977 | \$ 5,950 | \$ 589,028 | \$ 2,488,972 |
| 2006-ST-2020 | No. 2 Road South | Railway Ave. | Crossing of Moncton St. | | M691 | M693 | 15.0 | 1800x1200 Box | 55,000 | \$75,000 | \$ 93,750 | 19% | \$ 18,122 | \$ 181 | \$ 17,941 | \$ 75,809 |
| 2006-ST-2022 | No. 1 Road South | Garry St. | No. 1 Road | Windward Gate | A98 | M179 | 380.0 | 1200 | \$1,800 | \$684,000 | \$ 855,000 | 19% | \$ 165,272 | \$ 1,653 | \$ 163,619 | \$ 691,381 |
| 2006-ST-2023 | No. 1 Road South | Garry St. | Windward Gate | Railway Ave. | M179 | M709 | 460.0 | 750 | \$1,200 | \$552,000 | \$ 680,000 | 19% | \$ 133,377 | \$ 1,334 | \$ 132,043 | \$ 557,957 |
| 2006-ST-2024 | Steveston Hwy West | Steveston Hwy | No. 1 Road | Steveston Hwy West | M160 | A2718 | 930.0 | Twin w/ 1200x1200 Box | 53,600 | \$3,348,000 | \$ 4,185,000 | 19% | \$ 808,961 | \$ 8,090 | \$ 800,871 | \$ 3,384,129 |
| 2006-ST-2027 | Williams Rd. West | S. of Williams Road | S. of Williams Rd. D05 | No. 1 Road | A459 | M369 | 965.0 | Twin w/ 1800X1200 Box | 55,000 | \$4,825,000 | \$ 6,031,250 | 19% | \$ 1,165,841 | \$ 11,658 | \$ 1,154,182 | \$ 4,877,068 |
| | Total | | | | | | | | | \$ 30,472,000 | \$ 38,090,000 | | \$ 7,362,797 | \$ 73,628 | \$ 7,289,169 | \$ 30,800,831 |
| WOODWARD'S SLOUGH | | | | | | | | | | | | | | | | |
| 2006-WW-2044 | Woodwards Slough | No. 4 Rd. | Dayton Road | S. of Steveston Hwy | M1715 | A2624 | 2,759.0 | replace w/ 4300x1500 Box | 59,000 | \$24,795,000 | \$ 30,993,750 | 18% | \$ 5,516,888 | \$ 55,169 | \$ 5,461,719 | \$ 25,532,031 |
| 2006-WW-2045 | Woodwards Slough | Garden City | Francis Road | N. of Glenallan Gate | M3538 | A2472 | 210.0 | 2300x1400 Box | 55,600 | \$1,176,000 | \$ 1,470,000 | 18% | \$ 261,660 | \$ 2,617 | \$ 259,043 | \$ 1,210,957 |
| | | | | | | | | 5 m base, 3:1 sideslopes, 2 to 3 m depth | \$1,000 | \$2,540,000 | \$ 3,175,000 | 18% | \$ 565,150 | \$ 5,652 | \$ 559,499 | \$ 2,615,502 |
| 2006-WW-2048 | No. 3 Road South | No. 3 Rd. Canal | Steveston Highway | No. 3 Rd D05 | A1491 | A6964 | 2,540.0 | 5 m base, 3:1 sideslopes, 2 to 3 m depth | \$1,000 | \$615,000 | \$ 1,016,750 | 18% | \$ 181,338 | \$ 1,813 | \$ 179,524 | \$ 839,226 |
| 2006-WW-2049 | No. 3 Road South | Gilbert Rd./No. 3 Rd. Connection | Gilbert Road | No. 3 Road | A6383 | A6319 | 815.0 | 3100x1500 Box | 57,000 | \$5,670,000 | \$ 7,087,500 | 18% | \$ 1,261,375 | \$ 12,616 | \$ 1,248,959 | \$ 5,838,541 |
| 2006-WW-2059 | Gilbert South | Gilbert Canal | Steveston Highway | Gilbert Rd. South D05 | A6411 | A6383 | 2,280.0 | 5 m base, 3:1 sideslopes, 2 to 3 m depth | \$1,000 | \$2,280,000 | \$ 2,880,000 | 18% | \$ 507,300 | \$ 5,073 | \$ 502,227 | \$ 2,347,773 |
| | Total | | | | | | | | | \$ 37,276,000 | \$ 46,595,000 | | \$ 8,293,910 | \$ 82,939 | \$ 8,210,971 | \$ 38,384,029 |
| PEACE ARCH | | | | | | | | | | | | | | | | |
| 2006-PA-2081 | Horseshoe Slough | Shell Road Canal | Steveston Highway | Hammersmith Gate | A10510 | A10492 | 790.0 | 9 m base, 1:1 sideslopes, 2 m depth | 52,000 | \$1,580,000 | \$ 1,975,000 | 18% | \$ 349,970 | \$ 3,500 | \$ 346,470 | \$ 1,628,530 |
| 2006-PA-2085 | Horseshoe Slough | Williams Road - south side | Swacote Road | E of Swacote Road | M100548 | M100541 | 156.6 | 675 | \$1,000 | \$156,610 | \$ 195,763 | 18% | \$ 34,689 | \$ 347 | \$ 34,342 | \$ 161,420 |
| 2006-PA-2072 | Horseshoe Slough | Shell Road | Kingcome Ave. | Shell Road Canal | A12930 | A12867 | 20.0 | 1200x400 Box | | \$0 | \$ - | 18% | \$ - | \$ - | \$ - | \$ - |
| | Total | | | | | | | | | \$ 1,736,610 | \$ 2,170,763 | | \$ 384,659 | \$ 3,847 | \$ 380,813 | \$ 1,789,950 |
| | Total Major Drainage - Current (2006 DCC Review) | | | | | | | | | \$ 96,197,610 | \$ 120,247,013 | | \$ 24,425,908 | \$ 244,258 | \$ 24,181,650 | \$ 86,065,363 |
| BLUNDILL ROADWAY - DCC REVIEW | | | | | | | | | | | | | | | | |
| TERRA NOVA | | | | | | | | | | | | | | | | |
| 2006-TN-2073 | McCallan Road | Railway Ave. | Francis | Blundell | M351 | M349 | 810.0 | 750 | \$1,200 | \$972,000 | \$ 1,215,000 | 100% | \$ 1,215,000 | \$ 12,150 | \$ 1,202,850 | \$ 12,150 |
| 2006-TN-2074 | McCallan Road | Blundell | Crossing of Railway Ave. | | M349 | M287 | 40.0 | 750 | \$1,200 | \$48,000 | \$ 60,000 | 100% | \$ 60,000 | \$ 600 | \$ 59,400 | \$ 600 |
| | Total | | | | | | | | | \$ 1,020,000 | \$ 1,275,000 | | \$ 1,275,000 | \$ 12,750 | \$ 1,262,250 | \$ 12,750 |
| STEVESTON | | | | | | | | | | | | | | | | |
| 2006-ST-2075 | No. 2 Road South | Houseman Street | Crossing of Steveston Hwy | | M1589 | M1611 | 25.0 | 900 | \$1,300 | \$32,500 | \$ 40,625 | 100% | \$ 40,625 | \$ 406 | \$ 40,219 | \$ 406 |
| 2006-ST-2076 | No. 2 Road South | Railway Ave. | Woodwards | Steveston Hwy | M871 (18.5m S) | M733 | 1,122.0 | 2400x1200 Box | 55,500 | \$6,171,000 | \$ 7,713,750 | 100% | \$ 7,713,750 | \$ 77,138 | \$ 7,636,613 | \$ 77,138 |
| 2006-ST-2077 | No. 2 Road South | Railway Ave. and Moncton St. | Garry St. | No. 2 Road | M4176 | M1198 | 1,300.0 | 1800x1200 Box | 55,000 | \$6,500,000 | \$ 8,125,000 | 100% | \$ 8,125,000 | \$ 81,250 | \$ 8,043,750 | \$ 81,250 |
| | | Upgrade No. 2 Rd S D05 to 4.5 cms and adjust operating levels | | | | | | | | \$6,000,000 | \$ 7,500,000 | 10% | \$ 750,000 | \$ 7,500 | \$ 742,500 | \$ 6,757,500 |
| 2006-ST-2078 | No. 2 Road South | | | | | | | | | \$3,200,000 | \$ 3,200,000 | 25% | \$ 1,000,000 | \$ 10,000 | \$ 990,000 | \$ 3,610,000 |
| 2006-ST-2079 | No. 1 Road South | | Upgrade No. 1 Rd S D05 to 4.5 cms and adjust operating levels | | | | | | | \$ 21,903,500 | \$ 27,379,378 | | \$ 17,629,378 | \$ 176,294 | \$ 17,453,084 | \$ 9,926,294 |
| | Total | | | | | | | | | \$ 21,903,500 | \$ 27,379,378 | | \$ 17,629,378 | \$ 176,294 | \$ 17,453,084 | \$ 9,926,294 |
| WOODWARD'S SLOUGH | | | | | | | | | | | | | | | | |
| 2006-WW-2094 | Woodwards Slough | Garden City (incl. all connections to parallel system) | Blundell | Francis Road | M1102 | M3538 | 815.3 | 3600x1500 Box | 58,000 | \$6,522,400 | \$ 8,153,000 | 100% | \$ 8,153,000 | \$ 81,530 | \$ 8,071,470 | \$ 81,530 |

City of Richmond
Drainage DCC Program

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| 2015 | | | | | | | | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) | | | |
|--|-----------------------------------|---|---|---------------|-----------|---------|------------|-----------------------|---|--|--------------------------------|----------------------------|--------------------------------|--------------------------------|--------------------------------|----|-----------|
| DCC Project ID | Catchment | Location | From | To | From Node | To Node | Length (m) | Recommended Size (mm) | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility | | |
| 2008-WW-2095 | No. 3 Road South Gilbert South | No. 3 Rd Constable Gate | Francis Road Crossing of Steveston Hwy | Steveston Hwy | M6476 | A1491 | 1,670.0 | 4300x1500 Box | \$9,000 | \$15,030,000 | \$ | 18,787,500 | 100% | \$ | 18,787,500 | \$ | 187,875 |
| 2006-WW-2086 | | | | | A1356 | M1616 | 26.0 | 900 | \$1,300 | \$33,800 | \$ | 42,250 | 100% | \$ | 42,250 | \$ | 423 |
| 2008-WW-2097 | Gilbert South Total | Gilbert Road (incl. connections to parallel system at Gilhurst Gate and Gainsborough Dr.) | Francis Road | Steveston Hwy | M834 | M1819 | 1,659.0 | 3100x1200 Box | \$6,100 | \$10,119,900 | \$ | 12,649,875 | 100% | \$ | 12,649,875 | \$ | 126,499 |
| Total | | | | | | | | | | | | \$ | 31,706,100 | \$ | 39,632,625 | \$ | 396,326 |
| MINOR DRAINAGE - CURRENT (2006 DCC REVIEW) | | | | | | | | | | | | | | | | | |
| STATION | | | | | | | | | | | | | | | | | |
| 2006-ST-2233 | | | | | A488 | M801 | 10.7 | 1050 | \$1,500 | \$15,984 | \$ | 19,880 | 19% | \$ | 3,862 | \$ | 3,824 |
| 2006-ST-2158 | | | | | M9514 | M195 | 14.1 | 750 | \$1,200 | \$16,948 | \$ | 21,185 | 19% | \$ | 4,095 | \$ | 4,054 |
| 2006-ST-2288 | | | | | M5355 | M5359 | 23.1 | 1050 | \$1,500 | \$34,710 | \$ | 43,388 | 19% | \$ | 8,387 | \$ | 8,303 |
| 2006-ST-2265 | | | | | M5359 | M902 | 35.6 | 1050 | \$1,500 | \$53,393 | \$ | 66,741 | 19% | \$ | 12,901 | \$ | 12,772 |
| 2006-ST-2216 | | | | | M5126 | M5143 | 42.3 | 1050 | \$1,500 | \$63,411 | \$ | 78,284 | 19% | \$ | 15,322 | \$ | 15,168 |
| 2006-ST-2287 | | | | | M5340 | M5355 | 47.2 | 1050 | \$1,500 | \$70,794 | \$ | 88,493 | 19% | \$ | 17,106 | \$ | 16,935 |
| 2006-ST-2321 | | | | | M5334 | M5333 | 50.5 | 750 | \$1,200 | \$60,653 | \$ | 75,816 | 19% | \$ | 14,655 | \$ | 14,509 |
| 2006-ST-2364 | | | | | M5144 | M5140 | 57.6 | 900 | \$1,300 | \$74,858 | \$ | 93,572 | 19% | \$ | 18,088 | \$ | 17,907 |
| 2006-ST-2314 | | | | | M5140 | M5126 | 67.5 | 1050 | \$1,500 | \$101,238 | \$ | 126,548 | 19% | \$ | 24,462 | \$ | 24,217 |
| 2006-ST-2199 | | | | | M5333 | M5340 | 77.0 | 750 | \$1,200 | \$92,441 | \$ | 115,551 | 19% | \$ | 22,336 | \$ | 22,113 |
| Total | | | | | | | | | \$ | 584,429 | \$ | 730,536 | | \$ | 141,213 | \$ | 139,800 |
| STATION | | | | | | | | | | | | | | | | | |
| 2006-GN-2410 | | | | | A12722 | A12721 | 2.4 | 900 | \$1,300 | \$3,163 | \$ | 3,854 | 47% | \$ | 1,577 | \$ | 1,858 |
| 2006-GN-2303 | | | | | A2237 | M3612 | 2.7 | 900 | \$1,300 | \$3,569 | \$ | 4,388 | 47% | \$ | 2,082 | \$ | 2,324 |
| 2006-GN-2307 | | | | | A2237 | A2928 | 6.7 | 900 | \$1,300 | \$8,697 | \$ | 10,871 | 47% | \$ | 5,162 | \$ | 5,761 |
| 2006-GN-2196 | | | | | M3656 | M1161 | 15.1 | 900 | \$1,300 | \$19,633 | \$ | 24,541 | 47% | \$ | 11,652 | \$ | 13,005 |
| 2006-GN-2266 | | | | | M3775 | A2352 | 15.7 | 900 | \$1,300 | \$20,436 | \$ | 25,545 | 47% | \$ | 12,129 | \$ | 13,538 |
| 2006-GN-2171 | | | | | A2195 | M3381 | 22.1 | 900 | \$1,300 | \$28,678 | \$ | 35,848 | 47% | \$ | 17,020 | \$ | 18,997 |
| 2006-GN-2376 | | | | | M3776 | A2353 | 24.1 | 900 | \$1,300 | \$31,335 | \$ | 39,169 | 47% | \$ | 18,597 | \$ | 20,758 |
| 2006-GN-2438 | | | | | M4415 | M4414 | 24.1 | 900 | \$1,300 | \$31,370 | \$ | 39,213 | 47% | \$ | 18,618 | \$ | 20,781 |
| 2006-GN-2206 | | | | | M5341 | A2928 | 24.1 | 900 | \$1,300 | \$31,374 | \$ | 39,218 | 47% | \$ | 18,621 | \$ | 20,783 |
| 2006-GN-2374 | | | | | A2354 | M3775 | 28.6 | 900 | \$1,300 | \$37,115 | \$ | 46,394 | 47% | \$ | 22,028 | \$ | 24,586 |
| 2006-GN-2223 | | | | | M3766 | M3321 | 29.3 | 900 | \$1,300 | \$38,142 | \$ | 47,878 | 47% | \$ | 22,537 | \$ | 25,267 |
| 2006-GN-2430 | | | | | M4414 | M4413 | 30.2 | 900 | \$1,300 | \$39,209 | \$ | 49,012 | 47% | \$ | 23,271 | \$ | 25,978 |
| 2006-GN-2380 | | | | | A2353 | A2354 | 31.7 | 900 | \$1,300 | \$41,272 | \$ | 51,591 | 47% | \$ | 24,495 | \$ | 27,340 |
| 2006-GN-2379 | | | | | M3778 | M3777 | 38.4 | 750 | \$1,200 | \$46,066 | \$ | 57,582 | 47% | \$ | 27,340 | \$ | 30,155 |
| 2006-GN-2419 | | | | | M5346 | M5345 | 54.4 | 900 | \$1,300 | \$70,706 | \$ | 88,382 | 47% | \$ | 41,944 | \$ | 46,838 |
| 2006-GN-2365 | | | | | M5345 | M5344 | 56.2 | 900 | \$1,300 | \$73,031 | \$ | 91,289 | 47% | \$ | 43,344 | \$ | 48,379 |
| 2006-GN-2305 | | | | | M5344 | M5341 | 59.8 | 900 | \$1,300 | \$77,774 | \$ | 97,217 | 47% | \$ | 46,159 | \$ | 51,520 |
| 2006-GN-2440 | | | | | M744 | M743 | 61.6 | 900 | \$1,300 | \$80,063 | \$ | 100,079 | 47% | \$ | 47,517 | \$ | 53,037 |
| 2006-GN-2342 | | | | | M746 | M745 | 66.4 | 900 | \$1,300 | \$86,334 | \$ | 107,818 | 47% | \$ | 51,239 | \$ | 57,191 |
| 2006-GN-2282 | | | | | M727 | M728 | 67.6 | 750 | \$1,200 | \$81,090 | \$ | 101,363 | 47% | \$ | 48,127 | \$ | 53,717 |
| 2006-GN-2293 | | | | | M3777 | M3776 | 69.9 | 750 | \$1,200 | \$83,905 | \$ | 104,882 | 47% | \$ | 49,788 | \$ | 55,582 |
| 2006-GN-2324 | | | | | M3660 | M3659 | 70.2 | 750 | \$1,200 | \$84,236 | \$ | 105,298 | 47% | \$ | 49,994 | \$ | 55,801 |
| 2006-GN-2318 | | | | | M3659 | M3658 | 70.2 | 750 | \$1,200 | \$84,241 | \$ | 105,302 | 47% | \$ | 49,997 | \$ | 55,804 |
| 2006-GN-2360 | | | | | M3658 | M3657 | 80.9 | 900 | \$1,300 | \$105,162 | \$ | 131,453 | 47% | \$ | 62,414 | \$ | 69,643 |
| 2006-GN-2403 | | | | | M4413 | M1006 | 101.7 | 900 | \$1,300 | \$132,233 | \$ | 165,292 | 47% | \$ | 78,481 | \$ | 87,596 |
| 2006-GN-2214 | | | | | M726 | M727 | 107.0 | 750 | \$1,200 | \$128,448 | \$ | 160,560 | 47% | \$ | 76,234 | \$ | 85,080 |
| 2006-GN-2267 | | | | | A2352 | M3766 | 114.5 | 900 | \$1,300 | \$148,864 | \$ | 186,080 | 47% | \$ | 80,351 | \$ | 98,613 |
| 2006-GN-2193 | | | | | M3657 | M3656 | 127.9 | 900 | \$1,300 | \$166,309 | \$ | 207,886 | 47% | \$ | 98,704 | \$ | 110,169 |
| Total | | | | | | | | | \$ | 1,782,397 | \$ | 2,227,997 | | \$ | 1,057,853 | \$ | 1,180,722 |
| STATION | | | | | | | | | | | | | | | | | |
| 2006-WW-2156 | | | | | M4073 | A2469 | 3.8 | 900 | \$1,300 | \$4,915 | \$ | 6,144 | 18% | \$ | 1,094 | \$ | 5,061 |
| 2006-WW-2136 | | | | | A3559 | M6489 | 4.4 | 900 | \$1,300 | \$5,710 | \$ | 7,137 | 18% | \$ | 1,270 | \$ | 5,879 |
| 2006-WW-2200 | | | | | A1462 | A1399 | 4.5 | 900 | \$1,300 | \$5,850 | \$ | 7,313 | 18% | \$ | 1,289 | \$ | 6,024 |
| 2006-WW-2466 | | | | | M4568 | A2945 | 5.9 | 900 | \$1,300 | \$7,696 | \$ | 9,620 | 18% | \$ | 1,712 | \$ | 7,925 |
| 2006-WW-2130 | | | | | A3253 | M9588 | 8.2 | 750 | \$1,200 | \$9,070 | \$ | 12,338 | 18% | \$ | 2,196 | \$ | 10,163 |
| 2006-WW-2337 | | | | | M5395 | M5424 | 10.6 | 900 | \$1,300 | \$13,716 | \$ | 17,145 | 18% | \$ | 3,052 | \$ | 14,124 |
| 2006-WW-2280 | | | | | M6492 | M6493 | 12.6 | 750 | \$1,200 | \$15,124 | \$ | 18,905 | 18% | \$ | 3,365 | \$ | 15,733 |
| 2006-WW-2317 | | | | | M2798 | M2800 | 13.2 | 750 | \$1,200 | \$15,802 | \$ | 19,752 | 18% | \$ | 3,516 | \$ | 16,271 |
| 2006-WW-2138 | | | | | A1883 | M2847 | 13.5 | 750 | \$1,200 | \$16,201 | \$ | 20,252 | 18% | \$ | 3,605 | \$ | 16,643 |
| 2006-WW-2115 | | | | | M2803 | M2902 | 13.7 | 750 | \$1,200 | \$16,461 | \$ | 20,601 | 18% | \$ | 3,667 | \$ | 16,971 |
| 2006-WW-2249 | | | | | A2173 | M3468 | 14.1 | 750 | \$1,200 | \$16,880 | \$ | 21,101 | 18% | \$ | 3,756 | \$ | 17,382 |
| 2006-WW-2193 | | | | | M4955 | M4947 | 14.5 | 900 | \$1,300 | \$18,790 | \$ | 23,488 | 18% | \$ | 4,181 | \$ | 19,349 |
| 2006-WW-2272 | | | | | M6496 | M6480 | 19.1 | 750 | \$1,200 | \$22,861 | \$ | 28,577 | 18% | \$ | 5,087 | \$ | 23,541 |
| 2006-WW-2270 | | | | | M6497 | M6496 | 19.1 | 750 | \$1,200 | \$22,862 | \$ | 28,578 | 18% | \$ | 5,087 | \$ | 23,542 |
| 2006-WW-2251 | | | | | M1726 | A2151 | 19.2 | 900 | \$1,300 | \$24,948 | \$ | 31,185 | 18% | \$ | 5,551 | \$ | 25,690 |
| 2006-WW-2347 | | | | | M5455 | M4312 | 19.5 | 900 | \$1,300 | \$25,360 | \$ | 31,701 | 18% | \$ | 5,643 | \$ | 26,114 |

City of Richmond
Drainage DCC Program

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| 2015 | | | | | | | | | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) | | | | | | |
|----------------|-----------|----------|------|----|-----------|---------|------------|-----------------------|---------|---|--|--------------------------------|----------------------------|--------------------------------|--------------------------------|--------------------------------|--------|----|---------|----|-----------|
| DCC Project ID | Catchment | Location | From | To | From Node | To Node | Length (m) | Recommended Size (mm) | | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility | | | | | |
| 2006-WW-2106 | | | | | M5757 | A2975 | 20.0 | 900 | \$1,300 | \$25,953 | \$ | 32,442 | 18% | \$ | 5,775 | \$ | 5,717 | \$ | 26,725 | | |
| 2006-WW-2202 | | | | | A1399 | M1714 | 20.0 | 900 | \$1,300 | \$26,021 | \$ | 32,528 | 18% | \$ | 5,790 | \$ | 5,732 | \$ | 26,794 | | |
| 2006-WW-2218 | | | | | M2847 | A1881 | 20.1 | 900 | \$1,300 | \$26,094 | \$ | 32,617 | 18% | \$ | 5,806 | \$ | 5,748 | \$ | 26,869 | | |
| 2006-WW-2328 | | | | | M4947 | M6457 | 26.9 | 900 | \$1,300 | \$34,971 | \$ | 43,714 | 18% | \$ | 7,781 | \$ | 7,703 | \$ | 36,011 | | |
| 2006-WW-2169 | | | | | M6002 | M6001 | 27.3 | 900 | \$1,300 | \$35,407 | \$ | 44,358 | 18% | \$ | 7,896 | \$ | 7,817 | \$ | 36,542 | | |
| 2006-WW-2343 | | | | | M6317 | M6318 | 29.6 | 750 | \$1,200 | \$35,537 | \$ | 44,421 | 18% | \$ | 7,907 | \$ | 7,828 | \$ | 36,593 | | |
| 2006-WW-2435 | | | | | M6444 | A3355 | 33.6 | 900 | \$1,300 | \$46,309 | \$ | 57,886 | 18% | \$ | 10,304 | \$ | 10,201 | \$ | 47,685 | | |
| 2006-WW-2277 | | | | | M6480 | M6492 | 38.1 | 750 | \$1,200 | \$45,743 | \$ | 57,179 | 18% | \$ | 10,178 | \$ | 10,076 | \$ | 47,103 | | |
| 2006-WW-2139 | | | | | M5755 | M5757 | 38.4 | 900 | \$1,300 | \$49,902 | \$ | 62,377 | 18% | \$ | 11,103 | \$ | 11,092 | \$ | 51,385 | | |
| 2006-WW-2107 | | | | | M5782 | M5755 | 41.4 | 750 | \$1,200 | \$49,681 | \$ | 62,102 | 18% | \$ | 11,054 | \$ | 11,044 | \$ | 51,158 | | |
| 2006-WW-2154 | | | | | M5711 | M4073 | 41.4 | 900 | \$1,300 | \$53,833 | \$ | 67,201 | 18% | \$ | 11,978 | \$ | 11,858 | \$ | 55,433 | | |
| 2006-WW-2191 | | | | | M5672 | M4077 | 43.0 | 900 | \$1,300 | \$55,897 | \$ | 69,872 | 18% | \$ | 12,437 | \$ | 12,313 | \$ | 57,589 | | |
| 2006-WW-2437 | | | | | A3555 | M4955 | 43.2 | 900 | \$1,300 | \$56,137 | \$ | 70,171 | 18% | \$ | 12,490 | \$ | 12,365 | \$ | 57,805 | | |
| 2006-WW-2148 | | | | | M5988 | M5995 | 43.3 | 900 | \$1,300 | \$56,316 | \$ | 70,385 | 18% | \$ | 12,530 | \$ | 12,405 | \$ | 57,990 | | |
| 2006-WW-2147 | | | | | M6022 | A3253 | 44.6 | 750 | \$1,200 | \$53,530 | \$ | 66,812 | 18% | \$ | 11,910 | \$ | 11,791 | \$ | 55,121 | | |
| 2006-WW-2399 | | | | | M5398 | M5760 | 48.5 | 900 | \$1,300 | \$63,098 | \$ | 78,873 | 18% | \$ | 14,639 | \$ | 14,599 | \$ | 64,974 | | |
| 2006-WW-2143 | | | | | M6023 | M6022 | 49.4 | 750 | \$1,200 | \$59,232 | \$ | 74,040 | 18% | \$ | 13,179 | \$ | 13,047 | \$ | 60,993 | | |
| 2006-WW-2137 | | | | | A3995 | A1883 | 49.7 | 750 | \$1,200 | \$59,585 | \$ | 74,481 | 18% | \$ | 13,258 | \$ | 13,125 | \$ | 61,336 | | |
| 2006-WW-2340 | | | | | M6318 | M6319 | 50.2 | 750 | \$1,200 | \$60,233 | \$ | 75,291 | 18% | \$ | 13,402 | \$ | 13,268 | \$ | 62,023 | | |
| 2006-WW-2219 | | | | | M2861 | A1881 | 54.6 | 900 | \$1,300 | \$70,919 | \$ | 88,648 | 18% | \$ | 15,779 | \$ | 15,622 | \$ | 73,027 | | |
| 2006-WW-2153 | | | | | M5985 | A3240 | 55.7 | 900 | \$1,300 | \$72,366 | \$ | 90,457 | 18% | \$ | 16,101 | \$ | 15,940 | \$ | 74,517 | | |
| 2006-WW-2192 | | | | | M6485 | M6483 | 55.9 | 900 | \$1,300 | \$72,721 | \$ | 90,801 | 18% | \$ | 16,180 | \$ | 16,019 | \$ | 74,682 | | |
| 2006-WW-2172 | | | | | M6001 | M1883 | 56.4 | 900 | \$1,300 | \$73,359 | \$ | 91,899 | 18% | \$ | 16,322 | \$ | 16,159 | \$ | 75,940 | | |
| 2006-WW-2371 | | | | | M2863 | M2866 | 59.0 | 900 | \$1,300 | \$76,642 | \$ | 95,802 | 18% | \$ | 17,083 | \$ | 16,882 | \$ | 78,920 | | |
| 2006-WW-2387 | | | | | M6364 | M3490 | 63.1 | 750 | \$1,200 | \$75,683 | \$ | 94,604 | 18% | \$ | 16,839 | \$ | 16,671 | \$ | 77,932 | | |
| 2006-WW-2114 | | | | | M2801 | M2803 | 64.0 | 750 | \$1,200 | \$76,856 | \$ | 96,071 | 18% | \$ | 17,101 | \$ | 16,930 | \$ | 79,141 | | |
| 2006-WW-2335 | | | | | M3511 | M3470 | 64.2 | 750 | \$1,200 | \$77,018 | \$ | 96,273 | 18% | \$ | 17,137 | \$ | 16,965 | \$ | 79,308 | | |
| 2006-WW-2149 | | | | | M2981 | A1536 | 65.0 | 750 | \$1,200 | \$78,042 | \$ | 97,553 | 18% | \$ | 17,364 | \$ | 17,191 | \$ | 80,362 | | |
| 2006-WW-2248 | | | | | A2151 | M3471 | 65.7 | 900 | \$1,300 | \$85,372 | \$ | 106,715 | 18% | \$ | 16,995 | \$ | 16,805 | \$ | 87,910 | | |
| 2006-WW-2253 | | | | | M2979 | M2980 | 66.1 | 750 | \$1,200 | \$79,306 | \$ | 98,132 | 18% | \$ | 17,645 | \$ | 17,469 | \$ | 81,663 | | |
| 2006-WW-2257 | | | | | M2980 | M2981 | 67.2 | 750 | \$1,200 | \$80,612 | \$ | 100,768 | 18% | \$ | 17,936 | \$ | 17,757 | \$ | 83,009 | | |
| 2006-WW-2299 | | | | | M2800 | M2801 | 68.7 | 750 | \$1,200 | \$82,440 | \$ | 103,050 | 18% | \$ | 18,143 | \$ | 18,159 | \$ | 84,891 | | |
| 2006-WW-2201 | | | | | M9394 | A3480 | 68.8 | 900 | \$1,300 | \$89,427 | \$ | 111,784 | 18% | \$ | 19,898 | \$ | 19,699 | \$ | 92,085 | | |
| 2006-WW-2250 | | | | | M3490 | A2173 | 68.8 | 750 | \$1,200 | \$82,598 | \$ | 103,248 | 18% | \$ | 18,378 | \$ | 18,194 | \$ | 85,054 | | |
| 2006-WW-2323 | | | | | M2796 | M2798 | 70.4 | 750 | \$1,200 | \$84,535 | \$ | 105,889 | 18% | \$ | 18,809 | \$ | 18,621 | \$ | 87,048 | | |
| 2006-WW-2434 | | | | | M5042 | M5043 | 72.0 | 900 | \$1,300 | \$93,566 | \$ | 116,958 | 18% | \$ | 20,818 | \$ | 20,610 | \$ | 96,347 | | |
| 2006-WW-2344 | | | | | M5454 | M5455 | 73.3 | 900 | \$1,300 | \$95,238 | \$ | 119,048 | 18% | \$ | 21,190 | \$ | 20,979 | \$ | 98,069 | | |
| 2006-WW-2330 | | | | | M6457 | A3559 | 76.5 | 900 | \$1,300 | \$99,415 | \$ | 124,269 | 18% | \$ | 22,120 | \$ | 21,899 | \$ | 102,370 | | |
| 2006-WW-2377 | | | | | M5043 | M5044 | 77.8 | 900 | \$1,300 | \$101,171 | \$ | 126,484 | 18% | \$ | 22,511 | \$ | 22,285 | \$ | 104,179 | | |
| 2006-WW-2377 | | | | | M5043 | M5044 | 77.8 | 900 | \$1,300 | \$101,171 | \$ | 126,484 | 18% | \$ | 22,511 | \$ | 22,285 | \$ | 104,179 | | |
| 2006-WW-2463 | | | | | M5628 | A2965 | 78.0 | 900 | \$1,300 | \$101,405 | \$ | 128,757 | 18% | \$ | 22,563 | \$ | 22,337 | \$ | 104,419 | | |
| 2006-WW-2268 | | | | | M4160 | M4106 | 78.3 | 900 | \$1,300 | \$101,771 | \$ | 127,218 | 18% | \$ | 22,644 | \$ | 22,417 | \$ | 104,796 | | |
| 2006-WW-2221 | | | | | M2861 | M2858 | 78.7 | 900 | \$1,300 | \$102,301 | \$ | 127,878 | 18% | \$ | 22,762 | \$ | 22,534 | \$ | 105,342 | | |
| 2006-WW-2381 | | | | | M5044 | M5045 | 80.7 | 900 | \$1,300 | \$104,974 | \$ | 131,217 | 18% | \$ | 23,357 | \$ | 23,123 | \$ | 108,094 | | |
| 2006-WW-2269 | | | | | M6498 | M6497 | 90.5 | 750 | \$1,200 | \$108,600 | \$ | 135,750 | 18% | \$ | 24,164 | \$ | 23,922 | \$ | 111,828 | | |
| 2006-WW-2120 | | | | | M6286 | A3471 | 91.0 | 900 | \$1,300 | \$118,300 | \$ | 147,875 | 18% | \$ | 26,322 | \$ | 26,059 | \$ | 121,816 | | |
| 2006-WW-2397 | | | | | M5452 | M5454 | 94.5 | 900 | \$1,300 | \$122,850 | \$ | 153,563 | 18% | \$ | 27,334 | \$ | 27,061 | \$ | 126,502 | | |
| 2006-WW-2234 | | | | | M6489 | A3563 | 95.0 | 900 | \$1,300 | \$123,500 | \$ | 154,375 | 18% | \$ | 27,479 | \$ | 27,204 | \$ | 127,171 | | |
| 2006-WW-2194 | | | | | M2123 | M2124 | 98.0 | 900 | \$1,300 | \$127,400 | \$ | 159,250 | 18% | \$ | 28,347 | \$ | 28,063 | \$ | 131,187 | | |
| 2006-WW-2413 | | | | | M5460 | M5461 | 98.7 | 900 | \$1,300 | \$128,271 | \$ | 160,339 | 18% | \$ | 28,540 | \$ | 28,255 | \$ | 132,084 | | |
| 2006-WW-2204 | | | | | M9394 | A10460 | 101.2 | 900 | \$1,300 | \$131,496 | \$ | 164,370 | 18% | \$ | 29,258 | \$ | 28,965 | \$ | 135,405 | | |
| 2006-WW-2247 | | | | | M3471 | M3470 | 104.3 | 900 | \$1,300 | \$135,563 | \$ | 168,493 | 18% | \$ | 30,163 | \$ | 29,861 | \$ | 139,592 | | |
| Total | | | | | | | | | | \$ | 4,291,513 | \$ | 5,364,392 | \$ | 954,862 | \$ | 9,549 | \$ | 945,313 | \$ | 4,419,079 |
| PEACE ARCH | | | | | | | | | | | | | | | | | | | | | |
| 2006-PA-2355 | | | | | M2253 | M2255 | 8.1 | 750 | \$1,200 | \$9,709 | \$ | 12,137 | 18% | \$ | 2,151 | \$ | 2,129 | \$ | 10,007 | | |
| 2006-PA-2166 | | | | | A2547 | M2742 | 9.2 | 900 | \$1,300 | \$12,016 | \$ | 15,020 | 18% | \$ | 2,662 | \$ | 2,635 | \$ | 12,385 | | |
| 2006-PA-2167 | | | | | M3073 | M2754 | 12.2 | 1050 | \$1,500 | \$18,242 | \$ | 22,802 | 18% | \$ | 4,040 | \$ | 4,000 | \$ | 18,002 | | |
| 2006-PA-2307 | | | | | M2344 | M2355 | 12.2 | 1050 | \$1,500 | \$18,269 | \$ | 22,838 | 18% | \$ | 4,046 | \$ | 4,006 | \$ | 18,030 | | |
| 2006-PA-2188 | | | | | M2739 | M2597 | 15.4 | 900 | \$1,300 | \$20,048 | \$ | 25,056 | 18% | \$ | 4,440 | \$ | 4,396 | \$ | 20,660 | | |
| 2006-PA-2124 | | | | | A1699 | A1680 | 19.8 | 750 | \$1,200 | \$23,794 | \$ | 29,742 | 18% | \$ | 5,270 | \$ | 5,218 | \$ | 24,524 | | |
| 2006-PA-2130 | | | | | A2114 | A2113 | 20.2 | 900 | \$1,300 | \$26,315 | \$ | 32,893 | 18% | \$ | 5,829 | \$ | 5,770 | \$ | 27,123 | | |
| 2006-PA-2212 | | | | | M7281 | M7283 | 25.4 | 750 | \$1,200 | \$30,499 | \$ | 38,124 | 18% | \$ | 6,756 | \$ | 6,688 | \$ | 31,436 | | |
| 2006-PA-2407 | | | | | A2023 | M3047 | 28.7 | 900 | \$1,300 | \$37,266 | \$ | 46,582 | 18% | \$ | 8,254 | \$ | 8,172 | \$ | 38,410 | | |
| 2006-PA-2471 | | | | | A2032 | M3073 | 18.0 | 1050 | \$1,500 | \$27,000 | \$ | 33,750 | 18% | \$ | 5,981 | \$ | 5,921 | \$ | 27,029 | | |
| 2006-PA-2131 | | | | | A4823 | M7304 | 34.4 | 900 | \$1,300 | \$44,672 | \$ | 55,840 | 18% | \$ | 9,885 | \$ | 9,796 | \$ | 46,044 | | |
| 2006-PA-2305 | | | | | M3042 | M3041 | 34.5 | 900 | \$1,300 | \$44,789 | \$ | 55,986 | 18% | \$ | 9,921 | \$ | 9,822 | \$ | 46,165 | | |
| 2006-PA-2319 | | | | | M2340 | M2255 | 34.9 | 750 | \$1,200 | \$47,904 | \$ | 59,383 | 18% | \$ | 9,282 | \$ | 9,189 | \$ | 43,194 | | |
| 2006-PA-2123 | | | | | | | | | | | | | | | | | | | | | |

**City of Richmond
Drainage DCC Program**

5

| 2015 | | | | | | | | | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) | |
|------------------------------|-------------------|---|--|----------------------------|-------------------|------------|------------|-----------------------|---------|---|--|--------------------------------|----------------------------|--------------------------------|--------------------------------|--------------------------------|
| DCC Project ID | Catchment | Location | From | To | From Node | To Node | Length (m) | Recommended Size (mm) | | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assessor Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| 2008-CCAP-2812 | Woodward's Slough | Blundell Rd | Garden City Rd | Ash St | A1103 | M1293 | 405.8 | 1350 | \$2,100 | \$851,760 | \$ 1,084,700 | 18% | \$ 189,517 | \$ 1,895 | \$ 187,621 | \$ 877,079 |
| 2008-CCAP-2813 | Gilbert North | Bridge St - west side | 7151 Bridge St | Granville Ave | M5135 | M1471 | 162.8 | 750 | \$1,200 | \$195,120 | \$ 243,900 | 47% | \$ 115,804 | \$ 1,158 | \$ 114,646 | \$ 129,254 |
| 2008-CCAP-2816 | Gilbert North | Cooney Rd (east side) & Westminster Hwy (south side) (twin av. box culvert) | Ackroyd Rd | Lansdowne Rd | M5845 | M5852 | 205.0 | 750 | \$1,200 | \$246,000 | \$ 307,500 | 47% | \$ 146,001 | \$ 1,460 | \$ 144,541 | \$ 162,959 |
| 2008-CCAP-2817 | Gilbert North | Gilbert Rd - ROW approx. 185m north of Blundell Rd | Spines Gate | No. 3 Rd & Westminster Hwy | Offset from M8102 | at from M4 | 571.7 | 1050 | \$1,500 | \$857,550 | \$ 1,071,938 | 47% | \$ 508,956 | \$ 5,090 | \$ 503,866 | \$ 568,071 |
| 2008-CCAP-2821 | Gilbert North | | Rear of 7811 Moffatt | Gilbert Rd | M4537 | M855 | 55.4 | 750 | \$1,200 | \$66,504 | \$ 83,130 | 47% | \$ 39,470 | \$ 395 | \$ 39,075 | \$ 44,055 |
| 2008-CCAP-2830 | Woodward's Slough | Garden City Rd - east side | Blundell Rd | 7800 Garden City | M1103 | M1093 | 46.3 | 900 | \$1,300 | \$60,190 | \$ 75,238 | 18% | \$ 13,392 | \$ 134 | \$ 13,258 | \$ 61,979 |
| 2008-CCAP-2833 | Woodward's Slough | General Currie - south side | 39.7m east of St. Albans | St Albans Rd | A2854 | M4599 | 39.7 | 750 | \$1,200 | \$47,640 | \$ 59,550 | 18% | \$ 10,600 | \$ 106 | \$ 10,494 | \$ 49,056 |
| 2008-CCAP-2836 | Gilbert North | Elmbridge Way | South PL of 6851 Elmbridge | Westminster Hwy | M3485 | M3241 | 130.8 | 675 | \$1,000 | \$130,800 | \$ 163,500 | 47% | \$ 77,630 | \$ 776 | \$ 76,854 | \$ 86,646 |
| 2008-CCAP-2837 | Gilbert North | Elmbridge Way | 6791 Elmbridge Way | Hollybridge Way | M3388 | M3478 | 208.0 | 900 | \$1,100 | \$271,700 | \$ 338,625 | 47% | \$ 161,254 | \$ 1,613 | \$ 159,641 | \$ 179,984 |
| 2008-CCAP-2844 | Gilbert North | Gilbert Rd | Blundell Rd | Granville Ave | M786 | A482 | 782.0 | 1,37x2,79 | \$6,100 | \$4,846,400 | \$ 6,060,500 | 47% | \$ 2,877,525 | \$ 28,775 | \$ 2,848,750 | \$ 3,211,750 |
| 2008-CCAP-2846 | Gilbert North | Gilbert Rd North PS outfall | | | | | 28.0 | 1200 | \$1,800 | \$50,400 | \$ 63,000 | 47% | \$ 29,812 | \$ 299 | \$ 29,613 | \$ 33,387 |
| 2008-CCAP-2848 | Gilbert North | Granville Ave - south side | Heather St | Garden City Rd | M1380 | M1053 | 216.0 | 750 | \$1,200 | \$259,194 | \$ 323,896 | 47% | \$ 153,833 | \$ 1,538 | \$ 152,395 | \$ 171,701 |
| 2008-CCAP-2850 | Gilbert North | Granville Ave - additional new pipe | 7840 Granville | No 3 Rd | Offset from M1004 | at from M1 | 181.4 | 750 | \$1,200 | \$217,680 | \$ 272,100 | 47% | \$ 125,193 | \$ 1,292 | \$ 127,901 | \$ 144,199 |
| 2008-CCAP-2851 | Gilbert North | Granville Ave - south side | St Albans Rd | Garden City Rd | M1048 | M1053 | 420.3 | 1050 | \$1,500 | \$630,450 | \$ 788,083 | 47% | \$ 374,172 | \$ 3,742 | \$ 370,430 | \$ 417,632 |
| 2008-CCAP-2852 | Gilbert North | Granville Ave - south side | Gilbert Rd | St Albans Rd | M1154 | M1048 | 1,208.7 | 1350 | \$2,100 | \$2,538,270 | \$ 3,172,838 | 47% | \$ 1,506,463 | \$ 15,065 | \$ 1,491,399 | \$ 1,681,439 |
| 2008-CCAP-2853 | Gilbert North | Granville Ave - north side | No 3 Rd | 8820 Anderson Rd - V | M4323 (5.5m VW) | M1054 | 511.5 | 800 x 2100 | \$4,500 | \$2,301,750 | \$ 2,877,188 | 47% | \$ 1,366,089 | \$ 13,661 | \$ 1,352,428 | \$ 1,524,760 |
| 2008-CCAP-2861 | Woodward's Slough | Heather St | Granville Ave. | 7820 Heather St. | M1380 | A100883 | 599.8 | 875 | \$1,000 | \$599,600 | \$ 749,500 | 18% | \$ 133,411 | \$ 1,334 | \$ 132,077 | \$ 617,423 |
| 2008-CCAP-2862 | Woodward's Slough | Heather St | 7820 Heather St. | Blundell Rd | A100883 | A1199 | 190.2 | 750 | \$1,200 | \$228,240 | \$ 285,300 | 18% | \$ 50,783 | \$ 508 | \$ 50,276 | \$ 235,024 |
| 2008-CCAP-2865 | Gilbert North | Lansdowne Rd & ROW - additional new pipe | No 3 Rd | Hollybridge Way | Offset from M4907 | at from M3 | 825.8 | 1500 | \$2,400 | \$1,981,440 | \$ 2,476,800 | 47% | \$ 1,175,958 | \$ 11,760 | \$ 1,164,225 | \$ 1,312,575 |
| 2008-CCAP-2866 | Gilbert North | Minoru Blvd | 7811 Granville Ave | 6391 Minoru Blvd - No | M8853 | M8898 | 472.3 | 1200 | \$1,800 | \$850,140 | \$ 1,062,975 | 47% | \$ 504,558 | \$ 5,046 | \$ 499,513 | \$ 563,162 |
| 2008-CCAP-2867 | Gilbert North | Minoru Blvd - replace and new segment | Westminster Hwy | 6391 Minoru Blvd - No | M3952 | M8898 | 154.0 | 750 | \$1,200 | \$184,800 | \$ 231,000 | 47% | \$ 109,679 | \$ 1,097 | \$ 108,582 | \$ 122,418 |
| 2008-CCAP-2868 | Woodward's Slough | Minoru Blvd at Acheson Rd | Acheson Rd - north side | Acheson Rd - south s | M4406 | M4407 | 16.2 | 750 | \$1,200 | \$19,440 | \$ 24,300 | 18% | \$ 4,325 | \$ 43 | \$ 4,282 | \$ 20,918 |
| 2008-CCAP-2870 | Woodward's Slough | Minoru Blvd | Acheson Rd - south side | 7400 Minoru Blvd - No | M4407 | M4378 | 95.4 | 900 | \$1,300 | \$124,020 | \$ 155,028 | 18% | \$ 27,594 | \$ 276 | \$ 27,319 | \$ 127,706 |
| 2008-CCAP-2871 | Woodward's Slough | Minoru Blvd | 7400 Minoru Blvd - North PL | 7800 Minoru Blvd - No | M4378 | M4340 | 252.7 | 750 | \$1,200 | \$303,240 | \$ 379,050 | 18% | \$ 67,471 | \$ 675 | \$ 66,796 | \$ 312,254 |
| 2008-CCAP-2872 | Woodward's Slough | Minoru Blvd | 7800 Minoru Blvd - North of Abercrombie Dr | Blundell Rd | M4340 | M793 | 147.6 | 900 | \$1,300 | \$191,880 | \$ 238,850 | 18% | \$ 42,693 | \$ 427 | \$ 42,266 | \$ 197,584 |
| 2008-CCAP-2875 | Gilbert North | No 3 Rd - west side | 5411 No 3 Rd - North PL | Lansdowne Rd | M4282 | M9155 | 230.0 | 750 | \$1,200 | \$276,000 | \$ 345,000 | 47% | \$ 163,806 | \$ 1,638 | \$ 162,168 | \$ 182,832 |
| 2008-CCAP-2876 | Gilbert North | No 3 Rd - additional new pipe | Lansdowne Rd | Granville Ave | Offset from M4907 | at from M4 | 1,223.8 | 1500 | \$2,400 | \$2,936,640 | \$ 3,670,800 | 47% | \$ 1,742,896 | \$ 17,429 | \$ 1,725,467 | \$ 1,945,333 |
| 2008-CCAP-2883 | Gilbert North | Westminster Hwy - north side | Alderbridge Way | Minoru Blvd | M3922 | M3941 | 321.1 | 675 | \$1,000 | \$321,100 | \$ 401,375 | 47% | \$ 190,573 | \$ 1,906 | \$ 188,667 | \$ 212,708 |
| 2008-CCAP-2884 | Gilbert North | Park Rd - north side | Eckersley Rd | 6567 Citation Dr | M8147 | M8351 | 190.0 | 675 | \$1,000 | \$190,000 | \$ 237,500 | 47% | \$ 112,765 | \$ 1,128 | \$ 111,637 | \$ 125,863 |
| 2008-CCAP-2888 | Gilbert North | Pinkie Way/Citation Dr | Cook Rd | 6567 Citation | M8342 | M8351 | 295.1 | 675 | \$1,000 | \$295,052 | \$ 368,815 | 47% | \$ 175,113 | \$ 1,751 | \$ 173,362 | \$ 195,453 |
| 2008-CCAP-2890 | Gilbert North | Railway ROW near Browngate Rd ROW and No 3 Rd | Browngate Rd ROW | 4411 No 3 Rd | M5419 | M5423 | 106.3 | 675 | \$1,000 | \$106,340 | \$ 132,925 | 47% | \$ 63,113 | \$ 631 | \$ 62,482 | \$ 70,443 |
| 2008-CCAP-2894 | Gilbert North | River Rd - south side | Van Horne Way | East on Van Horne W | A12749 | M8307 | 67.0 | 900 | \$1,300 | \$87,100 | \$ 108,875 | 47% | \$ 51,694 | \$ 517 | \$ 51,177 | \$ 87,698 |
| 2008-CCAP-2899 | Gilbert North | River Rd | River Rd and Hollybridge Way | | A2250 | A12210 | 3.8 | 900 | \$1,300 | \$4,940 | \$ 6,175 | 47% | \$ 2,932 | \$ 29 | \$ 2,903 | \$ 3,272 |
| 2008-CCAP-2700 | Gilbert North | River Rd | River Rd and Hollybridge Way | | M3684 | A2290 | 15.7 | 1350 | \$2,100 | \$32,970 | \$ 41,213 | 47% | \$ 19,568 | \$ 196 | \$ 19,372 | \$ 21,840 |
| 2008-CCAP-2701 | Gilbert North | River Rd | Hollybridge Way | Gilbert Rd | M3684 | M3812 | 288.2 | 900 | \$1,300 | \$348,660 | \$ 435,825 | 47% | \$ 206,930 | \$ 2,069 | \$ 204,860 | \$ 230,965 |
| 2008-CCAP-2830 | Gilbert North | River Rd | 7080 River Rd | NE PL of 7400 River Rd | M5348 | M5366 | 447.8 | 900 | \$1,300 | \$582,140 | \$ 727,975 | 47% | \$ 345,500 | \$ 3,455 | \$ 342,045 | \$ 385,630 |
| 2008-CCAP-2702 | Gilbert North | River Rd | NE PL of 7400 River Rd | 7560 River Rd | M5366 | M5371 | 65.7 | 750 | \$1,200 | \$76,840 | \$ 98,550 | 47% | \$ 46,792 | \$ 468 | \$ 46,324 | \$ 52,226 |
| 2008-CCAP-2704 | Gilbert North | Sixsmith Rd near Sea Island Way - connect East to West drainage system, additional new pipe | 3160 Sixsmith Rd | 3131 Sixsmith Rd | M100479 | M10033 | 15.1 | 750 | \$1,200 | \$18,120 | \$ 22,650 | 47% | \$ 10,754 | \$ 108 | \$ 10,647 | \$ 12,003 |
| 2008-CCAP-2706 | Gilbert North | Westminster Hwy - additional new pipe | Bowling Green Rd | Gilbert Rd | Offset from M8722 | at from A2 | 357.0 | 900 | \$1,300 | \$464,100 | \$ 580,125 | 47% | \$ 275,443 | \$ 2,754 | \$ 272,689 | \$ 307,436 |
| 2008-CCAP-2714 | Woodward's Slough | Garden City Rd - west side | Bennett Rd | 7211 Garden City | M1114 | M1115 | 59.7 | 750 | \$1,200 | \$71,640 | \$ 89,550 | 18% | \$ 15,940 | \$ 159 | \$ 15,781 | \$ 73,769 |
| 2008-CCAP-2716 | Woodward's Slough | Garden City Rd - west side | General Currie | Bennett Rd | M1111 | M1098 | 190.8 | 1050 | \$1,500 | \$286,140 | \$ 357,675 | 18% | \$ 63,666 | \$ 637 | \$ 63,029 | \$ 294,646 |
| 2008-CCAP-2717 | Woodward's Slough | Garden City Rd - west side | Blundell Rd | General Currie | M1105 | M1111 | 395.3 | 1350 | \$2,100 | \$830,130 | \$ 1,037,683 | 18% | \$ 184,704 | \$ 1,847 | \$ 182,857 | \$ 854,806 |
| 2008-CCAP-2720 | Woodward's Slough | St. Albans Rd - west side | Blundell Rd | 7433 St. Albans Rd - c | M4633 | M4603 | 300.2 | 750 | \$1,200 | \$360,240 | \$ 450,300 | 18% | \$ 80,153 | \$ 802 | \$ 79,352 | \$ 370,948 |
| Total Model Update - Current | | | | | | | | | | \$ 28,773,286 | \$ | 35,966,608 | \$ 15,602,532 | \$ 156,026 | \$ 15,446,507 | \$ 20,520,101 |
| TZM/CCAP Condition | | | | | | | | | | | | | | | | |
| 2008-CCAP-2726 | | Acheson Rd - south side | No 3 Rd | Minoru Blvd | M1026 | M4377 | 254.0 | 900 | \$1,300 | \$330,200 | \$ 412,750 | 100% | \$ 412,750 | \$ 4,128 | \$ 408,623 | \$ 4,128 |
| 2008-CCAP-2730 | | Acheson Rd - north side | 7931 Acheson | Minoru Blvd | M4406 | A2582 | 23.0 | 750 | \$1,200 | \$27,600 | \$ 34,500 | 100% | \$ 34,500 | \$ 345 | \$ 34,155 | \$ 345 |
| 2008-CCAP-2731 | | Acheson Rd - north side (existing culverts only) | 7931 Acheson | 7671 Acheson | A10145 | A10181 | 66.3 | 750 | \$1,200 | \$79,560 | \$ 98,450 | 100% | \$ 98,450 | \$ 995 | \$ 98,456 | \$ 998 |
| 2008-CCAP-2733 | | Acheson Rd - north side | 7671 Acheson | 7731 Acheson | A101060 | A100453 | 45.4 | 750 | \$1,200 | \$54,480 | \$ 68,100 | 100% | \$ 68,100 | \$ 681 | \$ 67,419 | \$ 681 |

City of Richmond
Drainage DCC Program

| 2015 | | | | | | | | | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) | | | | | | | |
|---|---|--|-------------------------|-------------------------|-----------|---------|-----------------|-----------------------|-----------|---|--|--------------------------------|----------------------------|--------------------------------|--------------------------------|--------------------------------|---------|--------|------------|---------|---------|-------|
| DCC Project ID | Catchment | Location | From | To | From Node | To Node | Length (m) | Recommended Size (mm) | | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assst Factor % | DCC Recoverable | Total Municipal Responsibility | | | | | | |
| 2008-CCAP-2740 | Alderbridge Way | 3 Crossings of Alderbridge Way b/w No 4/Garden City Rd | | | A1398 | M1636 | 14.4 | 900 | \$1,300 | \$18,720 | \$ | 23,400 | 100% | \$ | 23,400 | \$ | 234 | | | | | |
| 2008-CCAP-2746 | | Anderson Rd | No 3 Rd | 8051 Anderson Rd | A343 | A345 | 39.7 | 750 | \$1,200 | \$47,640 | \$ | 59,550 | 100% | \$ | 59,550 | \$ | 596 | | | | | |
| 2008-CCAP-2748 | | Ash St | Granville Ave | 7120 Ash St | M1432 | M1428 | 104.7 | 675 | \$1,000 | \$104,700 | \$ | 130,875 | 100% | \$ | 130,875 | \$ | 1,309 | | | | | |
| 2008-CCAP-2749 | | Ash St | General Currie Rd | 7220 Ash St | M5094 | M5029 | 201.8 | 675 | \$1,000 | \$201,800 | \$ | 252,250 | 100% | \$ | 252,250 | \$ | 2,523 | | | | | |
| 2008-CCAP-2823 | | Ash St | General Currie Rd | 7560 Ash St | M5029 | M5090 | 108.1 | 678 | \$1,000 | \$108,100 | \$ | 135,125 | 100% | \$ | 135,125 | \$ | 1,351 | | | | | |
| 2008-CCAP-2750 | | Ash St | 7560 Ash St | M5090 | M1293 | 242.3 | 750 | \$1,200 | \$290,760 | \$ | 363,450 | 100% | \$ | 363,450 | \$ | 3,635 | | | | | | |
| 2008-CCAP-2752 | | Ash St - west side | Blundell Rd | 7833 Ash St | A1282 | M1292 | 28.9 | 750 | \$1,200 | \$34,680 | \$ | 43,350 | 100% | \$ | 43,350 | \$ | 434 | | | | | |
| 2008-CCAP-2753 | | Heather St - west side | Blundell Rd | 7833 Heather St. | M1288 | M10755 | 16.1 | 750 | \$1,200 | \$19,320 | \$ | 24,150 | 100% | \$ | 24,150 | \$ | 242 | | | | | |
| 2008-CCAP-2755 | | Bridge St - west side | Blundell Rd | 7151 Bridge | M5135 | M1298 | 350.0 | 750 | \$1,200 | \$420,000 | \$ | 525,000 | 100% | \$ | 525,000 | \$ | 5,250 | | | | | |
| 2008-CCAP-2756 | | Sills Ave | 9560 Sills Ave | Bridge St | M100991 | M100399 | 97.7 | 750 | \$1,200 | \$117,240 | \$ | 146,550 | 100% | \$ | 146,550 | \$ | 1,466 | | | | | |
| 2008-CCAP-2758 | | Bridge St - east side | Blundell Rd | 7280 Bridge | M5174 | M1299 | 509.6 | 675 | \$1,000 | \$509,600 | \$ | 637,000 | 100% | \$ | 637,000 | \$ | 6,370 | | | | | |
| 2008-CCAP-2759 | | General Currie Rd - north side | 7380 Bridge St | Bridge St | A2868 | M5173 | 5.0 | 900 | \$1,300 | \$6,500 | \$ | 8,125 | 100% | \$ | 8,125 | \$ | 81 | | | | | |
| 2008-CCAP-2760 | | Buswell St | Park Rd | Anderson Rd | M6178 | M6253 | 122.0 | 750 | \$1,200 | \$146,400 | \$ | 183,000 | 100% | \$ | 183,000 | \$ | 1,830 | | | | | |
| 2008-CCAP-2761 | | Cambie Rd PS outfall | | | | | | 28.0 | 1350 | \$2,100 | \$58,800 | \$ | 73,500 | 100% | \$ | 73,500 | \$ | 735 | | | | |
| 2008-CCAP-2764 | | Cooney Rd | Acroyd Rd | Westminster Hwy | M5845 | M4582 | 187.8 | 750 | \$1,200 | \$225,360 | \$ | 281,700 | 100% | \$ | 281,700 | \$ | 2,817 | | | | | |
| 2008-CCAP-2767 | | Gilbert Rd - ROW at rear | 7640 Gilbert Rd | 7600 Gilbert Rd | M4538 | M4537 | 41.8 | 750 | \$1,200 | \$50,160 | \$ | 62,700 | 100% | \$ | 62,700 | \$ | 627 | | | | | |
| 2008-CCAP-2768 | | Knefer Ave | | South side of 7720 Heat | M1411 | M100402 | 69.6 | 750 | \$1,200 | \$83,520 | \$ | 104,400 | 100% | \$ | 104,400 | \$ | 1,044 | | | | | |
| 2008-CCAP-2769 | | Garden City Rd | 6488 Garden City | Ferndale Rd | M1627 | M4981 | 318.6 | 1350 | \$2,100 | \$669,060 | \$ | 836,325 | 100% | \$ | 836,325 | \$ | 8,363 | | | | | |
| 2008-CCAP-2770 | | Garden City Rd | 6488 Garden City | Granville Ave | M1627 | M1317 | 319.7 | 750 | \$1,200 | \$383,640 | \$ | 479,350 | 100% | \$ | 479,350 | \$ | 4,796 | | | | | |
| 2008-CCAP-2771 | | Garden City Rd | 6438 Garden City | Garden City Rd | M1669 | A1376 | 8.5 | 750 | \$1,200 | \$6,600 | \$ | 8,250 | 100% | \$ | 8,250 | \$ | 83 | | | | | |
| 2008-CCAP-2772 | | Garden City Rd | Westminster Hwy | 9171 Ferndale Rd | M1684 | M1682 | 70.7 | 1350 | \$2,100 | \$146,470 | \$ | 185,588 | 100% | \$ | 185,588 | \$ | 1,856 | | | | | |
| 2008-CCAP-2773 | | General Currie Rd | Heather St | Garden City Rd | M3025 | M1094 | 198.9 | 900 | \$1,300 | \$258,570 | \$ | 323,213 | 100% | \$ | 323,213 | \$ | 3,232 | | | | | |
| 2008-CCAP-2774 | | General Currie Rd | Ash St | Bridge St | M5029 | M5035 | 201.4 | 675 | \$1,000 | \$201,400 | \$ | 251,750 | 100% | \$ | 251,750 | \$ | 2,518 | | | | | |
| 2008-CCAP-2775 | | General Currie Rd | Bridge St | No 4 Road | M5036 | A1297 | 300.4 | 900 | \$1,300 | \$240,520 | \$ | 325,650 | 100% | \$ | 325,650 | \$ | 3,257 | | | | | |
| 2008-CCAP-2777 | | Granville Ave | Garden City Rd | 8790 Citation Dr | M1085 | A1472 | 67.8 | 750 | \$1,200 | \$81,360 | \$ | 101,700 | 100% | \$ | 101,700 | \$ | 1,017 | | | | | |
| 2008-CCAP-2778 | Granville Ave | At St Albans Rd/Granville Ave | | A1030 | M1054 | 3.7 | 750 | \$1,200 | \$4,440 | \$ | 5,550 | 100% | \$ | 5,550 | \$ | 56 | | | | | | |
| 2008-CCAP-2779 | Granville Ave | At No 3 Rd/Granville Ave | | A3903 | M1021 | 6.0 | 750 | \$1,200 | \$7,200 | \$ | 9,000 | 100% | \$ | 9,000 | \$ | 90 | | | | | | |
| 2008-CCAP-2781 | Abercrombie Dr | Minoru Blvd | Middle of 7740 of Abe | A2605 | M4441 | 70.1 | 675 | \$1,000 | \$70,100 | \$ | 87,625 | 100% | \$ | 87,625 | \$ | 876 | | | | | | |
| 2008-CCAP-2783 | Minoru Blvd | Acheson Rd | Bennett Rd | M4406 | M4415 | 96.1 | 900 | \$1,300 | \$127,530 | \$ | 159,413 | 100% | \$ | 159,413 | \$ | 1,594 | | | | | | |
| 2008-CCAP-2784 | Granville Ave - north side | 9533 Granville Ave | 9171 Granville Ave | M10081 | M10030 | 395.3 | 675 | \$1,000 | \$395,300 | \$ | 494,125 | 100% | \$ | 494,125 | \$ | 4,941 | | | | | | |
| 2008-CCAP-2785 | Granville Ave - north side | 9171 Granville Ave | Garden City Rd | M10030 | M1317 | 103.5 | 750 | \$1,200 | \$124,200 | \$ | 155,250 | 100% | \$ | 155,250 | \$ | 1,553 | | | | | | |
| 2008-CCAP-2786 | Bennett Rd - north side | 7288 No 3 Rd | Garden City Rd | M4698 | M1114 | 778.7 | 750 | \$1,200 | \$934,440 | \$ | 1,168,050 | 100% | \$ | 1,168,050 | \$ | 11,681 | | | | | | |
| 2008-CCAP-2787 | Bennett Rd - north side | Minoru Blvd | No 3 Rd | M4415 | M1029 | 134.0 | 750 | \$1,200 | \$160,740 | \$ | 200,925 | 100% | \$ | 200,925 | \$ | 2,009 | | | | | | |
| 2008-CCAP-2788 | General Currie Rd - north side | 8251 General Currie | 8251 General Currie | M4613 | M4614 | 112.8 | 750 | \$1,200 | \$135,360 | \$ | 169,200 | 100% | \$ | 169,200 | \$ | 1,692 | | | | | | |
| 2008-CCAP-2790 | General Currie Rd - north side | St Albans Rd | 8611 General Currie | M4600 | M4645 | 195.0 | 750 | \$1,200 | \$234,000 | \$ | 292,500 | 100% | \$ | 292,500 | \$ | 2,925 | | | | | | |
| 2008-CCAP-2793 | General Currie Rd - north side | 8031 General Currie | 8131 General Currie | M1033 | M4616 | 121.6 | 750 | \$1,200 | \$145,920 | \$ | 182,400 | 100% | \$ | 182,400 | \$ | 1,824 | | | | | | |
| 2008-CCAP-2794 | General Currie Rd - north side | Garden City Rd | 9051 General Currie R | M1095 | A2828 | 59.8 | 675 | \$1,000 | \$59,800 | \$ | 74,750 | 100% | \$ | 74,750 | \$ | 748 | | | | | | |
| 2008-CCAP-2796 | Westminster Hwy - north side | NE corner of Garden City & Westminster Hwy | | A11191 | M1688 | 8.6 | 750 | \$1,200 | \$10,320 | \$ | 12,900 | 100% | \$ | 12,900 | \$ | 129 | | | | | | |
| 2008-CCAP-2799 | Westminster Hwy - north side | Across from 9460 Westminster Hwy | Garden City Rd | A11204 | A11205 | 6.2 | 900 | \$1,300 | \$8,040 | \$ | 10,075 | 100% | \$ | 10,075 | \$ | 101 | | | | | | |
| 2008-CCAP-2801 | Granville Ave - south side | Heather St | Ash St | M1380 | M1432 | 204.2 | 750 | \$1,200 | \$245,040 | \$ | 306,300 | 100% | \$ | 306,300 | \$ | 3,063 | | | | | | |
| 2008-CCAP-2802 | Granville Ave - south side | Ash St | Bridge St | M1432 | M1471 | 190.0 | 750 | \$1,200 | \$228,000 | \$ | 285,000 | 100% | \$ | 285,000 | \$ | 2,850 | | | | | | |
| 2008-CCAP-2804 | Bennett Rd - south side | 7288 No 3 Rd | Garden City Rd | M4698 | M1098 | 764.4 | 750 | \$1,200 | \$917,280 | \$ | 1,148,800 | 100% | \$ | 1,146,600 | \$ | 11,466 | | | | | | |
| 2008-CCAP-2805 | Bennett Rd - south side | No 3 Rd | 7288 No 3 Rd | M1028 | M4698 | 50.6 | 1350 | \$2,100 | \$106,260 | \$ | 132,825 | 100% | \$ | 132,825 | \$ | 1,328 | | | | | | |
| 2008-CCAP-2807 | Bennett Rd - south side | Minoru Blvd | No 3 Rd | M4416 | A1013 | 185.5 | 750 | \$1,200 | \$222,600 | \$ | 278,250 | 100% | \$ | 278,250 | \$ | 2,783 | | | | | | |
| 2008-CCAP-2808 | General Currie Rd - south side | 8500 General Currie | 8600 General Currie | A2654 | M4652 | 153.2 | 750 | \$1,200 | \$183,840 | \$ | 229,800 | 100% | \$ | 229,800 | \$ | 2,298 | | | | | | |
| 2008-CCAP-2810 | General Currie Rd - south side | No 3 Rd | 8400 General Currie R | M1025 | M4634 | 382.2 | 750 | \$1,200 | \$458,640 | \$ | 573,300 | 100% | \$ | 573,300 | \$ | 5,733 | | | | | | |
| 2008-CCAP-2813 | James Rd - south side | 8180 Jones Rd | 8380 Jones Rd | M4557 | M4558 | 93.1 | 675 | \$1,000 | \$93,100 | \$ | 116,375 | 100% | \$ | 116,375 | \$ | 1,164 | | | | | | |
| 2008-CCAP-2814 | James Rd - south side | No 3 Rd | 8180 Jones Rd | M1023 | M4437 | 228.0 | 750 | \$1,200 | \$273,600 | \$ | 342,000 | 100% | \$ | 342,000 | \$ | 3,420 | | | | | | |
| 2008-CCAP-2822 | Blundell Rd | Ash St | No 4 Rd | M1283 | M1351 | 395.0 | 1350 | \$2,100 | \$829,500 | \$ | 1,039,875 | 47% | \$ | 492,308 | \$ | 949,490 | | | | | | |
| 2008-CCAP-2833 | Cambie Rd - south side | Middle of 8880 Cambie Rd | Middle of 8888 Odlin Cr | M2367 | M2763 | 83.8 | 1520 X 1200 Box | \$4,900 | \$371,100 | \$ | 471,375 | 100% | \$ | 471,375 | \$ | 4,714 | | | | | | |
| 2008-CCAP-2834 | Cambie Rd - south side | Middle of 8888 Odlin Cr (Cambie frontage) | Seasmith Rd | M2763 | M2766 | 146.2 | 1520 X 1370 Box | \$4,800 | \$701,760 | \$ | 877,200 | 100% | \$ | 877,200 | \$ | 8,772 | | | | | | |
| Total CCAP | | | | | | | | | | \$ | 11,998,890 | \$ | 14,998,613 | \$ | 14,454,048 | \$ | 144,540 | \$ | 14,309,505 | \$ | 689,107 | |
| Modelling | | | | | | | | | | \$ | 750,000 | \$ | 750,000 | 100% | \$ | 750,000 | \$ | 7,500 | \$ | 742,500 | \$ | 7,500 |
| WEST CAMBIE | | | | | | | | | | | | | | | | | | | | | | |
| 2008-WCAP-2828 | Cambie Rd West of Garden City Rd - south side | Garden City Rd | Middle of 8880 Cambi | M2194 | M2567 | 23.0 | 1200 | \$1,800 | \$41,400 | \$ | 51,750 | 100% | \$ | 51,750 | \$ | 518 | \$ | 51,233 | \$ | 518 | | |
| Total West Cambie Area Plan | | | | | | | | | | \$ | 41,400 | \$ | 51,750 | 100% | \$ | 51,750 | \$ | 518 | \$ | 51,233 | \$ | 518 |
| Bath Slough Projects (detailed projects from ET report) | | | | | | | | | | | | | | | | | | | | | | |
| Bath Slough CURRENT CONDITION | | | | | | | | | | | | | | | | | | | | | | |

City of Richmond
Drainage DCC Program

7

| DCC Project ID | Catchment | Location | From | To | From Node | To Node | Length (m) | Recommended Size (mm) | | 2015 | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) | |
|---|-----------|--|--|------------------|-----------|---------|------------|-----------------------|-------------|---|--|------------------|----------------------------|--------------------------------|-----------------|--------------------------------|--------------------------------|------------|
| | | | | | | | | | | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility | | |
| Shell Rd | | | | | | | | | | | | | | | | | | |
| 2008-B56-2901 | | Dalyn Rd | Cambie Rd | Dalyn Rd | M2261 | A1648 | 12.0 | 900 | \$1,300 | \$15,600 | \$ | 18,500 | 46% | \$ | 8,918 | \$ | 10,671 | |
| 2008-B56-2902 | | Dalyn Rd | Cambie Rd | Montego Rd | A1648 | M7180 | 447.0 | 900 | \$1,300 | \$581,100 | \$ | 726,375 | 46% | \$ | 332,201 | \$ | 397,496 | |
| 2008-B56-2904 | | Danforth Dr | Cambie Rd | Danforth Dr | M2270 | M7254 | 57.2 | 750 | \$1,200 | \$68,640 | \$ | 85,800 | 46% | \$ | 39,240 | \$ | 46,560 | |
| 2008-B56-2911 | | Shell Rd | A9768 | Simpson Rd | M2939 | M2859 | 266.8 | 800 | \$1,300 | \$346,840 | \$ | 433,550 | 46% | \$ | 196,280 | \$ | 237,270 | |
| 2008-B56-2913 | | St Edwards Dr | Shellbridge Gale | St Edwards Dr | M2939 | M2859 | 156.0 | 750 | \$1,200 | \$187,200 | \$ | 234,000 | 46% | \$ | 107,018 | \$ | 126,982 | |
| 2008-B56-2915 | | Bridgeport Rd North Side | Shell Rd | Simpson Rd | M3188 | M3104 | 251.5 | 900 | \$1,300 | \$326,950 | \$ | 406,688 | 46% | \$ | 186,910 | \$ | 223,647 | |
| Bath Slough | | | | | | | | | | | | | | | | | | |
| 2008-B56-2919 | | Cambie Rd | Bath Slough | No 5 Rd W | A1789 | M2447 | 626.7 | 1800 X 900 Box | \$4,000 | \$3,506,800 | \$ | 3,133,500 | 46% | \$ | 1,433,079 | \$ | 1,714,721 | |
| 2008-B56-2920 | | No 5 Rd | Cambie Rd | Devesbury Dr | M2447 | M6923 | 684.0 | 900 | \$1,300 | \$889,200 | \$ | 1,111,500 | 46% | \$ | 508,135 | \$ | 608,248 | |
| 2008-B56-2923 | | Bathgale Way | Bath Slough | Jacobson Rd | A2907 | M5266 | 343.0 | 900 | \$1,300 | \$447,070 | \$ | 556,838 | 46% | \$ | 255,579 | \$ | 305,814 | |
| 2008-B56-2925 | | River Rd | River Rd | No 5 Rd | M4464 | M4448 | 210.8 | 900 | \$1,300 | \$274,040 | \$ | 342,550 | 46% | \$ | 159,662 | \$ | 187,454 | |
| 2008-B56-2926 | | Bath Slough | Vauxhall Pl | Vauxhall Pl | A2858 | M5120 | 205.7 | 1050 | \$1,500 | \$308,550 | \$ | 385,688 | 46% | \$ | 176,391 | \$ | 211,061 | |
| 2008-B56-2927 | | Vulcan Way | Vauxhall Pl | Vulcan Way | M5120 | M5157 | 725.5 | 900 | \$1,300 | \$943,150 | \$ | 1,178,938 | 46% | \$ | 539,177 | \$ | 645,152 | |
| 2008-B56-2929 | | Bridgeport | Olafsen Dr | No 5 Rd | M3110 | M3115 | 309.6 | 900 | \$1,300 | \$402,480 | \$ | 503,100 | 46% | \$ | 230,088 | \$ | 273,112 | |
| No 5 Rd | | | | | | | | | | | | | | | | | | |
| 2008-B56-2932 | | Viking Way (with new connection) | Bridgeport Rd S | Verdun Pl | M3787 | M5079 | 173.0 | 900 | \$1,300 | \$224,900 | \$ | 281,125 | 46% | \$ | 128,570 | \$ | 152,555 | |
| 2008-B56-2936 | | No. 6 Rd, North PS Upgrade | | | | | 1.0 | | \$3,200,000 | \$ | 4,000,000 | 25% | \$ | 1,000,000 | \$ | 3,000,000 | | |
| 2008-B56-2938 | | Burrows Rd | No 5 Rd | Van Dyke Pl | M3978 | M7917 | 403.8 | 900 | \$1,300 | \$524,940 | \$ | 656,175 | 46% | \$ | 300,096 | \$ | 359,080 | |
| Total Bath Slough Current Condition | | | | | | | | | | | \$ | 11,247,450 | \$ | 14,059,325 | \$ | 5,600,645 | \$ | 8,514,785 |
| Bath Slough DCC Condition | | | | | | | | | | | | | | | | | | |
| Shell Rd | | | | | | | | | | | | | | | | | | |
| 2008-B56-2940 | | Shell Rd | River Rd | Bridgeport Rd | M3012 | A1957 | 667.8 | 3600 X 1400 | \$7,500 | \$5,007,000 | \$ | 6,258,750 | 100% | \$ | 6,258,750 | \$ | 62,588 | |
| 2008-B56-2941 | | Shell Rd | Shellbridge Rd N | Shellbridge Rd S | A4732 | A4737 | 18.3 | 3600 X 1400 | \$7,500 | \$137,250 | \$ | 171,563 | 100% | \$ | 171,563 | \$ | 1,716 | |
| 2008-B56-2942 | | Shell Rd | Cambie St N | Cambie St S | A2488 | A1557 | 70.2 | 3600 X 1400 | \$7,500 | \$526,500 | \$ | 658,125 | 100% | \$ | 658,125 | \$ | 6,581 | |
| 2008-B56-2943 | | Cambie St | Shell Rd | Dalyn Rd | A1557 | M2261 | 342.0 | 1800 X 900 | \$4,000 | \$1,368,000 | \$ | 1,710,000 | 100% | \$ | 1,710,000 | \$ | 17,100 | |
| 2008-B56-2944 | | Bird Rd | Bergen Dr | Shell Rd | M7635 | A100768 | 445.8 | 1800 X 900 | \$4,000 | \$1,783,200 | \$ | 2,229,000 | 100% | \$ | 2,229,000 | \$ | 22,290 | |
| 2008-B56-2945 | | Bergen Dr | Bird Rd | Danels Rd | M7635 | M7624 | 122.0 | 900 | \$1,300 | \$158,600 | \$ | 198,250 | 100% | \$ | 198,250 | \$ | 1,983 | |
| 2008-B56-2946 | | Shell Rd Pump Station Upgrade | | | | | 1.0 | | \$3,200,000 | \$3,200,000 | \$ | 4,000,000 | 50% | \$ | 2,000,000 | \$ | 2,000,000 | |
| Bath Slough | | | | | | | | | | | | | | | | | | |
| 2008-B56-2948 | | Bath Slough | Vulcan Way N | Vulcan Way S | A2638 | A2705 | 34.5 | 4300 X 1500 | \$9,000 | \$310,500 | \$ | 388,125 | 100% | \$ | 388,125 | \$ | 3,881 | |
| 2008-B56-2949 | | Bath Slough | Channel upgrading downstream of Vulcan Way | | | | 41.0 | | \$1,000 | \$41,000 | \$ | 51,250 | 100% | \$ | 51,250 | \$ | 513 | |
| 2008-B56-2950 | | Bath Slough | Bridgeport Rd N | Bridgeport Rd S | A2094 | A2139 | 22.1 | 4300 X 1500 | \$9,000 | \$198,900 | \$ | 248,625 | 100% | \$ | 248,625 | \$ | 2,486 | |
| 2008-B56-2951 | | Bath Slough | Channel upgrading at Bridgeport Rd | | | | 38.0 | | \$1,000 | \$38,000 | \$ | 47,500 | 100% | \$ | 47,500 | \$ | 475 | |
| 2008-B56-2952 | | Bath Slough | Vickers Way | Vickers Way | A2954 | A2955 | 22.0 | 4300 X 1500 | \$9,000 | \$198,000 | \$ | 247,500 | 100% | \$ | 247,500 | \$ | 2,475 | |
| 2008-B56-2953 | | Bath Slough | Channel upgrading at Vickers Way | | | | 31.0 | | \$1,000 | \$31,000 | \$ | 38,750 | 100% | \$ | 38,750 | \$ | 388 | |
| 2008-B56-2954 | | Bath Slough | Cambie Rd S | Cambie Rd S | A14600 | A1814 | 32.3 | 4300 X 1500 | \$9,000 | \$290,700 | \$ | 363,375 | 100% | \$ | 363,375 | \$ | 3,634 | |
| 2008-B56-2955 | | No 5 Rd (New Connection) | Cambie St N | Cambie St S | M2500 | M2449 | 15.0 | 900 | \$1,300 | \$19,500 | \$ | 24,375 | 100% | \$ | 24,375 | \$ | 244 | |
| No 6 Rd | | | | | | | | | | | | | | | | | | |
| 2008-B56-2957 | | No 6 Rd North | Vulcan Way | Bridgeport Rd | M3861 | M3730 | 782.0 | 1800 X 1200 | \$5,000 | \$3,910,000 | \$ | 4,887,500 | 100% | \$ | 4,887,500 | \$ | 48,875 | |
| 2008-B56-2958 | | Bridgeport Rd - south side and cross over to north at Viking Way | No 6 Rd | Viking Way | M3730 | M3788 | 323.0 | 1800 X 900 | \$4,000 | \$1,292,000 | \$ | 1,615,000 | 100% | \$ | 1,615,000 | \$ | 16,150 | |
| Total Bath Slough DCC Condition | | | | | | | | | | | \$ | 48,508,150 | \$ | 29,418,198 | \$ | 21,135,158 | \$ | 2,211,362 |
| Total Bath Slough (RT cost) | | | | | | | | | | | \$ | 29,735,910 | \$ | 37,199,213 | \$ | 20,735,793 | \$ | 10,726,137 |
| TOTAL BATH SLOUGH PROJECTS | | | | | | | | | | | \$ | 71,247,140 | \$ | 88,595,688 | \$ | 57,346,618 | \$ | 9,972,140 |
| 2015 DCC REVIEW (Additional Projects based on 2011 DCC Study by RWA) | | | | | | | | | | | | | | | | | | |
| 2015-OCF-BW1 | | Blundell Rd West | Blundell Rd | Dalyn Rd | M3339 | A2794 | 600.0 | 1520x1370 Box | \$4,800 | \$2,880,000 | \$ | 3,600,000 | 100% | \$ | 3,600,000 | \$ | 36,000 | |
| 2015-OCF-MC1 | | Mccallan Rd North | Mccallan Rd | Infield Gate | M287 | M282 | 444.0 | 1520x1370 Box | \$4,800 | \$2,131,200 | \$ | 2,664,000 | 100% | \$ | 2,664,000 | \$ | 26,640 | |
| 2015-OCF-351 | | No 3 Rd South | No 3 Rd | Granville Ave | M1010 | M803 | 772.0 | 2290x1370 Box | \$5,600 | \$4,323,200 | \$ | 5,404,000 | 100% | \$ | 5,404,000 | \$ | 54,040 | |
| 2015-OCF-W52 | | Woodward Slough | Garden City | Demerest Dr | | | 652.0 | 3400x1370 Box | \$7,000 | \$4,564,000 | \$ | 5,705,000 | 100% | \$ | 5,705,000 | \$ | 57,050 | |
| 2015-OCF-CN1 | | Cambie Road West | Cambie Road | Sexsmith Rd | | | 586.0 | 3400x1370 Box | \$7,000 | \$4,102,000 | \$ | 5,127,500 | 100% | \$ | 5,127,500 | \$ | 51,275 | |
| Pump Station Upgrades | | | | | | | | | | | | | | | | | | |
| 2015-OCF-353 | | No 3 Rd South PS Upgrade | | | | | 1.0 | | \$3,200,000 | \$3,200,000 | \$ | 4,000,000 | 25% | \$ | 1,000,000 | \$ | 3,000,000 | |
| 2015-OCF-352 | | No 3 Rd & Steveston Hwy PS Upgrade | | | | | 1.0 | | \$1,900,000 | \$1,900,000 | \$ | 2,375,000 | 25% | \$ | 468,750 | \$ | 1,410,938 | |
| 2015-OCF-G51 | | Gilbert and Steveston Hwy | | | | | 1.0 | | \$1,500,000 | \$1,500,000 | \$ | 1,875,000 | 25% | \$ | 468,750 | \$ | 1,410,938 | |
| TOTAL 2015 DCC REVIEW | | | | | | | | | | | \$24,105,400 | \$20,291,700 | \$ | 8,624,678 | \$34,770 | \$34,770 | \$ | 1,410,938 |
| TOTAL DCC REVIEW (Additional Projects based on 2011 DCC Study by RWA) | | | | | | | | | | | \$ | 127,549,850 | \$ | 160,806,384 | \$ | 69,980,436 | \$ | 1,410,938 |

City of Richmond
Drainage DCC Calculations

1

| A: Drainage DCC Calculation (2041) | | | | |
|--------------------------------------|---------------------------|--|-----------------------------|----------------------|
| Land Use | Col. (1) | Col. (2) | Col. (3) | Col. (4) = (1) x (3) |
| | Estimated New Development | Unit | Equivalence Factor | Multiple |
| Single Family Residential | 1,982 | lots | 1 | 1,982 |
| Multi Family Residential | | | | |
| Townhouse | 17,834 | dwelling units | 0.58 | 10,344 |
| Apartment | 19,091 | dwelling units | 0.29 | 5,536 |
| Commercial | 317,562 | per square metre building area | 0.0032 | 1,016 |
| Institutional | 272,883 | per square metre building area | 0.0032 | 873 |
| Light Industrial | 390,862 | per square metre building area | 0.0032 | 1,251 |
| Major Industrial | 13.00 | hectares | 14.625 | 190 |
| | | | Total Equivalent Population | 21,192 (a) |
| B: Unit Drainage DCC Calculation | | | | |
| Net Drainage DCC Program Recoverable | | \$167,383.669 (b) | | |
| Existing DCC Reserve Monies | | \$17,622,404 (c) | | |
| Net Amount to be Paid by DCCs | | \$149,760,265 (d) = (b) - (c) | | |
| DCC per person | | \$7,066.69 (e) = (d)/(a) | | |
| C: Resulting Drainage DCCs | | | | |
| Single Family Residential | | \$7,066.69 per lot | (e) x Col. (3) | |
| Multi Family Residential | Townhouse | \$4,098.68 per dwelling unit | (e) x Col. (3) | \$3.04 per sq. ft. |
| | Apartment | \$2,049.34 per dwelling unit | (e) x Col. (3) | \$2.16 per sq. ft. |
| Commercial | | \$22.61 per square metre building area | (e) x Col. (3) | \$2.10 per sq. ft. |
| Institutional | | \$22.61 per square metre building area | (e) x Col. (3) | \$2.10 per sq. ft. |
| Light Industrial | | \$22.61 per square metre building area | (e) x Col. (3) | \$2.10 per sq. ft. |
| Major Industrial | | \$103,350.36 per hectare | (e) x Col. (3) | \$41,823.62 per acre |

-28.6%

A large blue trapezoidal graphic that tapers from left to right, serving as a background for the title text.

appendix

C

Sanitary Sewer Program and
Calculations

City of Richmond
Sanitary DCC Program

| | | | | | | | | | | Col.(1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) | |
|--------------------------------|------------------------|----------|---|---|-----------|---------|------------|-----------------------|-----------------|---|--|--------------------------------|----------------------------|--------------------------------|--------------------------------|--------------------------------|
| DCC UPGRADE ID | Type of Infrastructure | Location | Upgrades Recommended (for 2006 DCC Projects)/ From (for new City Centre Projects) | Catchment (for 2006 DCC Projects)/ To (for new City Centre Projects) | From Node | To Node | Length (m) | Recommended Size (mm) | 2015 Unit Rates | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| 2006 Projects | | | | | | | | | | | | | | | | |
| MINOR SYSTEM (2006 DCC REVIEW) | | | | | | | | | | | | | | | | |
| BRIDGEPORT SANITARY AREA | | | | | | | | | | | | | | | | |
| 2006-BP-1066 | Gravity Mains- ROW | | Gravity Main-Rear of #4640 No 3 Rd to Leslie Pl | Leslie | M4880 | PS | 63 | 450 | \$1,200 | \$ 75,600 | \$ 94,500 | 95% | \$ 80,778 | \$ 808 | \$ 89,877 | \$ 5,623 |
| 2006-BP-1067 | Gravity Mains | | Gravity Main-8140 Leslie Rd to 8380 Leslie Rd | Leslie | M4884 | M4885 | 271 | 375 | \$1,100 | \$ 298,100 | \$ 372,625 | 95% | \$ 353,994 | \$ 3,540 | \$ 350,454 | \$ 22,171 |
| 2006-BP-1074 | Gravity Mains | | Gravity Main - Crossing Charles St (8880 Charles St to 8891 Charles St) | Vanhorne | M5781 | M5795 | 24 | 375 | \$1,100 | \$ 26,400 | \$ 33,000 | 95% | \$ 31,350 | \$ 314 | \$ 31,037 | \$ 1,954 |
| 2006-BP-1083 | Gravity Mains | | Gravity Main-3433 Regina Ave to 3251 Regina Ave | Walford | M5547 | M5540 | 110 | 300 | \$850 | \$ 93,500 | \$ 116,875 | 95% | \$ 111,031 | \$ 1,110 | \$ 109,921 | \$ 6,954 |
| 2006-BP-1084 | Gravity Mains | | Gravity Main-3251 Regina Ave to 3251 Regina Ave | Walford | M5540 | M5556 | 60 | 300 | \$850 | \$ 51,000 | \$ 63,750 | 95% | \$ 60,563 | \$ 606 | \$ 59,957 | \$ 3,793 |
| 2006-BP-1085 | Gravity Mains | | Gravity Main-3251 Regina Ave to Walford Pl | Walford | M5556 | PS | 46 | 375 | \$1,100 | \$ 50,600 | \$ 63,250 | 95% | \$ 60,088 | \$ 601 | \$ 59,487 | \$ 3,763 |
| 2006-BP-1087 | Gravity Mains- ROW | | Gravity Main-thru 3111 Beckman Pl | McLennan | M6174 | M5875 | 70 | 300 | \$850 | \$ 59,500 | \$ 74,375 | 95% | \$ 70,656 | \$ 707 | \$ 69,950 | \$ 4,425 |
| 2006-BP-1088 | Gravity Mains | | Gravity Main-10191 Hall Ave to 10271 Odlin Rd | Odlin | M6579 | M6680 | 167 | 300 | \$850 | \$ 141,950 | \$ 177,438 | 95% | \$ 168,586 | \$ 1,686 | \$ 166,880 | \$ 10,558 |
| 2006-BP-1089 | Gravity Mains | | Gravity Main-10233 Hayne Crt to 10411 Odlin Rd | Odlin | M6679 | M6852 | 199 | 300 | \$850 | \$ 169,150 | \$ 211,438 | 95% | \$ 200,866 | \$ 2,009 | \$ 198,857 | \$ 12,581 |
| 2006-BP-1090 | Gravity Mains- ROW | | Gravity Main-Rear of 10148 Carter Crt to 10233 Hayne Crt | Odlin | M6639 | M6679 | 189 | 300 | \$850 | \$ 160,650 | \$ 200,813 | 95% | \$ 190,772 | \$ 1,908 | \$ 188,864 | \$ 11,946 |
| 2006-BP-1091 | Gravity Mains- ROW | | Gravity Main-Rear of 10482 Odlin Rd to Odlin Pl | Odlin | M7272 | PS | 37 | 375 | \$1,100 | \$ 40,700 | \$ 50,875 | 95% | \$ 48,331 | \$ 483 | \$ 47,848 | \$ 3,027 |
| 2006-BP-1092 | Gravity Mains | | Gravity Main - Lane btwn Shaphard Dr & Odlin Rd fr SW corner of 10482 Odlin Rd to Hall Ave | Odlin | M7272 | M7271 | 112 | 300 | \$850 | \$ 95,200 | \$ 119,000 | 95% | \$ 113,050 | \$ 1,131 | \$ 111,920 | \$ 7,081 |
| 2006-BP-1093 | Gravity Mains | | Gravity Main-12751 Vulcan Way to 12631 Vulcan Way | Viscount | M6088 | M6042 | 191 | 300 | \$850 | \$ 162,350 | \$ 202,938 | 95% | \$ 192,791 | \$ 1,928 | \$ 190,863 | \$ 12,075 |
| 2006-BP-1094 | Gravity Mains | | Gravity Main-12631 Vulcan Way to Vulcan Pl | Viscount | M6042 | PS | 40 | 375 | \$1,100 | \$ 44,000 | \$ 55,000 | 95% | \$ 52,250 | \$ 523 | \$ 51,728 | \$ 3,273 |
| 2006-BP-1095 | Gravity Mains | | Gravity Main-2700 Sweden Way to 13200 Vulcan Way | Dominion | A1592 | M6138 | 196 | 450 | \$1,200 | \$ 235,200 | \$ 294,000 | 95% | \$ 279,300 | \$ 2,793 | \$ 276,507 | \$ 17,493 |
| 2006-BP-1096 | Gravity Mains | | Gravity Main-13300 Vulcan Way to 13400 Vulcan Way | Dominion | M6139 | M6172 | 113 | 450 | \$1,200 | \$ 135,600 | \$ 169,500 | 95% | \$ 161,025 | \$ 1,610 | \$ 159,415 | \$ 10,085 |
| 2006-BP-1097 | Gravity Mains | | Gravity Main-13400 Vulcan Way to Viking Way | Dominion | M6172 | M6134 | 11 | 450 | \$1,200 | \$ 13,200 | \$ 16,500 | 95% | \$ 15,875 | \$ 157 | \$ 15,718 | \$ 982 |
| 2006-BP-1098 | Gravity Mains | | Gravity Main- ROW along SPL of 2471 Viking Way | Dominion | M6130 | M6131 | 81 | 375 | \$1,100 | \$ 89,100 | \$ 111,375 | 95% | \$ 105,806 | \$ 1,058 | \$ 104,748 | \$ 6,627 |
| 2006-BP-1099 | Gravity Mains | | Gravity Main- ROW along SPL of 13511 Vulcan Way | Dominion | M6124 | M6132 | 63 | 375 | \$1,100 | \$ 69,300 | \$ 86,625 | 95% | \$ 82,294 | \$ 823 | \$ 81,471 | \$ 5,154 |
| 2006-BP-1100 | Gravity Mains- ROW | | Gravity Main- ROW btwn 12608/12620 Greenland Dr | Knightbridge | M5349 | M5348 | 25 | 300 | \$850 | \$ 21,250 | \$ 26,563 | 95% | \$ 25,234 | \$ 252 | \$ 24,982 | \$ 1,580 |
| 2006-BP-1102 | Gravity Mains | | Gravity Main-Jacombs Rd fr Dail Pl to Worcester Crt | Gilley West | M5776 | M5772 | 203 | 300 | \$850 | \$ 172,550 | \$ 215,688 | 95% | \$ 204,903 | \$ 2,049 | \$ 202,854 | \$ 12,833 |
| 2006-BP-1103 | Gravity Mains | | Gravity Main-Jacombs Rd fr Parkwood Way to 4880 Wyne Cr | Gilley West | M6402 | M5783 | 330 | 375 | \$1,100 | \$ 363,000 | \$ 453,750 | 95% | \$ 431,063 | \$ 4,311 | \$ 426,752 | \$ 26,998 |
| 2006-BP-1104 | Gravity Mains | | Gravity Main-Viking Way along 13680 Bridgeport Rd | Crestwood | M6047 | M6030 | 103 | 375 | \$1,100 | \$ 113,300 | \$ 141,625 | 95% | \$ 134,544 | \$ 1,345 | \$ 133,188 | \$ 8,427 |
| 2006-BP-1105 | Gravity Mains | | Gravity Main - Burrows Rd, along SPL of 2080 Van Dyke Pl | Burrows | M5622 | M5623 | 98 | 300 | \$850 | \$ 83,300 | \$ 104,125 | 95% | \$ 98,919 | \$ 989 | \$ 97,930 | \$ 6,195 |
| 2006-BP-1106 | Gravity Mains | | Gravity Main-Van Dyke Pl, fr Burrows Rd to end of Cul-de-sac | Burrows | M5623 | M5604 | 121 | 300 | \$850 | \$ 102,850 | \$ 128,563 | 95% | \$ 122,134 | \$ 1,221 | \$ 120,913 | \$ 7,649 |
| 2006-BP-1107 | Gravity Mains | | Gravity Main-No 6 Rd fr #4455 to 13988 Maycrest Way | Gilley East | M5807 | M5786 | 503 | 300 | \$850 | \$ 427,550 | \$ 534,438 | 95% | \$ 507,716 | \$ 5,077 | \$ 502,638 | \$ 31,799 |
| 2006-BP-1108 | Gravity Mains | | Gravity Main-No 6 Rd fr 13988 Maycrest Way to Gilley E Pl | Gilley East | M5786 | PS | 61 | 375 | \$1,100 | \$ 67,100 | \$ 83,875 | 95% | \$ 79,681 | \$ 797 | \$ 78,884 | \$ 4,991 |
| 2006-BP-1109 | Gravity Mains | | Gravity Main-No 6 Rd fr SE corner 13799 Commerce Pkwy to Gilley E Pl | Gilley East | M6411 | PS | 209 | 375 | \$1,100 | \$ 229,900 | \$ 287,375 | 95% | \$ 273,008 | \$ 2,730 | \$ 270,276 | \$ 17,099 |
| 2006-BP-1110 | Gravity Mains | | Gravity Main-No 6 Rd fr NE corner of 13700 International Pl to SE corner of 13800 Commerce Pkwy | Gilley East | M6409 | M6411 | 201 | 375 | \$1,100 | \$ 221,100 | \$ 276,375 | 95% | \$ 262,558 | \$ 2,626 | \$ 259,931 | \$ 16,444 |
| 2006-BP-1111 | Gravity Mains | | Gravity Main-No 6 Rd fr SE corner of 13700 International Pl to SE corner of 13800 Commerce Pkwy | Gilley East | M6407 | M6409 | 120 | 300 | \$850 | \$ 102,000 | \$ 127,500 | 95% | \$ 121,125 | \$ 1,211 | \$ 119,914 | \$ 7,586 |
| 2006-BP-1112 | Gravity Mains | | Gravity Main-No 6 Rd along 13700 International Pl | Gilley East | M6408 | M6407 | 71 | 300 | \$850 | \$ 60,350 | \$ 75,438 | 95% | \$ 71,666 | \$ 717 | \$ 70,949 | \$ 4,489 |
| | | | | | | | | | | \$ 3,975,350 | \$ 4,969,188 | | | | | |
| CITY CENTRE SANITARY AREA | | | | | | | | | | | | | | | | |
| 2006-CC-1119 | Gravity Mains | | Gravity Main-along 8500 Ackroyd Rd to 3m W of EPL | Arcadia | M3274 | A177 | 20 | 300 | \$850 | \$ 17,000 | \$ 21,250 | 95% | \$ 20,188 | \$ 202 | \$ 19,986 | \$ 1,264 |
| 2006-CC-1122 | Gravity Mains- ROW | | Gravity Main - fr 6040/6120 Cook Rd to 6300 No 3 Rd (85m E of WPL) | Richmond Centre | M842 | M775 | 146 | 250 | \$750 | \$ 109,500 | \$ 136,875 | 95% | \$ 130,031 | \$ 1,300 | \$ 128,731 | \$ 8,144 |
| 2006-CC-1123 | Gravity Mains- ROW | | Gravity Main - Crossing No 3 Rd, NE corner of 6551 No 3 Rd to 65m E of WPL of 6300 No 3 Rd | Richmond Centre | M776 | M568 | 93 | 375 | \$1,100 | \$ 102,300 | \$ 127,875 | 95% | \$ 121,481 | \$ 1,215 | \$ 120,266 | \$ 7,609 |
| 2006-CC-1136 | Gravity Mains | | Gravity Main-fr 6651 Anderson Rd to 8371 Anderson Rd | Eckersley A | M868 | M866 | 52 | 250 | \$750 | \$ 39,000 | \$ 48,750 | 95% | \$ 46,313 | \$ 463 | \$ 45,849 | \$ 2,901 |

City of Richmond
Sanitary DCC Program

2

| DCC UPGRADE ID | Type of Infrastructure | Location | Upgrades Recommended (for 2006 DCC Projects)/ From (for new City Centre Projects) | Catchment (for 2006 DCC Projects)/ To (for new City Centre Projects) | From Node | To Node | Length (m) | Recommended Size (mm) | 2015 Unit Rates | Cost Estimate w/o Contingency, Engineering & Contract Admin | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|--------------------------------|------------------------|----------|---|--|-----------|---------|------------|-----------------------|-----------------|---|---------------|--------------|--------------------------------|------------|--------------------------------|--------------------------------|
| 2006-CC-1138 | Gravity Mains- ROW | | Gravity Main - 7120 St Albans Rd, ROW along EPI | Bennett W | M2488 | M2491 | 34 | 250 | \$750 | \$ 25,500 | \$ 31,875 | 95% | \$ 30,281 | \$ 303 | \$ 29,978 | \$ 1,897 |
| 2006-CC-1140 | Gravity Mains- ROW | | Gravity Main - ROW along 7295 Gilbert Rd & 7437 Moffatt Rd | Moffatt | M2772 | M2774 | 109 | 250 | \$750 | \$ 81,750 | \$ 102,188 | 95% | \$ 97,078 | \$ 971 | \$ 96,107 | \$ 6,080 |
| 2006-CC-1141 | Gravity Mains- ROW | | Gravity Main - Moffatt Rd, ROW at rear fr 7571 Moffatt Rd to 7459 Moffatt Rd | Moffatt | M2787 | M2778 | 92 | 250 | \$750 | \$ 69,000 | \$ 86,250 | 95% | \$ 81,938 | \$ 819 | \$ 81,118 | \$ 5,132 |
| 2006-CC-1142 | Gravity Mains | | Gravity Main - 8191 Jones Rd to 8333 Jones Rd | Jones | M6346 | M6348 | 221 | 250 | \$750 | \$ 166,750 | \$ 207,188 | 95% | \$ 196,828 | \$ 1,968 | \$ 194,860 | \$ 12,328 |
| | Total | | | | | | | | | \$ 609,600 | \$ 762,260 | | \$ 724,138 | \$ 7,241 | \$ 716,896 | \$ 45,364 |
| Total - Minor System | | | | | | | | | | | \$ 4,685,150 | \$ 5,731,438 | \$ 5,444,866 | \$ 54,449 | \$ 5,390,417 | \$ 341,021 |
| MAJOR SYSTEM (2006 DCC REVIEW) | | | | | | | | | | | | | | | | |
| BRIDGEPORT SANITARY AREA | | | | | | | | | | | | | | | | |
| | | | Pumps that cycle considerably more frequently than model predicts and Pumps that cycled more than 15 times/hr | | | | | | | | | | | | | |
| 2006-BP-1009 | Pump Stations | | Pumps that cycle considerably more frequently than model predicts and Pumps that cycled more than 15 times/hr | Burrows | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-BP-1010 | Pump Stations | | Pumps that cycle considerably more frequently than model predicts and Pumps that cycled more than 15 times/hr | Dominion | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-BP-1011 | Pump Stations | | Pumps that cycle considerably more frequently than model predicts and Pumps that cycled more than 15 times/hr | Odlin | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-BP-1012 | Pump Stations | | Pumps that cycle considerably more frequently than model predicts and Pumps operating both pumps or operating greater than 45 mins/hr | Leslie | | | | 1 | | \$ 1,000,000 | \$ 1,250,000 | 95% | \$ 1,187,500 | \$ 11,875 | \$ 1,175,625 | \$ 74,375 |
| 2006-BP-1013 | Pump Stations | | Pumps that cycle considerably more frequently than model predicts | Skyline | | | | 1 | | \$ 950,000 | \$ 1,187,500 | 95% | \$ 1,128,125 | \$ 11,281 | \$ 1,116,844 | \$ 70,656 |
| 2006-BP-1014 | Pump Stations | | Pumps operating both pumps or operating greater than 45 mins/hr | Burkeville | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-BP-1015 | Pump Stations | | Pumps operating both pumps or operating greater than 45 mins/hr | Woodhead | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-BP-1017 | Pump Stations | | Pumps operating both pumps or operating greater than 45 mins/hr | Woodhead East | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-BP-1018 | Pump Stations | | Pumps operating both pumps or operating greater than 45 mins/hr | Kilby | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-BP-1019 | Pump Stations | | Pumps that cycled more than 15 times/hr | Gilley East | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-BP-1023 | Pump Stations | | New pump station at Pinnacle | | | | | 1 | | \$ 1,800,000 | \$ 1,875,000 | 95% | \$ 1,781,250 | \$ 17,813 | \$ 1,763,438 | \$ 111,563 |
| 2006-BP-1024 | Pump Stations | | New pump station at West Cambie | Collier Rd West | | | | 1 | | \$ 1,800,000 | \$ 1,875,000 | 95% | \$ 1,781,250 | \$ 17,813 | \$ 1,763,438 | \$ 111,563 |
| | Total | | | | | | | | | \$ 6,950,000 | \$ 11,187,500 | | \$ 10,628,125 | \$ 106,281 | \$ 10,521,844 | \$ 665,656 |
| CITY CENTRE SANITARY AREA | | | | | | | | | | | | | | | | |
| 2006-CC-1036 | Forcemains | | Forcemain - Lucas Rd fr Minter PS to Gilbert Rd | Minter | | | 136 | 200 | \$650 | \$ 88,400 | \$ 110,500 | 95% | \$ 104,975 | \$ 1,050 | \$ 103,925 | \$ 6,575 |
| 2006-CC-1037 | Pump Stations | | PumpStation -upgrade Eckersley A PS (EarthTech recommendation) | Eckersley A | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1038 | Pump Stations | | PumpStation -upgrade Heather N PS (EarthTech recommendation) | Heather N | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1039 | Pump Stations | | PumpStation -upgrade Eckersley B PS (EarthTech recommendation) | Eckersley B | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1040 | Pump Stations | | PumpStation -upgrade Acheson PS | Acheson | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1041 | Pump Stations | | PumpStation -upgrade Ackroyd PS (to be completed in 05/06) | Ackroyd | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1042 | Pump Stations | | PumpStation -reduce H/P of pumps in Alberta PS to improve efficiency | Alberta | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1044 | Pump Stations | | PumpStation -upgrade Arcadia PS (to be completed in 05/06) | Arcadia | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1045 | Pump Stations | | PumpStation -upgrade Brighthouse | Brighthouse | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1047 | Pump Stations | | PumpStation -reduce H/P of pumps in Fairdale PS to improve efficiency | Fairdale | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1048 | Pump Stations | | PumpStation -upgrade Foster N PS | Foster N | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1049 | Pump Stations | | PumpStation -upgrade Alderbridge West | Alderbridge West | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1050 | Pump Stations | | PumpStation - upgrade Jones PS | Jones | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| | | | | | | | | | | | | | | | | |
| 2006-CC-1051 | Pump Stations | | PumpStation -upgrade Lancing PS | Lancing | | | | 1 | | \$ 950,000 | \$ 1,187,500 | 95% | \$ 1,128,125 | \$ 11,281 | \$ 1,116,844 | \$ 70,656 |
| 2006-CC-1053 | Pump Stations | | PumpStation -upgrade Moffatt PS | Moffatt | | | | 1 | | \$ 500,000 | \$ 625,000 | 95% | \$ 593,750 | \$ 5,938 | \$ 587,813 | \$ 37,188 |
| 2006-CC-1056 | Pump Stations | | New PumpStation at Lancelotti | | | | | 1 | | \$ 1,800,000 | \$ 1,875,000 | 95% | \$ 1,781,250 | \$ 17,813 | \$ 1,763,438 | \$ 111,563 |
| | Total | | | | | | | | | \$ 9,038,400 | \$ 11,298,000 | | \$ 10,732,100 | \$ 107,331 | \$ 10,624,769 | \$ 672,231 |
| EAST RICHMOND SANITARY AREA | | | | | | | | | | | | | | | | |

City of Richmond
Sanitary DCC Program

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| DCC UPGRADE ID | Type of Infrastructure | Location | Upgrades Recommended (for 2006 DCC Projects)/ From (for new City Centre Projects) | Catchment (for 2006 DCC Projects)/ To (for new City Centre Projects) | From Node | To Node | Length (m) | Recommended Size (mm) | 2015 Unit Rates | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont. Eng. & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor % | DCC Recoverable | Total Municipal Responsibility |
|--------------------------------|------------------------|--|---|--|-----------|---------|------------|-----------------------|-----------------|---|--------------------------------------|------------------|----------------------------|---------------------------|-----------------|--------------------------------|
| 2006-ER-1211 | Pump Stations | TBD | New P/S in Section 36-5-4 (includes forcemain component) | | | | | | | \$ 1,500,000 | \$ 1,875,000 | 95% | \$ 1,781,250 | \$ 17,813 | \$ 1,763,438 | \$ 111,563 |
| 2006-ER-1213 | Pump Stations | TBD | New P/S in Section 36-5-4 (includes forcemain component) | | | | | | | \$ 1,500,000 | \$ 1,875,000 | 95% | \$ 1,781,250 | \$ 17,813 | \$ 1,763,438 | \$ 111,563 |
| 2006-ER-1214 | Pump Stations | TBD | New P/S in Section 36-5-4 (includes forcemain component) | | | | | | | \$ 1,500,000 | \$ 1,875,000 | 95% | \$ 1,781,250 | \$ 17,813 | \$ 1,763,438 | \$ 111,563 |
| Total - Major System | | | | | | | | | | \$ 4,500,000 | \$ 5,625,000 | | \$ 5,343,750 | \$ 53,438 | \$ 5,290,313 | \$ 334,688 |
| | | | | | | | | | | \$ 22,488,400 | \$ 28,110,500 | | \$ 26,704,975 | \$ 267,050 | \$ 26,437,925 | \$ 1,672,575 |
| TOTAL - 2006 DCC REVIEW | | | | | | | | | | \$ 27,073,660 | \$ 33,841,938 | | \$ 32,149,841 | \$ 321,498 | \$ 31,828,342 | \$ 2,013,695 |
| 2008 Projects | | | | | | | | | | | | | | | | |
| MINOR SYSTEM (2008 DCC REVIEW) | | | | | | | | | | | | | | | | |
| CCAP MODEL UPDATE | | | | | | | | | | | | | | | | |
| 2008-CCAP-1303 | Gravity Mains- ROW | Minoru Park behind 6611 Minoru Blvd | 160m E of Gilbert Rd | 175m N of Granville St | M634 | M496 | 399 | 300 | \$850 | \$ 339,160 | \$ 423,938 | 100% | \$ 423,938 | \$ 4,239 | \$ 419,698 | \$ 4,239 |
| 2008-CCAP-1304 | Gravity Mains- ROW | Minoru Park, 85m N of Granville Ave | 160m W of Minoru Blvd | 315m E of Gilbert Rd | M632 | M633 | 50 | 250 | \$750 | \$ 37,500 | \$ 46,875 | 100% | \$ 46,875 | \$ 469 | \$ 46,406 | \$ 469 |
| 2008-CCAP-1309 | Gravity Mains | Minoru Blvd | 7200 Minoru Blvd | Acheson PS | M2842 | PS | 11 | 300 | \$850 | \$ 9,350 | \$ 11,688 | 100% | \$ 11,688 | \$ 117 | \$ 11,571 | \$ 117 |
| 2008-CCAP-1310 | Gravity Mains- ROW | ROW btwn 7400 Gilbert Rd & 7437 Moffatt Rd | 7400 Gilbert Rd | 7400 Gilbert Rd | M2806 | M2772 | 56 | 250 | \$750 | \$ 72,000 | \$ 90,000 | 100% | \$ 90,000 | \$ 900 | \$ 89,100 | \$ 900 |
| 2008-CCAP-1312 | Gravity Mains- ROW | 7435 Gilbert Rd | 7435 Moffatt Rd | Moffatt PS | M2774 | PS | 90 | 375 | \$1,100 | \$ 99,000 | \$ 123,750 | 100% | \$ 123,750 | \$ 1,238 | \$ 122,513 | \$ 1,238 |
| 2008-CCAP-1313 | Gravity Mains- ROW | ROW at 7571 Moffatt Rd | Along EPL of 7571 Moffatt Rd | Along NPL of 7571 Moffatt Rd | M2789 | M2787 | 91 | 250 | \$750 | \$ 68,250 | \$ 85,313 | 100% | \$ 85,313 | \$ 853 | \$ 84,460 | \$ 853 |
| 2008-CCAP-1314 | Gravity Mains- ROW | ROW btwn Moffatt Rd & Gilbert Rd | N side of 7459 Moffatt Rd. | Moffatt PS | M2778 | PS | 55 | 375 | \$1,100 | \$ 60,500 | \$ 75,625 | 100% | \$ 75,625 | \$ 756 | \$ 74,869 | \$ 756 |
| 2008-CCAP-1315 | Gravity Mains- ROW | 7311 Moffatt Rd | 7311 Moffatt Rd. | Moffatt PS | M2775 | PS | 108 | 375 | \$1,100 | \$ 118,800 | \$ 148,500 | 100% | \$ 148,500 | \$ 1,485 | \$ 147,015 | \$ 1,485 |
| 2008-CCAP-1316 | Gravity Mains | 7680 Minoru Blvd - SW corner | | | M2727 | M2701 | 21 | 250 | \$750 | \$ 15,750 | \$ 19,688 | 100% | \$ 19,688 | \$ 197 | \$ 19,491 | \$ 197 |
| 2008-CCAP-1317 | Gravity Mains | Beckwith Rd | 9211 Beckwith Rd | Intersection of Garden City Rd & Great Canadian Way | M5870 | M5874 | 232 | 250 | \$750 | \$ 174,000 | \$ 217,500 | 100% | \$ 217,500 | \$ 2,175 | \$ 215,325 | \$ 2,175 |
| 2008-CCAP-1318 | Gravity Mains | Beckwith Rd | 80m West of Smith St | No 3 Rd | M5780 | M5785 | 247 | 300 | \$850 | \$ 209,950 | \$ 262,438 | 100% | \$ 262,438 | \$ 2,624 | \$ 259,813 | \$ 2,624 |
| 2008-CCAP-1319 | Gravity Mains | Brown Rd | Leslie Rd | SW corner of 8400 Leslie Rd | M4885 | M4885 | 87 | 250 | \$750 | \$ 65,250 | \$ 81,563 | 100% | \$ 81,563 | \$ 816 | \$ 80,747 | \$ 816 |
| 2008-CCAP-1320 | Gravity Mains- ROW | Cambie Rd & Hazelbridge Way | Intersection of Brown Rd & Cambie Rd | NE corner of 8271 Cambie Rd | M7134 | M5516 | 227 | 250 | \$750 | \$ 170,250 | \$ 212,613 | 100% | \$ 212,613 | \$ 2,128 | \$ 210,485 | \$ 2,128 |
| 2008-CCAP-1321 | Gravity Mains | Sexsmith Rd | Sexsmith Rd | Hazelbridge Way | M7297 | M7475 | 233 | 450 | \$1,200 | \$ 279,600 | \$ 349,500 | 100% | \$ 349,500 | \$ 3,495 | \$ 346,005 | \$ 3,495 |
| 2008-CCAP-1322 | Gravity Mains | Capstan Way | Hazelbridge Way | 15m W of EPL of 8200 Capstan Way | M7475 | M5508 | 198 | 525 | \$1,400 | \$ 277,200 | \$ 345,500 | 100% | \$ 345,500 | \$ 3,465 | \$ 342,035 | \$ 3,465 |
| 2008-CCAP-1323 | Gravity Mains | Crossing Capstan Way | 15m W of EPL of 8200 Capstan Way | Skyline PS | M5508 | PS | 18 | 525 | \$1,400 | \$ 25,200 | \$ 31,500 | 100% | \$ 31,500 | \$ 315 | \$ 31,185 | \$ 315 |
| 2008-CCAP-1324 | Gravity Mains | Capstan Way | NW corner of 8100 Capstan Way | 15m W of EPL of 8200 Capstan Way | M5460 | M5508 | 76 | 375 | \$1,100 | \$ 83,600 | \$ 104,500 | 100% | \$ 104,500 | \$ 1,045 | \$ 103,455 | \$ 1,045 |
| 2008-CCAP-1325 | Gravity Mains- ROW | ROW btwn 8151 Capstan Way & 3331 No 3 Rd | NW corner of 3331 No 3 Rd | Skyline PS | M5413 | PS | 45 | 450 | \$1,200 | \$ 54,000 | \$ 67,500 | 100% | \$ 67,500 | \$ 675 | \$ 66,825 | \$ 675 |
| 2008-CCAP-1326 | Gravity Mains | Charles St | 8991 Charles St | Charles St & Smith St | M5795 | M7431 | 52 | 450 | \$1,200 | \$ 62,400 | \$ 78,000 | 100% | \$ 78,000 | \$ 780 | \$ 77,220 | \$ 780 |
| 2008-CCAP-1328 | Gravity Mains | Garden City Rd | 9011 Garden City | Van Horne PS | M5820 | PS | 53 | 300 | \$850 | \$ 45,050 | \$ 56,313 | 100% | \$ 56,313 | \$ 563 | \$ 55,749 | \$ 563 |
| 2008-CCAP-1329 | Gravity Mains | Corvette Way | NW corner of 8091 Capstan Way | 75m South of Capstan Way | M5453 | M5467 | 188 | 300 | \$850 | \$ 159,800 | \$ 199,750 | 100% | \$ 199,750 | \$ 1,998 | \$ 197,753 | \$ 1,998 |
| 2008-CCAP-1331 | Gravity Mains | Hazelbridge Way | Capstan Way | NE corner of 8271 Cambie Rd | M5515 | M7475 | 314 | 300 | \$850 | \$ 266,500 | \$ 333,625 | 100% | \$ 333,625 | \$ 3,336 | \$ 330,289 | \$ 3,336 |
| 2008-CCAP-1333 | Gravity Mains | Leslie Rd | SE corner of 4551 No 3 Rd | 114m W of No 3 Rd | M4838 | M4838 | 114 | 375 | \$1,100 | \$ 125,400 | \$ 156,750 | 100% | \$ 156,750 | \$ 1,568 | \$ 155,183 | \$ 1,568 |
| 2008-CCAP-1336 | Gravity Mains | No 3 Rd | SE corner of 4551 No 3 Rd | Middle of 4411 No 3 Rd | M4838 | M4838 | 168 | 300 | \$850 | \$ 142,800 | \$ 178,500 | 100% | \$ 178,500 | \$ 1,785 | \$ 176,715 | \$ 1,785 |
| 2008-CCAP-1337 | Gravity Mains | No 3 Rd - ROW along E | NW corner of 4200 No 3 Rd | NE corner of 4840 No 3 Rd | M4987 | M4980 | 394 | 250 | \$750 | \$ 295,500 | \$ 369,375 | 100% | \$ 369,375 | \$ 3,694 | \$ 365,681 | \$ 3,694 |
| 2008-CCAP-1338 | Gravity Mains- ROW | 8671 Odlin Cres - ROW along SPL | Odlin Cres | Norhwy Rd | M4949 | M4952 | 206 | 250 | \$750 | \$ 154,500 | \$ 193,125 | 100% | \$ 193,125 | \$ 1,931 | \$ 191,194 | \$ 1,931 |
| 2008-CCAP-1339 | Gravity Mains | River Dr | VanHorne Way | 9460 River Rd | M5651 | M5853 | 101 | 300 | \$850 | \$ 85,850 | \$ 107,313 | 100% | \$ 107,313 | \$ 1,073 | \$ 106,239 | \$ 1,073 |
| 2008-CCAP-1340 | Gravity Mains | River Rd | Intersection of No 3 Rd & Beckwith Rd | West Rd | M5756 | M5758 | 263 | 250 | \$750 | \$ 197,250 | \$ 246,563 | 100% | \$ 246,563 | \$ 2,466 | \$ 244,097 | \$ 2,466 |
| 2008-CCAP-1342 | Gravity Mains | Sexsmith Rd - ROW along W side | Capstan Way | 3551 Sexsmith Rd | M7297 | M7298 | 79 | 300 | \$850 | \$ 67,150 | \$ 83,938 | 100% | \$ 83,938 | \$ 839 | \$ 83,098 | \$ 839 |
| 2008-CCAP-1344 | Gravity Mains | 9800 Van Horne Way | Van Horne Way | SW corner of 9800 Van Horne Way | M5851 | M5847 | 223 | 375 | \$1,100 | \$ 245,300 | \$ 306,625 | 100% | \$ 306,625 | \$ 3,066 | \$ 303,559 | \$ 3,066 |
| 2008-CCAP-1345 | Gravity Mains- ROW | ROW btwn 9500 & 9500 Van Horne Way | SW corner of 9800 Van Horne Way | SE corner of 9800 Van Horne Way | M5847 | M5865 | 188 | 250 | \$750 | \$ 139,500 | \$ 174,375 | 100% | \$ 174,375 | \$ 1,744 | \$ 172,631 | \$ 1,744 |
| 2008-CCAP-1348 | Gravity Mains | ROW btwn 7360 Elmbridge Way & 7371 Westminster Hwy | 35m E of Alderbridge West PS | 15m E of WPL of 7360 Elmbridge Way | M50899 | M7226 | 112 | 250 | \$750 | \$ 84,000 | \$ 105,000 | 100% | \$ 105,000 | \$ 1,050 | \$ 103,950 | \$ 1,050 |
| 2008-CCAP-1350 | Gravity Mains- ROW | 80m North of Granville Ave | W side of City Hall | 85m West of Minoru Blvd | M628 | M631 | 121 | 250 | \$750 | \$ 90,750 | \$ 113,438 | 100% | \$ 113,438 | \$ 1,134 | \$ 112,303 | \$ 1,134 |
| 2008-CCAP-1351 | Gravity Mains- ROW | Minoru Park | 6251 Minoru Blvd. | 6391 Minoru Blvd. | M558 | M514 | 66 | 250 | \$750 | \$ 48,750 | \$ 60,938 | 100% | \$ 60,938 | \$ 609 | \$ 60,328 | \$ 609 |
| 2008-CCAP-1353 | Gravity Mains- ROW | Westminster Hwy- ROW at near | 7340 Westminster Hwy. | W side of Minoru Park | M6260 | M474 | 318 | 250 | \$750 | \$ 238,500 | \$ 298,125 | 100% | \$ 298,125 | \$ 2,981 | \$ 295,144 | \$ 2,981 |
| 2008-CCAP-1354 | Gravity Mains- ROW | Minoru Park | ROW along the E side of 7000 Westminster Hwy | | M495 | M496 | 119 | 300 | \$850 | \$ 101,150 | \$ 126,438 | 100% | \$ 126,438 | \$ 1,264 | \$ 125,173 | \$ 1,264 |
| 2008-CCAP-1355 | Gravity Mains- ROW | NE corner of 6551 No 3 Rd | 1st Pipe segment N of Richmond Centre PS | Richmond Centre PS | M588 | PS | 6 | 450 | \$1,200 | \$ 7,200 | \$ 9,000 | 100% | \$ 9,000 | \$ 90 | \$ 8,910 | \$ 90 |
| 2008-CCAP-1358 | Gravity Mains- ROW | ROW btwn Conney Rd & Buswell St | 10m W of Buswell PS | NE corner of 8340 Buswell St | M17560 | M817 | 243 | 300 | \$850 | \$ 208,550 | \$ 258,188 | 100% | \$ 258,188 | \$ 2,582 | \$ 255,606 | \$ 2,582 |
| 2008-CCAP-1361 | Gravity Mains- ROW | 6111 River Rd - Along N side | 5111 Hollybridge Way | Middle of 6111 River Rd | M4801 | M4600 | 108 | 250 | \$750 | \$ 81,000 | \$ 101,250 | 100% | \$ 101,250 | \$ 1,013 | \$ 100,238 | \$ 1,013 |
| 2008-CCAP-1363 | Gravity Mains | Westminster Hwy | 5900 No 2 Rd | 20m West of WPL of 6751 Westminster Hwy | M4637 | M4635 | 186 | 250 | \$750 | \$ 139,500 | \$ 174,375 | 100% | \$ 174,375 | \$ 1,744 | \$ 172,631 | \$ 1,744 |

City of Richmond
Sanitary DCC Program

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| DCC UPGRADE ID | Type of Infrastructure | Location | Upgrades Recommended (for 2008 DCC Projects)/ From (for new City Centre Projects) | Catchment (for 2008 DCC Projects)/ To (for new City Centre Projects) | From Node | To Node | Length (m) | Recommended Size (mm) | 2015 Unit Rates | Cost Estimate w/o Contingency, Engineering & Contract Admin | Col.(1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|--|------------------------|--|---|--|-----------|---------|------------|-----------------------|-----------------|---|---------------|----------|--------------------------------|------------|--------------------------------|--------------------------------|
| 2008-CCAP-1364 | Gravity Mains | Westminster Hwy & Elmbridge Way | 20m W of WPL of 6751 Westminster Hwy | NW corner of 6951 Elmbridge Way | M4635 | M4577 | 312 | 300 | \$850 | \$ 265,200 | \$ 331,500 | 100% | \$ 331,500 | \$ 3,315 | \$ 328,185 | \$ 3,315 |
| 2008-CCAP-1365 | Gravity Mains | Elmbridge Way | NW corner of 6951 Elmbridge Way | Elmbridge PS | M4577 | PS | 76 | 450 | \$1,200 | \$ 91,200 | \$ 114,000 | 100% | \$ 114,000 | \$ 1,140 | \$ 112,860 | \$ 1,140 |
| 2008-CCAP-1366 | Gravity Mains | Gilbert Rd - ROW along W side | Middle of 6211 Gilbert Rd | SE corner of 6851 Azure Rd | M241 | M231 | 104 | 300 | \$850 | \$ 88,400 | \$ 110,500 | 100% | \$ 110,500 | \$ 1,105 | \$ 109,395 | \$ 1,105 |
| 2008-CCAP-1367 | Gravity Mains | Azure Rd - ROW at rear | 6756 Azure Rd | 6951 Azure Rd | M308 | M231 | 89 | 250 | \$750 | \$ 66,750 | \$ 83,438 | 100% | \$ 83,438 | \$ 834 | \$ 82,603 | \$ 834 |
| 2008-CCAP-1368 | Gravity Mains- ROW | Minoru Blvd | 175m N of Granville St | 6631 Minoru Blvd | M546 | M634 | 58 | 300 | \$850 | \$ 49,300 | \$ 61,625 | 100% | \$ 61,625 | \$ 618 | \$ 61,009 | \$ 618 |
| 2008-CCAP-1369 | Gravity Mains- ROW | Gilbert Rd - ROW along W side | Along frontage of 6211 Gilbert Rd | | M214 | M241 | 104 | 300 | \$850 | \$ 88,400 | \$ 110,500 | 100% | \$ 110,500 | \$ 1,105 | \$ 109,395 | \$ 1,105 |
| 2008-CCAP-1370 | Gravity Mains- ROW | Brighthouse School | 6240 Main Cr | 6180 Skaha Cr | M101 | M115 | 249 | 375 | \$1,100 | \$ 273,900 | \$ 342,375 | 100% | \$ 342,375 | \$ 3,424 | \$ 338,951 | \$ 3,424 |
| 2008-CCAP-1371 | Gravity Mains- ROW | Brighthouse School | 6180 Skaha Cr | Near WPL of 6211 Gilbert Rd (150m S of NPL) | M115 | M213 | 177 | 450 | \$1,200 | \$ 212,400 | \$ 265,500 | 100% | \$ 265,500 | \$ 2,655 | \$ 262,845 | \$ 2,655 |
| 2008-CCAP-1372 | Gravity Mains- ROW | Brighthouse Pump Station | Near WPL of 6211 Gilbert Rd (150m S of NPL) | 14m N of Brighthouse PS | M213 | M509 | 150 | 525 | \$1,400 | \$ 210,000 | \$ 262,500 | 100% | \$ 262,500 | \$ 2,625 | \$ 259,875 | \$ 2,625 |
| 2008-CCAP-1373 | Gravity Mains- ROW | Minoru Park S of 7000 Westminster Hwy | 6251 Minoru Blvd | 14m N of Brighthouse PS | M514 | M509 | 376 | 525 | \$1,400 | \$ 526,400 | \$ 658,000 | 100% | \$ 658,000 | \$ 6,580 | \$ 651,420 | \$ 6,580 |
| 2008-CCAP-1374 | Gravity Mains- ROW | Minoru Park S of 7000 Westminster Hwy | 14m N of Brighthouse PS | Brighthouse PS | M509 | PS | 15 | 600 | \$1,500 | \$ 22,500 | \$ 28,125 | 100% | \$ 28,125 | \$ 281 | \$ 27,844 | \$ 281 |
| 2008-CCAP-1375 | Gravity Mains | Heather St | General Currie Rd | 7480 Heather St | M7362 | M7371 | 85 | 300 | \$850 | \$ 72,250 | \$ 90,313 | 100% | \$ 90,313 | \$ 903 | \$ 89,409 | \$ 903 |
| 2008-CCAP-1376 | Gravity Mains | Heather St | 7480 Heather St | Heather N PS | M7371 | PS | 10 | 300 | \$850 | \$ 8,500 | \$ 10,625 | 100% | \$ 10,625 | \$ 106 | \$ 10,519 | \$ 106 |
| 2008-CCAP-1378 | Gravity Mains | Lane N of Elmbridge Way | N side of 7351 Elmbridge | SW corner of 5791 Minoru Blvd | M50501 | M4725 | 156 | 250 | \$750 | \$ 117,000 | \$ 146,250 | 100% | \$ 146,250 | \$ 1,463 | \$ 144,788 | \$ 1,463 |
| 2008-CCAP-1379 | Gravity Mains- ROW | Crossing Elmbridge Way | NE corner of 7380 Elmbridge Way | N side of 7351 Elmbridge | M6481 | M50488 | 86 | 250 | \$750 | \$ 64,500 | \$ 80,625 | 100% | \$ 80,625 | \$ 806 | \$ 79,819 | \$ 806 |
| 2008-CCAP-1382 | Gravity Mains | Lanadowne Rd | SW corner of 5540 Hollybridge Way | SE corner of 7671 Alderbridge Way | M4736 | M4709 | 165 | 250 | \$750 | \$ 123,750 | \$ 154,688 | 100% | \$ 154,688 | \$ 1,547 | \$ 153,141 | \$ 1,547 |
| 2008-CCAP-1383 | Gravity Mains | Kwantlen Street | 5300 No 3 Rd | Alderbridge PS | M3223 | PS | 92 | 375 | \$1,100 | \$ 101,200 | \$ 126,500 | 100% | \$ 126,500 | \$ 1,265 | \$ 125,235 | \$ 1,265 |
| 2008-CCAP-1386 | Gravity Mains | Ackroyd Rd - ROW along S side | 3m W of EPL of 8500 Ackroyd | Acadia PS | A177 | PS | 76 | 375 | \$1,100 | \$ 83,600 | \$ 104,500 | 100% | \$ 104,500 | \$ 1,045 | \$ 103,455 | \$ 1,045 |
| 2008-CCAP-1387 | Gravity Mains | Crossing Ackroyd Rd | NE corner of 5880 No 3 Rd | Ackroyd PS | M3137 | PS | 15 | 375 | \$1,100 | \$ 16,500 | \$ 20,625 | 100% | \$ 20,625 | \$ 206 | \$ 19,419 | \$ 206 |
| 2008-CCAP-1390 | Gravity Mains | Alderbridge Way - ROW along N side | Along the frontage of 7811 Alderbridge Way | | M4691 | M4690 | 109 | 250 | \$750 | \$ 81,750 | \$ 102,188 | 100% | \$ 102,188 | \$ 1,022 | \$ 101,166 | \$ 1,022 |
| 2008-CCAP-1391 | Gravity Mains | Btwn 7771 & 7811 Alderbridge Way | 7080 River Rd | Lane intersection at NW corner of 5431 Minoru Blvd | M4699 | M4688 | 293 | 450 | \$1,200 | \$ 351,600 | \$ 439,500 | 100% | \$ 439,500 | \$ 4,395 | \$ 435,105 | \$ 4,395 |
| 2008-CCAP-1393 | Gravity Mains | Lane S of Alderbridge Way | 5003 Minoru Blvd | Minoru PS | M4688 | PS | 80 | 450 | \$1,200 | \$ 96,000 | \$ 120,000 | 100% | \$ 120,000 | \$ 1,200 | \$ 118,800 | \$ 1,200 |
| 2008-CCAP-1394 | Gravity Mains | ROW along NPL of 5891 No 3 Rd | No 3 Rd | 5900 Minoru Blvd | M4774 | A280 | 94 | 250 | \$750 | \$ 70,500 | \$ 88,125 | 100% | \$ 88,125 | \$ 881 | \$ 87,244 | \$ 881 |
| 2008-CCAP-1395 | Gravity Mains | Lane West of No 3 Rd | NW corner of 5333 No 3 Rd | Lanadowne Rd | A279 | M4771 | 289 | 375 | \$1,100 | \$ 317,900 | \$ 397,375 | 100% | \$ 397,375 | \$ 3,974 | \$ 393,401 | \$ 3,974 |
| 2008-CCAP-1397 | Gravity Mains- ROW | 7080 River Rd - ROW at rear | Gilbert Rd | 7080 & 7280 River Rd | M4736 | M4745 | 273 | 250 | \$750 | \$ 204,750 | \$ 255,938 | 100% | \$ 255,938 | \$ 2,559 | \$ 253,378 | \$ 2,559 |
| 2008-CCAP-1399 | Gravity Mains | Ferndale Rd | Centre of Ferndale Rd | Ferndale PS | M10004 | PS | 11 | 300 | \$850 | \$ 9,350 | \$ 11,688 | 100% | \$ 11,688 | \$ 117 | \$ 11,571 | \$ 117 |
| 2008-CCAP-1400 | Gravity Mains | Katsura St | 6233 Katsura St | Ferndale Rd | M10107 | M10523 | 77 | 250 | \$750 | \$ 57,750 | \$ 72,188 | 100% | \$ 72,188 | \$ 722 | \$ 71,466 | \$ 722 |
| 2008-CCAP-1403 | Gravity Mains- ROW | 8151 Bennett Rd - ROW along W side | 8151 Bennett Rd | Bennett West PS | M2490 | PS | 47 | 300 | \$850 | \$ 39,950 | \$ 49,938 | 100% | \$ 49,938 | \$ 499 | \$ 49,438 | \$ 499 |
| 2008-CCAP-1404 | Gravity Mains | Bennett Rd | 8151 & 8220 Bennett Rd | Bennett West PS | M2488 | PS | 39 | 375 | \$1,100 | \$ 42,900 | \$ 53,625 | 100% | \$ 53,625 | \$ 536 | \$ 53,089 | \$ 536 |
| 2008-CCAP-1405 | Gravity Mains- ROW | 8651 Bennett Rd - ROW along W side | 8620 Granville St. | Bennett East PS | M2531 | PS | 84 | 300 | \$850 | \$ 71,400 | \$ 89,250 | 100% | \$ 89,250 | \$ 893 | \$ 88,358 | \$ 893 |
| 2008-CCAP-1406 | Gravity Mains | Crossing Bennett Rd | 8640 Bennett Rd | Bennett East PS | M2605 | PS | 25 | 300 | \$850 | \$ 21,250 | \$ 26,563 | 100% | \$ 26,563 | \$ 266 | \$ 26,297 | \$ 266 |
| 2008-CCAP-1407 | Gravity Mains- ROW | ROW btwn 6780 Buswell St & 6831 Cooney Rd and along Jones Rd | NPL of 6831 Cooney (at rear) | 6831 Cooney Rd | M869 | M866 | 46 | 250 | \$750 | \$ 38,000 | \$ 45,000 | 100% | \$ 45,000 | \$ 450 | \$ 44,550 | \$ 450 |
| 2008-CCAP-1409 | Gravity Mains- ROW | Cook Rd & Eckersley Rd - ROW at rear, Park Rd and ROW btwn Park PI & Citation Dr | 8580 Cook Rd | Eckersley A PS | M943 | PS | 483 | 375 | \$1,100 | \$ 531,300 | \$ 664,125 | 100% | \$ 664,125 | \$ 6,641 | \$ 657,484 | \$ 6,641 |
| 2008-CCAP-1410 | Gravity Mains- ROW | Cook Rd & Eckersley Rd | SE corner of 6560 Eckersley Rd | 6560 Eckersley Rd (at rear) | M993 | M944 | 35 | 250 | \$750 | \$ 26,250 | \$ 32,813 | 100% | \$ 32,813 | \$ 328 | \$ 32,484 | \$ 328 |
| 2008-CCAP-1411 | Gravity Mains | Cook Gate | 8720 Spires St. | Eckersley B PS | M1017 | PS | 73 | 375 | \$1,100 | \$ 80,300 | \$ 100,375 | 100% | \$ 100,375 | \$ 1,004 | \$ 99,371 | \$ 1,004 |
| 2008-CCAP-1412 | Gravity Mains- ROW | ROW btwn Cook Rd & Spires Rd | 8780 Spires Rd. | 8720 Spires Rd. | M1020 | M1017 | 59 | 300 | \$850 | \$ 50,150 | \$ 62,688 | 100% | \$ 62,688 | \$ 627 | \$ 62,061 | \$ 627 |
| 2008-CCAP-1413 | Gravity Mains- ROW | ROW btwn Cook Rd & Spires Rd | 8431 Cook Rd | 8571 Cook Rd | M1022 | M1020 | 189 | 250 | \$750 | \$ 128,750 | \$ 158,438 | 100% | \$ 158,438 | \$ 1,584 | \$ 156,853 | \$ 1,584 |
| 2008-CCAP-1414 | Gravity Mains- ROW | ROW btwn Cooney Rd & Spires Rd | Middle of 8088 Spires Gate | Middle of 8488 Cooney Rd | M1023 | M1022 | 96 | 250 | \$750 | \$ 72,000 | \$ 90,000 | 100% | \$ 90,000 | \$ 900 | \$ 89,100 | \$ 900 |
| 2008-CCAP-1415 | Gravity Mains- ROW | Cook & Spires | 8140 Spires Rd. | 8571 Cook Rd | M1042 | M1020 | 188 | 250 | \$750 | \$ 141,000 | \$ 176,250 | 100% | \$ 176,250 | \$ 1,763 | \$ 174,488 | \$ 1,763 |
| 2008-CCAP-1419 | Gravity Mains | Jones Rd | 8700 & 8711 Jones Rd | 8600 & 8655 Jones Rd. | M6360 | M6361 | 96 | 250 | \$750 | \$ 72,000 | \$ 90,000 | 100% | \$ 90,000 | \$ 900 | \$ 89,100 | \$ 900 |
| 2008-CCAP-1420 | Gravity Mains | Jones Rd | 8600 & 8655 Jones Rd. | S of Jones PS | M6361 | M6335 | 111 | 300 | \$850 | \$ 94,950 | \$ 117,838 | 100% | \$ 117,838 | \$ 1,179 | \$ 116,658 | \$ 1,179 |
| 2008-CCAP-1421 | Gravity Mains- ROW | 8535 Jones Rd - ROW along W side | NW corner of 8535 Jones Rd. | Jones PS | M6336 | PS | 37 | 300 | \$850 | \$ 31,450 | \$ 39,313 | 100% | \$ 39,313 | \$ 393 | \$ 38,919 | \$ 393 |
| 2008-CCAP-1422 | Gravity Mains | Crossing Jones Rd | 8600 Jones Rd | Jones PS | M6335 | PS | 14 | 300 | \$850 | \$ 11,900 | \$ 14,875 | 100% | \$ 14,875 | \$ 149 | \$ 14,725 | \$ 149 |
| Total CCAP Model Update | | | | | | | | | | \$ 10,264,450 | \$ 12,830,563 | | \$ 12,830,563 | \$ 128,306 | \$ 12,702,257 | \$ 128,306 |
| TERRA NOVA SANITARY AREA (NEW ET 2008 REPORT) | | | | | | | | | | | | | | | | |
| 2008-TN-1501 | Gravity Mains | Barnard Dr | 6571 Barnard Dr | 6531 Barnard Dr | M7010 | M7008 | 72 | 300 | \$850 | \$ 61,200 | \$ 76,500 | 100% | \$ 76,500 | \$ 765 | \$ 75,735 | \$ 765 |
| 2008-TN-1502 | Gravity Mains | Dover Cr (U/S of Works Yard PS) | 5888 Dover Cr | 5900 Dover Cr | M4453 | M4454 | 89 | 300 | \$850 | \$ 75,650 | \$ 94,563 | 100% | \$ 94,563 | \$ 946 | \$ 93,617 | \$ 946 |
| 2008-TN-1505 | Gravity Mains | Granville Ave | 5771 Granville Ave | N of 5360 Granville Ave (at Lynas Lane & Granville Ave) | M4012 | M4027 | 289 | 250 | \$750 | \$ 158,000 | \$ 195,000 | 100% | \$ 195,000 | \$ 1,950 | \$ 193,050 | \$ 1,950 |
| 2008-TN-1506 | Gravity Mains | Lynas Lane (U/S Lynas PS) | N of 5360 Granville Ave (at Lynas Lane & Granville Ave) | 8591 Lynas Ave (at Lynas Lane & Granville Ave) | M4027 | M4036 | 186 | 250 | \$750 | \$ 147,000 | \$ 183,750 | 100% | \$ 183,750 | \$ 1,838 | \$ 181,913 | \$ 1,838 |

City of Richmond
Sanitary DCC Program

| DCC UPGRADE ID | Type of Infrastructure | Location | Upgrades Recommended (for 2006 DCC Projects)/ From (for new City Centre Projects) | Catchment (for 2006 DCC Projects) To (for new City Centre Projects) | From Node | To Node | Length (m) | Recommended Size (mm) | 2015 Unit Rates | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
|--|------------------------|---|---|--|-----------|---------|------------|-----------------------|-----------------|---|--|------------------|----------------------------|----------------------------|-----------------|--------------------------------|
| 2008-TN-1507 | Gravity Mains | Lynas Lane (South of Lynas PS) | 6591 Lynas Ave (at Lynas Lane & Garrison Rd) | Lynas PS (5400 Walton Rd) | M4035 | PS | 200 | 300 | \$850 | \$ 170,000 | \$ 212,500 | 100% | \$ 212,500 | \$ 2,125 | \$ 210,375 | \$ 2,125 |
| 2008-TN-1508 | Gravity Mains | Immediately U/S of Works/Yard PS | 5599 Lynas Lane | Works/Yard PS | M4454 | PS | 25 | 300 | \$850 | \$ 21,250 | \$ 26,563 | 100% | \$ 26,563 | \$ 266 | \$ 26,297 | \$ 266 |
| 2008-TN-1509 | Gravity Mains | Dover Cr. (U/S of Works/Yard PS) | 5862 Dover Cr | 5888 Dover Cr | M6991 | M4453 | 99 | 250 | \$750 | \$ 74,250 | \$ 92,813 | 100% | \$ 92,813 | \$ 928 | \$ 91,884 | \$ 928 |
| 2008-TN-1510 | Gravity Mains | Tiffany Blvd (U/S of Lynas PS) | 6171 Tiffany Blvd | 6237 Tiffany Blvd | M4247 | M4283 | 218 | 250 | \$750 | \$ 163,500 | \$ 204,375 | 100% | \$ 204,375 | \$ 2,044 | \$ 202,331 | \$ 2,044 |
| 2008-TN-1511 | Gravity Mains | Tiffany Blvd (U/S of Lynas PS) | 6237 Tiffany Blvd | Lynas PS | M4283 | PS | 190 | 300 | \$850 | \$ 161,500 | \$ 201,875 | 100% | \$ 201,875 | \$ 2,019 | \$ 199,856 | \$ 2,019 |
| 2008-TN-1512 | Gravity Mains- ROW | Colonial Dr & Blundell Rd | 4760 Blundell Rd | 8020 Colonial Dr | M5072 | M5074 | 123 | 250 | \$750 | \$ 92,250 | \$ 115,313 | 100% | \$ 115,313 | \$ 1,153 | \$ 114,159 | \$ 1,153 |
| 2008-TN-1513 | Gravity Mains- ROW | Colonial Dr (U/S of Claysmith PS) | 8020 Colonial Dr | 8171 Colonial Dr | M5074 | M5076 | 180 | 250 | \$750 | \$ 135,000 | \$ 168,750 | 100% | \$ 168,750 | \$ 1,688 | \$ 167,063 | \$ 1,688 |
| 2008-TN-1514 | Gravity Mains | Colonial Dr | 8171 Colonial Dr | Claysmith PS (8200 Claybrook Dr) | M5076 | PS | 254 | 300 | \$850 | \$ 215,900 | \$ 269,875 | 100% | \$ 269,875 | \$ 2,699 | \$ 267,176 | \$ 2,699 |
| 2008-TN-1515 | Gravity Mains | Francis Rd - N side | 4111 Francis Rd | 4211 Francis Rd | M4188 | M5239 | 82 | 250 | \$750 | \$ 61,500 | \$ 76,875 | 100% | \$ 76,875 | \$ 769 | \$ 76,106 | \$ 769 |
| 2008-TN-1516 | Gravity Mains- ROW | U/S of Youngmore PS | 4211 Francis Rd | 4211 Craigflower Gate | M5239 | M5225 | 130 | 250 | \$750 | \$ 97,500 | \$ 121,875 | 100% | \$ 121,875 | \$ 1,219 | \$ 120,656 | \$ 1,219 |
| 2008-TN-1517 | Gravity Mains- ROW | Quilchena School Park - ROW along E side and Arvil Cr - ROW at rear | SE corner of 3840 Arvil Cr | Middle of 3760 Moresby Dr along Moresby frontage | M1243 | M1288 | 405 | 250 | \$750 | \$ 303,750 | \$ 379,688 | 100% | \$ 379,688 | \$ 3,797 | \$ 375,891 | \$ 3,797 |
| 2008-TN-1518 | Gravity Mains- ROW | ROW b/w Quilchena School Park & Decourcy Cr | 7520 Decourcy Dr | 7620 Decourcy Dr | M1413 | M1425 | 129 | 250 | \$750 | \$ 96,750 | \$ 120,938 | 100% | \$ 120,938 | \$ 1,209 | \$ 119,728 | \$ 1,209 |
| 2008-TN-1519 | Gravity Mains | Barnard & Richard Intersection | 6020/6028 Richard Dr | 6411 Barnard Dr | M7018 | M7012 | 129 | 250 | \$750 | \$ 96,750 | \$ 120,938 | 100% | \$ 120,938 | \$ 1,209 | \$ 119,728 | \$ 1,209 |
| 2008-TN-1520 | Gravity Mains | U/S of Barnard PS | 6411 Barnard Dr | 6571 Barnard Dr | M7012 | M7010 | 122 | 300 | \$850 | \$ 103,700 | \$ 129,625 | 100% | \$ 129,625 | \$ 1,298 | \$ 128,329 | \$ 1,298 |
| 2008-TN-1521 | Gravity Mains | Immediately U/S of Barnard PS | 6631 Barnard Dr | Barnard PS (8588 Barnard Dr.) | M7008 | PS | 17 | 300 | \$850 | \$ 14,450 | \$ 18,063 | 100% | \$ 18,063 | \$ 181 | \$ 17,882 | \$ 181 |
| 2008-TN-1522 | Gravity Mains- ROW | 2nd pipe U/S of Terra Nova East PS | 5551 Barnard Dr | 5531 Cornwall Dr | M6625 | M6624 | 55 | 250 | \$750 | \$ 41,250 | \$ 51,563 | 100% | \$ 51,563 | \$ 516 | \$ 51,047 | \$ 516 |
| Total Terra Nova - Minor | | | | | | | | | | \$ 2,289,150 | \$ 2,861,438 | | \$ 2,861,438 | \$ 28,614 | \$ 2,832,823 | \$ 28,614 |
| STEVESTON SANITARY AREA (NEW ET 2008 REPORT) | | | | | | | | | | | | | | | | |
| 2008-ST-1602 | Gravity Mains | Dalemore Rd | Pacemore Ave | Ullimore Ave | M620 | M562 | 397 | 375 | \$1,100 | \$ 436,700 | \$ 545,875 | 100% | \$ 545,875 | \$ 5,459 | \$ 540,416 | \$ 5,459 |
| 2008-ST-1603 | Gravity Mains | Ullimore Rd | Ullimore Ave | 3511 Francis Rd. | M652 | M117 | 156 | 450 | \$1,200 | \$ 187,200 | \$ 234,000 | 100% | \$ 234,000 | \$ 2,340 | \$ 231,660 | \$ 2,340 |
| 2008-ST-1604 | Gravity Mains | Kirkmond Rd | 4931 Francis Rd. | 9031 Kirkmond Rd. | M19 | M16 | 53 | 450 | \$1,200 | \$ 63,600 | \$ 79,500 | 100% | \$ 79,500 | \$ 795 | \$ 78,705 | \$ 795 |
| 2008-ST-1605 | Gravity Mains | North-west of Ivy Pump Station | 2031 Cadgerswood Pl. | SE corner of 10140 Springmont Dr. | M430 | M2162 | 622 | 300 | \$850 | \$ 529,100 | \$ 661,313 | 100% | \$ 661,313 | \$ 6,614 | \$ 654,699 | \$ 6,614 |
| 2008-ST-1610 | Gravity Mains- ROW | 3088 Francis - ROW along E side | 9071 Wellmond Rd. | 9180 Wellmond Rd. | M399 | M65 | 155 | 250 | \$750 | \$ 116,250 | \$ 145,313 | 100% | \$ 145,313 | \$ 1,453 | \$ 143,859 | \$ 1,453 |
| 2008-ST-1611 | Gravity Mains | Wellmond Rd | 9120 Wellmond Rd. | 9120 Wellmond Rd. | M84 | M65 | 41 | 300 | \$850 | \$ 34,850 | \$ 43,563 | 100% | \$ 43,563 | \$ 436 | \$ 43,127 | \$ 436 |
| 2008-ST-1612 | Gravity Mains | Wellmond Rd | 9120 Wellmond Rd. | Cu-de-sac at Wellmond Rd & Barnard Ave. | M48 | M64 | 87 | 300 | \$850 | \$ 73,950 | \$ 92,438 | 100% | \$ 92,438 | \$ 924 | \$ 91,513 | \$ 924 |
| 2008-ST-1613 | Gravity Mains | Barnard Ave | Cu-de-sac at Wellmond Rd & Barnard Ave. | 3351 Barnard Ave. | M48 | M47 | 72 | 300 | \$850 | \$ 61,200 | \$ 76,500 | 100% | \$ 76,500 | \$ 765 | \$ 75,735 | \$ 765 |
| 2008-ST-1614 | Gravity Mains | Barnard Ave | 3351 Barnard Ave. | 3451 Barnard Ave. | M47 | M49 | 128 | 300 | \$850 | \$ 108,800 | \$ 136,000 | 100% | \$ 136,000 | \$ 1,360 | \$ 134,640 | \$ 1,360 |
| 2008-ST-1615 | Gravity Mains | Barnard Ave | 3451 Barnard Ave. | 3591 Barnard Ave. | M49 | M163 | 149 | 375 | \$1,100 | \$ 163,900 | \$ 204,875 | 100% | \$ 204,875 | \$ 2,049 | \$ 202,826 | \$ 2,049 |
| 2008-ST-1616 | Gravity Mains | Turo Dr - at rear | 10677 Turo Dr. | Ranford PS | PS | M4258 | 183 | 300 | \$850 | \$ 155,550 | \$ 194,438 | 100% | \$ 194,438 | \$ 1,944 | \$ 192,493 | \$ 1,944 |
| 2008-ST-1617 | Gravity Mains- ROW | 10371 4th Ave - SW corner | N E corner of 3391 Springmont Dr. | 60m N of SPL of 10760 Springmont Dr. | M2358 | M2105 | 61 | 250 | \$750 | \$ 45,750 | \$ 57,188 | 100% | \$ 57,188 | \$ 572 | \$ 56,616 | \$ 572 |
| 2008-ST-1618 | Gravity Mains- ROW | 10780 Springmont Dr - ROW along the EPL | 60m N of SPL of 10760 Springmont Dr. | Ivy PS | M2105 | PS | 108 | 375 | \$1,100 | \$ 118,800 | \$ 148,500 | 100% | \$ 148,500 | \$ 1,485 | \$ 147,015 | \$ 1,485 |
| 2008-ST-1619 | Gravity Mains | 7th Ave | 50m S of NPL of 11671 7th Ave. | 11491/11551 7th Ave. | M5179 | M5176 | 138 | 300 | \$850 | \$ 117,300 | \$ 146,625 | 100% | \$ 146,625 | \$ 1,466 | \$ 145,159 | \$ 1,466 |
| 2008-ST-1620 | Gravity Mains | Lane b/w Richmond St & Broadway St | 11740 7th Ave. | 3411 Richmond St. | M5177 | M5519 | 347 | 375 | \$1,100 | \$ 381,700 | \$ 477,125 | 100% | \$ 477,125 | \$ 4,771 | \$ 472,354 | \$ 4,771 |
| 2008-ST-1621 | Gravity Mains | Richmond St | 3411 Richmond St. | Steveston PS | M5519 | PS | 125 | 450 | \$1,200 | \$ 150,000 | \$ 187,500 | 100% | \$ 187,500 | \$ 1,875 | \$ 185,625 | \$ 1,875 |
| 2008-ST-1622 | Gravity Mains | Kirkmond Rd | 9031 Kirkmond Rd. | Barnard Ave | M19 | M49 | 41 | 450 | \$1,200 | \$ 49,200 | \$ 61,500 | 100% | \$ 61,500 | \$ 615 | \$ 60,885 | \$ 615 |
| 2008-ST-1623 | Gravity Mains | Immediate U/S of Richmond Park PS | 9031 Kirkmond Rd. | Richmond Park PS | PS | M19 | 15 | 600 | \$1,500 | \$ 22,500 | \$ 28,125 | 100% | \$ 28,125 | \$ 281 | \$ 27,844 | \$ 281 |
| 2008-ST-1625 | Gravity Mains- ROW | 10111 4th Ave - ROW along SPL | 10200/10300 4th Ave. | 30m E of WPL of 10111 4th Ave | M2339 | M2375 | 208 | 375 | \$1,100 | \$ 228,800 | \$ 286,000 | 100% | \$ 286,000 | \$ 2,860 | \$ 283,140 | \$ 2,860 |
| 2008-ST-1627 | Gravity Mains- ROW | Princeton Ave - ROW at rear | 4791 Princeton Ave. | 20m S of SPL of 9291 Parkville Dr | M3984 | M3956 | 162 | 250 | \$750 | \$ 121,500 | \$ 151,875 | 100% | \$ 151,875 | \$ 1,519 | \$ 150,356 | \$ 1,519 |
| 2008-ST-1628 | Gravity Mains- ROW | 9751 Parkville Dr - ROW along EPL | 20m S of SPL of 9291 Parkville Dr | Boyd PS | M3956 | PS | 78 | 300 | \$850 | \$ 66,300 | \$ 82,875 | 100% | \$ 82,875 | \$ 829 | \$ 82,046 | \$ 829 |
| 2008-ST-1629 | Gravity Mains- ROW | ROW b/w Woodpecker Dr & Kingfisher Dr. | 11191 Kingfisher Dr. | 130m S of SPL of 11251 Kingfisher Dr. | M4459 | M4425 | 268 | 250 | \$750 | \$ 201,000 | \$ 251,250 | 100% | \$ 251,250 | \$ 2,513 | \$ 248,738 | \$ 2,513 |
| 2008-ST-1632 | Gravity Mains | Lane W of 3rd Ave | Monroton St | Chatham St | M5131 | M5502 | 121 | 250 | \$750 | \$ 90,750 | \$ 113,438 | 100% | \$ 113,438 | \$ 1,134 | \$ 112,303 | \$ 1,134 |
| 2008-ST-1634 | Gravity Mains | Blundell Rd | Blundell Rd & Dalemore Rd | Blundell Rd & Dalemore Rd | M651 | M655 | 78 | 250 | \$750 | \$ 58,500 | \$ 73,125 | 100% | \$ 73,125 | \$ 731 | \$ 72,394 | \$ 731 |
| 2008-ST-1635 | Gravity Mains | Dalemore Rd | Pacemore Ave | Blundell Rd | M655 | M657 | 249 | 250 | \$750 | \$ 186,750 | \$ 233,438 | 100% | \$ 233,438 | \$ 2,334 | \$ 231,103 | \$ 2,334 |
| 2008-ST-1636 | Gravity Mains | Pacemore Ave | Dalemore Rd | Dalemore Rd | M657 | M620 | 82 | 300 | \$850 | \$ 69,700 | \$ 87,125 | 100% | \$ 87,125 | \$ 871 | \$ 86,254 | \$ 871 |
| 2008-ST-1637 | Gravity Mains- ROW | Springfield Dr - ROW at rear | 3400 Springfield Dr. | 3400 Springfield Dr. | M2521 | M2341 | 39 | 250 | \$750 | \$ 29,250 | \$ 36,563 | 100% | \$ 36,563 | \$ 366 | \$ 36,197 | \$ 366 |
| 2008-ST-1638 | Gravity Mains | Springfield Dr & 4th Ave. | 3400 Springfield Dr. | 10300 4th Ave. | M2341 | M2339 | 212 | 250 | \$750 | \$ 159,000 | \$ 198,750 | 100% | \$ 198,750 | \$ 1,988 | \$ 196,763 | \$ 1,988 |
| 2008-ST-1640 | Gravity Mains | Kirkmond Cr | 9331 Kirkmond Cr | Germond Rd. | M280 | M281 | 75 | 250 | \$750 | \$ 56,250 | \$ 70,313 | 100% | \$ 70,313 | \$ 703 | \$ 69,609 | \$ 703 |
| 2008-ST-1641 | Gravity Mains | Germond Rd. | Raymond Ave | Raymond Ave | M281 | M125 | 344 | 300 | \$850 | \$ 292,400 | \$ 365,500 | 100% | \$ 365,500 | \$ 3,655 | \$ 361,845 | \$ 3,655 |
| 2008-ST-1642 | Gravity Mains | Ullimore Ave | Kelmore Rd | Ullimore Rd | M559 | M562 | 301 | 250 | \$750 | \$ 225,750 | \$ 282,188 | 100% | \$ 282,188 | \$ 2,822 | \$ 279,366 | \$ 2,822 |
| 2008-ST-1644 | Gravity Mains | Ullimore Ave | 3511 Francis Rd. | 3491 Francis Rd. | M17 | M16 | 23 | 450 | \$1,200 | \$ 27,600 | \$ 34,500 | 100% | \$ 34,500 | \$ 345 | \$ 34,155 | \$ 345 |
| 2008-ST-1645 | Gravity Mains- ROW | 9780 Pendleton Rd & Crossing Pendleton Rd | SW corner of 9780 Pendleton Rd. | Along SPL of 9751 Pendleton Rd. (46m W of EPL of 9751 Pendleton Rd.) | M3963 | M3957 | 55 | 250 | \$750 | \$ 41,250 | \$ 51,563 | 100% | \$ 51,563 | \$ 518 | \$ 51,047 | \$ 518 |
| 2008-ST-1647 | Gravity Mains | Lane b/w Pleasant St & 4th Ave | Pleasant St. | SW corner of 3520 Pleasant St | M5372 | M5425 | 54 | 300 | \$850 | \$ 45,900 | \$ 57,375 | 100% | \$ 57,375 | \$ 574 | \$ 56,801 | \$ 574 |
| Total Steveston - Minor | | | | | | | | | | \$ 4,669,050 | \$ 5,836,313 | | \$ 5,836,313 | \$ 58,363 | \$ 5,777,949 | \$ 58,363 |

City of Richmond
Sanitary DCC Program

6

| DCC UPGRADE ID | Type of Infrastructure | Location | Upgrades Recommended (for 2008 DCC Projects/ From (for new City Centre Projects) | Catchment (for 2008 DCC Projects/ To (for new City Centre Projects) | From Node | To Node | Length (m) | Recommended Size (mm) | 2015 Unit Rates | Cost Estimate w/o Contingency, Engineering & Contract Admin | Col.(1) | Col.(2) | Col.(3) = Col.(1) x Col.(2) | Col.(4) | Col.(5) = Col.(3) - Col.(4) | Col.(6) = Col.(1) - Col.(5) |
|---|------------------------|--|--|---|-----------|---------|------------|-----------------------|-----------------|---|---------------|---------|-----------------------------|------------|-----------------------------|-----------------------------|
| SHELLMOUNT SANITARY ASH DCC REVIEW | | | | | | | | | | | | | | | | |
| 2008-SH-1702 | Gravity Mains | Lane btwn Seallity Pl & Seacote Rd | NW corner of 11300 Seaport Rd. | 9791 Seacote Rd | M340 | M362 | 91 | 375 | \$1,100 | \$ 100,100 | \$ 125,125 | 100% | \$ 125,125 | \$ 1,251 | \$ 123,874 | \$ 1,251 |
| 2008-SH-1704 | Gravity Mains | No 5 Rd - ROW along W side | SE corner of 11911 No 5 Rd | Forge Pl | M3664 | M3662 | 98 | 300 | \$850 | \$ 83,300 | \$ 104,125 | 100% | \$ 104,125 | \$ 1,041 | \$ 103,084 | \$ 1,041 |
| 2008-SH-1705 | Gravity Mains | No 5 Rd - ROW along W side | Forge Pl | Horseshoe Way (N) | M3662 | M3658 | 445 | 375 | \$1,100 | \$ 489,500 | \$ 611,875 | 100% | \$ 611,875 | \$ 6,119 | \$ 605,756 | \$ 6,119 |
| 2008-SH-1706 | Gravity Mains | Horseshoe Way (N) - ROW along N side | No 5 Rd | Coppersmith Way | M3658 | M3648 | 279 | 375 | \$1,100 | \$ 306,900 | \$ 383,625 | 100% | \$ 383,625 | \$ 3,636 | \$ 379,989 | \$ 3,636 |
| 2008-SH-1707 | Gravity Mains | Horseshoe Way | Coppersmith Way | Riverside PS | M3648 | PS | 46 | 450 | \$1,200 | \$ 55,200 | \$ 66,000 | 100% | \$ 66,000 | \$ 690 | \$ 65,310 | \$ 690 |
| 2008-SH-1708 | Gravity Mains | Horseshoe Way - ROW along S side | 8m E of WPL of 12431 Horseshoe Way | Horseshoe Pl | M3714 | AN227 | 283 | 250 | \$750 | \$ 212,250 | \$ 265,313 | 100% | \$ 265,313 | \$ 2,653 | \$ 262,659 | \$ 2,653 |
| 2008-SH-1709 | Gravity Mains | Horseshoe Pl - ROW along E side | Horseshoe Way | Horseshoe PS | M3714 | PS | 92 | 300 | \$850 | \$ 78,200 | \$ 97,750 | 100% | \$ 97,750 | \$ 978 | \$ 96,773 | \$ 978 |
| 2008-SH-1710 | Gravity Mains- ROW | South of Horseshoe PS | Horseshoe PS | Private Rd | M3704 | PS | 179 | 250 | \$750 | \$ 134,250 | \$ 167,813 | 100% | \$ 167,813 | \$ 1,678 | \$ 166,134 | \$ 1,678 |
| 2008-SH-1711 | Gravity Mains | Coppersmith Way - ROW along N & S side | NE corner of 11780 Hammersmith Way | 45m E of Coppersmith Pl | M3688 | M3691 | 197 | 250 | \$750 | \$ 147,750 | \$ 184,688 | 100% | \$ 184,688 | \$ 1,847 | \$ 182,841 | \$ 1,847 |
| 2008-SH-1712 | Gravity Mains | Crossing Horseshoe Way (50m N of Blacksmith Pl) | 11471 Blacksmith Pl | 11420 Horseshoe | M3621 | M3620 | 18 | 250 | \$750 | \$ 13,500 | \$ 16,875 | 100% | \$ 16,875 | \$ 169 | \$ 16,706 | \$ 169 |
| 2008-SH-1713 | Gravity Mains | Horseshoe Way | 11920 Horseshoe Way | 11420 Horseshoe Way | M3625 | M3620 | 295 | 300 | \$850 | \$ 250,750 | \$ 313,438 | 100% | \$ 313,438 | \$ 3,134 | \$ 310,303 | \$ 3,134 |
| 2008-SH-1714 | Gravity Mains | Horseshoe Way | 11420 Horseshoe Way | Riverside PS | M3620 | PS | 160 | 375 | \$1,100 | \$ 176,000 | \$ 220,000 | 100% | \$ 220,000 | \$ 2,200 | \$ 217,800 | \$ 2,200 |
| 2008-SH-1715 | Gravity Mains- ROW | Glenacres Dr - ROW at rear | Middle of 9420 Glenacres Dr | SE corner of 9800 Glenacres Dr | M1609 | M1674 | 186 | 250 | \$750 | \$ 139,500 | \$ 174,375 | 100% | \$ 174,375 | \$ 1,744 | \$ 172,631 | \$ 1,744 |
| 2008-SH-1716 | Gravity Mains- ROW | 9540 Glenacres Dr - along WPL | 9540 Glenacres Dr | 5m E of EPL of 9371 Ash St | M1608 | M1730 | 211 | 375 | \$1,100 | \$ 232,100 | \$ 290,125 | 100% | \$ 290,125 | \$ 2,901 | \$ 287,224 | \$ 2,901 |
| 2008-SH-1717 | Gravity Mains | Ash St | 5m E of EPL of 9371 Ash St | Saunders Rd | M1730 | M1728 | 137 | 375 | \$1,100 | \$ 150,700 | \$ 188,375 | 100% | \$ 188,375 | \$ 1,884 | \$ 186,491 | \$ 1,884 |
| 2008-SH-1718 | Gravity Mains | Ash St | Saunders Rd | Pinewell Cr | M1728 | M1727 | 92 | 450 | \$1,200 | \$ 110,400 | \$ 138,000 | 100% | \$ 138,000 | \$ 1,380 | \$ 136,620 | \$ 1,380 |
| 2008-SH-1719 | Gravity Mains | Ash St | Pinewell Cr | 9931 Ash St | M1727 | M1726 | 94 | 450 | \$1,200 | \$ 112,800 | \$ 141,000 | 100% | \$ 141,000 | \$ 1,410 | \$ 139,590 | \$ 1,410 |
| 2008-SH-1720 | Gravity Mains | Ash St & Williams Rd | 9931 Ash St | Ash PS | M1726 | PS | 143 | 450 | \$1,200 | \$ 171,600 | \$ 214,500 | 100% | \$ 214,500 | \$ 2,145 | \$ 212,355 | \$ 2,145 |
| 2008-SH-1721 | Gravity Mains- ROW | Severn Dr - ROW at rear | 100391 Severn Dr | 10051 Severn Dr | M1938 | M1932 | 319 | 375 | \$1,100 | \$ 350,900 | \$ 438,625 | 100% | \$ 438,625 | \$ 4,386 | \$ 434,239 | \$ 4,386 |
| 2008-SH-1722 | Gravity Mains- ROW | Ryan Rd - ROW at rear | NW corner of 10771 Ryan Rd | NE corner of 10791 Ryan Rd | M1957 | M1938 | 191 | 300 | \$850 | \$ 162,350 | \$ 202,938 | 100% | \$ 202,938 | \$ 2,029 | \$ 200,908 | \$ 2,029 |
| 2008-SH-1725 | Gravity Mains- ROW | ROW btwn Ryan Rd & Mortfield Pl | 10820/10971 Ryan Rd (112m N of Mortfield Gate) | NW corner of 10771 Ryan Rd | M1950 | M1957 | 324 | 250 | \$750 | \$ 243,000 | \$ 303,750 | 100% | \$ 303,750 | \$ 3,038 | \$ 300,713 | \$ 3,038 |
| 2008-SH-1726 | Gravity Mains- ROW | ROW btwn 9111 Kingsbridge Dr & 11751 King Rd | Middle of 9111 Kingsbridge Dr (SPL) | At SPL of 9111 Kingsbridge Dr & WPL of 11751 King Rd | M654 | M653 | 58 | 250 | \$750 | \$ 43,500 | \$ 54,375 | 100% | \$ 54,375 | \$ 544 | \$ 53,831 | \$ 544 |
| 2008-SH-1727 | Gravity Mains- ROW | 11751 King Rd - Row along WPL & King Rd - ROW at rear | At SPL of 9111 Kingsbridge Dr & WPL of 11751 King Rd | 9580 Seacote Rd | M653 | M276 | 408 | 300 | \$850 | \$ 346,800 | \$ 433,500 | 100% | \$ 433,500 | \$ 4,335 | \$ 429,165 | \$ 4,335 |
| 2008-SH-1728 | Gravity Mains | Seacote Rd | 9580 Seacote Rd | 9540 Seacote Rd | M276 | M278 | 89 | 375 | \$1,100 | \$ 97,800 | \$ 122,375 | 100% | \$ 122,375 | \$ 1,224 | \$ 121,151 | \$ 1,224 |
| 2008-SH-1729 | Gravity Mains- ROW | Seaport Ave & Seacote Rd - ROW at rear | 9640 Seacote Rd | NW corner of 11300 Seaport Rd. | M279 | M340 | 115 | 375 | \$1,100 | \$ 126,500 | \$ 158,125 | 100% | \$ 158,125 | \$ 1,581 | \$ 156,544 | \$ 1,581 |
| 2008-SH-1730 | Gravity Mains | Lane btwn Seaton Pl & Seacote Rd | 9791 Seacote Rd | 9871 Seacote Rd | M362 | M489 | 66 | 450 | \$1,200 | \$ 79,200 | \$ 99,000 | 100% | \$ 99,000 | \$ 990 | \$ 98,010 | \$ 990 |
| 2008-SH-1731 | Gravity Mains | Lane btwn Seaton Pl & Seacote Rd and lane btwn Seaton Rd & Williams Rd | 9871 Seacote Rd | Sherman PS | M489 | PS | 169 | 450 | \$1,200 | \$ 202,800 | \$ 253,500 | 100% | \$ 253,500 | \$ 2,535 | \$ 250,965 | \$ 2,535 |
| 2008-SH-1732 | Gravity Mains | Williams Rd, Seacote Rd & lane btwn Seacote Rd & Seabrook Cr (South of Sherman PS) | 11351 Williams Rd | 10140 Seacote Rd | M492 | M50347 | 228 | 375 | \$1,100 | \$ 250,800 | \$ 313,500 | 100% | \$ 313,500 | \$ 3,135 | \$ 310,365 | \$ 3,135 |
| 2008-SH-1733 | Gravity Mains | 10300 Seacote Rd - ROW along the WPL | 10440 Seacote Rd | 10300 Seacote Rd | M815 | M50340 | 135 | 300 | \$850 | \$ 114,750 | \$ 143,438 | 100% | \$ 143,438 | \$ 1,434 | \$ 142,003 | \$ 1,434 |
| 2008-SH-1734 | Gravity Mains- ROW | Seaway Rd - ROW at rear | 10611 Seaway Rd | NW corner of 11420 Seacote Rd | M948 | A302 | 147 | 250 | \$750 | \$ 110,250 | \$ 137,813 | 100% | \$ 137,813 | \$ 1,378 | \$ 136,434 | \$ 1,378 |
| 2008-SH-1735 | Gravity Mains- ROW | Aquila Rd - ROW at rear | 9500 Aquila Rd | 9640 Aquila Rd | M3531 | M3433 | 143 | 300 | \$850 | \$ 121,550 | \$ 151,938 | 100% | \$ 151,938 | \$ 1,519 | \$ 150,418 | \$ 1,519 |
| 2008-SH-1736 | Gravity Mains- ROW | Aquila Rd - ROW at rear | 9640 Aquila Rd | 10371 Aragon Rd (Edgemere PS) | M3433 | PS | 293 | 375 | \$1,100 | \$ 322,300 | \$ 402,875 | 100% | \$ 402,875 | \$ 4,029 | \$ 398,846 | \$ 4,029 |
| 2008-SH-1738 | Gravity Mains | Lane btwn Aquila Rd & Aragon Rd and lane btwn Dennis Cr & Aintree Cr | NW corner of 10411 Williams Rd | 10091 Aintree Cr | M3318 | M3058 | 420 | 375 | \$1,100 | \$ 462,000 | \$ 577,500 | 100% | \$ 577,500 | \$ 5,775 | \$ 571,725 | \$ 5,775 |
| 2008-SH-1739 | Gravity Mains | Lane btwn Aquila Rd & Aragon Rd and lane btwn Dennis Cr & Aintree Cr | 10091 Aintree Cr | 4m N of SPL of 10011 Aintree | M3058 | M3057 | 101 | 300 | \$850 | \$ 85,850 | \$ 107,313 | 100% | \$ 107,313 | \$ 1,073 | \$ 106,239 | \$ 1,073 |
| 2008-SH-1740 | Gravity Mains | Riverside Way - ROW along E side | 130m E of WPL of 12291 Jacobson Way | 12195 Riverside Way | M7300 | M7487 | 183 | 250 | \$750 | \$ 137,250 | \$ 171,563 | 100% | \$ 171,563 | \$ 1,716 | \$ 169,847 | \$ 1,716 |
| 2008-SH-1741 | Gravity Mains | Crossing Riverside Way | 46m N of SPL of 12111 Riverside Way | Riverside PS | M7301 | PS | 23 | 300 | \$850 | \$ 19,550 | \$ 24,438 | 100% | \$ 24,438 | \$ 244 | \$ 24,193 | \$ 244 |
| Total Shellmount - Minor | | | | | | | | | | \$ 5,242,950 | \$ 7,802,563 | | \$ 7,802,563 | \$ 78,028 | \$ 7,724,535 | \$ 78,028 |
| Total - Minor System | | | | | | | | | | \$ 23,454,700 | \$ 29,330,875 | | \$ 29,330,875 | \$ 293,309 | \$ 29,037,566 | \$ 293,309 |
| MAJOR SYSTEM (2008 DCC REVIEW) | | | | | | | | | | | | | | | | |
| CCAP SANITARY ASH - 1000000 | | | | | | | | | | | | | | | | |
| 2008-CCAP-1426 | Forcemains | Capstan Way | River Rd | Skyline PS | | | 160 | 450 | \$1,200 | \$ 192,000 | \$ 240,000 | 100% | \$ 240,000 | \$ 2,400 | \$ 237,600 | \$ 2,400 |
| 2008-CCAP-1427 | Forcemains | ROW btwn 7400 & 7600 River Rd | River Rd | Railway Tracks | | | 140 | 375 | \$1,100 | \$ 154,000 | \$ 192,500 | 100% | \$ 192,500 | \$ 1,925 | \$ 190,575 | \$ 1,925 |
| 2008-CCAP-1428 | Forcemains | ROW btwn 4411 & 4551 No 3 Rd | No 3 Rd | No 3 Rd | | | 184 | 375 | \$1,100 | \$ 203,400 | \$ 266,750 | 100% | \$ 266,750 | \$ 2,668 | \$ 264,083 | \$ 2,668 |
| 2008-CCAP-1429 | Forcemains | 4551 No 3 Rd | NE corner of 4551 No 3 Rd | Camble Rd | | | 136 | 375 | \$1,100 | \$ 149,600 | \$ 187,000 | 100% | \$ 187,000 | \$ 1,870 | \$ 185,130 | \$ 1,870 |
| 2008-CCAP-1430 | Forcemains | Embridge Way | Embridge PS | Hollybridge Way | | | 396 | 375 | \$1,100 | \$ 396,600 | \$ 495,000 | 100% | \$ 495,000 | \$ 4,950 | \$ 490,050 | \$ 4,950 |
| 2008-CCAP-1431 | Forcemains | Gilbert Rd | Brighouse PS | Gilbert Rd | | | 77 | 450 | \$1,200 | \$ 92,400 | \$ 115,500 | 100% | \$ 115,500 | \$ 1,155 | \$ 114,345 | \$ 1,155 |
| 2008-CCAP-1432 | Forcemains | Cedarbridge Way | Minoru PS | Lanadowne Rd | | | 106 | 450 | \$1,200 | \$ 127,200 | \$ 159,000 | 100% | \$ 159,000 | \$ 1,590 | \$ 157,410 | \$ 1,590 |

City of Richmond
Sanitary DCC Program

7

| | | | | | | | | | | Col.(1) | Col.(2) | Col.(3) = Col.(1) x Col.(2) | Col.(4) | Col.(5) = Col.(3) - Col.(4) | Col.(6) = Col.(1) - Col.(5) | | |
|--|-----------------------------|---|---|--|-----------------|----------|------------|-----------------------|---|---|--|-----------------------------|----------------------------|-----------------------------|-----------------------------|--------------------------------|----------|
| DCC UPGRADE ID | Type of Infrastructure | Location | Upgrades Recommended (for 2006 DCC Projects)/ From (for new City Centre Projects) | Catchment (for 2006 DCC Projects)/ To (for new City Centre Projects) | From Node | To Node | Length (m) | Recommended Size (mm) | 2015 Unit Rates | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility | |
| 2008-CCAP-1433 | Forcemains | Lansdowne Rd | Cedarbridge Way | Hollybridge Way | | | 409 | 600 | \$1,500 | \$ 613,900 | \$ 766,875 | 100% | \$ 766,875 | \$ 7,669 | \$ 759,206 | \$ 7,669 | |
| 2008-CCAP-1434 | Forcemains | Lansdowne Rd | 8120 Lansdowne Rd | Kwantlen St | | | 384 | 375 | \$1,100 | \$ 400,400 | \$ 500,500 | 100% | \$ 500,500 | \$ 5,005 | \$ 495,495 | \$ 5,005 | |
| 2008-CCAP-1441 | Pump Stations (Major) | Alderbridge (Includes new wet well) | - | - | | | - | - | | \$ 1,500,000 | \$ 1,875,000 | 100% | \$ 1,875,000 | \$ 18,750 | \$ 1,856,250 | \$ 18,750 | |
| 2008-CCAP-1444 | Pump Stations | Elmbridge | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-CCAP-1445 | Pump Stations (Major) | Minoru (Includes new wet well) | - | - | | | - | - | 2011 OCP Project by KWL | \$ 1,500,000 | \$ 1,875,000 | 100% | \$ 1,875,000 | \$ 18,750 | \$ 1,856,250 | \$ 18,750 | |
| 2008-CCAP-1448 | Pump Stations | Van Horne | - | - | | | - | - | Estimate based on 2016 Capital Project, 2011 OCP Project by KWL | \$ 2,240,000 | \$ 2,800,000 | 26% | \$ 733,800 | \$ 7,336 | \$ 726,464 | \$ 2,073,736 | |
| | | | | | | | | | | \$ 6,932,900 | \$ 10,433,075 | | \$ 2,556,720 | \$ 25,567 | \$ 2,531,153 | \$ 2,531,153 | |
| TERRA NOVA SANITARY AREA | | | | | | | | | | | | | | | | | |
| 2008-TN-1523 | Pump Stations | Barnard | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-TN-1524 | Pump Stations | Claysmith | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-TN-1525 | Pump Stations | Lynas | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-TN-1526 | Pump Stations | Terra Nova East | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-TN-1527 | Pump Stations | Works Yard | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| | | | | | | | | | | \$ 2,500,000 | \$ 3,125,000 | | \$ 3,125,000 | \$ 31,250 | \$ 3,093,750 | \$ 31,250 | |
| SHELLMONT SANITARY AREA | | | | | | | | | | | | | | | | | |
| 2008-ST-1648 | Forcemains | Regent Street (Downstream of Regent PS) | 4120 Regent St. | 4040 Regent St.(at No1 Rd & Regent St) | | | 95 | 200 | \$650 | \$ 61,750 | \$ 77,188 | 100% | \$ 77,188 | \$ 772 | \$ 76,416 | \$ 772 | |
| 2008-ST-1649 | Pump Stations | Ivy | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-ST-1650 | Pump Stations | Pandebury | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-ST-1651 | Pump Stations | Ransford | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-ST-1652 | Pump Stations | Regent | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-ST-1653 | Pump Stations | Richmond Park | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-ST-1654 | Pump Stations | Trites | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-ST-1655 | Pump Stations | Boyd | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| | | | | | | | | | | \$ 2,500,000 | \$ 3,125,000 | | \$ 3,125,000 | \$ 31,250 | \$ 3,093,750 | \$ 31,250 | |
| SHELLMONT SANITARY AREA | | | | | | | | | | | | | | | | | |
| 2008-SH-1742 | Pump Stations | Edgemare | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-SH-1743 | Pump Stations | Horseshoe | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-SH-1744 | Pump Stations | Riverside | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-SH-1745 | Pump Stations | Riverside East | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-SH-1746 | Pump Stations | Sherman | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| | | | | | | | | | | \$ 2,500,000 | \$ 3,125,000 | | \$ 3,125,000 | \$ 31,250 | \$ 3,093,750 | \$ 31,250 | |
| BROADMOOR SANITARY AREA | | | | | | | | | | | | | | | | | |
| 2008-BM-1761 | Pump Stations | Maple | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-BM-1762 | Pump Stations | Monrose | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-BM-1763 | Pump Stations | Ossar | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-BM-1764 | Pump Stations | Saunders | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| 2008-BM-1765 | Pump Stations | Woodwards | - | - | | | - | - | | \$ 500,000 | \$ 625,000 | 100% | \$ 625,000 | \$ 6,250 | \$ 618,750 | \$ 6,250 | |
| | | | | | | | | | | \$ 2,500,000 | \$ 3,125,000 | | \$ 3,125,000 | \$ 31,250 | \$ 3,093,750 | \$ 31,250 | |
| | | | | | | | | | | \$ 19,113,880 | \$ 23,892,313 | | \$ 21,825,913 | \$ 218,259 | \$ 21,607,653 | \$ 2,284,659 | |
| | | | | | | | | | | \$ 750,000 | \$ 750,000 | 100% | \$ 750,000 | \$ 7,500 | \$ 742,500 | \$ 7,500 | |
| | | | | | | | | | | \$ 43,328,550 | \$ 53,973,188 | | \$ 51,906,788 | \$ 519,068 | \$ 51,387,720 | \$ 2,585,468 | |
| 2015 DCC REVIEW (Additional Projects added in 2011 OCP Study by KWL) | | | | | | | | | | | | | | | | | |
| Pump Stations | | | | | | | | | | | | | | | | | |
| 2015-OCP-1000 | Pump Stations | Parsons | - | - | | | - | - | 2011 OCP Project by KWL | \$ 850,000 | \$ 1,062,500 | 100% | \$ 1,062,500 | \$ 10,625 | \$ 1,051,875 | \$ 10,625 | |
| 2015-OCP-1001 | Pump Stations and Forcemain | Pump Station Near Williams and Triangle Rd Area: 2000m forcemain from William Rd to Blundell Rd | - | - | | | 2000 | - | Future Pump Station and Forcemain | \$ 2,950,000 | \$ 3,687,500 | 100% | \$ 3,687,500 | \$ 36,875 | \$ 3,650,625 | \$ 36,875 | |
| Gravity Mains | | | | | | | | | | | | | | | | | |
| 2015-OCP-1002 | Gravity Mains | 3871 Beckwith Rd to 6960 Charles St | - | - | Van Horne | M5780 | M5781 | 87.4 | 375 | \$1,100 | \$ 96,140 | \$ 120,175 | 100% | \$ 120,175 | \$ 1,202 | \$ 118,973 | \$ 1,202 |
| 2015-OCP-1003 | Gravity Mains | Gilbert and Elmbridge Way | - | - | Minoru | SIC 4920 | SIC 1530 | 80.2 | 250 | \$750 | \$ 60,150 | \$ 75,188 | 100% | \$ 75,188 | \$ 752 | \$ 74,436 | \$ 752 |
| 2015-OCP-1004 | Gravity Mains | 7111 Elmbridge Way | - | - | Minoru | M4724 | SIC 4920 | 129.8 | 250 | \$750 | \$ 97,350 | \$ 121,688 | 100% | \$ 121,688 | \$ 1,217 | \$ 120,471 | \$ 1,217 |
| 2015-OCP-1005 | Gravity Mains | 6551 No. 3 Rd | - | - | Bighouse | M587 | M588 | 120.4 | 375 | \$1,100 | \$ 132,440 | \$ 165,550 | 100% | \$ 165,550 | \$ 1,656 | \$ 163,895 | \$ 1,656 |
| 2015-OCP-1006 | Gravity Mains | 8120 Cook Rd (east side lane) | - | - | Richmond Center | M840 | M842 | 79.8 | 300 | \$850 | \$ 67,830 | \$ 84,788 | 100% | \$ 84,788 | \$ 848 | \$ 83,940 | \$ 848 |
| 2015-OCP-1007 | Gravity Mains | 8121 Cook Rd (east side lane) | - | - | Richmond Center | M839 | M840 | 9.8 | 300 | \$850 | \$ 8,330 | \$ 10,413 | 100% | \$ 10,413 | \$ 104 | \$ 10,308 | \$ 104 |
| 2015-OCP-1008 | Gravity Mains | 6091 No 3 Rd (Lane to the south west) | - | - | Richmond Center | SMH7141 | SMH7142 | 39.1 | 300 | \$850 | \$ 33,235 | \$ 41,544 | 100% | \$ 41,544 | \$ 415 | \$ 41,128 | \$ 415 |

**City of Richmond
Sanitary DCC Program**

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| DCC UPGRADE ID | Type of Infrastructure | Location | Upgrades Recommended (for 2006 DCC Projects)/ From (for new City Centre Projects) | Catchment (for 2006 DCC Projects)/ To (for new City Centre Projects) | From Node | To Node | Length (m) | Recommended Size (mm) | 2015 Unit Rates | Cost Estimate w/o Contingency, Engineering & Contract Admin | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|-------------------------------------|------------------------|---------------------------------------|---|--|-----------|---------|------------|-----------------------|-----------------|---|---------------|---------------|--------------------------------|------------|--------------------------------|--------------------------------|
| 2015-DCC-1009 | Gravity Mains | 6092 No 3 Rd (Lane to the south west) | | Richmond Center | SMH593 | SMH7141 | 56.4 | 300 | \$850 | \$ 47,940 | \$ 59,925 | 100% | \$ 59,925 | \$ 599 | \$ 59,326 | \$ 599 |
| 2015-DCC-1010 | Gravity Mains | 6093 No 3 Rd (Lane to the south west) | | Richmond Center | SMH6812 | SMH593 | 7.4 | 300 | \$850 | \$ 6,290 | \$ 7,863 | 100% | \$ 7,863 | \$ 79 | \$ 7,784 | \$ 79 |
| 2015-DCC-1011 | Gravity Mains | 6094 No 3 Rd (Lane to the south west) | | Richmond Center | SMH6811 | SMH6812 | 33.2 | 300 | \$850 | \$ 28,220 | \$ 35,275 | 100% | \$ 35,275 | \$ 353 | \$ 34,922 | \$ 353 |
| 2015-DCC-1012 | Gravity Mains | 6095 No 3 Rd (Lane to the south west) | | Richmond Center | SMH6810 | SMH6811 | 15.7 | 300 | \$850 | \$ 13,345 | \$ 16,681 | 100% | \$ 16,681 | \$ 167 | \$ 16,514 | \$ 167 |
| TOTAL 2016 DCC REVIEW | | | | | | | | | | | \$ 4,391,270 | \$ 5,489,088 | \$ 5,489,088 | \$ 54,891 | \$ 5,434,197 | \$ 54,891 |
| TOTAL (2006, 2009 AND 2015) | | | | | | | | | | | \$ 74,793,370 | \$ 93,304,213 | \$ 89,545,716 | \$ 895,457 | \$ 88,650,258 | \$ 4,653,954 |

Notes:
ALL NEW SANITARY PUMP STATIONS - \$ 1.875M
ALL MINOR PUMP STATION UPGRADES - \$0.625M
MAJOR PUMP STATION UPGRADES - Cost Varies Based on Size

0.01

**City of Richmond
Sanitary DCC Calculation**

1

| A: Sanitary DCC Calculation (2041) | | | | |
|---|---------------------------|---------------------------------------|--|----------------------|
| Land Use | Col. (1) | Col. (2) | Col. (3) | Col. (4) = (1) x (3) |
| | Estimated New Development | Unit | Person per unit (residential)/ Equivalent Population/hectare (other land uses) | Multiple |
| Single Family Residential | 1,982 | lots | 3.3 | 6,541 |
| Multi Family Residential | | | | |
| Townhouse | 17,834 | dwelling units | 2.9 | 51,719 |
| Apartment | 19,091 | dwelling units | 2.1 | 40,091 |
| Commercial | 317,562 | per square metre building area | 0.009 | 2,858 |
| Institutional | 272,883 | per square metre building area | 0.009 | 2,456 |
| Light Industrial | 390,862 | per square metre building area | 0.009 | 3,518 |
| Major Industrial | 13.00 | hectares | 29.25 | 380 |
| | | | Total Equivalent Population | 107,562 (a) |
| B: Unit Sanitary DCC Calculation | | | | |
| Net Sanitary DCC Program Recoverable | | <u>\$88,650,258</u> (b) | | |
| Existing DCC Reserve Monies | | \$6,744,662 (c) | | |
| Net Amount to be Paid by DCCs | | \$81,905,596 (d) = (b) - (c) | | |
| DCC per person | | \$761.47 (e) = (d)/(a) | | |
| C: Resulting Sanitary DCCs | | | | |
| Single Family Residential | | \$2,512.85 per lot | (e) x Col. (3) | |
| Multi Family Residential | Townhouse | \$2,208.27 per dwelling unit | (e) x Col. (3) | \$1.64 per sq. ft. |
| | Apartment | \$1,599.09 per dwelling unit | (e) x Col. (3) | \$1.68 per sq. ft. |
| Commercial | | \$6.85 per square metre building area | (e) x Col. (3) | \$0.64 per sq. ft. |
| Institutional | | \$6.85 per square metre building area | (e) x Col. (3) | \$0.64 per sq. ft. |
| Light Industrial | | \$6.85 per square metre building area | (e) x Col. (3) | \$0.64 per sq. ft. |
| Major Industrial | | \$22,273.03 per hectare | (e) x Col. (3) | \$9,013.41 per acre |

-20.6%

A large blue trapezoidal graphic that tapers from left to right, serving as a background for the title text.

appendix

D

Water Program and Calculations

**City of Richmond
Water DCC Program**

1

| | | | | | | | | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|--|----------------|------|----|-----------------|----------------------|---------------|--|--|--|---------------------|-----------------------------------|-------------------------------|---------------------------------|-----------------------------------|
| Project ID | Location | From | To | Removed 2015 | Proposed Diameter | Length (m) | cost per m exc engineering and contingency | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| 2006 | | | | | | | | | | | | | | |
| Major Water Current (2006 DCC Review) | | | | | | | | | | | | | | |
| BLUNDELL PLANNING AREA | | | | | | | | | | | | | | |
| 2006-BL-16 | Ledway Rd | | | | 200 | 99 | \$650 | \$ 64,296 | \$ 80,370 | 95% | \$ 76,351 | \$ 764 | \$ 75,588 | \$ 4,782 |
| 2006-BL-17 | Ludlow Rd | | | | 200 | 190 | \$650 | \$ 123,377 | \$ 154,221 | 95% | \$ 146,510 | \$ 1,465 | \$ 145,045 | \$ 9,176 |
| 2006-BL-22 | Livingstone Pl | | | | 200 | 97 | \$650 | \$ 63,014 | \$ 78,767 | 95% | \$ 74,829 | \$ 748 | \$ 74,080 | \$ 4,687 |
| 2006-BL-23 | Comstock Rd | | | | 200 | 94 | \$650 | \$ 61,323 | \$ 76,654 | 95% | \$ 72,822 | \$ 728 | \$ 72,093 | \$ 4,561 |
| 2006-BL-24 | Comstock Rd | | | | 200 | 249 | \$650 | \$ 161,857 | \$ 202,321 | 95% | \$ 192,205 | \$ 1,922 | \$ 190,283 | \$ 12,038 |
| 2006-BL-25 | Comstock Rd | | | | 200 | 190 | \$650 | \$ 123,691 | \$ 154,614 | 95% | \$ 146,883 | \$ 1,469 | \$ 145,414 | \$ 9,200 |
| 2006-BL-26 | Grandy Rd | | | | 200 | 90 | \$650 | \$ 58,614 | \$ 73,267 | 95% | \$ 69,604 | \$ 696 | \$ 68,908 | \$ 4,359 |
| 2006-BL-28 | Chelmsford St | | | | 200 | 109 | \$650 | \$ 70,802 | \$ 88,503 | 95% | \$ 84,078 | \$ 841 | \$ 83,237 | \$ 5,266 |
| 2006-BL-29 | Dorval Rd | | | | 200 | 127 | \$650 | \$ 82,694 | \$ 103,367 | 95% | \$ 98,199 | \$ 982 | \$ 97,217 | \$ 6,150 |
| 2006-BL-30 | Dorval Rd | | | | 200 | 13 | \$650 | \$ 8,450 | \$ 10,563 | 95% | \$ 10,034 | \$ 100 | \$ 9,934 | \$ 628 |
| 2006-BL-31 | Dorval Rd | | | | 200 | 83 | \$650 | \$ 54,089 | \$ 67,611 | 95% | \$ 64,231 | \$ 642 | \$ 63,589 | \$ 4,023 |
| 2006-BL-32 | Dorval Rd | | | | 200 | 124 | \$650 | \$ 80,557 | \$ 100,696 | 95% | \$ 95,662 | \$ 957 | \$ 94,705 | \$ 5,991 |
| 2006-BL-35 | Dorval Rd | | | | 200 | 63 | \$650 | \$ 41,201 | \$ 51,501 | 95% | \$ 48,926 | \$ 489 | \$ 48,437 | \$ 3,064 |
| 2006-BL-36 | Dunsany Pl | | | | 200 | 13 | \$650 | \$ 8,669 | \$ 10,836 | 95% | \$ 10,294 | \$ 103 | \$ 10,191 | \$ 645 |
| 2006-BL-37 | Dorval Rd | | | | 200 | 104 | \$650 | \$ 67,380 | \$ 84,225 | 95% | \$ 80,013 | \$ 800 | \$ 79,213 | \$ 5,011 |
| 2006-BL-40 | Woodwards Rd | | | | 200 | 211 | \$650 | \$ 137,231 | \$ 171,538 | 95% | \$ 162,961 | \$ 1,630 | \$ 161,332 | \$ 10,207 |
| 2006-BL-41 | Woodwards Rd | | | | 200 | 357 | \$650 | \$ 232,324 | \$ 290,405 | 95% | \$ 275,885 | \$ 2,759 | \$ 273,126 | \$ 17,279 |
| 2006-BL-42 | Woodwards Rd | | | | 200 | 218 | \$650 | \$ 141,533 | \$ 176,916 | 95% | \$ 168,070 | \$ 1,681 | \$ 166,389 | \$ 10,526 |
| 2006-BL-43 | Woodwards Rd | | | | 200 | 29 | \$650 | \$ 18,819 | \$ 23,523 | 95% | \$ 22,347 | \$ 223 | \$ 22,124 | \$ 1,400 |
| 2006-BL-48 | Lynnwood Rd | | | | 300 | 257 | \$1,000 | \$ 256,649 | \$ 320,812 | 95% | \$ 304,771 | \$ 3,048 | \$ 301,723 | \$ 19,088 |
| 2006-BL-49 | Ledway Rd | | | | 300 | 227 | \$1,000 | \$ 226,692 | \$ 283,365 | 95% | \$ 269,197 | \$ 2,692 | \$ 266,505 | \$ 16,860 |
| 2006-BL-50 | Ledway Rd | | | | 300 | 19 | \$1,000 | \$ 19,441 | \$ 24,301 | 95% | \$ 23,086 | \$ 231 | \$ 22,855 | \$ 1,446 |
| 2006-BL-51 | Cheviot Pl | | | | 300 | 117 | \$1,000 | \$ 117,298 | \$ 146,623 | 95% | \$ 139,292 | \$ 1,393 | \$ 137,899 | \$ 8,724 |
| 2006-BL-52 | Blundell Rd | | | | 300 | 246 | \$1,000 | \$ 246,375 | \$ 307,969 | 95% | \$ 292,571 | \$ 2,926 | \$ 289,645 | \$ 18,324 |
| 2006-BL-53 | No. 2 Rd | | | | 300 | 178 | \$1,000 | \$ 176,157 | \$ 220,196 | 95% | \$ 209,186 | \$ 2,092 | \$ 207,094 | \$ 13,102 |
| | Total | | | | | | | \$ 2,642,534 | \$ 3,303,167 | | \$ 3,138,009 | \$ 31,380 | \$ 3,106,628 | \$ 196,538 |
| BRIDGEPORT PLANNING AREA | | | | | | | | | | | | | | |
| 2006-BP-54 | Finlayson Dr | | | | 200 | 90 | \$650 | \$ 58,435 | \$ 73,044 | 95% | \$ 69,392 | \$ 694 | \$ 68,698 | \$ 4,346 |
| 2006-BP-50 | Gage Rd | | | | 200 | 166 | \$650 | \$ 107,770 | \$ 134,713 | 95% | \$ 127,977 | \$ 1,280 | \$ 126,697 | \$ 8,015 |
| 2006-BP-81 | Beckwith Rd | | | | 200 | 289 | \$650 | \$ 187,525 | \$ 234,406 | 95% | \$ 222,686 | \$ 2,227 | \$ 220,459 | \$ 13,947 |
| | Total | | | | | | | \$ 353,730 | \$ 442,163 | | \$ 420,054 | \$ 4,201 | \$ 415,854 | \$ 26,309 |
| BROADMOOR PLANNING AREA | | | | | | | | | | | | | | |
| 2006-BM-77 | Lucas Rd | | | | 200 | 165 | \$650 | \$ 107,200 | \$ 133,999 | 95% | \$ 127,299 | \$ 1,273 | \$ 126,026 | \$ 7,973 |
| 2006-BM-78 | Lucas Rd | | | | 200 | 83 | \$650 | \$ 53,799 | \$ 67,249 | 95% | \$ 63,886 | \$ 639 | \$ 63,247 | \$ 4,001 |
| 2006-BM-79 | Lucas Rd | | | | 200 | 164 | \$650 | \$ 106,298 | \$ 132,873 | 95% | \$ 126,229 | \$ 1,262 | \$ 124,967 | \$ 7,906 |
| 2006-BM-80 | Sunnycroft Rd | | | | 200 | 114 | \$650 | \$ 73,793 | \$ 92,242 | 95% | \$ 87,630 | \$ 876 | \$ 86,753 | \$ 5,488 |
| 2006-BM-81 | Sunnycroft Rd | | | | 200 | 89 | \$650 | \$ 58,025 | \$ 72,531 | 95% | \$ 68,904 | \$ 689 | \$ 68,215 | \$ 4,316 |
| 2006-BM-82 | Sunnycroft Rd | | | | 200 | 96 | \$650 | \$ 62,460 | \$ 78,075 | 95% | \$ 74,171 | \$ 742 | \$ 73,430 | \$ 4,645 |
| 2006-BM-83 | Sunnymede Cr | | | | 200 | 229 | \$650 | \$ 149,042 | \$ 186,302 | 95% | \$ 176,987 | \$ 1,770 | \$ 175,217 | \$ 11,085 |
| 2006-BM-84 | Sunnymede Cr | | | | 200 | 186 | \$650 | \$ 121,023 | \$ 151,279 | 95% | \$ 143,715 | \$ 1,437 | \$ 142,278 | \$ 9,001 |
| 2006-BM-85 | Sunnymede Gate | | | | 200 | 93 | \$650 | \$ 60,238 | \$ 75,297 | 95% | \$ 71,533 | \$ 715 | \$ 70,817 | \$ 4,480 |
| 2006-BM-102 | Rideau Dr | | | | 200 | 208 | \$650 | \$ 135,514 | \$ 169,392 | 95% | \$ 160,923 | \$ 1,609 | \$ 159,313 | \$ 10,079 |

**City of Richmond
Water DCC Program**

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| Project ID | Location | From | To | Removed 2015 | Proposed Diameter | Length (m) | cost per m exc engineering and contingency | Cost Estimate w/o Contingency, Engineering & Contract Admin | Col. (1) Cost Estimate w/ Cont., Eng., & Admin. | Col. (2) Benefit Factor % | Col. (3) = Col. (1) x Col. (2) | Col. (4) Municipal Assist Factor 1% | Col. (5) = Col. (3) Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|----------------------------------|--------------------------------------|------|----|-----------------|----------------------|---------------|--|--|--|---------------------------------|-----------------------------------|---|---------------------------------|-----------------------------------|
| 2006-BM-103 | Saunders Rd | | | | 200 | 384 | \$650 | \$ 236,832 | \$ 296,040 | 95% | \$ 281,238 | \$ 2,812 | \$ 278,425 | \$ 17,614 |
| 2006-BM-104 | Pigott Rd | | | | 200 | 113 | \$650 | \$ 73,418 | \$ 91,773 | 95% | \$ 87,184 | \$ 872 | \$ 86,312 | \$ 5,460 |
| 2006-BM-105 | Saunders Rd | | | | 200 | 439 | \$650 | \$ 285,113 | \$ 356,392 | 95% | \$ 338,572 | \$ 3,386 | \$ 335,187 | \$ 21,205 |
| 2006-BM-106 | Saunders Rd | | | | 200 | 59 | \$650 | \$ 38,212 | \$ 47,765 | 95% | \$ 45,377 | \$ 454 | \$ 44,923 | \$ 2,842 |
| 2006-BM-107 | Saunders Rd | | | | 200 | 241 | \$650 | \$ 156,959 | \$ 196,198 | 95% | \$ 186,389 | \$ 1,864 | \$ 184,525 | \$ 11,674 |
| 2006-BM-115 | Francis Rd | | | | 200 | 16 | \$650 | \$ 10,213 | \$ 12,766 | 95% | \$ 12,128 | \$ 121 | \$ 12,007 | \$ 760 |
| 2006-BM-116 | Ash St | | | | 200 | 78 | \$850 | \$ 50,619 | \$ 63,274 | 95% | \$ 60,111 | \$ 601 | \$ 59,509 | \$ 3,765 |
| 2006-BM-117 | Ash St | | | | 200 | 134 | \$850 | \$ 87,306 | \$ 109,132 | 95% | \$ 103,676 | \$ 1,037 | \$ 102,639 | \$ 6,493 |
| 2006-BM-118 | Ash St | | | | 200 | 197 | \$850 | \$ 127,760 | \$ 159,701 | 95% | \$ 151,716 | \$ 1,517 | \$ 150,198 | \$ 9,502 |
| | Total | | | | | | | \$ 1,993,825 | \$ 2,492,282 | | \$ 2,367,668 | \$ 23,677 | \$ 2,343,991 | \$ 148,291 |
| CITY CENTRE PLANNING AREA | | | | | | | | | | | | | | |
| 2006-CC-128 | Brown Rd | | | | 200 | 37 | \$650 | \$ 24,101 | \$ 30,127 | 95% | \$ 28,620 | \$ 286 | \$ 28,334 | \$ 1,793 |
| 2006-CC-129 | Brown Rd | | | | 200 | 136 | \$650 | \$ 88,558 | \$ 110,698 | 95% | \$ 105,163 | \$ 1,052 | \$ 104,111 | \$ 6,587 |
| 2006-CC-130 | Odlin Cres | | | | 200 | 268 | \$650 | \$ 172,808 | \$ 216,010 | 95% | \$ 205,209 | \$ 2,052 | \$ 203,157 | \$ 12,853 |
| 2006-CC-131 | Odlin Cres | | | | 200 | 134 | \$650 | \$ 86,904 | \$ 108,631 | 95% | \$ 103,199 | \$ 1,032 | \$ 102,167 | \$ 6,464 |
| 2006-CC-132 | Sexsmith Rd | | | | 200 | 531 | \$650 | \$ 344,860 | \$ 431,075 | 95% | \$ 409,521 | \$ 4,095 | \$ 405,426 | \$ 25,649 |
| 2006-CC-133 | Lansdowne/Minoru Connector | | | | 200 | 20 | \$650 | \$ 13,047 | \$ 16,309 | 95% | \$ 15,493 | \$ 155 | \$ 15,338 | \$ 970 |
| 2006-CC-136 | Bennett Rd | | | | 200 | 175 | \$650 | \$ 113,834 | \$ 142,293 | 95% | \$ 135,178 | \$ 1,352 | \$ 133,826 | \$ 8,466 |
| 2006-CC-137 | Park Rd | | | | 200 | 355 | \$650 | \$ 230,715 | \$ 288,394 | 95% | \$ 273,975 | \$ 2,740 | \$ 271,235 | \$ 17,159 |
| 2006-CC-143 | Cooney Rd | | | | 200 | 195 | \$650 | \$ 126,533 | \$ 158,167 | 95% | \$ 150,258 | \$ 1,503 | \$ 148,756 | \$ 9,411 |
| 2006-CC-144 | Cooney Rd to Granville Connector | | | | 200 | 107 | \$650 | \$ 69,561 | \$ 86,951 | 95% | \$ 82,603 | \$ 826 | \$ 81,777 | \$ 5,174 |
| 2006-CC-147 | Eckersley Rd | | | | 200 | 190 | \$650 | \$ 123,577 | \$ 154,471 | 95% | \$ 146,747 | \$ 1,467 | \$ 145,280 | \$ 9,191 |
| 2006-CC-148 | Cook Gate | | | | 200 | 106 | \$650 | \$ 69,094 | \$ 86,368 | 95% | \$ 82,049 | \$ 820 | \$ 81,229 | \$ 5,139 |
| 2006-CC-149 | Spires Rd | | | | 200 | 84 | \$650 | \$ 54,685 | \$ 68,357 | 95% | \$ 64,939 | \$ 649 | \$ 64,289 | \$ 4,067 |
| 2006-CC-150 | Spires Rd | | | | 200 | 78 | \$650 | \$ 50,533 | \$ 63,166 | 95% | \$ 60,008 | \$ 600 | \$ 59,408 | \$ 3,758 |
| 2006-CC-151 | Pimlico Way | | | | 200 | 181 | \$650 | \$ 117,827 | \$ 147,284 | 95% | \$ 139,919 | \$ 1,399 | \$ 138,520 | \$ 8,763 |
| 2006-CC-152 | Odlin Rd (Odlin Cr west to Brown Rd) | | | | 300 | 274 | \$1,000 | \$ 273,586 | \$ 341,983 | 95% | \$ 324,883 | \$ 3,249 | \$ 321,635 | \$ 20,348 |
| 2006-CC-155 | Cook Rd | | | | 300 | 98 | \$1,000 | \$ 98,280 | \$ 122,850 | 95% | \$ 116,707 | \$ 1,167 | \$ 115,540 | \$ 7,310 |
| 2006-CC-156 | Cook Rd | | | | 300 | 83 | \$1,000 | \$ 82,566 | \$ 103,208 | 95% | \$ 98,048 | \$ 980 | \$ 97,067 | \$ 6,141 |
| 2006-CC-157 | Cook Rd | | | | 300 | 91 | \$1,000 | \$ 91,378 | \$ 114,223 | 95% | \$ 108,512 | \$ 1,085 | \$ 107,427 | \$ 6,796 |
| 2006-CC-158 | Cook Rd | | | | 300 | 115 | \$1,000 | \$ 114,670 | \$ 143,338 | 95% | \$ 136,171 | \$ 1,362 | \$ 134,809 | \$ 8,529 |
| 2006-CC-159 | Cook Rd | | | | 300 | 128 | \$1,000 | \$ 127,725 | \$ 159,657 | 95% | \$ 151,674 | \$ 1,517 | \$ 150,157 | \$ 9,500 |
| | Total | | | | | | | \$ 2,474,846 | \$ 3,093,557 | | \$ 2,938,879 | \$ 29,389 | \$ 2,909,490 | \$ 184,067 |
| EAST CAMBIE PLANNING AREA | | | | | | | | | | | | | | |
| 2006-EC-161 | Bird Rd | | | | 200 | 388 | \$650 | \$ 252,184 | \$ 315,230 | 95% | \$ 299,469 | \$ 2,995 | \$ 296,474 | \$ 18,756 |
| 2006-EC-162 | Bird Rd | | | | 200 | 379 | \$650 | \$ 246,545 | \$ 308,181 | 95% | \$ 292,772 | \$ 2,928 | \$ 289,844 | \$ 18,337 |
| 2006-EC-163 | Bird Rd | | | | 200 | 59 | \$650 | \$ 38,525 | \$ 48,156 | 95% | \$ 45,748 | \$ 457 | \$ 45,291 | \$ 2,865 |
| 2006-EC-166 | Daniels Rd | | | | 200 | 95 | \$650 | \$ 61,910 | \$ 77,388 | 95% | \$ 73,519 | \$ 735 | \$ 72,783 | \$ 4,605 |
| 2006-EC-167 | Daniels Rd | | | | 200 | 72 | \$650 | \$ 46,556 | \$ 58,195 | 95% | \$ 55,286 | \$ 553 | \$ 54,733 | \$ 3,463 |
| 2006-EC-168 | Daniels Rd | | | | 200 | 108 | \$650 | \$ 70,092 | \$ 87,615 | 95% | \$ 83,234 | \$ 832 | \$ 82,402 | \$ 5,213 |
| 2006-EC-169 | Daniels Rd | | | | 200 | 69 | \$650 | \$ 44,637 | \$ 55,797 | 95% | \$ 53,007 | \$ 530 | \$ 52,477 | \$ 3,320 |
| 2006-EC-170 | Daniels Rd | | | | 200 | 201 | \$650 | \$ 130,355 | \$ 162,943 | 95% | \$ 154,796 | \$ 1,548 | \$ 153,248 | \$ 9,695 |
| 2006-EC-171 | Bamfield Dr | | | | 200 | 210 | \$650 | \$ 136,553 | \$ 170,691 | 95% | \$ 162,157 | \$ 1,622 | \$ 160,535 | \$ 10,156 |
| 2006-EC-172 | Bamfield Dr | | | | 200 | 265 | \$650 | \$ 172,469 | \$ 215,586 | 95% | \$ 204,807 | \$ 2,048 | \$ 202,759 | \$ 12,827 |
| 2006-EC-173 | Mellis Dr | | | | 200 | 197 | \$850 | \$ 128,203 | \$ 160,254 | 95% | \$ 152,241 | \$ 1,522 | \$ 150,719 | \$ 9,535 |

**City of Richmond
Water DCC Program**

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| Project ID | Location | From | To | Removed 2015 | Proposed Diameter | Length (m) | cost per m exc engineering and contingency | Cost Estimate w/o Contingency, Engineering & Contract Admin | Col. (1) Cost Estimate w/ Cont., Eng., & Admin. | Col. (2) Benefit Factor % | Col. (3) = Col. (1) x Col. (2) Benefit to New Development | Col. (4) Municipal Assist Factor 1% | Col. (5) = Col. (3) Col. (4) DCC Recoverable | Col. (6) = Col. (1) - Col. (5) Total Municipal Responsibility |
|--------------------------------|-------------------------------------|------|----|-----------------|----------------------|---------------|--|--|--|---------------------------------|--|---|--|--|
| 2006-EC-174 | Mellis Dr | | | | 200 | 49 | \$650 | \$ 31,674 | \$ 39,593 | 95% | \$ 37,613 | \$ 376 | \$ 37,237 | \$ 2,356 |
| 2006-EC-175 | Mellis Dr | | | | 200 | 210 | \$650 | \$ 136,450 | \$ 170,562 | 95% | \$ 162,034 | \$ 1,620 | \$ 160,414 | \$ 10,148 |
| 2006-EC-176 | Mellis Dr | | | | 200 | 54 | \$650 | \$ 35,374 | \$ 44,217 | 95% | \$ 42,006 | \$ 420 | \$ 41,586 | \$ 2,631 |
| 2006-EC-180 | Dewsbury Dr | | | | 200 | 261 | \$650 | \$ 169,920 | \$ 212,399 | 95% | \$ 201,779 | \$ 2,018 | \$ 199,762 | \$ 12,638 |
| 2006-EC-181 | Dewsbury Dr | | | | 200 | 83 | \$650 | \$ 53,728 | \$ 67,160 | 95% | \$ 63,802 | \$ 638 | \$ 63,164 | \$ 3,996 |
| 2006-EC-182 | Dewsbury Dr | | | | 200 | 86 | \$650 | \$ 55,666 | \$ 69,582 | 95% | \$ 66,103 | \$ 661 | \$ 65,442 | \$ 4,140 |
| 2006-EC-184 | Bath Rd | | | | 300 | 226 | \$1,000 | \$ 226,261 | \$ 282,826 | 95% | \$ 268,684 | \$ 2,687 | \$ 265,998 | \$ 16,828 |
| 2006-EC-185 | Bamfield Gate | | | | 300 | 90 | \$1,000 | \$ 90,336 | \$ 112,920 | 95% | \$ 107,274 | \$ 1,073 | \$ 106,201 | \$ 6,719 |
| 2006-EC-186 | Bamfield Gate | | | | 300 | 15 | \$1,000 | \$ 15,272 | \$ 19,090 | 95% | \$ 18,136 | \$ 181 | \$ 17,954 | \$ 1,136 |
| 2006-EC-187 | Bargen Dr | | | | 300 | 115 | \$1,000 | \$ 114,954 | \$ 143,692 | 95% | \$ 136,507 | \$ 1,365 | \$ 135,142 | \$ 8,550 |
| 2006-EC-188 | Cambie Connector | | | | 300 | 9 | \$1,000 | \$ 9,042 | \$ 11,303 | 95% | \$ 10,737 | \$ 107 | \$ 10,630 | \$ 672 |
| 2006-EC-189 | Cambie Rd | | | | 300 | 54 | \$1,000 | \$ 53,667 | \$ 67,084 | 95% | \$ 63,729 | \$ 637 | \$ 63,092 | \$ 3,991 |
| 2006-EC-190 | Dalryn Rd | | | | 300 | 146 | \$1,000 | \$ 146,258 | \$ 182,822 | 95% | \$ 173,681 | \$ 1,737 | \$ 171,944 | \$ 10,878 |
| 2006-EC-191 | Dalryn Rd | | | | 300 | 102 | \$1,000 | \$ 102,162 | \$ 127,703 | 95% | \$ 121,317 | \$ 1,213 | \$ 120,104 | \$ 7,598 |
| 2006-EC-192 | Sparwood Pl | | | | 300 | 310 | \$1,000 | \$ 310,087 | \$ 387,609 | 95% | \$ 368,228 | \$ 3,682 | \$ 364,546 | \$ 23,063 |
| | Total | | | | | | | \$ 2,878,878 | \$ 3,598,598 | | \$ 3,418,668 | \$ 34,187 | \$ 3,384,482 | \$ 214,117 |
| HAMILTON PLANNING AREA | | | | | | | | | | | | | | |
| 2006-HA-210 | Smith Cr | | | | 200 | 313 | \$650 | \$ 203,237 | \$ 254,046 | 95% | \$ 241,344 | \$ 2,413 | \$ 238,931 | \$ 15,116 |
| 2006-HA-214 | Willett Ave | | | | 200 | 190 | \$650 | \$ 123,694 | \$ 154,618 | 95% | \$ 146,887 | \$ 1,469 | \$ 145,418 | \$ 9,200 |
| 2006-HA-215 | Smith Dr | | | | 300 | 218 | \$1,000 | \$ 218,016 | \$ 272,519 | 95% | \$ 258,893 | \$ 2,589 | \$ 256,304 | \$ 16,215 |
| | Total | | | | | | | \$ 544,947 | \$ 681,183 | | \$ 647,124 | \$ 6,471 | \$ 640,653 | \$ 40,530 |
| SEAFAIR PLANNING AREA | | | | | | | | | | | | | | |
| 2006-SF-234 | Colonial Dr | | | | 200 | 439 | \$650 | \$ 285,312 | \$ 356,639 | 95% | \$ 338,807 | \$ 3,388 | \$ 335,419 | \$ 21,220 |
| 2006-SF-235 | Colonial Dr | | | | 200 | 176 | \$650 | \$ 114,270 | \$ 142,838 | 95% | \$ 135,696 | \$ 1,357 | \$ 134,339 | \$ 8,499 |
| 2006-SF-240 | Palmer Rd | | | | 200 | 88 | \$650 | \$ 56,914 | \$ 71,142 | 95% | \$ 67,585 | \$ 676 | \$ 66,909 | \$ 4,233 |
| 2006-SF-241 | Mahood Dr | | | | 200 | 263 | \$650 | \$ 171,096 | \$ 213,869 | 95% | \$ 203,176 | \$ 2,032 | \$ 201,144 | \$ 12,725 |
| 2006-SF-242 | Groat Ave | | | | 200 | 76 | \$650 | \$ 49,154 | \$ 61,443 | 95% | \$ 58,371 | \$ 584 | \$ 57,787 | \$ 3,656 |
| 2006-SF-243 | Geal Rd | | | | 200 | 134 | \$650 | \$ 87,319 | \$ 109,149 | 95% | \$ 103,691 | \$ 1,037 | \$ 102,654 | \$ 6,494 |
| 2006-SF-244 | Francis Rd | | | | 300 | 33 | \$1,000 | \$ 33,029 | \$ 41,286 | 95% | \$ 39,222 | \$ 392 | \$ 38,829 | \$ 2,457 |
| 2006-SF-246 | Francis Rd | | | | 300 | 38 | \$1,000 | \$ 38,030 | \$ 47,538 | 95% | \$ 45,161 | \$ 452 | \$ 44,709 | \$ 2,828 |
| 2006-SF-247 | Francis Rd | | | | 300 | 215 | \$1,000 | \$ 214,930 | \$ 268,662 | 95% | \$ 255,229 | \$ 2,552 | \$ 252,677 | \$ 15,985 |
| 2006-SF-248 | Francis Rd | | | | 300 | 253 | \$1,000 | \$ 253,398 | \$ 316,747 | 95% | \$ 300,910 | \$ 3,009 | \$ 297,901 | \$ 18,846 |
| 2006-SF-249 | Francis Rd | | | | 300 | 85 | \$1,000 | \$ 84,883 | \$ 106,104 | 95% | \$ 100,799 | \$ 1,008 | \$ 99,791 | \$ 6,313 |
| | Total | | | | | | | \$ 1,388,334 | \$ 1,735,417 | | \$ 1,648,646 | \$ 16,486 | \$ 1,632,160 | \$ 103,257 |
| SHELLMONT PLANNING AREA | | | | | | | | | | | | | | |
| 2006-SH-260 | Shell Rd | | | | 200 | 92 | \$650 | \$ 59,482 | \$ 74,353 | 95% | \$ 70,635 | \$ 706 | \$ 69,929 | \$ 4,424 |
| 2006-SH-264 | Kingcome Ave | | | | 200 | 243 | \$650 | \$ 157,910 | \$ 197,388 | 95% | \$ 187,518 | \$ 1,875 | \$ 185,643 | \$ 11,745 |
| 2006-SH-265 | Kingcome Ave | | | | 200 | 198 | \$650 | \$ 128,854 | \$ 161,067 | 95% | \$ 153,014 | \$ 1,530 | \$ 151,484 | \$ 9,583 |
| 2006-SH-266 | Kingswood Dr | | | | 200 | 135 | \$650 | \$ 87,742 | \$ 109,678 | 95% | \$ 104,194 | \$ 1,042 | \$ 103,152 | \$ 6,526 |
| 2006-SH-267 | Kingcome Ave/Kingswood Dr Connector | | | | 200 | 33 | \$650 | \$ 21,314 | \$ 26,643 | 95% | \$ 25,311 | \$ 253 | \$ 25,057 | \$ 1,585 |
| 2006-SH-268 | Seacote Rd | | | | 200 | 91 | \$650 | \$ 59,279 | \$ 74,098 | 95% | \$ 70,393 | \$ 704 | \$ 69,689 | \$ 4,409 |
| 2006-SH-271 | Francis Rd | | | | 300 | 691 | \$1,000 | \$ 690,903 | \$ 863,629 | 95% | \$ 820,448 | \$ 8,204 | \$ 812,243 | \$ 51,386 |
| 2006-SH-272 | Kingsbridge Dr | | | | 300 | 72 | \$1,000 | \$ 72,092 | \$ 90,115 | 95% | \$ 85,609 | \$ 856 | \$ 84,753 | \$ 5,362 |
| 2006-SH-273 | Kingsbridge Dr | | | | 300 | 173 | \$1,000 | \$ 173,318 | \$ 216,647 | 95% | \$ 205,815 | \$ 2,058 | \$ 203,757 | \$ 12,891 |
| 2006-SH-274 | Kingsbridge Dr | | | | 300 | 148 | \$1,000 | \$ 148,432 | \$ 185,540 | 95% | \$ 176,263 | \$ 1,763 | \$ 174,500 | \$ 11,040 |
| 2006-SH-275 | King Rd | | | | 300 | 302 | \$1,000 | \$ 301,519 | \$ 376,899 | 95% | \$ 358,054 | \$ 3,581 | \$ 354,473 | \$ 22,425 |

**City of Richmond
Water DCC Program**

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| | | | | | | | | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|--------------------------------|----------------------------|------|----|-----------------|----------------------|---------------|--|--|--|---------------------|-----------------------------------|-------------------------------|---------------------------------|-----------------------------------|
| Project ID | Location | From | To | Removed 2015 | Proposed Diameter | Length (m) | cost per m exc engineering and contingency | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| 2006-SH-276 | King Rd | | | | 300 | 291 | \$1,000 | \$ 291,295 | \$ 364,119 | 95% | \$ 345,913 | \$ 3,459 | \$ 342,454 | \$ 21,665 |
| 2006-SH-277 | King Rd | | | | 300 | 64 | \$1,000 | \$ 64,055 | \$ 80,068 | 95% | \$ 76,065 | \$ 761 | \$ 75,304 | \$ 4,764 |
| 2006-SH-278 | King Rd | | | | 300 | 103 | \$1,000 | \$ 102,765 | \$ 128,457 | 95% | \$ 122,034 | \$ 1,220 | \$ 120,814 | \$ 7,643 |
| | Total | | | | | | | \$ 2,358,960 | \$ 2,948,700 | | \$ 2,801,265 | \$ 28,013 | \$ 2,773,253 | \$ 175,448 |
| STEVESTON PLANNING AREA | | | | | | | | | | | | | | |
| 2006-ST-289 | Springfield Dr | | | | 200 | 139 | \$650 | \$ 90,171 | \$ 112,714 | 95% | \$ 107,078 | \$ 1,071 | \$ 106,007 | \$ 6,706 |
| 2006-ST-290 | Springfield Dr | | | | 200 | 255 | \$650 | \$ 165,808 | \$ 207,260 | 95% | \$ 196,897 | \$ 1,969 | \$ 194,928 | \$ 12,332 |
| 2006-ST-291 | Springfield Dr | | | | 200 | 78 | \$650 | \$ 50,421 | \$ 63,026 | 95% | \$ 59,875 | \$ 599 | \$ 59,276 | \$ 3,750 |
| 2006-ST-296 | Fortune Ave | | | | 200 | 137 | \$650 | \$ 89,030 | \$ 111,287 | 95% | \$ 105,723 | \$ 1,057 | \$ 104,666 | \$ 6,622 |
| 2006-ST-297 | Fortune Ave | | | | 200 | 57 | \$650 | \$ 37,050 | \$ 46,313 | 95% | \$ 43,997 | \$ 440 | \$ 43,557 | \$ 2,756 |
| 2006-ST-298 | Fundy Dr | | | | 200 | 119 | \$650 | \$ 77,549 | \$ 96,937 | 95% | \$ 92,090 | \$ 921 | \$ 91,169 | \$ 5,768 |
| 2006-ST-299 | Fundy Dr | | | | 200 | 200 | \$650 | \$ 130,234 | \$ 162,793 | 95% | \$ 154,653 | \$ 1,547 | \$ 153,106 | \$ 9,686 |
| 2006-ST-300 | Fundy Dr | | | | 200 | 235 | \$650 | \$ 152,620 | \$ 190,775 | 95% | \$ 181,236 | \$ 1,812 | \$ 179,423 | \$ 11,351 |
| 2006-ST-302 | Fundy Dr | | | | 200 | 78 | \$650 | \$ 49,362 | \$ 61,702 | 95% | \$ 58,617 | \$ 586 | \$ 58,031 | \$ 3,671 |
| 2006-ST-303 | Fundy Dr | | | | 200 | 80 | \$650 | \$ 51,708 | \$ 64,635 | 95% | \$ 61,403 | \$ 614 | \$ 60,789 | \$ 3,846 |
| 2006-ST-304 | Fundy Dr | | | | 200 | 63 | \$650 | \$ 40,928 | \$ 51,160 | 95% | \$ 48,602 | \$ 486 | \$ 48,116 | \$ 3,044 |
| 2006-ST-305 | Bonavista Dr | | | | 200 | 169 | \$650 | \$ 109,848 | \$ 137,309 | 95% | \$ 130,444 | \$ 1,304 | \$ 129,140 | \$ 8,170 |
| 2006-ST-310 | Garry St | | | | 200 | 101 | \$650 | \$ 65,742 | \$ 82,178 | 95% | \$ 78,069 | \$ 781 | \$ 77,288 | \$ 4,890 |
| 2006-ST-311 | Garry St | | | | 200 | 132 | \$650 | \$ 85,657 | \$ 107,071 | 95% | \$ 101,718 | \$ 1,017 | \$ 100,700 | \$ 6,371 |
| 2006-ST-312 | Windward Gate | | | | 200 | 78 | \$650 | \$ 50,830 | \$ 63,538 | 95% | \$ 60,361 | \$ 604 | \$ 59,757 | \$ 3,781 |
| 2006-ST-313 | Garry St | | | | 200 | 132 | \$650 | \$ 86,112 | \$ 107,640 | 95% | \$ 102,258 | \$ 1,023 | \$ 101,235 | \$ 6,405 |
| 2006-ST-314 | Garry St | | | | 200 | 173 | \$650 | \$ 112,349 | \$ 140,436 | 95% | \$ 133,414 | \$ 1,334 | \$ 132,080 | \$ 8,356 |
| 2006-ST-315 | Leeward Gate | | | | 200 | 93 | \$650 | \$ 60,680 | \$ 75,850 | 95% | \$ 72,057 | \$ 721 | \$ 71,337 | \$ 4,513 |
| 2006-ST-324 | Kingfisher Dr | | | | 200 | 270 | \$650 | \$ 175,582 | \$ 219,477 | 95% | \$ 208,503 | \$ 2,085 | \$ 206,418 | \$ 13,059 |
| 2006-ST-325 | Kingfisher Dr | | | | 200 | 74 | \$650 | \$ 48,389 | \$ 60,486 | 95% | \$ 57,462 | \$ 575 | \$ 56,887 | \$ 3,599 |
| 2006-ST-326 | Plover Dr | | | | 200 | 142 | \$650 | \$ 92,472 | \$ 115,591 | 95% | \$ 109,811 | \$ 1,098 | \$ 108,713 | \$ 6,878 |
| 2006-ST-327 | Pintail Dr | | | | 200 | 632 | \$650 | \$ 410,989 | \$ 513,736 | 95% | \$ 488,049 | \$ 4,880 | \$ 483,169 | \$ 30,567 |
| 2006-ST-330 | Kittiwake Dr | | | | 300 | 80 | \$1,000 | \$ 79,531 | \$ 99,414 | 95% | \$ 94,444 | \$ 944 | \$ 93,499 | \$ 5,915 |
| 2006-ST-331 | Kittiwake Dr | | | | 300 | 121 | \$1,000 | \$ 120,839 | \$ 151,049 | 95% | \$ 143,497 | \$ 1,435 | \$ 142,062 | \$ 8,987 |
| 2006-ST-332 | Kittiwake Dr | | | | 300 | 82 | \$1,000 | \$ 81,526 | \$ 101,908 | 95% | \$ 96,812 | \$ 968 | \$ 95,844 | \$ 6,064 |
| | Total | | | | | | | \$ 2,515,427 | \$ 3,144,284 | | \$ 2,987,069 | \$ 29,871 | \$ 2,957,199 | \$ 187,085 |
| THOMPSON PLANNING AREA | | | | | | | | | | | | | | |
| 2006-TH-341 | Westminster Hwy/Lynas Lane | | | | 200 | 45 | \$650 | \$ 29,340 | \$ 36,675 | 95% | \$ 34,842 | \$ 348 | \$ 34,493 | \$ 2,182 |
| 2006-TH-343 | Garrison Rd | | | | 200 | 41 | \$650 | \$ 26,607 | \$ 33,259 | 95% | \$ 31,596 | \$ 316 | \$ 31,280 | \$ 1,979 |
| 2006-TH-344 | Garrison Rd | | | | 200 | 64 | \$650 | \$ 41,343 | \$ 51,679 | 95% | \$ 49,095 | \$ 491 | \$ 48,604 | \$ 3,075 |
| 2006-TH-345 | Garrison Rd | | | | 200 | 68 | \$650 | \$ 44,378 | \$ 55,472 | 95% | \$ 52,699 | \$ 527 | \$ 52,172 | \$ 3,301 |
| 2006-TH-346 | Garrison Rd | | | | 200 | 3 | \$650 | \$ 1,949 | \$ 2,437 | 95% | \$ 2,315 | \$ 23 | \$ 2,292 | \$ 145 |
| 2006-TH-347 | Garrison Rd | | | | 200 | 71 | \$650 | \$ 46,249 | \$ 57,811 | 95% | \$ 54,921 | \$ 549 | \$ 54,372 | \$ 3,440 |
| 2006-TH-349 | Skaha Cr | | | | 200 | 57 | \$650 | \$ 36,725 | \$ 45,906 | 95% | \$ 43,611 | \$ 436 | \$ 43,175 | \$ 2,731 |
| 2006-TH-353 | Tiffany Blvd | | | | 300 | 167 | \$1,000 | \$ 166,795 | \$ 208,494 | 95% | \$ 198,069 | \$ 1,981 | \$ 196,089 | \$ 12,405 |
| 2006-TH-354 | Tiffany Blvd | | | | 300 | 110 | \$1,000 | \$ 110,422 | \$ 138,028 | 95% | \$ 131,126 | \$ 1,311 | \$ 129,815 | \$ 8,213 |
| 2006-TH-355 | Tiffany Blvd | | | | 300 | 58 | \$1,000 | \$ 57,527 | \$ 71,909 | 95% | \$ 68,314 | \$ 683 | \$ 67,631 | \$ 4,279 |
| 2006-TH-356 | Tiffany Blvd | | | | 300 | 107 | \$1,000 | \$ 106,662 | \$ 133,327 | 95% | \$ 126,661 | \$ 1,267 | \$ 125,394 | \$ 7,933 |
| 2006-TH-358 | Granville Cr | | | | 300 | 307 | \$1,000 | \$ 307,078 | \$ 383,848 | 95% | \$ 364,655 | \$ 3,647 | \$ 361,009 | \$ 22,839 |
| | Total | | | | | | | \$ 975,077 | \$ 1,218,846 | | \$ 1,157,904 | \$ 11,579 | \$ 1,146,325 | \$ 72,521 |

**City of Richmond
Water DCC Program**

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| | | | | | | | | | Col.(1) | Col. (2) | Col. (3) =Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) Col. (4) | Col. (6) = Col.(1) - Col. (5) |
|---|--|---------------------|-------------|-----------------|----------------------|---------------|--|--|--|---------------------|----------------------------------|-------------------------------|---------------------------------|-----------------------------------|
| Project ID | Location | From | To | Removed 2015 | Proposed Diameter | Length (m) | cost per m exc engineering and contingency | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| WEST CAMBIE PLANNING AREA | | | | | | | | | | | | | | |
| 2006-WC-360 | Patterson Rd | | | | 200 | 236 | \$650 | \$ 153,282 | \$ 191,603 | 95% | \$ 182,023 | \$ 1,820 | \$ 180,203 | \$ 11,400 |
| 2006-WC-361 | Patterson Rd | | | | 200 | 614 | \$650 | \$ 398,984 | \$ 498,730 | 95% | \$ 473,794 | \$ 4,738 | \$ 469,056 | \$ 29,674 |
| | Total | | | | | | | \$ 552,266 | \$ 690,333 | | \$ 655,816 | \$ 6,558 | \$ 649,258 | \$ 41,075 |
| Major Water Current (2006 DCC Review) - Total | | | | | | | | \$ 18,678,824 | \$ 23,348,530 | | \$ 22,181,103 | \$ 221,811 | \$ 21,959,292 | \$ 1,389,238 |
| Major Water OCP (2006 DCC Review) | | | | | | | | | | | | | | |
| BLUNDELL | | | | | | | | | | | | | | |
| 2006-BL-363 | Cathay Rd | | | | 200 | 162 | \$650 | \$ 105,601 | \$ 132,001 | 95% | \$ 125,401 | \$ 1,254 | \$ 124,147 | \$ 7,854 |
| 2006-BL-364 | Clearwater Dr | | | | 200 | 242 | \$650 | \$ 157,099 | \$ 196,374 | 95% | \$ 186,555 | \$ 1,866 | \$ 184,689 | \$ 11,684 |
| 2006-BL-366 | Cantley Rd | | | | 200 | 79 | \$650 | \$ 51,520 | \$ 64,400 | 95% | \$ 61,180 | \$ 612 | \$ 60,568 | \$ 3,832 |
| 2006-BL-367 | Cathay Rd | | | | 200 | 244 | \$650 | \$ 158,813 | \$ 198,516 | 95% | \$ 188,591 | \$ 1,886 | \$ 186,705 | \$ 11,812 |
| 2006-BL-368 | Cantley Rd | | | | 200 | 83 | \$650 | \$ 54,218 | \$ 67,772 | 95% | \$ 64,383 | \$ 644 | \$ 63,740 | \$ 4,032 |
| 2006-BL-369 | Lancing Rd | | | | 200 | 196 | \$650 | \$ 127,695 | \$ 159,618 | 95% | \$ 151,637 | \$ 1,516 | \$ 150,121 | \$ 9,497 |
| 2006-BL-370 | Lancing Rd | | | | 200 | 196 | \$650 | \$ 127,616 | \$ 159,519 | 95% | \$ 151,543 | \$ 1,515 | \$ 150,028 | \$ 9,491 |
| 2006-BL-371 | Woodwards Rd | | | | 200 | 132 | \$650 | \$ 85,605 | \$ 107,006 | 95% | \$ 101,656 | \$ 1,017 | \$ 100,639 | \$ 6,367 |
| 2006-BL-372 | Woodwards Rd | | | | 200 | 103 | \$650 | \$ 67,256 | \$ 84,070 | 95% | \$ 79,866 | \$ 799 | \$ 79,068 | \$ 5,002 |
| 2006-BL-373 | Woodwards Rd | | | | 200 | 129 | \$650 | \$ 83,610 | \$ 104,513 | 95% | \$ 99,287 | \$ 993 | \$ 98,294 | \$ 6,219 |
| | Total | | | | | | | \$ 1,019,031 | \$ 1,273,789 | | \$ 1,210,100 | \$ 12,101 | \$ 1,197,999 | \$ 75,790 |
| BRIDGEPORT | | | | | | | | | | | | | | |
| 2006-BP-375 | Finlayson Rd | | | | 300 | 87 | \$1,000 | \$ 87,468 | \$ 109,335 | 95% | \$ 103,868 | \$ 1,039 | \$ 102,829 | \$ 6,505 |
| | Total | | | | | | | \$ 87,468 | \$ 109,335 | | \$ 103,868 | \$ 1,039 | \$ 102,829 | \$ 6,505 |
| CITY CENTRE | | | | | | | | | | | | | | |
| 2006-CC-381 | Spires Gate | | | | 200 | 105 | \$650 | \$ 68,377 | \$ 85,471 | 95% | \$ 81,198 | \$ 812 | \$ 80,386 | \$ 5,086 |
| 2006-CC-382 | Cooney Rd | | | | 200 | 49 | \$650 | \$ 31,649 | \$ 39,561 | 95% | \$ 37,583 | \$ 376 | \$ 37,207 | \$ 2,354 |
| 2006-CC-383 | River Rd | | | | 300 | 96 | \$1,000 | \$ 96,485 | \$ 120,607 | 95% | \$ 114,577 | \$ 1,146 | \$ 113,431 | \$ 7,176 |
| | Total | | | | | | | \$ 196,511 | \$ 245,639 | | \$ 233,357 | \$ 2,334 | \$ 231,024 | \$ 14,616 |
| SEAFAIR | | | | | | | | | | | | | | |
| 2006-SF-398 | Francis Rd | | | | 300 | 192 | \$1,000 | \$ 192,102 | \$ 240,128 | 95% | \$ 228,121 | \$ 2,281 | \$ 225,840 | \$ 14,288 |
| 2006-SF-399 | Francis Rd | | | | 300 | 124 | \$1,000 | \$ 123,567 | \$ 154,459 | 95% | \$ 146,736 | \$ 1,467 | \$ 145,269 | \$ 9,190 |
| 2006-SF-401 | Pendleton Rd | | | | 300 | 256 | \$1,000 | \$ 255,650 | \$ 319,563 | 95% | \$ 303,584 | \$ 3,036 | \$ 300,549 | \$ 19,014 |
| | Total | | | | | | | \$ 571,320 | \$ 714,150 | | \$ 678,442 | \$ 6,784 | \$ 671,658 | \$ 42,492 |
| THOMPSON | | | | | | | | | | | | | | |
| 2006-TH-408 | Redfern Cr | | | | 200 | 166 | \$650 | \$ 107,963 | \$ 134,954 | 95% | \$ 128,207 | \$ 1,282 | \$ 126,925 | \$ 8,030 |
| | Total | | | | | | | \$ 107,963 | \$ 134,954 | | \$ 128,207 | \$ 1,282 | \$ 126,925 | \$ 8,030 |
| WEST CAMBIE | | | | | | | | | | | | | | |
| 2006-WC-409 | Westminster Hwy b/w No 4 Rd and Shell Rd | | | | 600 | 805 | \$1,500 | \$ 1,207,968 | \$ 1,509,960 | 95% | \$ 1,434,462 | \$ 14,345 | \$ 1,420,117 | \$ 89,843 |
| | Total | | | | | | | \$ 1,207,968 | \$ 1,509,960 | | \$ 1,434,462 | \$ 14,345 | \$ 1,420,117 | \$ 89,843 |
| Major Water OCP (2006 DCC Review) - Total | | | | | | | | \$ 3,190,261 | \$ 3,987,826 | | \$ 3,788,435 | \$ 37,884 | \$ 3,750,551 | \$ 237,276 |
| 2006 DCC - Total | | | | | | | | \$ 21,869,085 | \$ 27,336,356 | | \$ 25,969,538 | \$ 259,695 | \$ 25,709,843 | \$ 1,626,513 |
| 2008 - CCAP Projects | | | | | | | | | | | | | | |
| 2008-CCAP-411 | Capstan Way | No. 3 Rd | Sexsmith Rd | | 300 | 363 | \$1,000 | \$ 362,551 | \$ 453,189 | 100% | \$ 453,189 | \$ 4,532 | \$ 448,657 | \$ 4,532 |
| 2008-CCAP-416 | Brown Rd | Hydrant at Odlin Rd | 35m south | | 200 | 34 | \$650 | \$ 22,065 | \$ 27,582 | 100% | \$ 27,582 | \$ 276 | \$ 27,306 | \$ 276 |

**City of Richmond
Water DCC Program**

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| | | | | | | | | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|--|--|----------------|-------------------|-----------------|----------------------|---------------|--|--|--|---------------------|-----------------------------------|-------------------------------|---------------------------------|-----------------------------------|
| Project ID | Location | From | To | Removed 2015 | Proposed Diameter | Length (m) | cost per m exc engineering and contingency | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| 2008-CCAP-418 | Minoru Blvd | Landsdowne Rd | Elmbridge Way | | 200 | 183 | \$650 | \$ 118,969 | \$ 148,711 | 100% | \$ 148,711 | \$ 1,487 | \$ 147,224 | \$ 1,487 |
| 2008-CCAP-421 | Acheson Rd | Minoru Blvd | No. 3 Rd | | 200 | 269 | \$650 | \$ 175,039 | \$ 218,799 | 100% | \$ 218,799 | \$ 2,188 | \$ 216,611 | \$ 2,188 |
| 2008-CCAP-422 | Bennett Rd | Minoru Blvd | 97m east | | 200 | 98 | \$650 | \$ 63,446 | \$ 79,308 | 100% | \$ 79,308 | \$ 793 | \$ 78,515 | \$ 793 |
| 2008-CCAP-431 | South of Granville Ave (w/ St. Albans & Garden City) | Granville Ave | Bennett | | 200 | 202 | \$650 | \$ 131,247 | \$ 164,059 | 100% | \$ 164,059 | \$ 1,641 | \$ 162,418 | \$ 1,641 |
| 2008-CCAP-433 | No. 4 Rd | Bridgeport Rd | River Dr | | 300 | 780 | \$1,000 | \$ 779,516 | \$ 974,395 | 100% | \$ 974,395 | \$ 9,744 | \$ 964,651 | \$ 9,744 |
| 2008-CCAP-435 | Gilbert Rd | Granville Ave | Westminster Hwy | | 300 | 803 | \$1,000 | \$ 803,316 | \$ 1,004,144 | 100% | \$ 1,004,144 | \$ 10,041 | \$ 994,103 | \$ 10,041 |
| 2008-CCAP-436 | Spires Rd | Spires Gate | Cook Cr | | 200 | 195 | \$650 | \$ 126,466 | \$ 158,082 | 100% | \$ 158,082 | \$ 1,581 | \$ 156,501 | \$ 1,581 |
| 2008-CCAP-437 | Cook Cr | Spires Rd | Spires Rd | | 200 | 348 | \$650 | \$ 226,422 | \$ 283,027 | 100% | \$ 283,027 | \$ 2,830 | \$ 280,197 | \$ 2,830 |
| 2008-CCAP-439 | Citation Dr | Granville Ave | Garden City Rd | | 200 | 418 | \$650 | \$ 271,387 | \$ 339,234 | 100% | \$ 339,234 | \$ 3,392 | \$ 335,842 | \$ 3,392 |
| 2008-CCAP-441 | Cook Rd | No. 3 Rd | Cooney Rd | | 300 | 369 | \$1,000 | \$ 368,563 | \$ 460,704 | 100% | \$ 460,704 | \$ 4,607 | \$ 456,097 | \$ 4,607 |
| 2008-CCAP-443 | No. 3 Rd | Bridgeport Rd | Capstan St. | | 350 | 450 | \$1,100 | \$ 495,074 | \$ 618,842 | 100% | \$ 618,842 | \$ 6,188 | \$ 612,654 | \$ 6,188 |
| 2008-CCAP-444 | Hazelbridge Way | Browndale Rd | Leslie Rd | | 200 | 257 | \$650 | \$ 167,325 | \$ 209,157 | 100% | \$ 209,157 | \$ 2,092 | \$ 207,065 | \$ 2,092 |
| 2008-CCAP-445 | Leslie Rd | No. 3 Rd | Brown Rd | | 200 | 421 | \$650 | \$ 273,941 | \$ 342,427 | 100% | \$ 342,427 | \$ 3,424 | \$ 339,002 | \$ 3,424 |
| 2008-CCAP-446 | Leslie Rd | Brown Rd | Sorenson Cr | | 200 | 295 | \$650 | \$ 191,431 | \$ 239,289 | 100% | \$ 239,289 | \$ 2,393 | \$ 236,896 | \$ 2,393 |
| 2008-CCAP-447 | Sorenson Cr | Leslie Rd | Odlin Cr | | 200 | 145 | \$650 | \$ 94,412 | \$ 118,015 | 100% | \$ 118,015 | \$ 1,180 | \$ 116,835 | \$ 1,180 |
| 2008-CCAP-448 | Brown Rd | Odlin Cr | Leslie Rd | | 200 | 93 | \$650 | \$ 60,735 | \$ 75,919 | 100% | \$ 75,919 | \$ 759 | \$ 75,160 | \$ 759 |
| 2008-CCAP-449 | Brown Rd | Odlin Rd | Cambie St | | 200 | 284 | \$650 | \$ 184,712 | \$ 230,890 | 100% | \$ 230,890 | \$ 2,309 | \$ 228,581 | \$ 2,309 |
| 2008 - CCAP Projects - Total | | | | | | | | \$ 4,916,618 | \$ 6,145,772 | | \$ 6,145,772 | \$ 61,458 | \$ 6,084,315 | \$ 61,458 |
| Modeling | | | | | | | | \$ 750,000 | \$ 750,000 | 100% | \$ 750,000 | \$ 7,500 | \$ 742,500 | \$ 7,500 |
| 2015 DCC REVIEW (Additional Project based on 2011 OCP Study by KWL) | | | | | | | | | | | | | | |
| 2015-OCP-1 | Dunford Rd | Garry St | South of Garry St | | 200 | 100 | \$650 | \$ 65,000 | \$ 81,250 | 100% | \$ 81,250 | \$ 813 | \$ 80,438 | \$ 813 |
| 2015-OCP-2 | Garry St (Section not covered in list above) | No 1 Rd | Railway Ave | | 300 | 300 | \$1,000 | \$ 300,000 | \$ 375,000 | 100% | \$ 375,000 | \$ 3,750 | \$ 371,250 | \$ 3,750 |
| 2015-OCP-3 | Windjammer Dr | Galleon Crt | Schooner Crt | | 200 | 540 | \$650 | \$ 351,000 | \$ 438,750 | 100% | \$ 438,750 | \$ 4,388 | \$ 434,363 | \$ 4,388 |
| 2015-OCP-4 | Beckwith Rd | Smith St | Gage Rd | | 200 | 390 | \$650 | \$ 253,500 | \$ 316,875 | 100% | \$ 316,875 | \$ 3,169 | \$ 313,706 | \$ 3,169 |
| 2015-OCP-5 | Kingscome Ave | Kingswood Dr | Kingsbridge Dr | | 200 | 340 | \$650 | \$ 221,000 | \$ 276,250 | 100% | \$ 276,250 | \$ 2,763 | \$ 273,488 | \$ 2,763 |
| 2015-OCP-6 | Colville Rd | Cantley Rd | No 2 Rd | | 200 | 110 | \$650 | \$ 71,500 | \$ 89,375 | 100% | \$ 89,375 | \$ 894 | \$ 88,481 | \$ 894 |
| 2015-OCP-7 | East of No 4 Rd & Saunders Rd Intersection | | | | 200 | 110 | \$650 | \$ 71,500 | \$ 89,375 | 100% | \$ 89,375 | \$ 894 | \$ 88,481 | \$ 894 |
| 2015-OCP-8 | Blundell Rd | Seafair Dr | No 1 Rd | | 300 | 770 | \$1,000 | \$ 770,000 | \$ 962,500 | 100% | \$ 962,500 | \$ 9,625 | \$ 952,875 | \$ 9,625 |
| 2015-OCP-9 | Bowen Gate | Bowen Dr | Blundell Rd | | 200 | 80 | \$650 | \$ 52,000 | \$ 65,000 | 100% | \$ 65,000 | \$ 650 | \$ 64,350 | \$ 650 |
| 2015-OCP-10 | Gabrota Gate, | Gabriola Cres | Blundell Rd | | 200 | 100 | \$650 | \$ 65,000 | \$ 81,250 | 100% | \$ 81,250 | \$ 813 | \$ 80,438 | \$ 813 |
| 2015-OCP-11 | Ruskin Rd loop to Ryan Rd | Ruskin Rd loop | Ryan Rd | | 200 | 200 | \$650 | \$ 130,000 | \$ 162,500 | 100% | \$ 162,500 | \$ 1,625 | \$ 160,875 | \$ 1,625 |
| 2015-OCP-12 | Blundell Rd | No 4 Rd | Shell Rd | | 500 | 810 | \$1,400 | \$ 1,134,000 | \$ 1,417,500 | 100% | \$ 1,417,500 | \$ 14,175 | \$ 1,403,325 | \$ 14,175 |
| 2015-OCP-13 | Shell & Westminster PRV Station Upgrade | | | | 300 & 200 | | | \$ 400,000 | \$ 500,000 | 100% | \$ 500,000 | \$ 5,000 | \$ 495,000 | \$ 5,000 |
| 2015-OCP-14 | Shell & Blundell PRV Station Upgrade | | | | 300 & 200 | | | \$ 400,000 | \$ 500,000 | 100% | \$ 500,000 | \$ 5,000 | \$ 495,000 | \$ 5,000 |
| 2015-OCP-15 | Shell & Williams PRV Station Upgrade | | | | 250 & 150 | | | \$ 380,000 | \$ 475,000 | 100% | \$ 475,000 | \$ 4,750 | \$ 470,250 | \$ 4,750 |
| TOTAL 2015 DCC REVIEW | | | | | | | | \$4,664,600 | \$5,830,625 | | \$5,830,625 | \$58,300 | \$5,772,319 | \$58,300 |

City of Richmond
Water DCC Program

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| | | | | | | | | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|---|----------|------|----|-----------------|----------------------|---------------|--|--|--|---------------------|-----------------------------------|-------------------------------|---------------------------------|-----------------------------------|
| Project ID | Location | From | To | Removed 2015 | Proposed Diameter | Length (m) | cost per m exc engineering and contingency | Cost Estimate w/o Contingency, Engineering & Contract Admin | Cost Estimate w/ Cont., Eng., & Admin. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| TOTALS (2006, 2008 and 2015 DCC Review) | | | | | | | | \$ 32,200,203 | \$ 40,062,753 | \$ 1 | \$ 38,695,936 | \$ 386,959 | \$ 38,308,976 | \$ 1,753,777 |

*** NOTE: ENGINEERING CALCULATION FIELDS ARE HIDDEN.

0.01

**City of Richmond
Water DCC Calculations**

1

| A: Water DCC Calculation (2041) | | | | |
|--|---------------------------|---------------------------------------|--|----------------------|
| Land Use | Col. (1) | Col. (2) | Col. (3) | Col. (4) = (1) x (3) |
| | Estimated New Development | Unit | Person per unit (residential)/ Equivalent Population/hectare (other land uses) | Multiple |
| Single Family Residential | 1,982 | lots | 3.3 | 6,541 |
| Multi Family Residential | | | | |
| Townhouse | 17,834 | dwelling units | 2.9 | 51,719 |
| Apartment | 19,091 | dwelling units | 2.1 | 40,091 |
| Commercial | 317,562 | per square metre building area | 0.009 | 2,858 |
| Institutional | 272,883 | per square metre building area | 0.009 | 2,456 |
| Light Industrial | 390,862 | per square metre building area | 0.009 | 3,518 |
| Major Industrial | 13.00 | hectares | 29.25 | 380 |
| | | | Total Equivalent Population | 107,562 (a) |
| B: Unit Water DCC Calculation | | | | |
| Net Waterworks DCC Program Recoverable | | <u>\$38,308,976</u> (b) | | |
| Existing DCC Reserve Monies | | \$2,426,926 (c) | | |
| Net Amount to be Paid by DCCs | | \$34,812,050 (d) = (b) - (c) | | |
| DCC per person | | \$323.65 (e) = (d)/(a) | | |
| C: Resulting Water DCCs | | | | |
| Single Family Residential | | \$1,068.03 per lot | (e) x Col. (3) | |
| Multi Family Residential | Townhouse | \$938.57 per dwelling unit | (e) x Col. (3) | \$0.70 per sq. ft. |
| | Apartment | \$679.66 per dwelling unit | (e) x Col. (3) | \$0.72 per sq. ft. |
| Commercial | | \$2.91 per square metre building area | (e) x Col. (3) | \$0.27 per sq. ft. |
| Institutional | | \$2.91 per square metre building area | (e) x Col. (3) | \$0.27 per sq. ft. |
| Light Industrial | | \$2.91 per square metre building area | (e) x Col. (3) | \$0.27 per sq. ft. |
| Major Industrial | | \$9,466.63 per hectare | (e) x Col. (3) | \$3,830.94 per acre |



appendix

Park Acquisition Program and Calculations

**City of Richmond
Parkland Acquisition DCC Program**

| Project Area | Column | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|---------------|-----------------------------|------------------|-----------------------|------------------|--------------------------------|----------------------------|--------------------------------|--------------------------------|
| | Name | Park Dev (acres) | Cost Estimate | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| 1 | Blundell ⁽¹⁾ | 106.3 | \$ - | 95% | \$ - | \$ - | \$ - | \$ - |
| 2 | Bridgeport ⁽¹⁾ | 10.35 | \$ - | 95% | \$ - | \$ - | \$ - | \$ - |
| 3 | Broadmoor | 134.53 | \$ 2,704,570 | 95% | \$ 2,569,342 | \$ 25,693 | \$ 2,543,648 | \$ 160,922 |
| 4 | City Centre ⁽²⁾ | 155.03 | \$ 195,210,862 | 95% | \$ 185,450,319 | \$ 1,854,503 | \$ 183,595,816 | \$ 11,615,046 |
| 5 | East Cambie | 260.69 | \$ 2,534,000 | 95% | \$ 2,407,300 | \$ 24,073 | \$ 2,383,227 | \$ 150,773 |
| 6 | East Richmond | 91.26 | \$ 15,812,000 | 95% | \$ 15,021,400 | \$ 150,214 | \$ 14,871,186 | \$ 940,814 |
| 7 | Fraser Lands ⁽¹⁾ | 36.55 | \$ - | 95% | \$ - | \$ - | \$ - | \$ - |
| 8 | Gilmore | 94.42 | \$ 3,697,674 | 95% | \$ 3,512,790 | \$ 35,128 | \$ 3,477,662 | \$ 220,012 |
| 9 | Hamilton | 79.93 | \$ 13,348,322 | 95% | \$ 12,680,906 | \$ 126,809 | \$ 12,554,097 | \$ 794,225 |
| 10 | Sea Island ⁽¹⁾ | 26.14 | \$ - | 95% | \$ - | \$ - | \$ - | \$ - |
| 11 | Seafair ⁽¹⁾ | 91.93 | \$ - | 95% | \$ - | \$ - | \$ - | \$ - |
| 12 | Shellmont ⁽¹⁾ | 48.08 | \$ - | 95% | \$ - | \$ - | \$ - | \$ - |
| 13 | Steveston ⁽¹⁾ | 193.43 | \$ - | 95% | \$ - | \$ - | \$ - | \$ - |
| 14 | Thompson | 251.06 | \$ 4,422,459 | 95% | \$ 4,201,336 | \$ 42,013 | \$ 4,159,323 | \$ 263,136 |
| 15 | West Cambie ⁽¹⁾ | 30.62 | \$ - | 95% | \$ - | \$ - | \$ - | \$ - |
| 17 | General ⁽³⁾ | | \$ 23,250,000 | 95% | \$ 22,087,500 | \$ 220,875 | \$ 21,866,625 | \$ 1,383,375 |
| Totals | ADJUSTED VALUES: | | \$ 260,979,887 | 95% | \$ 247,930,893 | \$ 2,479,309 | \$ 245,451,584 | \$ 15,528,303 |

Notes

(1) Planning areas that do not currently have any park land acquisition projects but may have in the future.

(2) City Centre, with the highest population densities in the city, will have 3.25 acres/1000 population located within the City Centre with the remaining acreage to achieve the standard of 7.66 acres/1000 population located outside the City Centre. Parks within the City Centre are located to achieve the distribution standard of a 400 metre walking distance.

(3) The General category includes an estimated 46.25 acres of parkland acquisition opportunities that may arise toward 2041. Cost estimate includes acquisition carrying and closing costs.

**City of Richmond
Park Acquisition Calculation**

| A: Parkland Acquisition Calculation (2041) | | | | |
|---|---------------------------|--------------------------------|--|----------------------|
| Land Use | Col. (1) | Col. (2) | Col. (3) | Col. (4) = (1) x (3) |
| | Estimated New Development | Unit | Person per unit (residential)/ Equivalent Population/hectare (other land uses) | Multiple |
| Single Family Residential | 1,982 | lots | 3.3 | 6,541 |
| Multi Family Residential | | | | |
| Townhouse | 17,834 | dwelling units | 2.9 | 51,719 |
| Apartment | 19,091 | dwelling units | 2.1 | 40,091 |
| Commercial | 317,562 | per square metre building area | 0.0009 | 286 |
| Institutional | 272,883 | per square metre building area | 0.0009 | 246 |
| Light Industrial | 390,862 | per square metre building area | 0.0009 | 352 |
| Major Industrial | 13 | hectares | 0.8 | 10 |
| | | | Total Equivalent Population | 99,244 (a) |
| B: Unit Parkland Acquisition DCC Calculation | | | | |
| Net Parkland DCC Program Recoverable | | <u>\$245,451,584</u> | (b) | |
| Existing DCC Reserve Monies | | <u>\$27,440,574</u> | (c) | |
| Net Amount to be Paid by DCCs | | \$228,032,010 | (d) = (b) - (c) | |
| DCC per person | | \$2,297.69 | (e) = (d)/(a) | |
| C: Resulting Parkland Acquisition DCCs | | | | |
| Single Family Residential | | \$7,582.39 | per lot | (e) x Col. (3) |
| Multi Family Residential | Townhouse | \$6,663.31 | per dwelling unit | (e) x Col. (3) |
| | Apartment | \$4,825.16 | per dwelling unit | (e) x Col. (3) |
| Commercial | | \$2.07 | per square metre building area | (e) x Col. (3) |
| Institutional | | \$2.07 | per square metre building area | (e) x Col. (3) |
| Light Industrial | | \$2.07 | per square metre building area | (e) x Col. (3) |
| Major Industrial | | \$1,838.15 | per hectare | (e) x Col. (3) |

-11.7%

\$4.94 per sq. ft.
\$5.08 per sq. ft.
\$0.19 per sq. ft.
\$0.19 per sq. ft.
\$0.19 per sq. ft.
\$743.86 per acre



appendix

E

Park Development Program and
Calculations

**City of Richmond
Parkland Development DCC Program**

| Project Area | Column | | Col. (1) | Col. (2) | Col. (3) = Col. (1) x Col. (2) | Col. (4) | Col. (5) = Col. (3) - Col. (4) | Col. (6) = Col. (1) - Col. (5) |
|---------------|---------------------------------|------------------|------------------------------|------------------|--------------------------------|----------------------------|--------------------------------|--------------------------------|
| | Name | Park Dev (acres) | Cost Estimate ⁽¹⁾ | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | DCC Recoverable | Total Municipal Responsibility |
| 1 | Blundell | 106.3 | \$ 2,337,775 | 95% | \$ 2,220,886 | \$ 22,209 | \$ 2,198,677 | \$ 139,098 |
| 2 | Bridgeport | 10.35 | \$ 1,651,800 | 95% | \$ 1,569,210 | \$ 15,692 | \$ 1,553,518 | \$ 98,282 |
| 3 | Broadmoor | 134.53 | \$ 4,960,520 | 95% | \$ 4,712,494 | \$ 47,125 | \$ 4,665,369 | \$ 295,151 |
| 4 | City Centre | 155.03 | \$ 101,599,775 | 95% | \$ 96,519,786 | \$ 965,198 | \$ 95,554,588 | \$ 6,045,187 |
| 5 | East Cambie | 260.69 | \$ 6,660,480 | 95% | \$ 6,327,456 | \$ 63,275 | \$ 6,264,181 | \$ 396,299 |
| 6 | East Richmond | 91.26 | \$ 3,080,000 | 95% | \$ 2,926,000 | \$ 29,260 | \$ 2,896,740 | \$ 183,260 |
| 7 | Fraser Lands | 36.55 | \$ 384,350 | 95% | \$ 365,133 | \$ 3,651 | \$ 361,481 | \$ 22,869 |
| 8 | Gilmore | 94.42 | \$ 2,971,400 | 95% | \$ 2,822,830 | \$ 28,228 | \$ 2,794,602 | \$ 176,798 |
| 9 | Hamilton | 79.93 | \$ 6,748,900 | 95% | \$ 6,411,455 | \$ 64,115 | \$ 6,347,340 | \$ 401,560 |
| 10 | Sea Island | 26.14 | \$ 1,045,680 | 95% | \$ 993,396 | \$ 9,934 | \$ 983,462 | \$ 62,218 |
| 11 | Seafair | 91.93 | \$ 2,577,800 | 95% | \$ 2,448,910 | \$ 24,489 | \$ 2,424,421 | \$ 153,379 |
| 12 | Shellmont | 48.08 | \$ 3,371,400 | 95% | \$ 3,202,830 | \$ 32,028 | \$ 3,170,802 | \$ 200,598 |
| 13 | Steveston | 193.43 | \$ 14,161,800 | 95% | \$ 13,453,710 | \$ 134,537 | \$ 13,319,173 | \$ 842,627 |
| 14 | Thompson | 251.06 | \$ 8,939,120 | 95% | \$ 8,492,164 | \$ 84,922 | \$ 8,407,242 | \$ 531,878 |
| 15 | West Cambie | 30.62 | \$ 2,928,400 | 95% | \$ 2,781,980 | \$ 27,820 | \$ 2,754,160 | \$ 174,240 |
| 16 | City Wide Trails ⁽²⁾ | | \$ 6,250,000 | 95% | \$ 5,937,500 | \$ 59,375 | \$ 5,878,125 | \$ 371,875 |
| 17 | General ⁽³⁾ | | \$ 20,000,000 | 95% | \$ 19,000,000 | \$ 190,000 | \$ 18,810,000 | \$ 1,190,000 |
| Totals | Adjusted values | 1610.32 | \$ 189,669,200 | 95% | \$ 180,185,740 | \$ 1,801,857 | \$ 178,383,883 | \$ 11,285,317 |

(1) The costs are estimated based on improvement of 1,410.52 acres of existing park land and the development of 75.66 acres of new park land through the City.

(2) The cost of City-wide Trails includes improvements to existing trails and development of new trails, greenways and neighbourhood links.

(3) The general category includes cost estimate of 46.25 acres in park development cost for servicing and improving park land city wide in response to growth to 2041.

**City of Richmond
Park Development DCC Calculation**

| A: Park Development Calculation (2041) | | | | |
|---|---------------------------|---------------------------------------|--|----------------------|
| Land Use | Col. (1) | Col. (2) | Col. (3) | Col. (4) = (1) x (3) |
| | Estimated New Development | Unit | Person per unit (residential)/ Equivalent Population/hectare (other land uses) | Multiple |
| Single Family | 1,982 | lots | 3.3 | 6,541 |
| Multi Family Residential | | | | |
| Townhouse | 17,834 | dwelling units | 2.9 | 51,719 |
| Apartment | 19,091 | dwelling units | 2.1 | 40,091 |
| Commercial | 317,562 | per square metre building area | 0.0009 | 286 |
| Institutional | 272,883 | per square metre building area | 0.0009 | 246 |
| Light Industrial | 390,862 | per square metre building area | 0.0009 | 352 |
| Major Industrial | 13 | hectares | 0.8 | 10 |
| | | | Total Equivalent Population | 99,244 (a) |
| B: Unit Park Development DCC Calculation | | | | |
| Net Parkland DCC Program Recoverable | | <u>\$178,383,883</u> (b) | | |
| Existing DCC Reserve Monies | | \$9,885,400 (c) | | |
| Net Amount to be Paid by DCCs | | \$168,498,483 (d) = (b) - (c) | | |
| DCC per person | | \$1,697.82 (e) = (d)/(a) | | |
| C: Resulting Park Development DCCs | | | | |
| Single Family Residential | | \$5,602.81 per lot | (e) x Col. (3) | |
| Multi Family Residential | Townhouse | \$4,923.69 per dwelling unit | (e) x Col. (3) | \$3.65 per sq. ft. |
| | Apartment | \$3,565.43 per dwelling unit | (e) x Col. (3) | \$3.75 per sq. ft. |
| Commercial | | \$1.53 per square metre building area | (e) x Col. (3) | \$0.14 per sq. ft. |
| Institutional | | \$1.53 per square metre building area | (e) x Col. (3) | \$0.14 per sq. ft. |
| Light Industrial | | \$1.53 per square metre building area | (e) x Col. (3) | \$0.14 per sq. ft. |
| Major Industrial | | \$1,358.26 per hectare | (e) x Col. (3) | \$549.66 per acre |



appendix

G

Existing City of Richmond
Development Cost Charge Bylaw
No. 8024, 2010



CITY OF RICHMOND

DEVELOPMENT COST CHARGES IMPOSITION

BYLAW NO. 8024

EFFECTIVE DATE – FEBRUARY 27, 2006

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

AMENDMENT BYLAW

Bylaw 8060
Bylaw 8049
Bylaw 8396

EFFECTIVE DATE

July 24, 2006
July 1, 2007
September 15, 2010

The Revised Schedules B, C, D, and E come into effect on September 15, 2010 (unless an applicant agrees in writing that Schedules B, C, D, and E should come into effect on an earlier date).

CITY OF RICHMOND
DEVELOPMENT COST CHARGES IMPOSITION
BYLAW NO. 8024

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City of Richmond

Bylaw 8024

DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 8024

The Council of the City of Richmond enacts as follows:

PART ONE: GENERAL PROVISIONS

1.1 Establishment of Development Cost Areas

- 1.1.1 For the purposes of imposing development cost charges, the City is not divided into areas, except in respect of supplementary development cost charges for development in the Alexandra shown on Schedule A.

1.2 Imposition of Development Cost Charges

- 1.2.1 In accordance with the provisions of Section 933(1) of the *Local Government Act*, development cost charges are imposed, subject to the provisions of subsection 1.3.1, on every person who obtains:
- (a) approval of a subdivision of a **parcel**; or
 - (b) a **building permit**.
- 1.2.2 Every person who obtains approval of a subdivision of a parcel or a building permit must pay development cost charges on the following basis:
- (a) for residential development in accordance with Schedule B
 - (b) for commercial development in accordance with Schedule C
 - (c) for light industrial development in accordance with Schedule D
 - (d) for major industrial development in accordance with Schedule E,
 - (e) for development in the Alexandra area, supplementary development cost charges in accordance with Schedule F.
- 1.2.3 Where a type of **development** is not identified in subsection 1.2.2, the development cost charges for the most comparable type of **development** are to be used to determine the amount payable.
- 1.2.4 Schedules A, B, C, D, E and F are attached and form a part of this bylaw.

1.3 Restrictions on Requirement to Pay Development Cost Charges

- 1.3.1 The development cost charges imposed under section 1.2 apply only to the extent specified, and are subject to the restrictions specified in Division 10 of Part 26 of the *Local Government Act*.

1.4 Due Date For Payment of Development Cost Charges

- 1.4.1 The development cost charges imposed under subsection 1.2.1 must be paid:
- (a) in the case of the subdivision of a **parcel**, prior to the approval of the subdivision; and
 - (b) in the case of a **building permit**, prior to the issuance of the **building permit**.

PART TWO: CALCULATION VARIATIONS

2.1 Parcels Covered By Water

- 2.1.1 For the purposes of calculating those portions of development cost charges based on a per acre rate, the acreage to be used in the calculations must include any portions of the **parcel** or **parcels** being subdivided or developed which are covered by water.

2.2 Combination Developments

- 2.2.1 In the case of an application for building permit for a combination of both residential development and commercial development, the development cost charges are to be calculated as the sum of:
- (a) for the residential development the applicable rate multiplied by the number of square feet; plus
 - (b) for the commercial development the applicable rate multiplied by the number of square feet."

2.3 Marinas

2.3.1 Liveaboard Marinas

In the case of a marina designed and intended solely for the moorage of floating homes, development cost charges are calculated on the basis of the **residential development** charge specified in Schedule B, except for the drainage portion of the development cost charges which are calculated at the rate for **commercial development** specified in Schedule C, applied to the total square footage of the land used in conjunction with the marina.

2.3.2 Other Marinas

In the case of a marina other than a marina designed solely for the moorage of floating homes, development cost charges are calculated as the sum of:

- (a) for the water area, the square foot rate for a one **storey** commercial building with a **building area** equal to the total area of all floats, wharves, docks, piers, and **buildings** on the water lot being used for the marina; plus
- (b) for any land area used in conjunction with such marina, the applicable square foot rate for **commercial development** based on the number of **storeys** multiplied by the total **building area** on the land.

PART THREE: INTERPRETATION

3.1 In this bylaw, unless the context requires otherwise:

| | |
|-------------------------------|---|
| BUILDING | means a structure or portion of a structure , including foundations and supporting structures for equipment or machinery or both, which is used or intended to be used for supporting or sheltering a use, occupancy, persons, animals, or property. |
| BUILDING AREA | means the total area of all storeys measured to the outer limits of the building , but does not include any area of a building used exclusively for parking. |
| BUILDING PERMIT | means permission or authorization in writing by a building inspector under the current Building Regulation Bylaw of the City to perform construction regulated by such bylaw. |
| CITY | means the City of Richmond and includes the land, air space and surface of water which comprise the City of Richmond. |
| COMMERCIAL DEVELOPMENT | means development of a parcel which falls within the Class 6 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> and includes institutional development . |
| CONSTRUCT/CONSTRUCTION | means to build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore. |
| COUNCIL | means the Council of the City . |
| DEVELOPMENT | means approval of a subdivision of a parcel or the issuance of a building permit as specified in Section 932 of the <i>Local Government Act</i> . |
| DWELLING, ONE-FAMILY | means a detached building used exclusively for residential purpose, containing one dwelling unit only with a maximum of two kitchens. |

| | |
|-------------------------------------|--|
| INSTITUTIONAL DEVELOPMENT | means any development which is created and exists by law or public authority for the benefit of the public in general, and includes public hospitals, public and private schools and churches. |
| LIGHT INDUSTRIAL DEVELOPMENT | means development of a parcel which falls within the Class 5 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> . |
| MAJOR INDUSTRIAL DEVELOPMENT | means development of a parcel which falls within the Class 4 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> . |
| MULTI-FAMILY DWELLING | means a building containing two or more dwelling units, but not including a townhouse. |
| PARCEL | means a lot, block, or other area in which land is held, or into which land is legally subdivided. |
| RESIDENTIAL DEVELOPMENT | means development of a parcel which falls within the Class 1 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> , but excludes nursing homes and rest homes, which are deemed to be institutional development . |
| STOREY | means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it, provided that for the purposes of calculation of the number of storeys a mezzanine is to be considered to be one storey. |
| STRUCTURE | means all or part of a construction , whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence, or a retaining wall under 1.0 m in height. |
| TOWNHOUSE | means a building containing two or more dwelling units, where each unit has a separate entrance at the first level. |

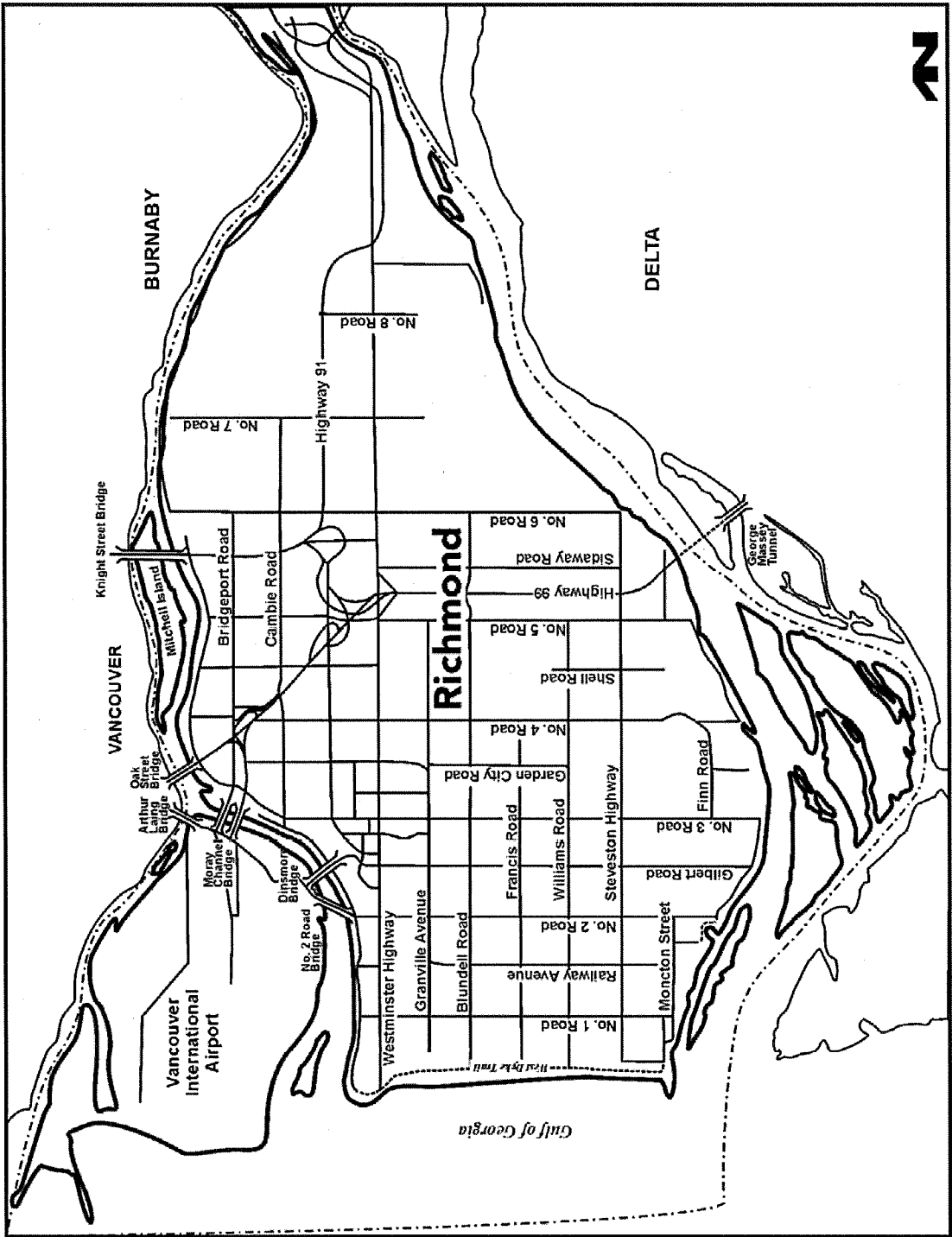
PART FOUR: PREVIOUS BYLAW REPEAL

- 4.1 Development Cost Charges Imposition Bylaw No. 7676, adopted on May 25, 2004, is repealed.

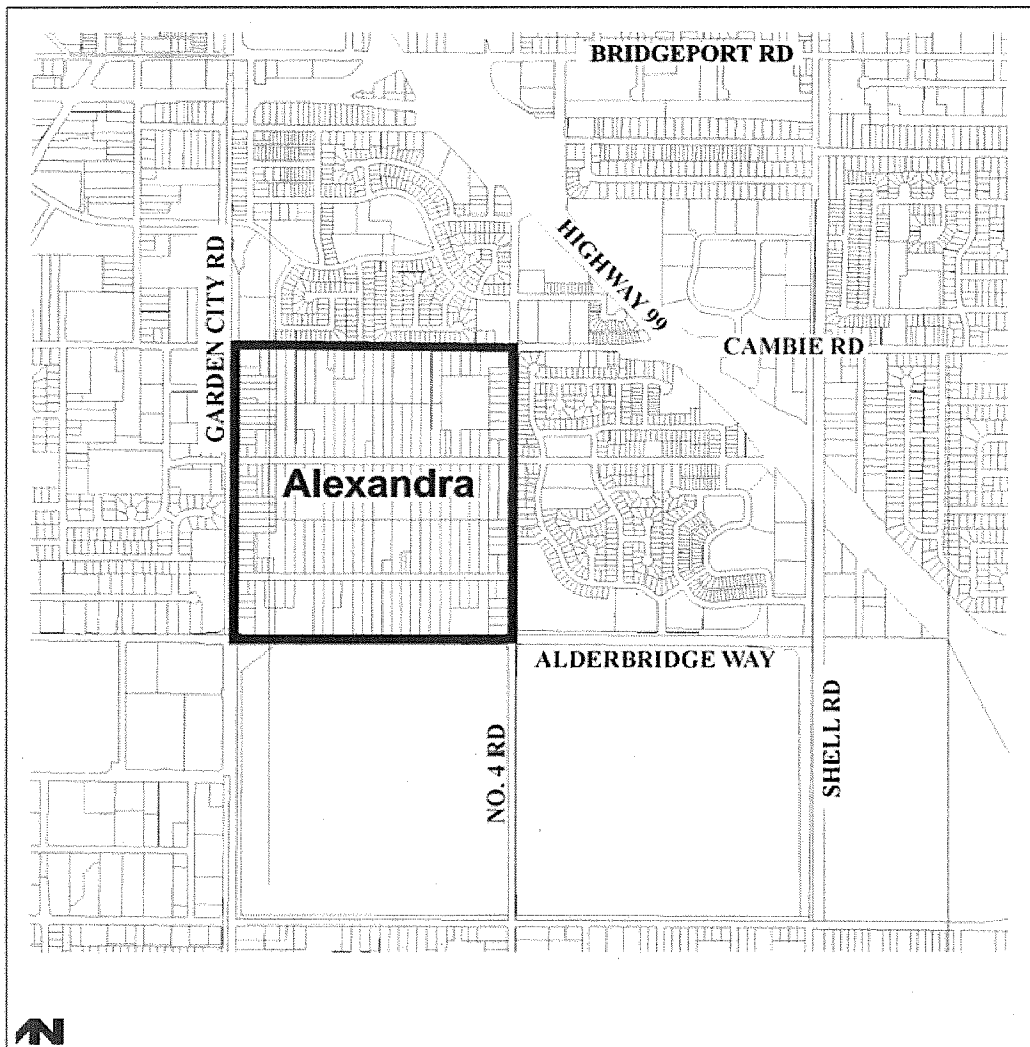
PART FIVE: SEVERABILITY AND CITATION

- 5.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 5.2 This bylaw is cited as "**Development Cost Charges Imposition Bylaw No. 8024**"

SCHEDULE A to BYLAW NO. 8024



SCHEDULE A to BYLAW NO. 8024



West Cambie Area Plan

SCHEDULE B to BYLAW NO. 8024**DEVELOPMENT COST CHARGES - RESIDENTIAL DEVELOPMENT****Single-Family Dwelling**

| <u>Servicing Type</u> | rate per lot |
|-----------------------|--------------|
| Road Works | \$ 6,183.85 |
| Drainage | \$ 3,777.61 |
| Water Works | \$ 712.54 |
| Sanitary Sewer | \$ 1,811.99 |
| Parks Acquisition | \$ 8,715.47 |
| Parks Development | \$ 3,658.07 |
| <u>TOTAL</u> | \$24,859.53 |

Townhouse

| <u>Servicing Type</u> | rate per square foot of the building area |
|-----------------------|---|
| Road Works | \$ 2.97 |
| Drainage | \$ 1.62 |
| Water Works | \$ 0.46 |
| Sanitary Sewer | \$ 1.18 |
| Parks Acquisition | \$ 5.67 |
| Parks Development | \$ 2.38 |
| <u>TOTAL</u> | \$ 14.28 |

Multi-Family Dwelling

| <u>Servicing Type</u> | rate per square foot of the building area |
|-----------------------|---|
| Road Works | \$ 3.96 |
| Drainage | \$ 1.15 |
| Water Works | \$ 0.48 |
| Sanitary Sewer | \$ 1.21 |
| Parks Acquisition | \$ 5.84 |
| Parks Development | \$ 2.45 |
| <u>TOTAL</u> | \$ 15.09 |

SCHEDULE C to BYLAW NO. 8024**DEVELOPMENT COST CHARGES - COMMERCIAL DEVELOPMENT**

| <u>Servicing Type</u> | rate per square foot of the building area |
|-----------------------|---|
| Road Works | \$ 7.89 |
| Drainage | \$ 1.13 |
| Water Works | \$ 0.18 |
| Sanitary Sewer | \$ 0.46 |
| Parks Acquisition | \$ 1.10 |
| Parks Development | \$ 0.46 |
| <u>TOTAL</u> | \$ 11.22 |

SCHEDULE D to BYLAW NO. 8024**DEVELOPMENT COST CHARGES - LIGHT INDUSTRIAL DEVELOPMENT**

| <u>Servicing Type</u> | rate per square foot of the building area |
|-----------------------|---|
| Road Works | \$ 5.64 |
| Drainage | \$ 1.12 |
| Water Works | \$ 0.18 |
| Sanitary Sewer | \$ 0.46 |
| Parks Acquisition | \$ 1.10 |
| Parks Development | \$ 0.46 |
| <u>TOTAL</u> | \$ 8.96 |

SCHEDULE E to BYLAW NO. 8024**DEVELOPMENT COST CHARGES - MAJOR INDUSTRIAL DEVELOPMENT**

| <u>Servicing Type</u> | rate per acre of gross site area |
|-----------------------|----------------------------------|
| Road Works | \$ 29,440.83 |
| Drainage | \$ 34,396.09 |
| Water Works | \$ 3,932.04 |
| Sanitary Sewer | \$ 9,999.15 |
| Parks Acquisition | \$ 4,275.10 |
| Parks Development | \$ 1,794.35 |
| <u>TOTAL</u> | \$ 83,837.56 |

SCHEDULE F to BYLAW NO. 8024**SUPPLEMENTARY DEVELOPMENT COST
CHARGES IN ALEXANDRA AREA**

In addition to the development cost charges applicable city-wide in Richmond, development in the Alexandra Area shall pay the following development cost charges:

Multi-Family Dwelling

| <u>Servicing Type</u> | rate per square foot of the building area |
|-----------------------|---|
| Roads | \$3.14 |
| Storm Drainage | \$0.36 |
| Water | \$0.07 |
| Sanitary Sewer | \$0.15 |
| Parks Acquisition | \$3.41 |
| Parks Development | \$0.43 |
| <u>TOTAL</u> | \$7.56 |

Townhouse

| <u>Servicing Type</u> | rate per square foot of the building area |
|-----------------------|---|
| Roads | \$2.35 |
| Storm Drainage | \$0.51 |
| Water | \$0.07 |
| Sanitary Sewer | \$0.15 |
| Parks Acquisition | \$3.31 |
| Parks Development | \$0.42 |
| <u>TOTAL</u> | \$6.81 |

Commercial Development

| <u>Servicing Type</u> | rate per square foot of the building area |
|-----------------------|---|
| Roads | \$6.26 |
| Storm Drainage | \$0.35 |
| Water | \$0.03 |
| Sanitary Sewer | \$0.06 |
| Parks Acquisition | \$0.64 |
| Parks Development | \$0.08 |
| <u>TOTAL</u> | \$7.42 |



appendix

Proposed City of Richmond
Development Cost Charge Bylaw
No. 9499, 2016



appendix

Public Consultation Materials



2016 DCC UPDATE

City of Richmond

**Meeting with Industry Stakeholders
(UDI, GVHBA, small builders' group)**

October 18, 2016

Outline

- **Development Cost Charges Overview**
- **DCC Rate Calculation**
- **DCC Recoverable Costs (DCC Programs)**
- **Estimated Growth**
- **Proposed DCC Rates**
- **DCC Rate Comparison**
- **Implementation**

Why do we have DCCs?

- To pay for the costs of expanding and upgrading the City's transportation and utility infrastructure to meet the needs and impacts of growth;
- To purchase and develop new parkland in developing areas to meet the needs of growth; and
- To ensure growth pays for growth



What works do DCCs pay for?

Infrastructure to support growth including:

- Arterial road upgrades
- Intersection and traffic calming road improvements
- Pedestrian and bicycle facilities
- Water mains and PRV stations
- Sewer mains and pump stations
- Drainage system improvements
- Parkland purchase and park development



What items do DCCs not pay for?

- Operation and maintenance activities
- New or upgraded works needed for the existing population
- New libraries, fire halls, police stations, or parks and recreation facilities



Who pays DCCs?

Applicants for:

- Subdivision approval to create single family development sites
- Building permits to construct multi-family, commercial, industrial and institutional developments



Why update the DCC rates?

- **Last DCC review completed in 2009**
 - Pushed down DCC program costs
 - Only City-Centre area plan projects were updated
 - DCC program costs outdated
- **Development Finance Review Committee recommends major amendments to DCC bylaw once every 5 years**
- **Hamilton Area Plan approval triggered Council's referral to update the city-wide DCC rates**
- **Population and dwelling unit projections updated to reflect OCP and Employment Land Strategy Study**

Why update the DCC rates?

- Updated capital programs based on approved plans
- Significant increase in land prices and construction costs since the last DCC update

REALTOR® Report
A Research Tool Provided by the Real Estate Board of Greater Vancouver

Richmond

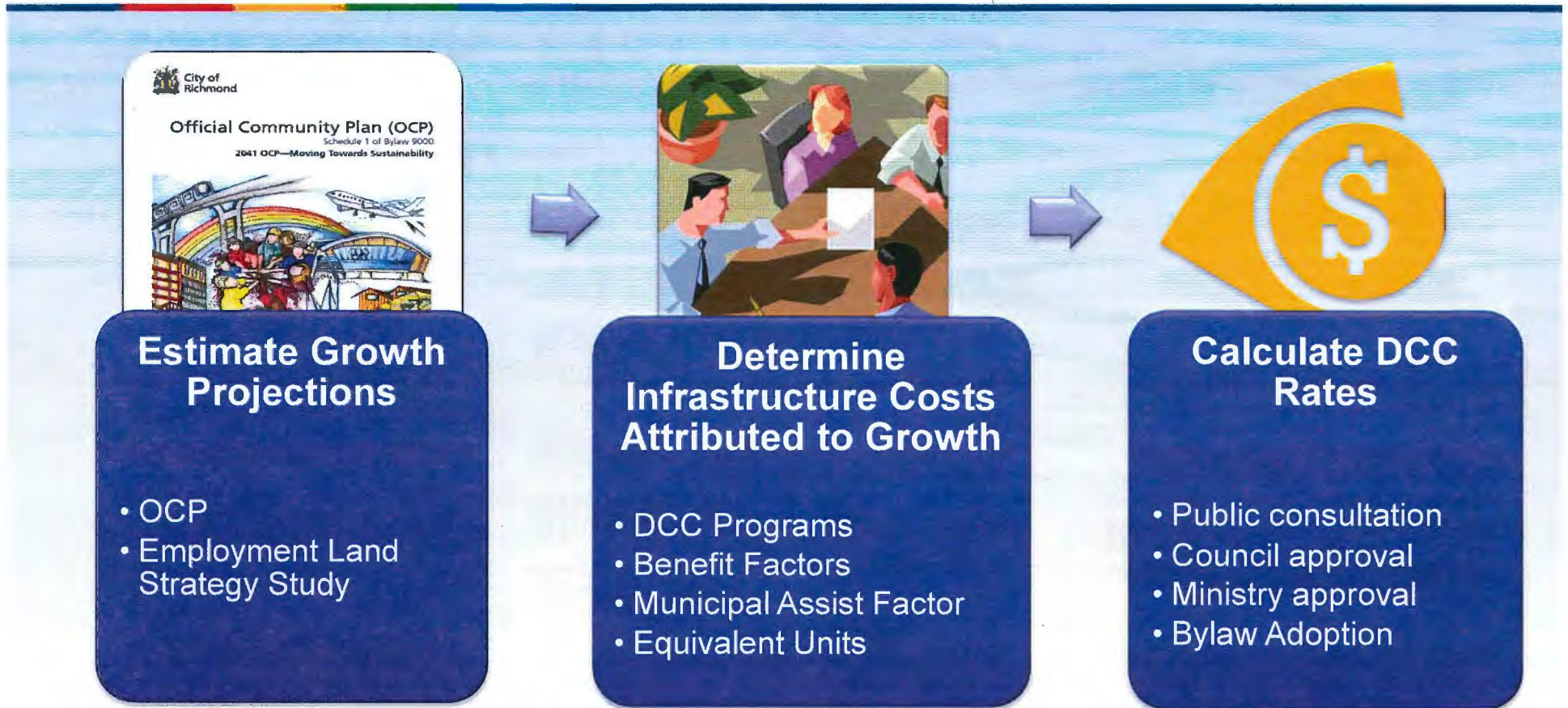
September 2016



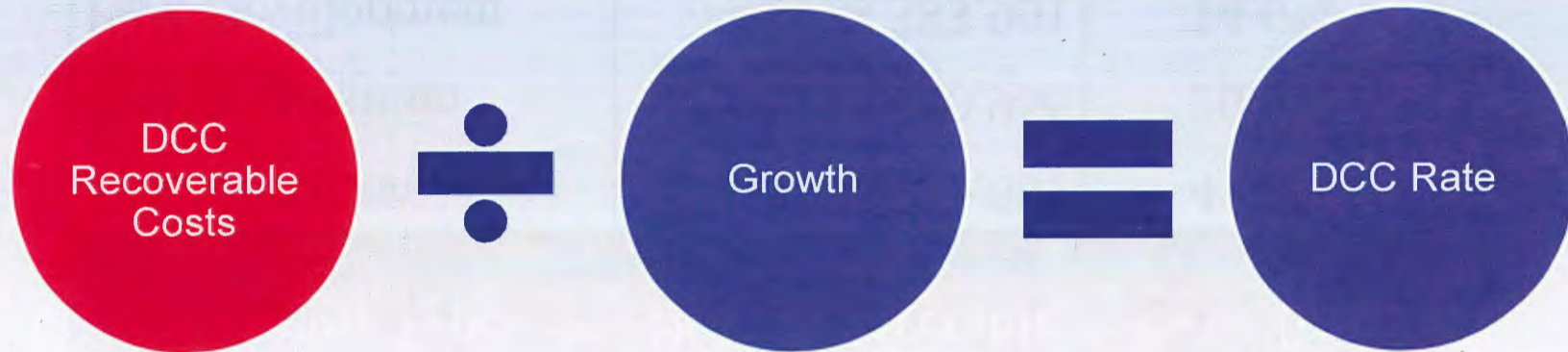
MLS® HPI Benchmark Price



DCC Process



DCC calculation



DCC Recoverable Costs

| Servicing Types | DCC Recoverable Costs | % of Total |
|------------------|-----------------------|------------|
| Transportation | \$504,321,687 | 41.2% |
| Park Acquisition | \$248,120,966 | 20.3% |
| Park Development | \$178,383,901 | 14.6% |
| Drainage | \$167,383,669 | 13.7% |
| Sanitary | \$88,650,258 | 7.1% |
| Water | \$38,308,976 | 3.1% |
| Total | \$1,225,169,457 | |

Proposed DCC Program (2016-2041)

Roads

Roads Program

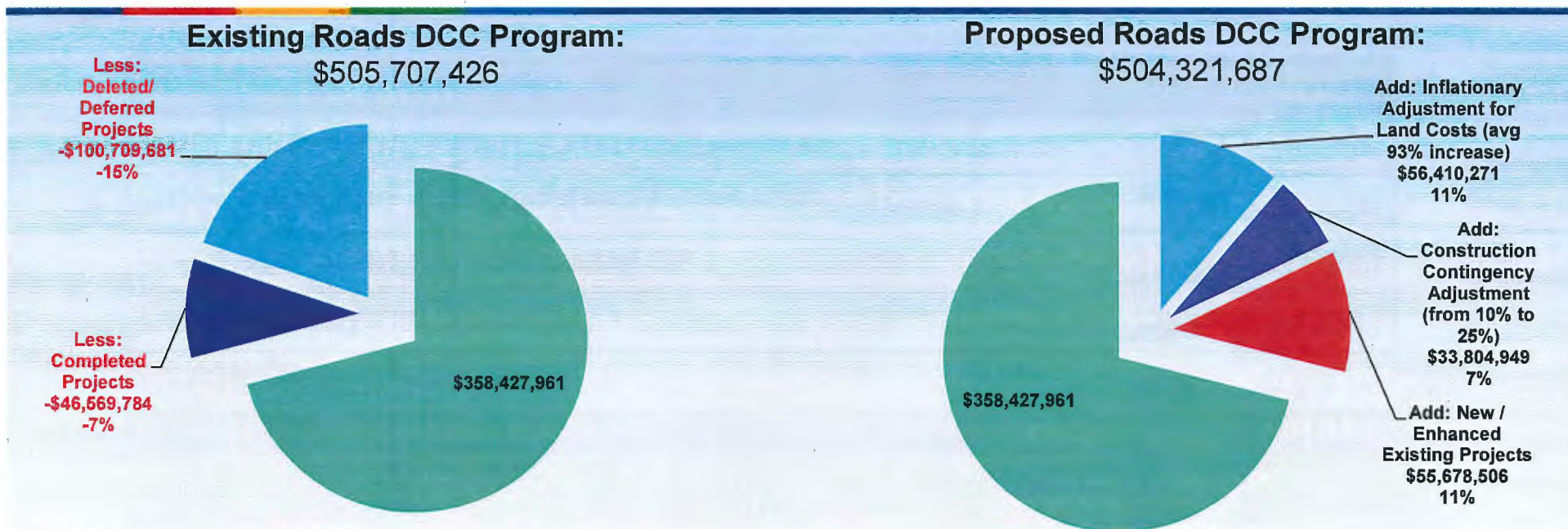
- **Providing new and upgrading transportation infrastructure including arterial roads, traffic signals, sidewalks and pathways, crosswalks, cycling and rolling improvements, transit-related road infrastructure and traffic safety projects**
- **Key Projects**
 - Westminster Highway and Willett Road (Hamilton)
 - Enhancements to neighbourhood centres to better support walking, rolling and cycling
 - 16,000-block River Road

Overview of Changes - Roads

| | Roads DCC Program Recoverable Value |
|---|---|
| Existing DCC Program | \$505,707,426 |
| Less: Completed Projects | (\$46,569,784) |
| Less: Deleted/Deferred Projects | (\$100,709,681) |
| Add: Land and Construction Cost Adjustments | \$90,215,220 |
| Add: New / Enhanced Existing Projects | \$55,678,506 |
| Proposed DCC Program | \$504,321,687 |

Roads DCC Proposed Program (2016-2041)

Overview of Changes



Completed Projects include:

- Repayment of No. 2 Road Bridge (\$18,300,000)
- No. 3 Road Streetscape (\$14,200,000)
- River Road Realignment (\$6,000,000)

Deleted/Deferred Projects include:

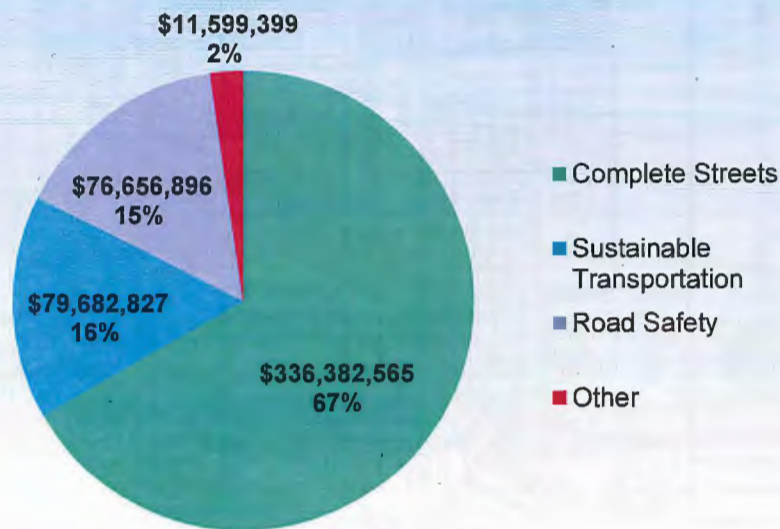
- New or improved road and signal works in Bridgeport area (\$30,400,000)
- Blundell Road Extension (\$17,300,000)
- Highway 99-Blundell Road Interchange (\$13,000,000)
- Highway 99-Steveston Hwy Interchange (\$2,100,000)

New/Enhanced Projects include:

- Project Partnership (\$10,000,000)
- OCP Neighbourhood Centres (\$9,100,000)
- Hamilton Area Plan (\$8,780,000)

Roads DCC Proposed Program (2016-2041) By Project Type & By Benefitting Area

By Project Type

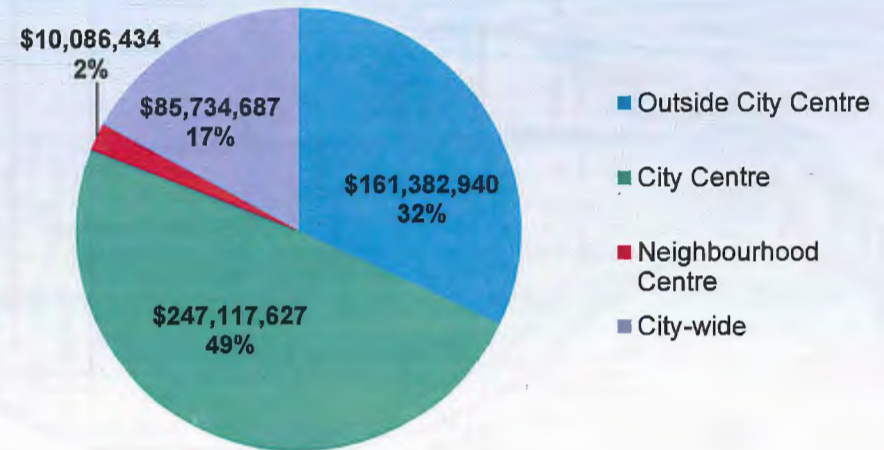


Projects by Type include:

- Complete Streets: Cooney Road (Alderbridge Way-Lansdowne Road), Brown Road (Cambie Road-Leslie Road)
- Sustainable Transportation: crosswalks on various arterial roads, sidewalks on Cedarbridge Way & Alderbridge Way, cycling facilities on Alderbridge Way & Jacombs Road
- Road Safety: various traffic signals, intersection improvements, neighbourhood traffic calming
- Other: project partnership funding, transportation modelling

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By Benefitting Area

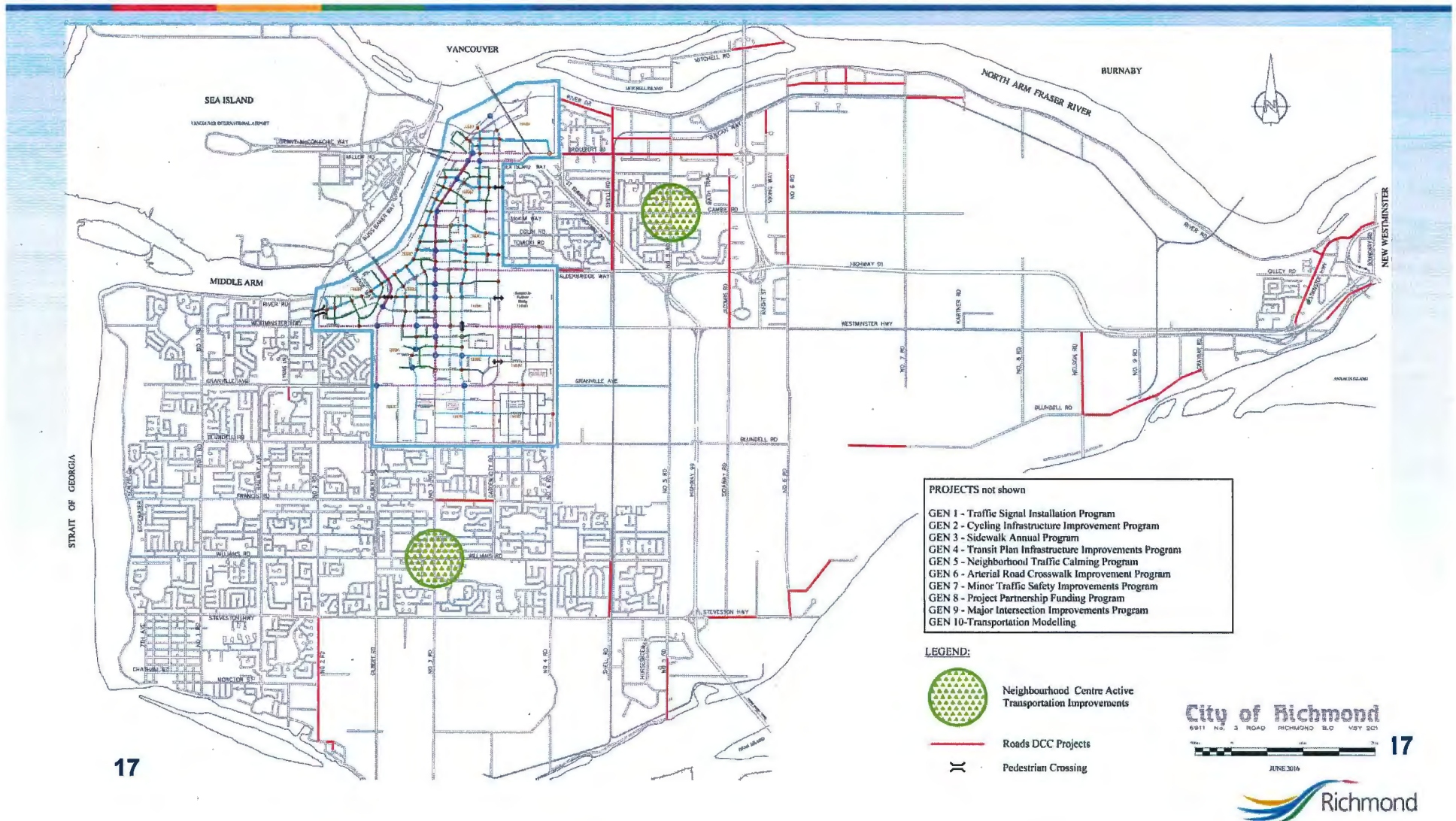


Projects by Benefitting Area include:

- Outside City Centre: Westminster Highway (Gilley Road-Boundary Road), Knox Road (No. 6 Road-No. 7 Road)
- City Centre: River Parkway (Cambie Road-Gilbert Road), Minoru Blvd (Alderbridge Way-River Parkway)
- Neighbourhood Centre: Broadmoor and Cambie
- City-wide: various locations for traffic signals, transit amenities, crosswalks, neighbourhood traffic calming

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Roads DCC Proposed Program (2016-2041)



Proposed DCC Program (2016-2041)

Parkland Acquisition

Park Acquisition Program

- **Accommodate projected growth to 2041 according to the City's standards for the provision of parks and open space**
- **City-wide standard:**
 - 7.66 acres/1,000 population
- **City-centre standard:**
 - 3.25 acres/1,000 population
- **Key Projects**
 - Various City-centre parkland acquisitions
 - Hamilton waterfront park
 - Repayment of Garden City Lands
 - Land acquisitions for neighbourhood parks, community parks and trails under the 2022 Parks and Open Space Strategy

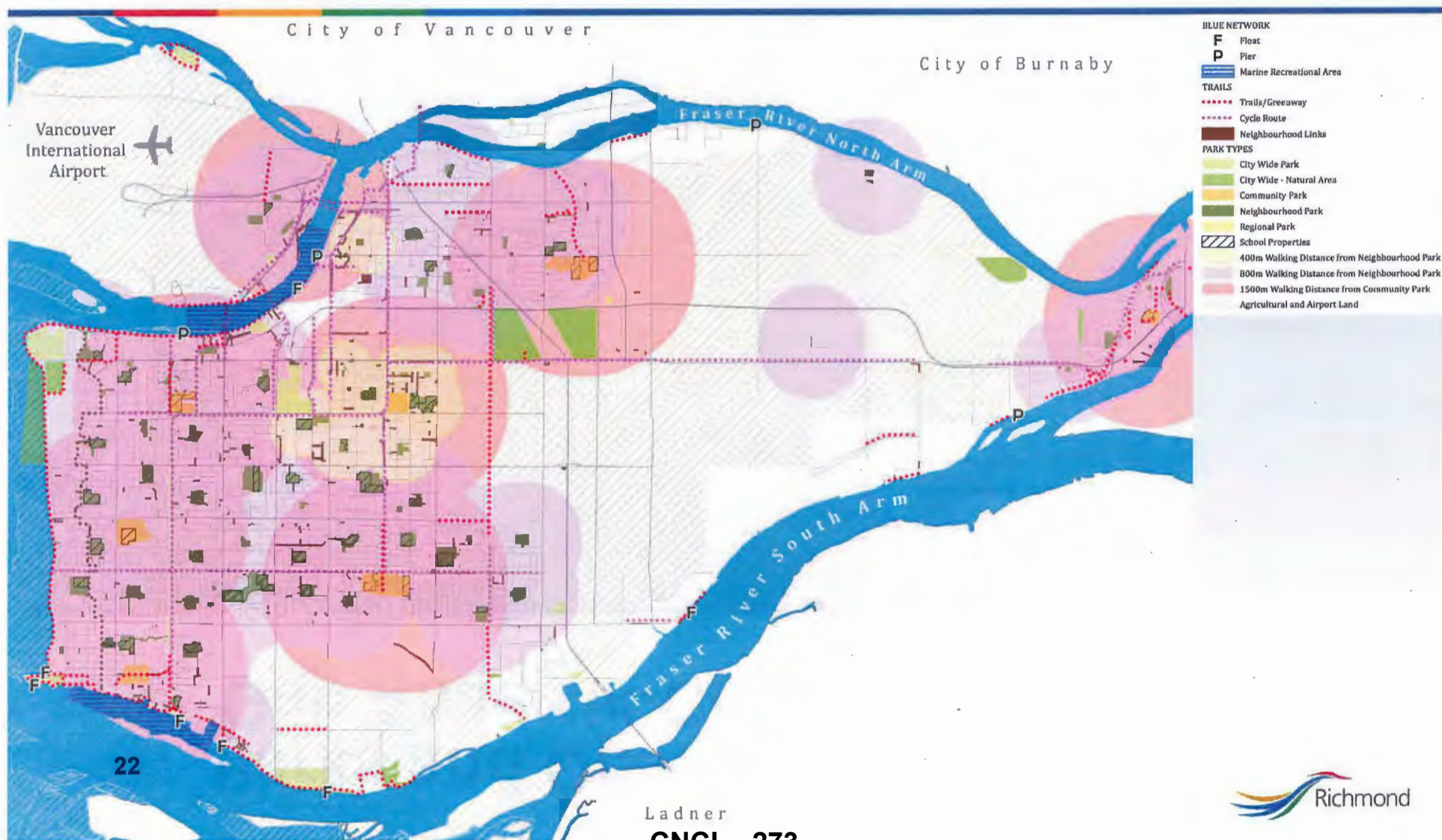
Overview of Changes – Park Acq.

| | Parks Acquisition DCC Program Recoverable Value | Acres of Land |
|----------------------------------|---|------------------|
| Existing DCC Program | \$302,548,915 | 358.7 |
| Less: Completed Land Acquisition | (\$190,576,500) | (218.6) |
| Add: Net New Land Acquisition | \$136,148,551 | 59.9 |
| Proposed DCC Program | \$248,120,966 | 200.0 |

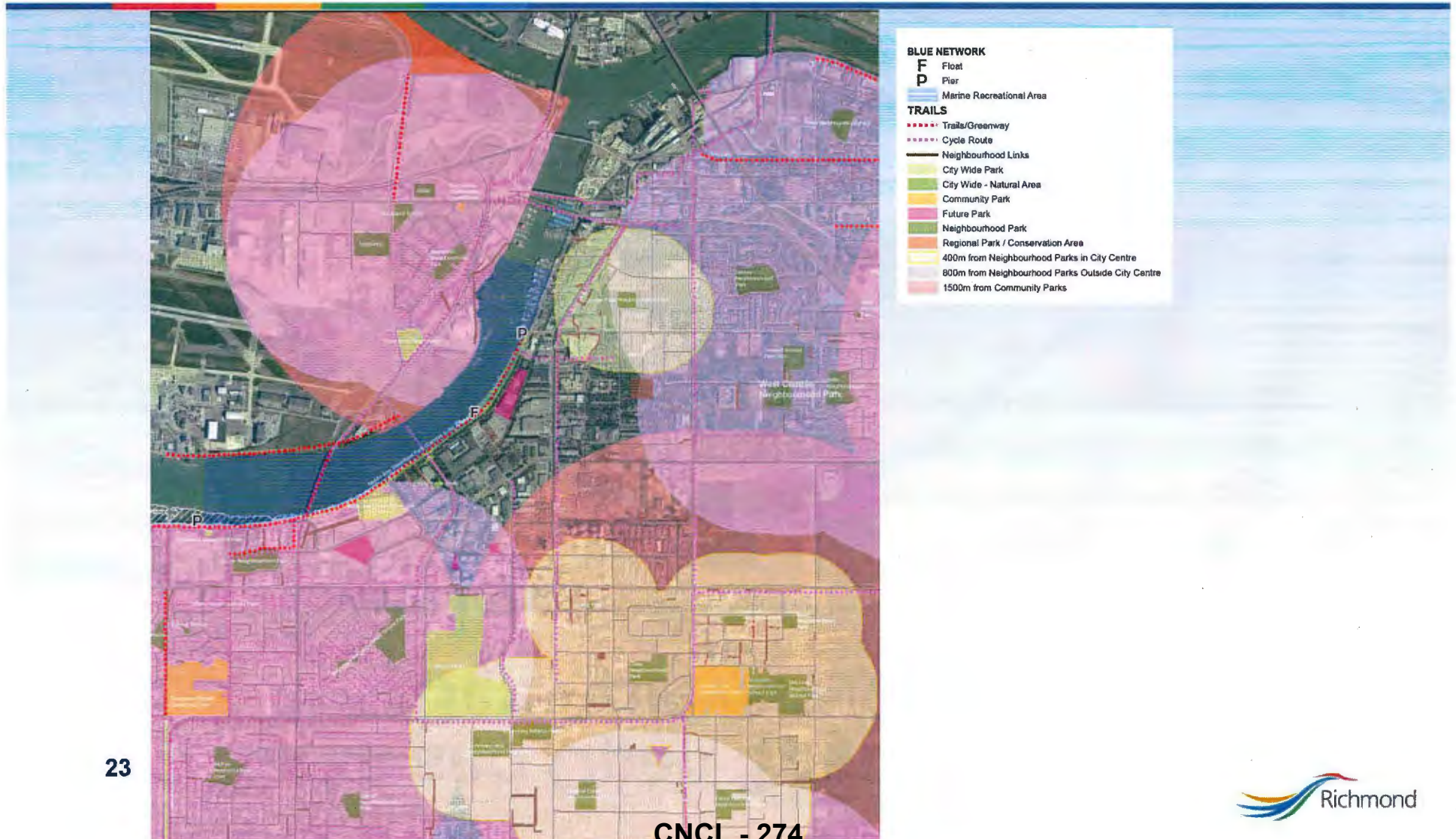
Parkland Acquisition - by planning area

| Planning Area | Acres by Park Type | | | | DCC Recoverable Cost |
|---------------|--------------------|--------------|----------------|----------------|-----------------------|
| | Neighbourhood | Community | City-Wide | Natural Area | |
| Blundell | | | | | \$ - |
| Bridgeport | | | | | \$ - |
| Broadmoor | 0.9 | | | | \$ 2,543,648 |
| City Centre | 5.12 | 1.887 | 169.45 | | \$ 186,265,198 |
| East Cambie | | 0.258 | | 5.80 | \$ 2,383,227 |
| East Richmond | | | | 79.06 | \$ 14,871,186 |
| Fraser Lands | | | | | \$ - |
| Gilmore | | | | 19.78 | \$ 3,477,662 |
| Hamilton | 4.19 | | | 2.4 | \$ 12,554,097 |
| Sea Island | | | | | \$ - |
| Seafair | | | | | \$ - |
| Shellmont | | | | | \$ - |
| Steveston | | | | | \$ - |
| Thompson | | 0.182 | 1.025 | | \$ 4,159,322 |
| West Cambie | | | | | \$ - |
| General | | | | 46.25 | \$ 21,866,626 |
| Total | 10.210 | 2.327 | 170.475 | 153.290 | \$ 248,120,966 |

Parks and Open Space Strategy: Gap Analysis (2013)



Parks and Open Space Strategy: Gap Analysis-City Centre (2013)



Proposed DCC Program (2016-2041)

Parks Development

Park Development Program

To construct new parks and to add new facilities to existing parks required due to growth

- Key Projects

- City Centre Middle Arm Park
- Garden City Lands
- Minoru Park
- City Centre Park
- Garry Point Park



CNCL - 276

Overview of Changes – Parks Dev.

| | Parks Development DCC Program Recoverable Value | Number of Projects |
|-----------------------------|---|-----------------------|
| Existing DCC Program | \$125,645,386 | 105 |
| Less: Completed Projects | (\$28,104,916) | (34) |
| Add: New Projects | \$80,843,431 | 24 |
| Proposed DCC Program | \$178,383,901 | 95 |

Parks Development – by planning area

| Planning Area | Park Dev. (acres) | DCC Recoverable Cost by Park Type | | | | | Total DCC Recoverable Cost |
|------------------|----------------------|-----------------------------------|---------------------|----------------------|---------------------|--------------------|----------------------------------|
| | | Neighbourhood | Community | City-Wide | Natural Area | Trail/ Greenway | |
| Blundell | 106.3 | \$2,198,677 | | | | | \$2,198,677 |
| Bridgeport | 10.35 | \$1,553,518 | | | | | \$1,553,518 |
| Broadmoor | 134.53 | \$1,462,966 | \$3,202,403 | | | | \$4,665,369 |
| City Centre | 155.03 | \$4,453,268 | \$1,847,871 | \$89,253,449 | | | \$95,554,588 |
| East Cambie | 260.69 | \$68,092 | \$2,193,321 | | \$4,002,768 | | \$6,264,181 |
| East Richmond | 91.26 | | | \$2,896,740 | | | \$2,896,740 |
| Fraser Lands | 36.55 | | | | \$245,612 | \$115,869 | \$361,481 |
| Gilmore | 94.42 | | | | \$2,794,602 | | \$2,794,602 |
| Hamilton | 79.93 | \$2,845,012 | \$881,719 | | \$2,248,171 | \$372,438 | \$6,347,340 |
| Sea Island | 26.14 | | | | \$983,462 | | \$983,462 |
| Seafair | 91.93 | \$934,669 | \$1,489,752 | | | | \$2,424,421 |
| Shellmont | 48.08 | \$777,605 | | | \$253,559 | \$2,139,638 | \$3,170,802 |
| Steveston | 193.43 | \$1,510,255 | \$1,692,900 | \$10,116,018 | | | \$13,319,173 |
| Thompson | 251.06 | \$4,894,550 | \$1,545,166 | \$771,210 | \$1,196,334 | | \$8,407,260 |
| West Cambie | 30.62 | \$2,577,534 | | | \$176,626 | | \$2,754,160 |
| City-Wide Trails | | | | | | \$5,878,127 | \$5,878,127 |
| General | | | | \$18,810,000 | | | \$18,810,000 |
| Total | 1,610.32 | \$23,276,146 | \$12,853,132 | \$121,847,417 | \$11,901,134 | \$8,506,072 | \$178,383,901 |

Proposed DCC Program (2016-2041)



Drainage

Drainage Program

As population density increases with redevelopment, the impervious land area increases, thereby increasing the amount of surface runoff into the drainage system. As such, infrastructure with increased capacity would be required.

- **Key Projects**

- No. 3 Road box culvert
- No. 1 Road box culvert
- Gilbert Road box culvert
- No. 2 Road South Pump Station capacity upgrade



Overview of Changes - Drainage

| | Drainage DCC Program Recoverable Value |
|-----------------------------|--|
| Existing DCC Program | \$155,193,322 |
| Less: Completed Projects | (\$13,893,043) |
| Less: Deleted Projects | (\$12,977,790) |
| Add: Cost Adjustments | \$14,867,560 |
| Add: New Projects | \$24,193,620 |
| Proposed DCC Program | \$167,383,669 |

Proposed DCC Program (2016-2041)

Sanitary

Sanitary Program

The sanitary sewer system collects sewage from properties and conveys it to the wastewater treatment plants. As population density increases with redevelopment, sewage flow increases, thereby requiring infrastructure with increased capacity.

- **Key Projects**

- New pump station at Lansdowne
- New pump station and forcemain in Hamilton
- City Center gravity mains
- Pump station capacity upgrades in various areas



Overview of Changes - Sanitary

| | Sanitary DCC Program Recoverable Value |
|-----------------------------|---|
| Existing DCC Program | \$84,663,842 |
| Less: Completed Projects | (\$1,610,995) |
| Less: Deleted Projects | (\$24,779,081) |
| Add: Cost Adjustments | \$24,942,295 |
| Add: New Projects | \$5,434,197 |
| Proposed DCC Program | \$88,650,258 |

Proposed DCC Program (2016-2041)

Water

Water Program

- As population density increases with redevelopment, water demand increases, thereby requiring infrastructure with increased capacity.
- The program consists of capacity upgrades for watermains and pressure reducing valve (PRV) stations.

- **Key Projects**

- Westminster Hwy (No.4 Road and Shell Road) watermain upgrade
- Blundell Road watermain upgrade
- Various PRV station upgrades



Overview of Changes - Water

| | Water DCC Program Recoverable Value |
|-----------------------------|--|
| Existing DCC Program | \$34,123,682 |
| Less: Completed Projects | (\$9,654,542) |
| Less: Deleted Projects | (\$8,893,736) |
| Add: Cost Adjustments | \$16,961,253 |
| Add: New Projects | \$5,772,319 |
| Proposed DCC Program | \$38,308,976 |

DCC calculation



Growth

Official Community Plan

- Population projection of 280,000 by 2041
- Projected Residential Dwelling Unit Growth to 2041
- Projected Industrial, Commercial, Office and Institutional Floor Area Growth to 2041 (Employment Lands Strategy)



Official Community Plan (OCP)

Schedule 1 of Bylaw 9000

2041 OCP—Moving Towards Sustainability



Estimated Growth (2016-2041)

| Development Type | Growth Projection* |
|--------------------------|------------------------|
| Single Family | 1,982 units |
| Townhouse | 17,834 units |
| Apartment | 19,091 units |
| Commercial/Institutional | 590,445 m ² |
| Light Industrial | 390,862 m ² |
| Heavy Industrial | 13 hectares |

*2041 OCP projection less growth to date

Estimated Growth (2016-2041)

Significant decrease in the revised growth projection for non-residential developments due to:

- Refined growth projection approach
- Changes in Land Use (e.g. West Cambie, Olympic Oval, North Richmond, Southeast Richmond etc.)
- Exclusion of Fraser Port Lands that were included in the previous DCC updates



DCC calculation



Proposed DCC Rates



Upward Pressure

- Increasing land costs
- Increasing construction costs
- Increasing servicing plan
- Decreasing growth projection

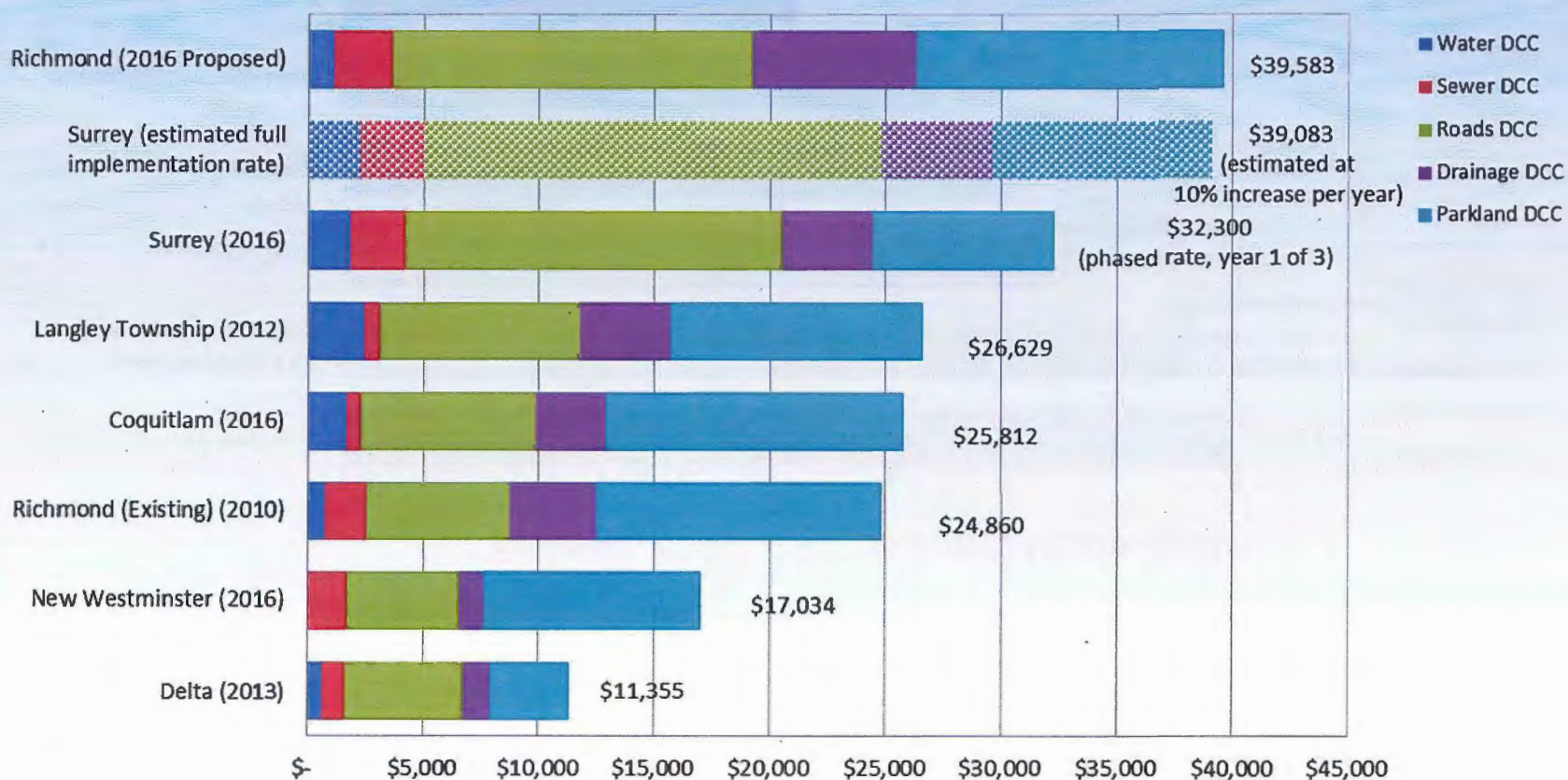
| | September 2016 | December 2008 | \$ increase | % increase |
|--|-------------------|------------------|-------------|------------|
| Richmond Detached Home Average Value (MLS) | \$1,684,800 | \$688,500 | \$996,300 | 145% |

Proposed DCC Rates

| | Current DCC Rates (2009) | Unit | Proposed DCC Rates (2016) | % Change | Annualized Increase (2010-2016) |
|-------------------------|--------------------------------|---------------------|---------------------------------|-------------|---------------------------------------|
| Single Family | \$24,859.53 | per lot | \$39,582.87 | 59% | 6.9% |
| Townhouse | \$14.28 | per ft ² | \$21.51 | 51% | 6.0% |
| Apartment | \$15.09 | per ft ² | \$22.67 | 50% | 6.0% |
| Commercial | \$11.22 | per ft ² | \$14.53 | 29% | 3.8% |
| Light Industrial | \$8.96 | per ft ² | \$11.33 | 26% | 3.4% |
| Major Industrial | \$83,837.56 | per acre | \$97,725.09 | 17% | 2.2% |
| Average Increase | | | | 39% | |

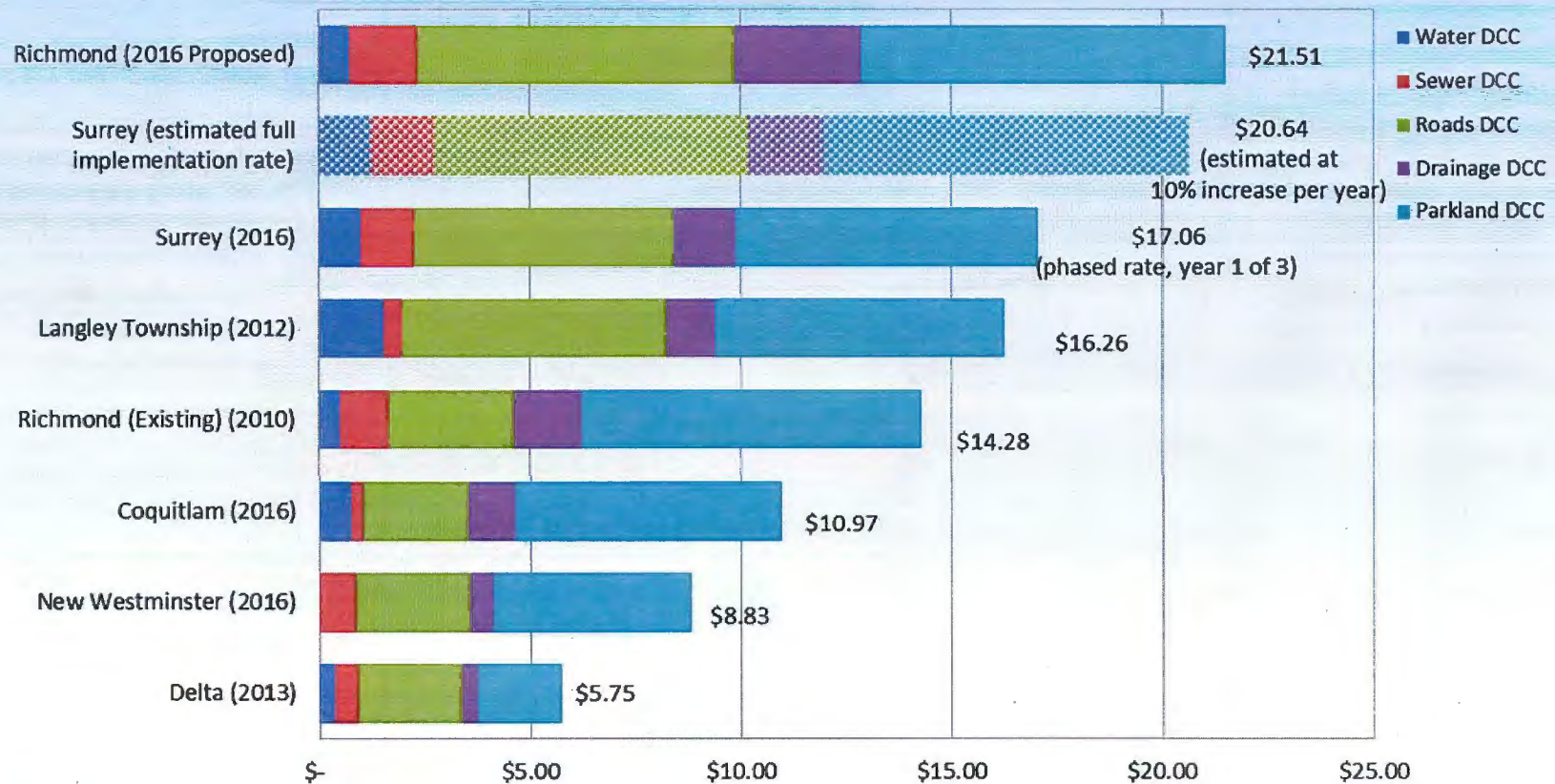
Single Family DCC Comparison

Single Family DCC Rates Comparison (\$/unit)



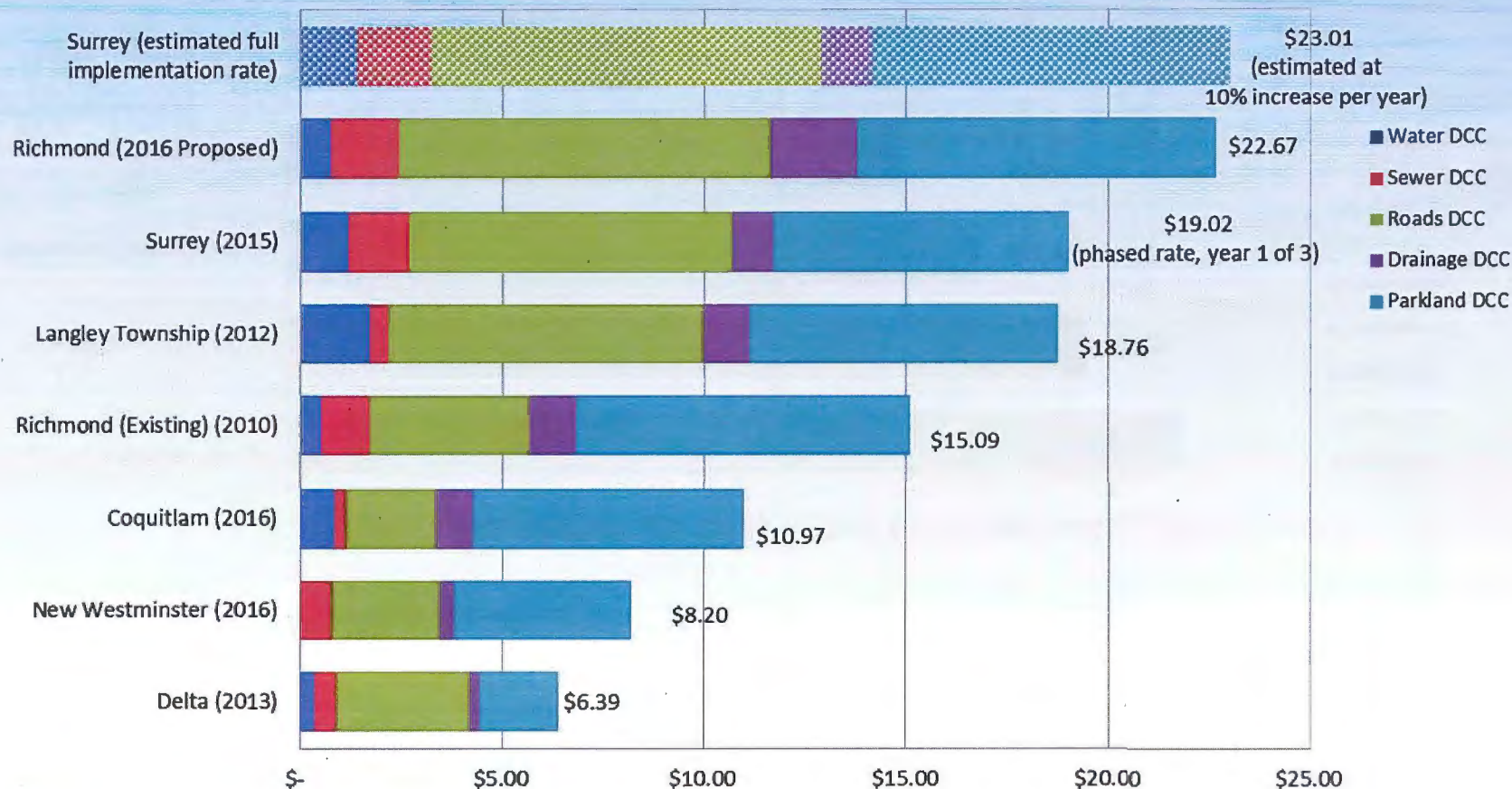
Townhouse DCC Comparison

Townhouse DCC Rates Comparison (\$/ft²)



Apartment DCC Comparison

Apartment DCC Rates Comparison (\$/ft²)



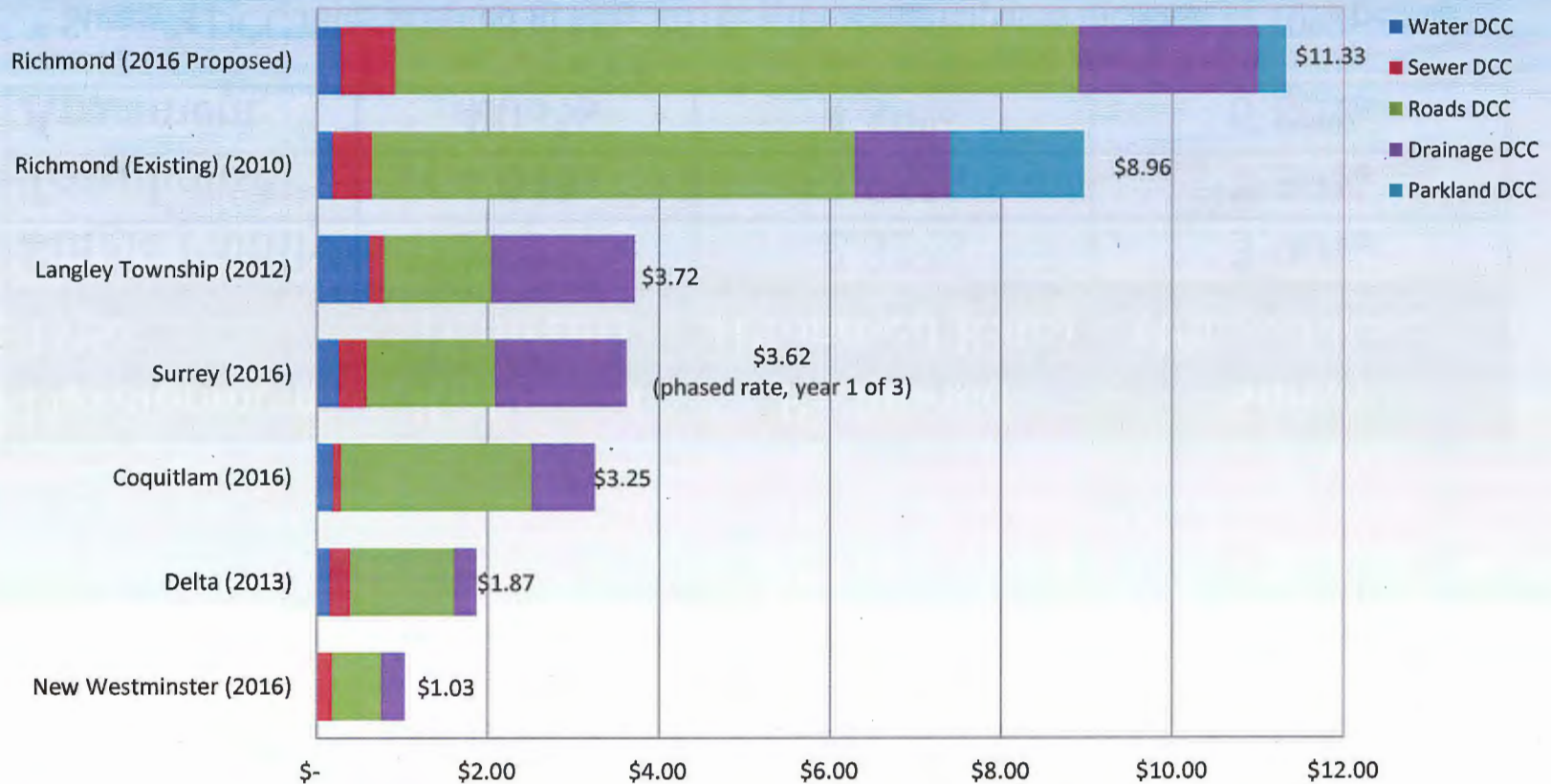
Commercial DCC Comparison

Commercial DCC Rates Comparison (\$/ft²)



Light Industrial DCC Comparison

Light Industrial DCC Rates Comparison (\$/ft²)



Comparison of Residential DCC Rates against Home Sale Price

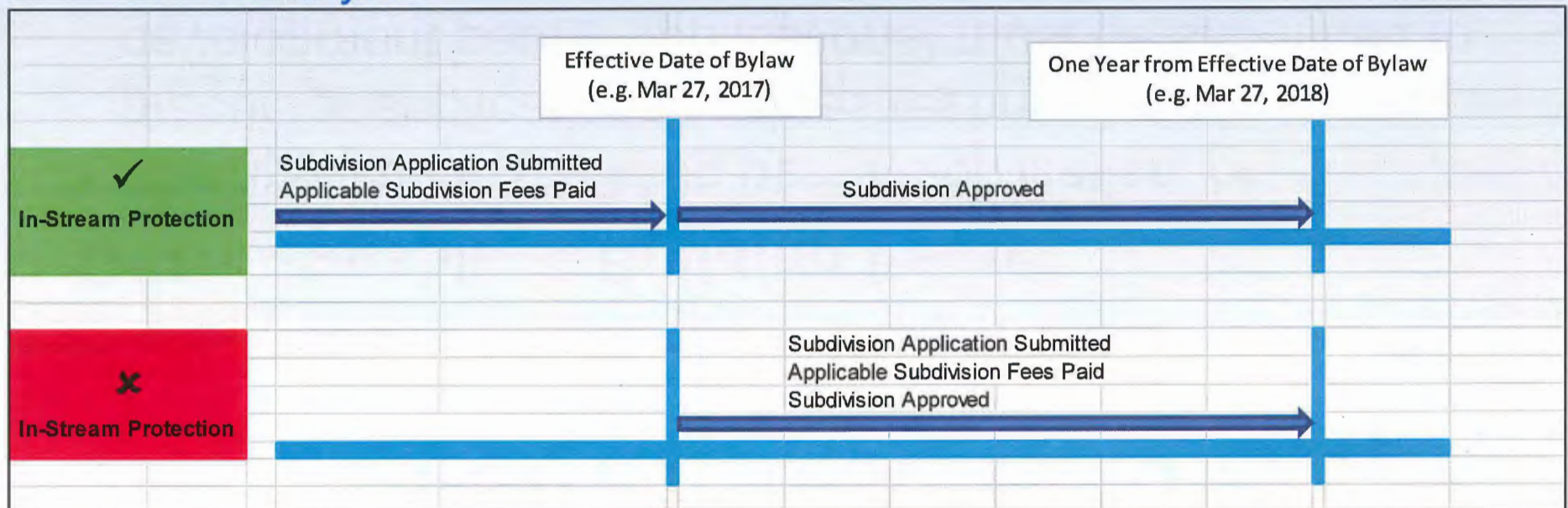
| Development Type | Richmond (Current) | Richmond (Proposed Rate) | Surrey (Phased Rate)* |
|------------------|--------------------|--------------------------|-----------------------|
| Single Family | 2.92% | 2.32% | 3.90% |
| Townhouse | 4.04% | 3.96% | 7.30% |
| Apartment | 4.03% | 4.89% | 6.80% |

* Surrey's DCC rates adopted in May 2016, with an anticipated increase of 10% per year for the next 2 years. Percentages obtained from Surrey's public consultation presentation.

In-Stream Protection

Single Family Subdivision

- An application must be completed and submitted in satisfactory form to the City on or before the effective date of the bylaw
- The subdivision is approved on or before 12 months from the effective date of the bylaw

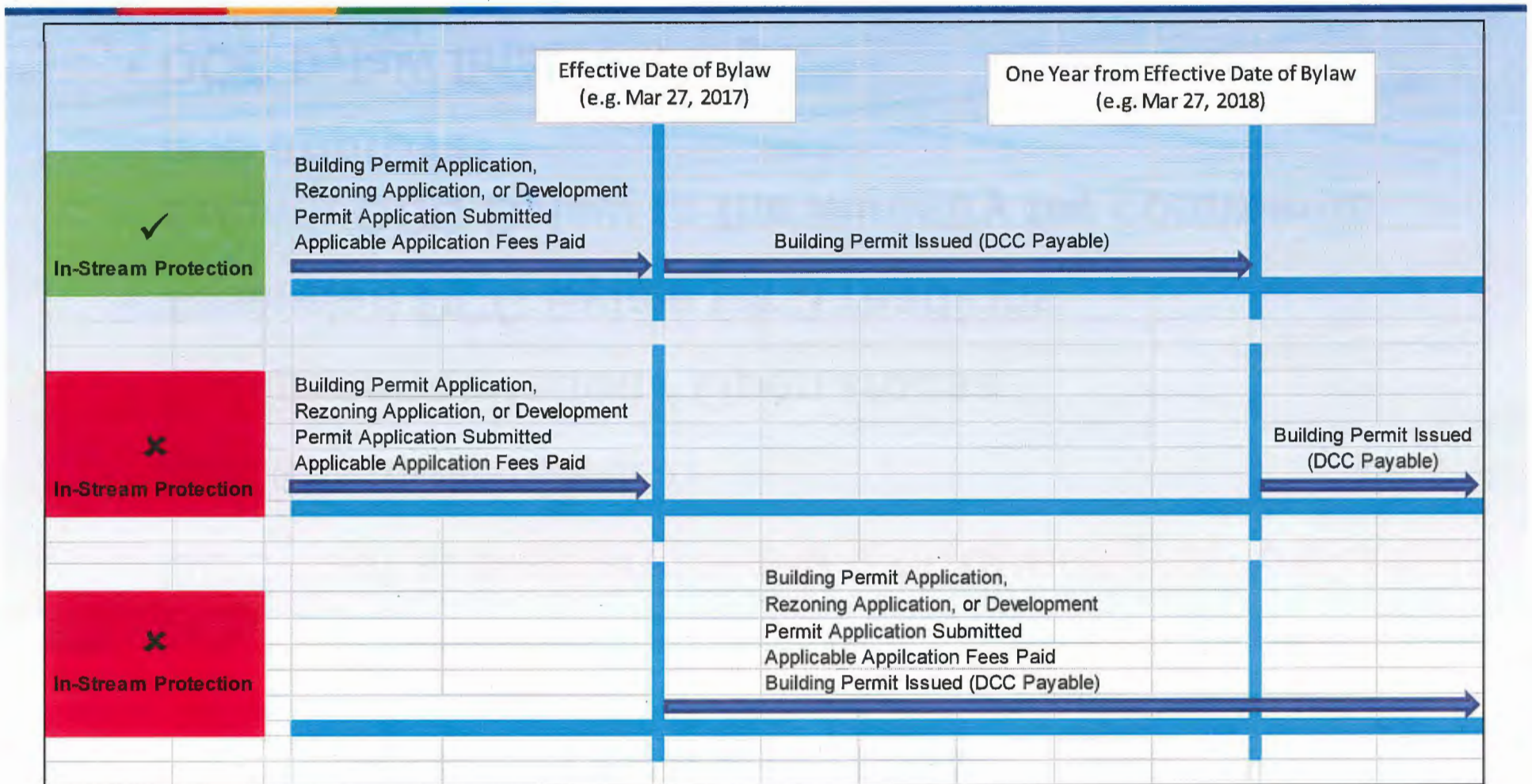


In-Stream Protection

DCCs Payable at Building Permit

- The application (building permit application, or precursor applications such as rezoning application or development permit applications) must be submitted to the City with all application fees paid
- The associated building permits are issued on or before 12 months from the effective date of the bylaw

In-Stream Protection



Next Steps

- **DCC capital plan endorsed by Council (completed)**
- **Industry consultation**
- **Public consultation / Open House**
- **Amended DCC Bylaw for 3 readings**
- **Submit DCC Bylaw to the Ministry for comments and approval**
- **DCC bylaw final reading**
- **DCC bylaw adoption**

Questions or Comments?



City of Richmond

Report to Committee

To: Planning Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Date: January 14, 2017
File: 07-3400-01/2017-Vol
01
Re: **Richmond Seniors Advisory Committee 2016 Annual Report and 2017 Work Program**

Staff Recommendation

That the staff report titled, "Richmond Seniors Advisory Committee 2016 Annual Report and 2017 Work Program", dated January 14, 2017, from the General Manager, Community Services, be approved.

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

Att. 2

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

Staff Report

Origin

The Richmond Seniors Advisory Committee (RSAC) was formed in 1991 to advise Council regarding the concerns and future needs of Richmond seniors. The committee studies a range of matters deemed of concern to seniors and submits information, options and recommendations to City Council. The City supports the RSAC by providing an annual operating budget, a Council liaison and a staff liaison.

This report presents the RSAC 2016 Annual Report (Attachment 1) and proposed 2017 Work Program (Attachment 2).

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

1.2. Program and service enhancements that improve community safety services in the City.

1.3. Improved perception of Richmond as a safe community.

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

2.2. Effective social service networks.

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

3.3. Effective transportation and mobility networks.

Analysis

2016 Annual Report

The RSAC Annual Report (Attachment 1) highlights key activities of the committee during the past year. Noteworthy examples include:

- Continued to monitor transportation issues. The transportation sub-committee also worked with Translink and the City to advocate for adequate bus shelters and benches at transit stops;
- Provided feedback on City strategies that have an impact on seniors. The RSAC provided valuable input on the Affordable Housing Strategy Update, Age-Friendly Assessment and Action Plan and the Seniors Service Plan;
- Provided information to Council and respectfully requested that City Council advocate to the Federal Government to appoint a Minister Responsible for Seniors and Aging. Given the range and significance of seniors' issues to be addressed by the Federal Government through a number of Ministries, a single point of contact for seniors was recommended to ensure the best possible outcomes for Canadians at all stages of the aging process; and

- Continued to be actively involved with many committees including Richmond Intercultural Advisory Committee, Falls Prevention, Isolated Seniors, Richmond Community Services Advisory Committee, Transportation Committee, Council of Advisers for the BC Seniors Advocate and other committees concerning seniors.

2017 Work Program

RSAC will continue to provide Council with advice and recommendations on matters affecting seniors in the community and will respond to Council's requests as they arise. Highlights of the proposed RSAC 2017 plan (Attachment 2) include:

- Continue to be actively involved with many committees including Richmond Intercultural Advisory Committee, Falls Prevention, Richmond Community Services Advisory Committee, Transportation Committee, Council of Advisers for the BC Seniors Advocate, and other committees concerning seniors;
- Continue to support the work of the Falls Prevention Network in their efforts to educate and promote a greater awareness of how seniors might prevent falls; and
- Continue to gather and share information with RSAC members on issues affecting seniors in order to provide information and relevant advice to City Council.

Financial Impact

The RSAC operating budget of \$2,500 reflects the existing funding plan, as budgeted.

Conclusion

The RSAC 2017 Work Program is designed to reflect a number of Council Term Goals (2014-2018) and address emerging issues impacting seniors in the community. The RSAC continues to advise Council on matters of concern to Richmond seniors and contributes to initiatives that aim to improve the quality of life for seniors in the city.



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

Att. 1: RSAC 2016 Annual Report
2: RSAC 2017 Work Program



Richmond Seniors Advisory Committee 2016 Annual Report

2016 Membership

Seemah Aaron, Neil Bernbaum, Peter Chan, Aileen Cormack, Mohinder Grewal, Hans Havas (Vice-Chair), Joan Haws, Kathleen Holmes (Chair), Shams Jilani, Corisande Percival-Smith, Sheila Rooney, Jackie Shell, Doug Symons, Daryl Whiting, Becky Wong.

City of Richmond Liaisons:

Ken Johnston, Council Liaison

Heather Muter, Coordinator, Senior Services

Purpose:

The role of the Richmond Seniors Advisory Committee (RSAC) is to act as a resource and provide advice to City Council regarding senior's issues such as health, transportation and housing as they arise or are referred by City Council. The RSAC members identify concerns of seniors and work with various community organizations and agencies, including City staff, to obtain an understanding of the issues. Information, options and recommendations are then prepared and submitted to City Council for their consideration.

Membership:

The Richmond Seniors Advisory Committee consists of 15 members. A majority of our members belong to one or more groups or organizations, and attend numerous forums and workshops throughout the year. Members also bring to the RSAC table additional information on a broad range of topics relevant to seniors, as illustrated in the attached reports and work program.

Meetings:

The Richmond Seniors Advisory Committee members meet 10 times a year on the second Wednesday of the month. All meetings are open to the public. Monthly guest speakers are primarily from the non-profit sector and the provincial or municipal governments. The guest speaker's presentations provide committee members with insight into senior's issues and resources in the community. In turn, guest speakers are provided with information about the Seniors Advisory Committee. Committee members would like to thank all guest presenters that took the time to provide us with a wealth of information about their organizations.

In February, 2016 committee members were asked by the City of Richmond to respond to a survey for the "Richmond Police Services Review".

In May, 2016 committee members were requested by the City of Richmond to respond to a survey on "Affordable Housing Strategy Update 2016 – Phase 1".

The Transportation sub-committee worked closely throughout the year with both the City and Translink to advocate for improved wheelchair accessibility and adequate bus shelters and benches.

Heather Muter, Coordinator, Seniors Services, City of Richmond attends RSAC monthly meetings to keep committee members informed on programs and services affecting senior's health and wellbeing in the Richmond community.

Sani Mursalim, RSAC's volunteer web master does not attend monthly meetings but ensures minutes and other information supplied to him, are posted on the RSAC web site. The RSAC web site gives the public access to the committee's role with the City and serves as a model for communities wishing to establish a similar advisory committee. The web site has received over 720 visits since monitoring commenced.

The Richmond Seniors Advisory Committee would like to thank Mayor Malcolm Brodie and Councillors for their continuing support of our committee. The committee would also like to thank Council Liaison Ken Johnston for keeping the committee members apprised of various items arising at City Council.

Monthly Guest Speakers for 2016:

January - Dr. Jack Kliman, Physicians Lead and Marnie Goldenburg, Project Leader of Richmond Division of Family Practice, **A GP for Me**

February - Mark Corrado, Senior Manager, Community Safety Policy and Programs, Ted Townsend, Senior Manager, Corporate Communications, **Richmond Police Services Review**

March - Morgan Meloche of Turning Point

April - Sandra Barr, Marketing Manager, Verve Senior Living (**Courtyard Gardens**) and Lisa Welbourn, Marketing Manager, Verve Senior Living (**Gilmore Gardens**)

May - Monica Bennington, Corporate Support, **Affordable Housing Strategy** and Rob Innes Affordable Housing Coordinator

June - Colin Wong, Employment and Volunteer Program Manager, **Pathways Clubhouse**

Sept - Kevin Smith, Staff Lawyer, **BC Centre for Elder Advocacy and Support**

Oct. - Stella Au, Community Programmer, **Richmond Public Library**

Nov. - Kahir Lalji, Provincial Manager and Jody Olsson, Community Impact Planner from **Better at Home**

Dec. - Cathy Carlile, **General Manager, Community Services**, City of Richmond

Correspondence Received:

- Monthly Cosco minutes

Correspondence Sent:

- Letter to Mayor and Council for a "Request for a Federal Minister for Seniors" letter be sent to the Prime Minister with copies to all federal and provincial parties

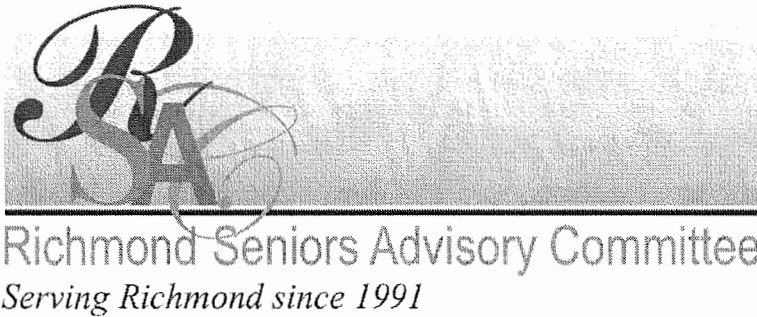
Member Participation in Forums and Conferences:

- Richmond Living Together Symposium (3 attended)

- Aging Well Conference (2 attended)
- Friesen Conference (3 attended)
- B. C. Continuing Care Collaborative (1 attended)

Report submitted by:

Kathleen Holmes, Chair
Richmond Seniors Advisory Committee



**Richmond Seniors Advisory Committee
2017 Work Program**

In 2017, the RSAC will continue to provide Council with advice and recommendations on matters affecting seniors in the community and will respond to Council's requests as they arise.

This Work Program supports the following Council Term Goals (2014-2018):

- 1.2 – Program and service enhancements that improve community safety services in the City.
- 1.3 – Improved perception of Richmond as a safe community.
- 2.2 – Effective social service networks.
- 3.3 – Effective transportation and mobility networks.

2017 Budget:

| | |
|--|----------------|
| Meeting Expenses | \$1,000 |
| Memberships & website | \$ 450 |
| Events, conferences and workshops | \$ 900 |
| <u>Misc. Expenses (e.g. Name badges)</u> | <u>\$ 150</u> |
| Total | \$2,500 |

Topics monitored or addressed by the RSAC are outlined in the table below.

Richmond Seniors Advisory Committee 2017 Proposed Work Program

| Richmond Seniors Advisory Committee 2017 Proposed Work Program | | | | | |
|--|---|--|--|---|---------|
| Initiative | RSAC Actions/Steps | Expected Outcome | Indicator of RSAC Success | Partners | Status |
| Housing | | | | | |
| Collaborate with the Affordable Housing Coordinator and Community Services to identify, advance and support the completion housing projects that meet the spectrum of affordable housing needs | <ul style="list-style-type: none">- Continue monitoring developments that include affordable housing for seniors- Continue to build relationship with Affordable Housing Coordinator | Regular communication with City staff and Council regarding affordable housing initiatives in Richmond | <ul style="list-style-type: none">- RSAC informed of affordable and supportive housing developments- RSAC consulted regarding seniors affordable and supportive housing developments- Council advised as necessary | <ul style="list-style-type: none">- Developers- NGOs- Faith Community- Poverty Response Committee- Homelessness Coalition- Rental Connect- City Departments | Ongoing |
| Liaise with community groups seeking to establish seniors housing | <ul style="list-style-type: none">- Participate in the monthly meetings organized by the Faith Communities, Affordable Housing Task Force & others | | | | |
| Liaise with community committee regarding visitability of housing | <ul style="list-style-type: none">- Participate in the meetings organized by the RCD as requested | | | | |
| Advise the City re: the Affordable Housing Strategy Update and use of the Affordable Housing Statutory Reserve Fund | <ul style="list-style-type: none">- Ongoing dialogue with the City about the Strategy and use of the affordable housing fund | | | | |
| Health | | | | | |
| Monitor quality of health care services | <ul style="list-style-type: none">- Monitor community concerns: long term care, adult day care- Discuss the issue of changing demographics in community services- Continue to monitor any recommendations that come from the Office of the Seniors Advocate- Monitor response to Canada Health Accord concerns raised by seniors | <ul style="list-style-type: none">- Better quality long term care- Increased adult day care- Community health services more responsive to changing demographics- Improved relationship with VCH | <ul style="list-style-type: none">- RSAC informed of and consulted about a range of seniors health care concerns- RSAC monitors the impact of and response to changing demographics- Council advised as necessary | <ul style="list-style-type: none">- Vancouver Coastal Health- Richmond Health Services- Community Services- Levels of Government- BC Seniors Advocate | Ongoing |
| Raise awareness of seniors' health issues for committee members | <ul style="list-style-type: none">- Bring forward speakers to RSAC on relevant health issues- Work with the Community Health Advisory Committee to consider joint public forums | <ul style="list-style-type: none">- RSAC well informed about a range of health issues- Forums or workshops reach a wide audience on seniors' health concerns | <ul style="list-style-type: none">- Speakers on health issues inform the RSAC- RSAC participates effectively in well-attended public events | <ul style="list-style-type: none">- Community Health Advisory Committee | Ongoing |
| Advocate for increased and improved seniors' addiction services | <ul style="list-style-type: none">- Work with the Medical Health Officer on seniors' addiction issues- Liaise with the Community Health Advisory Committee (CHAC) on seniors' addiction issues | <ul style="list-style-type: none">- Seniors addiction issues better understood and addressed- RSAC well informed about seniors' addiction issues- Improved awareness of resources | <ul style="list-style-type: none">- Medical Health Officer speaks to the RSAC- CHAC and RSAC mutually informed- Council advised as necessary | <ul style="list-style-type: none">- Vancouver Coastal Health- Richmond Health Services- NGOs | Ongoing |

| Richmond Seniors Advisory Committee 2017 Proposed Work Program | | | | | |
|---|---|--|---|---|---------|
| Initiative | RSAC Actions/Steps | Expected Outcome | Indicator of RSAC Success | Partners | Status |
| Publicity | | | | | |
| Increase the profile of seniors issues in Richmond | <ul style="list-style-type: none"> - Attend Community Partner/Community Associations/Societies committee meetings and/or events to bring awareness of the RSAC - Organize a Public forum for seniors to voice their needs | <ul style="list-style-type: none"> - Greater public awareness of seniors issues and the role RSAC plays | <ul style="list-style-type: none"> - RSAC informs the public - Council advised as necessary | <ul style="list-style-type: none"> - Local media | Ongoing |
| Council of Senior Citizens' Organizations of BC (COSCO) | | | | | |
| COSCO Liaison | <ul style="list-style-type: none"> - Attend meetings, monitor activities, report back | <ul style="list-style-type: none"> - RSAC informed about COSCO initiatives - COSCO enriched with Richmond seniors' perspective | <ul style="list-style-type: none"> - RSAC members knowledgeable about seniors issues and COSCO activities - RSAC is known to COSCO | <ul style="list-style-type: none"> - COSCO | Ongoing |
| Intercultural/Multicultural | | | | | |
| Richmond Intercultural Advisory Committee (RIAC) Liaison | <ul style="list-style-type: none"> - Continue participating on RIAC and bring senior's perspective, including new immigrant seniors, to the RIAC deliberations - Participate in RIAC subcommittees (e.g. Newcomers Guide sub-committee arranges financing, translation, printing, reprinting and distribution of the Guide in English and four other languages) | <ul style="list-style-type: none"> - Other members of RIAC recognize how inter-cultural issues may, in particular, impact seniors | <ul style="list-style-type: none"> - Recommendations and advice provided by RIAC have been viewed through a seniors' lens. - RSAC is, in general, kept informed of the major initiatives undertaken by RIAC - Newcomers to Richmond are provided with the Newcomers' Guide to assist with settlement | <ul style="list-style-type: none"> - RIAC | Ongoing |
| Multicultural | <ul style="list-style-type: none"> - Liaise with the RIAC on seniors' multicultural issues - Ongoing dialogue with the City about cultural harmony | <ul style="list-style-type: none"> - RIAC includes seniors' perspective | <ul style="list-style-type: none"> - RSAC informed about Committee activities | <ul style="list-style-type: none"> - Faith Groups - Community Services Department | Ongoing |
| Transportation | | | | | |
| Seek information and make recommendations regarding transportation issues affecting seniors | <ul style="list-style-type: none"> - Arrange subcommittee meetings with representatives of various transportation related agencies, e.g., Translink, HandyDART - Invite speakers to RSAC meetings - Advocate for accessibility on transit | <ul style="list-style-type: none"> - Transportation reflects seniors' needs | <ul style="list-style-type: none"> - RSAC informed re: transportation issues - RSAC advises re: transportation concerns - Council advised as necessary | <ul style="list-style-type: none"> - Richmond Centre for Disability - Minoru Seniors Society - Translink - HandyDART - COSCO - Richmond Cares, Richmond Gives | Ongoing |
| Falls Prevention | <ul style="list-style-type: none"> - Support the work of the Falls Prevention Network in their efforts to educate and promote a greater awareness of how seniors might prevent falls. | <ul style="list-style-type: none"> - Improved safety for seniors in the community | <ul style="list-style-type: none"> - Walking Groups established to identify trip hazards - Reduction of falls | <ul style="list-style-type: none"> - Community Partners - Fall Prevention Network | Ongoing |

| Richmond Seniors Advisory Committee 2017 Proposed Work Program | | | | | |
|---|--|---|--|--|---------|
| Initiative | RSAC Actions/Steps | Expected Outcome | Indicator of RSAC Success | Partners | Status |
| | <ul style="list-style-type: none"> - Support and promote the strategies and programs which are in place, or being developed, to assist seniors. | | | | |
| Seniors Service Plan | | | | | |
| Seniors Service Plan | <ul style="list-style-type: none"> - Work with City Staff to identify opportunities for RSAC to be involved with the Seniors Service Plan | <ul style="list-style-type: none"> - Seniors Service Plan is implemented in the community | <ul style="list-style-type: none"> - Richmond seniors better served through new and/or improved services and opportunities | <ul style="list-style-type: none"> - Minoru Seniors Society - Vancouver Coastal Health - Non-profit community organizations | Ongoing |
| Isolated Seniors | | | | | |
| <p>Identify isolated seniors in Richmond</p> <p>Reduce the isolation of seniors by coordinating services</p> | <ul style="list-style-type: none"> - Monthly meetings will be held - Assist Minoru Place Activity Centre and Seniors Wellness Coordinator with expansion of Wellness Outreach programs to offsite locations, immigrant groups and other cultural and non-English speaking groups | <ul style="list-style-type: none"> - Seniors will be more aware of and connected with the services available in the community - Follow up is now done by hospital staff to elderly seniors after release from hospital - Seniors with barriers to participation will be able to fully engage in recreation and leisure opportunities | <ul style="list-style-type: none"> - Increased numbers of isolated seniors are being contacted and made aware of services available - More seniors connected with the community and programs available to them such as the Minoru Place Activity Centre programs | <ul style="list-style-type: none"> - Minoru Seniors Society - Richmond Health Services - Vancouver Coastal Health - Richmond City Council - Richmond Addiction Services - Falls Prevention Network | Ongoing |
| BC Council of Advisors for Seniors Advocate | | | | | |
| Council of Advisors for the Office of the Seniors Advocate BC Liaison | <ul style="list-style-type: none"> - Attend meetings, monitor activities, report back | <ul style="list-style-type: none"> - RSAC informed about initiatives from Seniors Advocate | <ul style="list-style-type: none"> - RSAC members knowledgeable about seniors issues | <ul style="list-style-type: none"> - Office of the Seniors Advocate | Ongoing |
| Age-Friendly Richmond | | | | | |
| Age-Friendly Richmond | <ul style="list-style-type: none"> - Work with City Staff to identify opportunities for RSAC to be involved with plans for an Age-Friendly Richmond | <ul style="list-style-type: none"> - RSAC members are able to contribute toward the implementation of an Age Friendly Plan for Richmond | <ul style="list-style-type: none"> - RSAC members have been involved in developing plans for an Age-friendly Richmond | <ul style="list-style-type: none"> - Vancouver Coastal Health - Minoru Seniors Society - Non-profit community organizations | Ongoing |
| Matters Affecting Seniors | | | | | |
| RSAC will respond to Council requests for all items as referred and will provide advice on issues that affect seniors in the Community. | | | | | |



City of Richmond

Report to Committee

To: Planning Committee **Date:** January 12, 2017
From: Cathryn Volkering Carlile **File:** 07-3070-01/2017-Vol
General Manager, Community Services 01
Re: Child Care Development Advisory Committee 2016 Annual Report and 2017
Work Program

Staff Recommendation

That the Child Care Development Advisory Committee's 2016 Annual Report and 2017 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2016 Annual Report and 2017 Work Program," from the General Manager, Community Services, be approved.

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

Att. 2

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

Staff Report

Origin

The Child Care Development Advisory Committee (CCDAC) was established to provide Council with advice (e.g. information, options, analysis, and recommendations) regarding the planning, development, support and promotion of a range of quality, affordable and accessible child care in the City of Richmond. In addition, the CCDAC responds to Council requests as they arise.

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

2.2. Effective social service networks.

The report also supports the City's Social Development Strategy's Strategic Direction 4:

Help Richmond's Children, Youth and Families Thrive.

Analysis

The mandate of the CCDAC is to provide Council with advice regarding the development of quality, affordable and accessible child care in Richmond. The City supports the CCDAC by providing an annual operating budget, a Council liaison and a staff liaison.

Highlights of the CCDAC's 2016 Annual Report and 2017 Work Program are noted below.

2016 Annual Report

The CCDAC activities undertaken in the previous year are described in the 2016 Annual Report (Attachment 1). Highlights are as follows:

- Provided feedback throughout the year on new child care development proposals for future City-owned child care facilities;
- Provided input into the community engagement process for the Child Care Needs Assessment and offered advice about survey questions;
- Planned and hosted a May Child Care Month Event where nine child care facilities opened their doors to Richmond's early childhood educators to tour and learn about how different programs arranged their spaces and delivered their programs. This provided professional development training for 125 child care providers;
- Reviewed and offered comments on the final draft of "Creating Child Care Space in Richmond, May 2016" which describes municipal processes for those seeking to create child care services in Richmond;
- Expressed concerns through the staff liaison to the local MP Joe Peschisolido about abuse of temporary foreign workers being brought into Canada as early childhood educators. Some of the workers had reported to members of CCDAC about their experiences working in Richmond-based child care businesses (e.g. not being paid, having to

reimburse their employer for Labour Market Impact Assessment costs, not understanding their rights, lack of enforcement, etc.); and

- Reviewed and made recommendations on the 2017 Child Care Grants for inclusion in a staff report to the City's Planning Committee.

2017 Work Program

On December 9, 2016, the CCDAC approved the proposed 2017 work program (Attachment 2). This year the CCDAC will give priority to:

- Monitoring issues and emerging trends concerning child care (e.g. potential policy changes at the senior government level);
- Providing the Child Care Coordinator with information and CCDAC's perspective on new proposals for City-owned child care facilities and early childhood development hubs;
- Providing input into the City's updated Child Care Needs Assessment and Strategy and its implementation;
- Planning for an annual event to celebrate child care in Richmond (e.g. Children's Art Exhibition, speakers or workshops, etc.); and
- Reviewing and making recommendations concerning the 2018 child care grant applications for inclusion in a staff report to the City's General Purposes Committee.

Financial Impact

The 2017 CCDAC operating budget of \$5,000 reflects the existing funding plan, as budgeted.

Conclusion

The CCDAC 2017 Work Program is designed to reflect and address the emerging issues impacting the community. CCDAC is committed to improving the availability and accessibility of quality child care in Richmond. Staff recommend that the Child Care Development Advisory Committee's 2017 Work Program be approved.



Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

CEC:cec

- Att. 1: Child Care Development Advisory Committee 2016 Annual Report
2: Child Care Development Advisory Committee 2017 Work Program

**CITY OF RICHMOND CHILD CARE DEVELOPMENT ADVISORY
COMMITTEE 2016 ANNUAL REPORT**

The Child Care Development Advisory Committee (CCDAC) had a busy and productive 2016. Highlights of the Committee's meetings and events are outlined below:

1. Oriented new members in January 2016. The orientation entailed providing new committee members with binders of past minutes and policy information. The Committee's terms of reference and meeting protocol were reviewed.
2. Reported to City's Planning Committee about the 2015 CCDAC Annual Report and 2016 Work Program.
3. Established three subcommittees: Advocacy, Child Care Month Event and Child Care Grants.
4. Provided feedback throughout the year on new child care development proposals for future City-owned child care facilities.
5. Offered input through the staff liaison to the Provincial Ministry of Health review of the BC Child Care Regulation.
6. Planned and hosted a May Child Care Month Event which entailed arranging tours of child care facilities located in various Richmond neighbourhoods. The tours were held for and by child care providers on Saturday, May 14, 2016. Registration and a reception breakfast were held at the CCDAC chair person's facility, Renaissance Kids. Attendees toured the facility and then proceeded in smaller groups to other facilities on the tour list. Each host at the child care facilities provided information on their child care program curriculums, facility setups, and the resources, equipment and materials that worked well in their programs. Nine centres participated and over 125 child care providers attended. The event was an opportunity for Richmond child care providers to earn professional development credits required in order to be in compliance with the BC Child Care Regulations.
7. Purchased a table for the annual Child Care Dinner, which several committee members attended along with the Mayor and some members of Council.
8. Monitored senior levels of government announcements regarding child care initiatives such as the Provincial major capital grants for creating new child care spaces.
9. Expressed concerns through the staff liaison to the local MP Joe Peschisolido about abuse of temporary foreign workers being brought into Canada as early childhood educators.

Some of the workers had reported to members of CCDAC about their experiences working in Richmond-based child care businesses (e.g. not being paid, having to reimburse their employer for Labour Market Impact Assessment costs, not understanding their rights, lack of enforcement, etc.). The complainants were too afraid to report this directly to the Federal authorities. The MP's staff took the information to share with the Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities who were in the process of reviewing and making recommendations for changes to the Temporary Foreign Workers Program.

10. Provided input into the community engagement process for the Child Care Needs Assessment and offered advice about survey questions.
11. Reviewed and made recommendations on the 2017 Child Care Grants for inclusion in a staff report to the City's Planning Committee.
12. Provided input on the City's new booklet, "Creating Child Care Space in Richmond".
13. Invited Sharon Gregson of the Coalition of Child Care Advocates of BC to do a presentation on the \$10 day initiative.

MEMBERS OF THE 2016 CHILD CARE DEVELOPMENT ADVISORY COMMITTEE

VOTING:

1. Linda Shirley (Chair)
2. Lori Mountain (Vice Chair)
3. Maryam Bawa
4. Kevin Cromie
5. Olha Fedorenko
6. Diana Ma
7. Heather Logan
8. Kathy Moncalieri
9. Shyrose Nurmohamed
10. Fatima Sheriff
11. Ofra Sixto
12. Gordon Surgeson

NON-VOTING:

1. Trustee Jonathan Ho (School Board)
2. Marcia MacKenzie (Richmond Child Care Resource and Referral)

COUNCIL REPRESENTATIVE

Councillor Alexa Loo

STAFF LIAISON:

Coralys Cuthbert

RECORDING SECRETARY:

Jodi Allesia

2016 CCDAC Budget

CCDAC received an operating budget of \$5,000 for 2016. The funds were spent as follows:

| Item | Cost |
|------------------------------------|----------------|
| Recording Secretary Salary | \$2,374 |
| Meeting and Miscellaneous Expenses | \$1,876 |
| Child Care Month Event* | \$ 300 |
| Child Care Month Dinner | \$450 |
| TOTAL | \$5,000 |

**Note: The amount previously anticipated for the Child Care Month Event expenses was less due to in-kind contributions from the Committee Chair for the Child Care Month event.*

CLOSING COMMENTS:

The Committee enjoyed the support of Councillor Alexa Loo and Trustee Jonathan Ho as the Council and School Board liaisons. Councillor Lou's comments and input from her perspective as an elected official, working professional and parent have been stimulating and informative. It has been a great benefit to the Committee to have regular updates from Trustee Ho particularly on school district public consultation processes. Our staff liaison, Coralys Cuthbert, has once again provided excellent support and insight. She continues to be well informed on a variety of subjects pertaining to child care both in the City and other jurisdictions. We welcome the many new initiatives she has helped oversee, including but not limited to, the development of a new booklet on Creating Child Care Space in Richmond and the community consultation on the Richmond Child Care Needs Assessment and Strategy. On a personal note, I would like to say that I found her support invaluable as 2016 brought with it a huge amount of personal and business stress for me which hampered my ability to be as effective as I would have liked in my role as Chair. She was always there to help pick up the slack and provide words of encouragement...which was very much appreciated.

Prepared by:

Linda Shirley. Chair, Child Care Development Advisory Committee, December 2016

ATTACHMENT 2

2017 Child Care Development Advisory Committee's 2017 Work Program

The proposed 2017 work program is consistent with the Child Care Development Advisory Committee's mandate to provide Council with advice (e.g. information, options, analysis, and recommendations), regarding the planning, development, support and promotion of a range of quality, affordable and accessible child care in Richmond.

It supports the following Council Term Goals (2014 – 2018):

Goal 2: A Vibrant, Active and Connected City – 2.2 Effective social service networks

- *CCDAC will assist where appropriate with the implementation of the Social Development Strategy. In particular, those actions related to Strategic Direction 4: Help children, youth and families thrive.*

2017 CCDAC Budget

CCDAC annually receives an operating budget of \$5,000. In 2017, funds will be used for the following:

| Item | Cost |
|------------------------------------|-------------------|
| Recording Secretary Salary | \$2,400.00 |
| Meeting and Miscellaneous Expenses | \$1,600.00 |
| Child Care Month Event | \$500.00 |
| Child Care Month Dinner | \$500.00 |
| TOTAL | \$5,000.00 |

2017 Work Program

| Initiative | CCDAC Action/Steps | Expected Outcome | Indicator of Success | Partners |
|--|---|---|---|---|
| Advocacy | | | | |
| Make recommendations to Council regarding advocacy that could be undertaken with senior levels of government to address the funding, bureaucracy, changing policies, and licensing | <ul style="list-style-type: none"> • Monitor child care issues and emerging trends • Monitor senior government announcements and changes re: child care policy • Explore the \$10/day child care plan further • Discuss, consider roles, and summarize issues that come to the CCDAC's attention • Pass motions or resolutions • Prepare letters and briefs • Submit advice to Council through Staff Liaison | <ul style="list-style-type: none"> • Council will be informed about child care issues it may want to pursue with senior levels of government | Improved funding, policy and child care licensing | <ul style="list-style-type: none"> • City Council • Child Care Licensing (VCH) • Federal Govt. • Provincial Govt. |

| Initiative | CCDAC Action/Steps | Expected Outcome | Indicator of Success | Partners |
|--|---|---|--|---|
| issues for child care providers | | | | |
| Liaise with the Child Care Coordinator regarding issues that need further attention, action or clarification | <ul style="list-style-type: none"> At monthly meetings, provide the Child Care Coordinator with information and CCDAC's perspective on key child care issues Provide advice on the future City of Richmond Child Care Needs Assessment and Strategy in order to assist understanding of the existing child care landscape in Richmond and future demands for child care space Provide ideas for communication materials that will assist child care operators and parents Respond to Council referrals through the Child Care Coordinator | <ul style="list-style-type: none"> The Child Care Coordinator, as the staff liaison to CCDAC, will be informed regarding CCDAC's perspective on key child care issues | <p>The Child Care Coordinator working with CCDAC's advice and under Council's direction addresses priority child care issues for Richmond</p> <p>Liaison with CCDAC assists the Child Care Coordinator to successfully address the City's objectives</p> | <ul style="list-style-type: none"> City Council Stakeholders Caregivers |
| Participate in City consultations | <ul style="list-style-type: none"> Continue to participate in discussions about the implementation of the City's Social Development Strategy Provide input into other City consultation processes as they relate to the CCDAC's mandate (e.g. Affordable Housing Update) | <ul style="list-style-type: none"> The implementation of the City's Social Development Strategy incorporates CCDAC's perspective CCDAC's advice is provided to City consultation processes that are relevant to its mandate | Plans for future growth will address the need for quality, affordable childcare | <ul style="list-style-type: none"> City Council Stakeholders Caregivers |
| Advise the City regarding the development of new child care centres and service models | <ul style="list-style-type: none"> CCDAC to be consulted at the earliest point possible in the development process Review proposals for City-owned child care facilities and early childhood development hubs, (e.g., minimum size, location, when to prioritize monetary contributions) | <ul style="list-style-type: none"> CCDAC is consulted regarding the planning and development of new City child care facilities secured through rezoning processes | Child care facilities and early childhood development hubs are well designed and meet community needs regarding | <ul style="list-style-type: none"> City Council City Planners Developers Stakeholders Caregivers |

| Initiative | CCDAC Action/Steps | Expected Outcome | Indicator of Success | Partners |
|--|--|--|--|--|
| | | | size, location, and programs offered | |
| Child Care Grants | | | | |
| Recommend Child Care Grant Allocations | <ul style="list-style-type: none"> Review child care grant applications Make grant recommendations to Council Provide advice regarding the enhancement of the web-based, on-line application system | <ul style="list-style-type: none"> Council endorses CCDAC's recommendations and allocates grants to non-profit societies so these organizations will be able to undertake capital projects to improve the quality of their furnishings, equipment and physical space Richmond's early childhood educators will receive training opportunities as a result of initiatives funded as a result of Council's allocation of Professional and Program Development Grants Grant applications and their review will be facilitated by ongoing improvements to the on-line, web-based application system | The quality and capacity of child care programs will be enhanced as a result of the City's Child Care Grants Program | <ul style="list-style-type: none"> City Council Stakeholders Caregivers |
| Child Care Month | | | | |
| Propose activities for Child Care Month in May | <ul style="list-style-type: none"> Plan for an annual event to occur in Richmond during May Child Care Month; e.g. professional development opportunities for Richmond child care providers such as tours of child care facilities with hosts explaining their setups | <ul style="list-style-type: none"> Richmond residents will learn about child care services in their community Richmond child care providers will have an | May Child Care Month activities enhance the work of child care professionals in Richmond | <ul style="list-style-type: none"> Stakeholders Caregivers |

| Initiative | CCDAC Action/Steps | Expected Outcome | Indicator of Success | Partners |
|------------|---|---|----------------------|----------|
| | <p>and activities, workshops on specific topics, speakers, child care toy & equipment swap meet, or for the general public a children's art exhibition showcasing art created in Richmond-based child care programs</p> <ul style="list-style-type: none"> • Participate in the Annual Child Care Month Dinner held in May | <p>opportunity to receive useful information for professional development</p> <ul style="list-style-type: none"> • Richmond child care providers will be supported and celebrated for their work | | |



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 25, 2017
File: RZ 16-735119

Re: Application by Ajit Thaliwal and Raman Kooner for Rezoning at
9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached
(RS2/K)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, for the rezoning of 9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:blg
Att. 7

REPORT CONCURRENCE

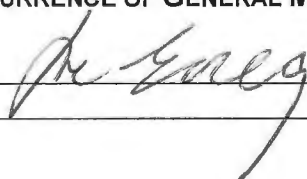
ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing





Staff Report

Origin

Ajit Thaliwal and Raman Kooner have applied to the City of Richmond for permission to rezone 9320 Dixon Avenue from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Dixon Avenue (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing home on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North, across Dixon Avenue: Two (2) single-family dwellings on lots zoned “Single Detached (RS1/B),” fronting Dixon Avenue.
- To the South: A townhouse complex on a lot zoned “Low Density Townhouses (RTL1),” with vehicle access from Dayton Avenue.
- To the East and West: Single-family dwellings on lots zoned “Single Detached (RS1/B),” fronting Dixon Avenue.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The subject property is located in the Broadmoor planning area. The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential” (Attachment 4). The proposed rezoning is consistent with this designation.

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is “Low Density Residential” (Attachment 5). The proposed rezoning is consistent with this designation.

The Ash Street Sub-Area Plan permits development of lands outside of designated infill sites shown on the Land Use Map to be governed by the City’s normal development application process. Lots fronting Dixon Avenue on this block range from widths of 10.63 m to 22.60 m. The proposed rezoning and subdivision would result in lots 11.31 m wide; generally consistent with other properties in the area. There are six (6) existing lots zoned “Single Detached (RS1/K)” on this block to the east of the subject property. Two (2) additional properties across Dixon Avenue have similar subdivision potential.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) across the entire south property line for the sanitary sewer; which will not be impacted by this application. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed from Dixon Avenue via separate driveway crossings to each new lot.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized tree on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings of the applicant's arborist:

- One (1) 59 cm DBH Siberian Elm tree on the subject site (Tag # 999) has structural defects (linear crack in trunk, cavities developing where limb was removed) and 30% of the upper canopy is in conflict with an overhead hydro line. In addition, this tree is located 53 cm below existing street grade, and will be impacted by required grade changes on City property for street improvements. The tree will be removed and replaced at a 2:1 ratio.

Tree Replacement

The applicant wishes to remove the one (1) on-site tree (Tag # 999). The 2:1 replacement ratio would require a total of two (2) replacement trees. Council Policy No. 5032 requires the

maintenance of at least two (2) trees on each single-family property. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required replacement trees are to be of the following minimum sizes; based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

Prior to approval of the rezoning bylaw, the applicant must submit a \$2,000 Landscape Security to the City to ensure the required replacement trees are planted.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

To comply with the City's Affordable Housing Strategy, the applicant proposes to construct a secondary suite on both of the new lots created. Prior to rezoning, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection will be granted until a secondary suite is constructed on both of the future lots; to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At future subdivision and Building Permit stage, the applicant is required to complete the following:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 7.
- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$12,430.00 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
 - Concrete Curb and Gutter (EP.0641) \$4,520.00
 - Pavement Widening (EP.0643) \$7,910.00

Financial Impact

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

Conclusion

The purpose of this application is to rezone 9320 Dixon Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone; to permit the property to be subdivided to create two (2) single-family lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9624 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

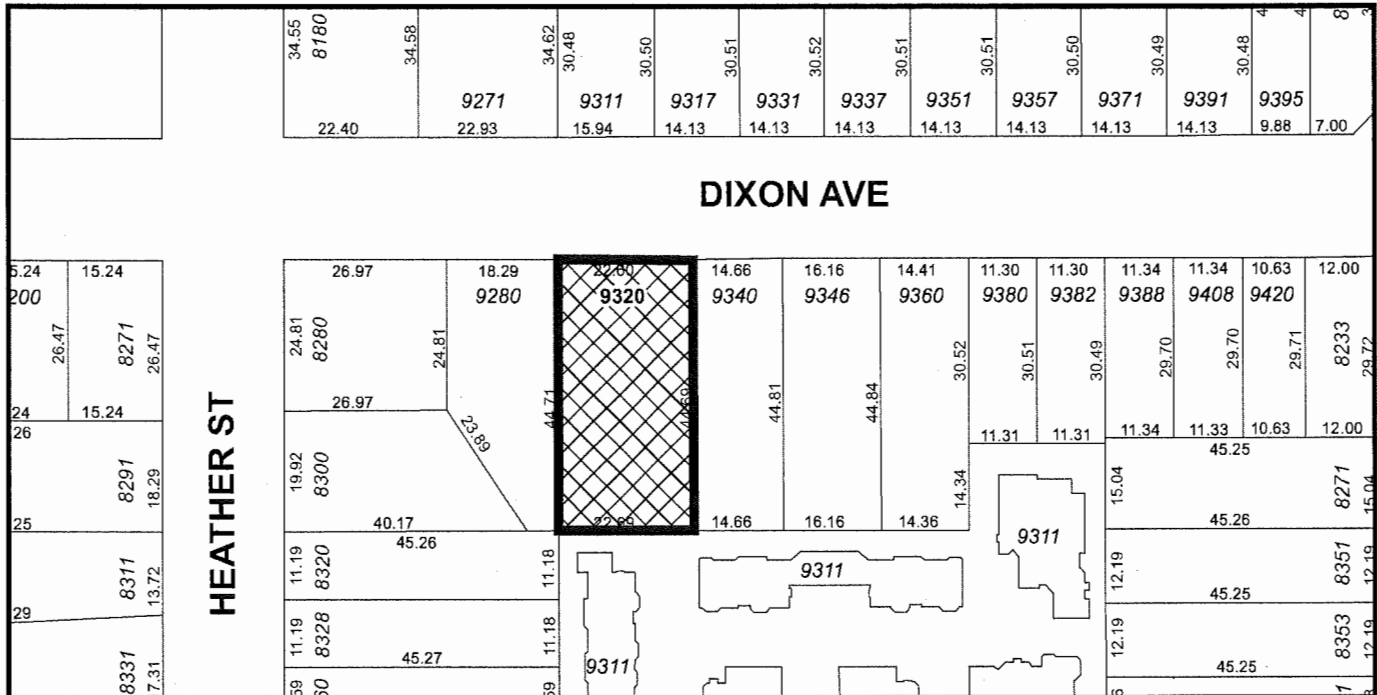
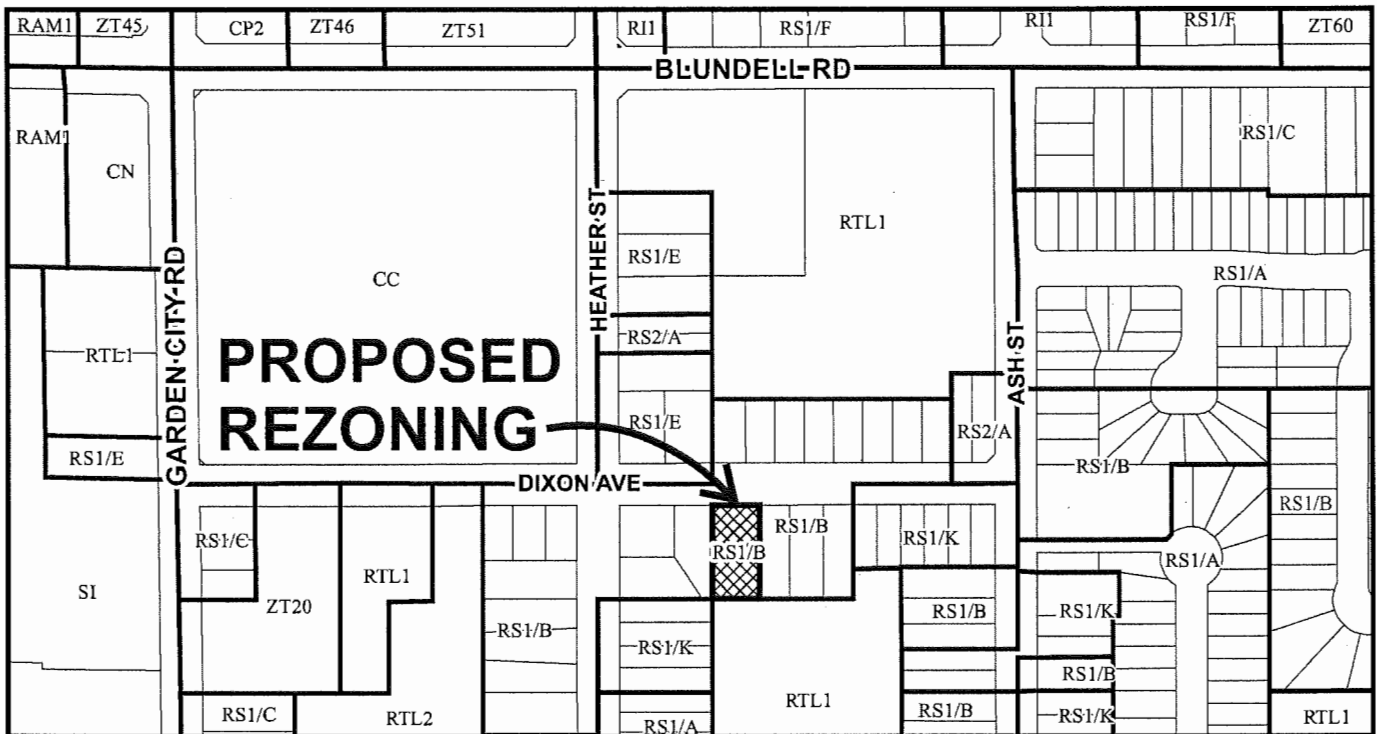
JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Land Use Map
- Attachment 5: Ash Street Sub-Area Plan
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 16-735119

Original Date: 07/11/16

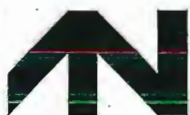
Revision Date:

Note: Dimensions are in METRES

CNCL - 332



City of
Richmond



RZ 16-735119

Original Date: 07/11/16

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF PARCEL "644"
SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT REFERENCE PLAN 66597

#9320 DIXON AVENUE,
 RICHMOND, B.C.
 P.I.D 003-890-643

DIXON AVENUE

Benchmark:
 Nail in Aluminum
 Tag: JCT#5400
 Elevation: 1.49m



SCALE: 1:200
 ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

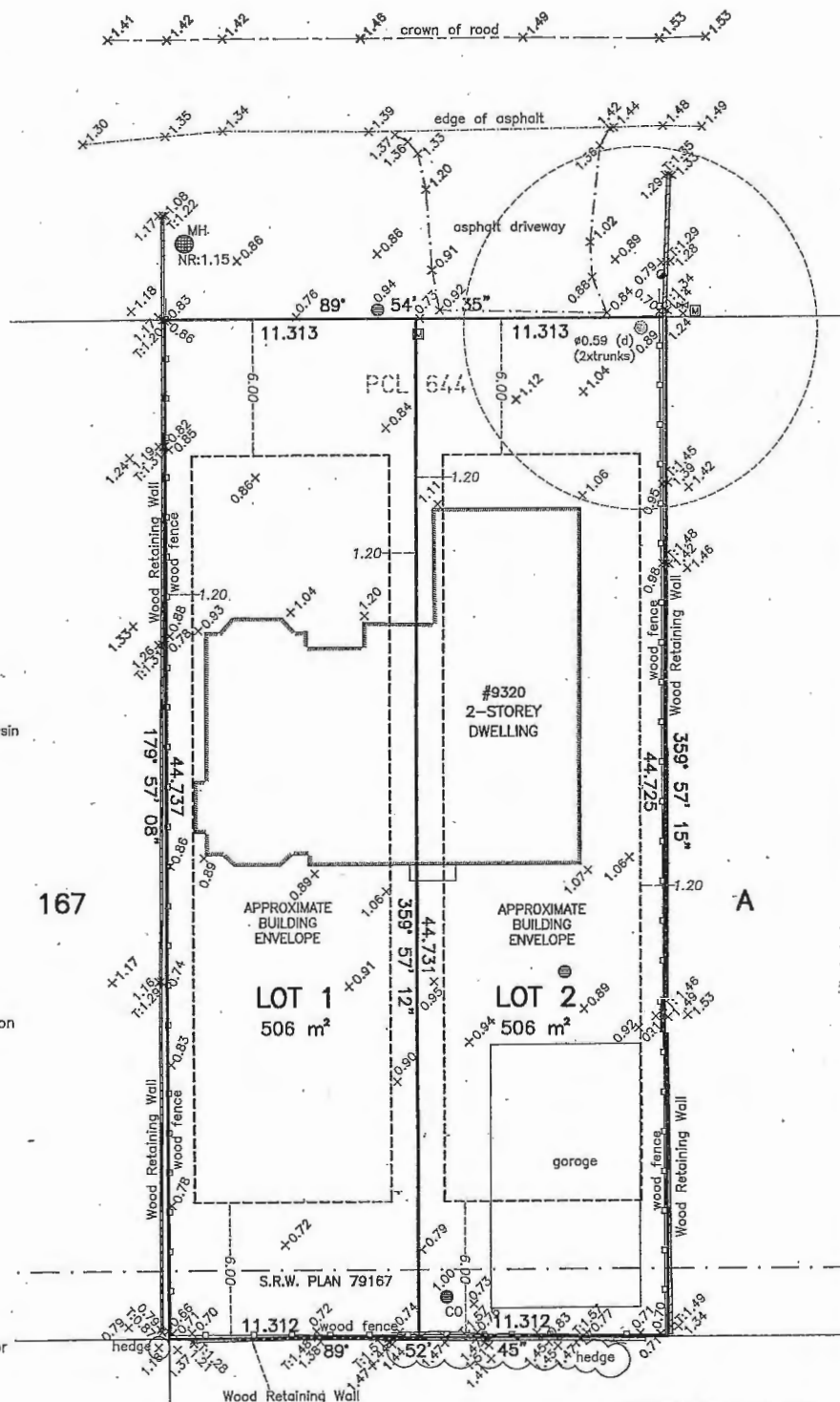
LEGEND:

- (d) denotes deciduous
- denotes power pole
- denotes round catch basin
- MH denotes manhole
- denotes water meter
- ⊕ denotes water valve
- CO denotes cleanout
- T denotes top of wall
- NR denotes north rim

NOTE:

Elevations shown are based on
 City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #234,
 Control Monument 77H4891
 Elevation = 1.125 metres
 (Benchmark: HPN #204,
 Control Monument 02H2452
 Elevation = 1.559 metres)

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 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6497
 I:B-304 P146-149; FB-309-P4
 Drawn By: MY



STRATA PLAN NW2965

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

MAY 12th, 2016.

DWG No. 6497-TOPO

CNCL - 334



RZ 16-735119

Attachment 3

Address: 9320 Dixon Avenue

Applicant: Ajit Thaliwal and Raman Kooner

Planning Area(s): Broadmoor – Ash Street Sub-Area

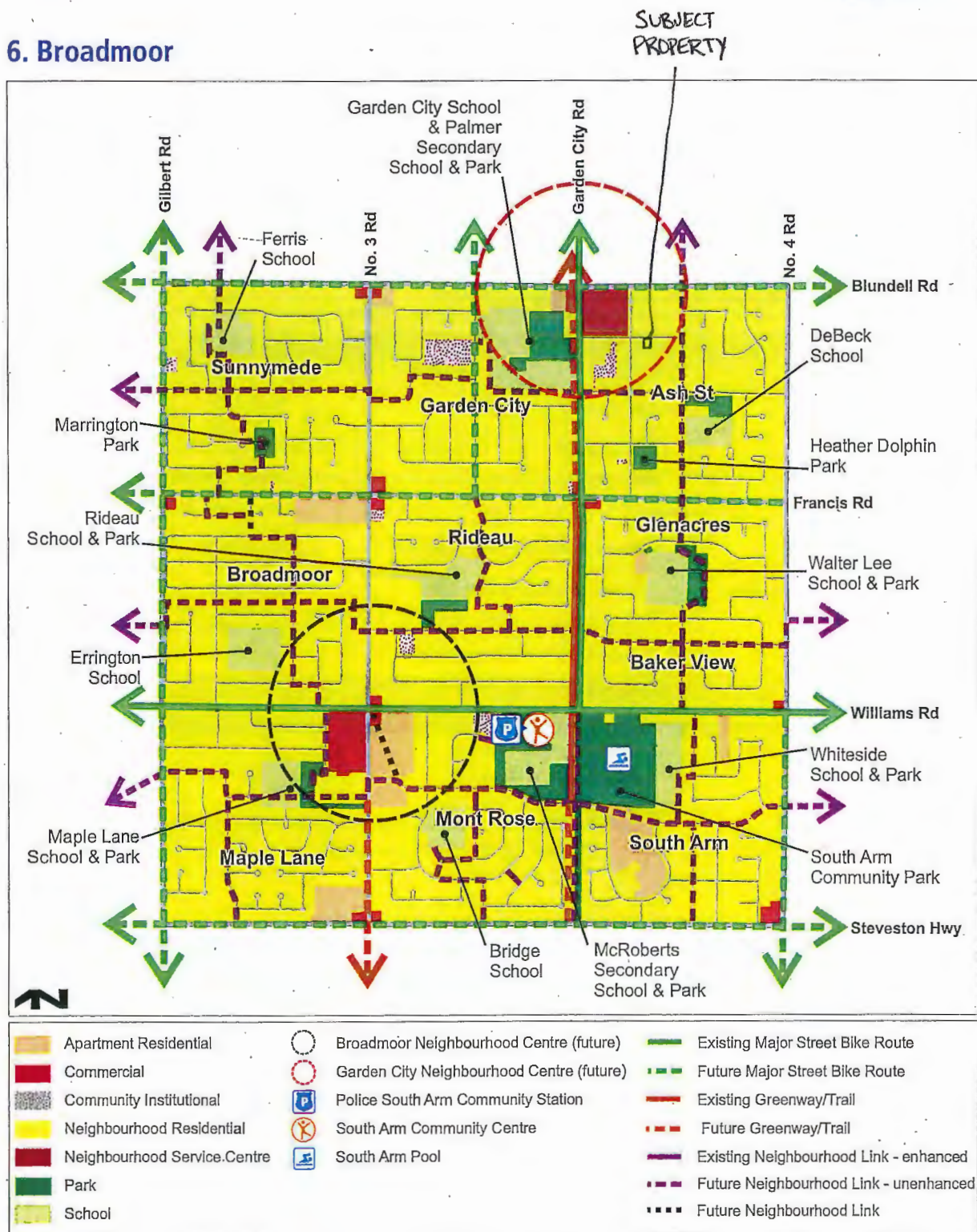
| | Existing | Proposed |
|-----------------------------------|--|--|
| Owner: | Malhi Construction Ltd. 0754912 BC Ltd. | To be determined |
| Site Size (m²): | 1,012 m ² | Lot 1: 506 m ² Lot 2: 506 m ² |
| Land Uses: | One (1) single-family home | Two (2) single-family homes |
| OCP Designation: | Neighbourhood Residential | No change |
| Sub-Area Plan Designation: | Low Density Residential | No change |
| Zoning: | Single Detached (RS1/B) | Single-Detached (RS2/K) |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|--|--|----------------|
| Floor Area Ratio: | Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ² | Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ² | None permitted |
| Buildable Floor Area (m ²):* | Lot 1: Max. 267.9 m ² (2,883.9 ft ²) Lot 2: Max. 267.9 m ² (2,883.9 ft ²) | Lot 1: Max. 267.9 m ² (2,883.9 ft ²) Lot 2: Max. 267.9 m ² (2,883.9 ft ²) | None permitted |
| Lot Coverage (% of lot area): | Building: Max. 45% Non-porous Surfaces: Max. 70% | Building: Max. 45% Non-porous Surfaces: Max. 70% | None |
| Lot Size: | Min. 315 m ² | 506 m ² | None |
| Lot Dimensions (m): | Width: Min. 10 m Depth: Min. 24 m | Width: 11.31 m Depth: 44.73 m | None |
| Setbacks (m): | Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m | Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m | None |
| Height: | Max. 9.0 m | Max. 9.0 m | None |

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

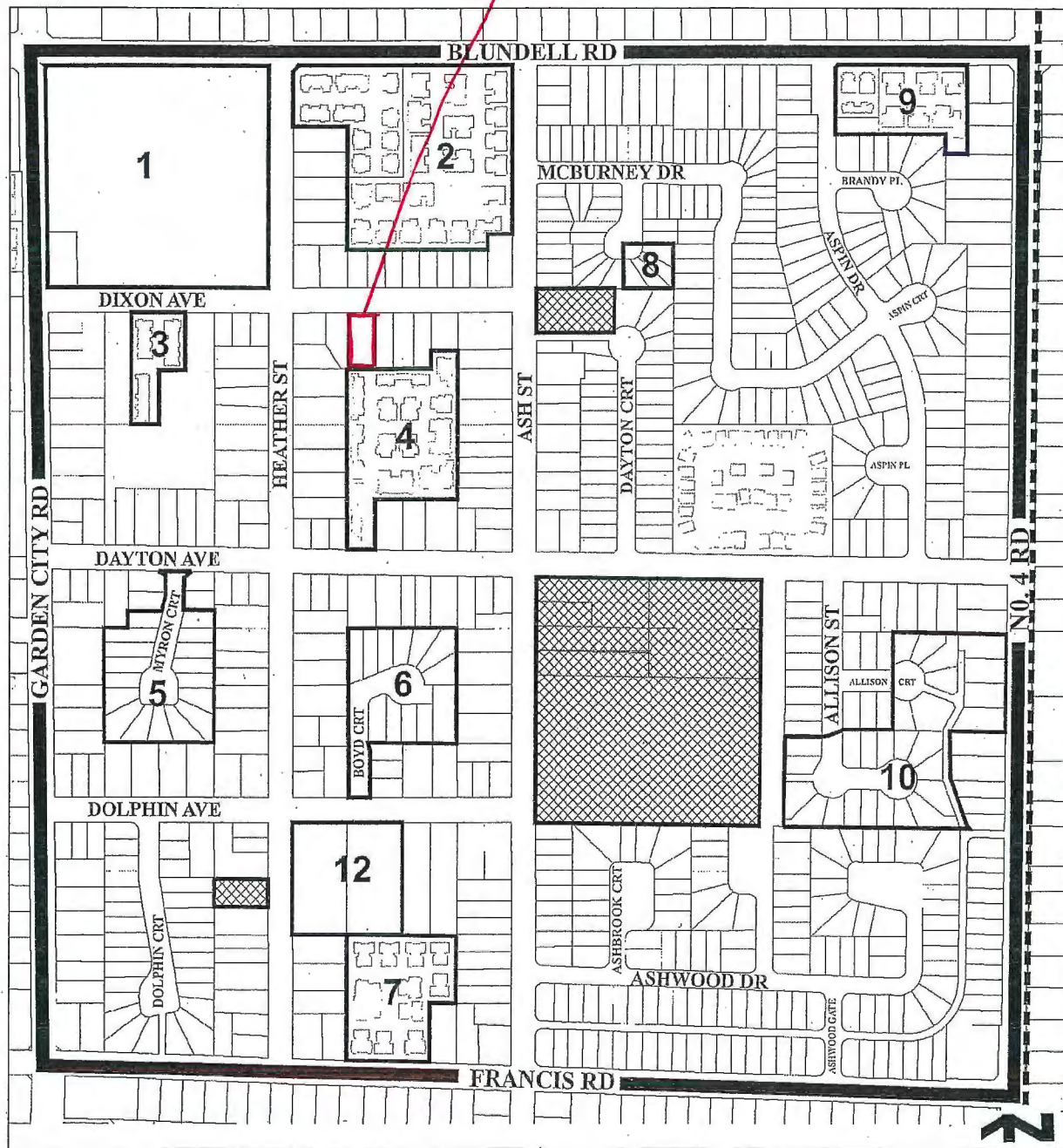
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

6. Broadmoor




City of Richmond


Land Use Map

Bylaw 9489
2016/07/18SUBJECT
PROPERTY

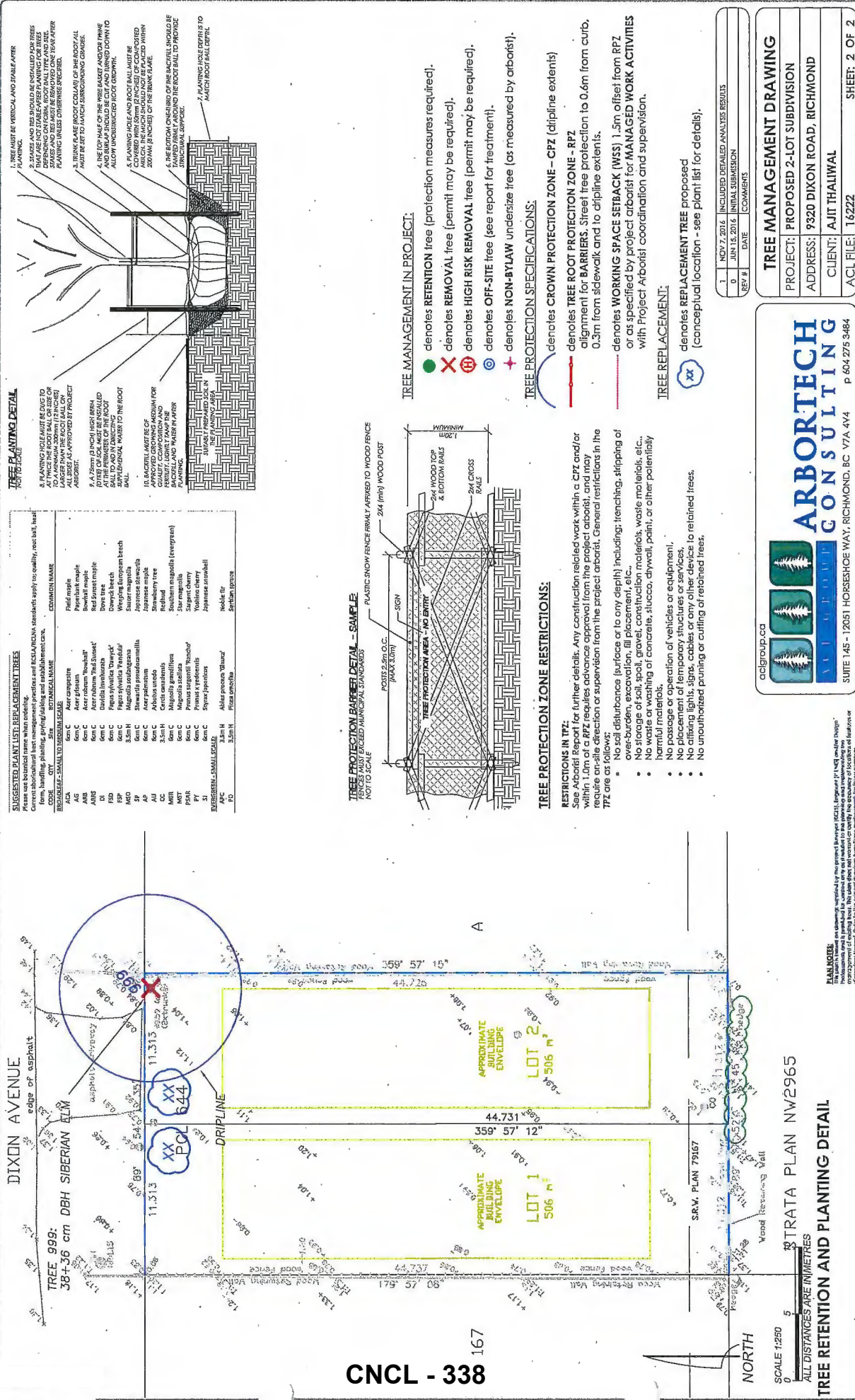
----- ALR Boundary

———— Area Boundary

 Public, Institutional &
Open Space

 Low Density
Residential

 Designated Infill
Areas – Refer to
Table: 1





City of Richmond

Rezoning Considerations

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

Address: 9320 Dixon Avenue

File No.: RZ 16-735119

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure the planting of two (2) trees on each lot proposed, for a total of four (4) trees. The required trees should result in a mix of coniferous and deciduous species, and be of the following minimum size:

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

2. Registration of a flood indemnity covenant on Title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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

1. The following servicing works and off-site improvements are to be completed through a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Water Works

- Using the OCP model, there is 234 L/s of water available at a 20 psi residual at the Dixon Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit stage building designs.
- At Developer's cost, the City is to:
 - Install two (2) new water service connections, complete with meter and meter box, at the Dixon Avenue frontage.
 - Cut and cap, at main, the existing water service connection.

Storm Sewer Works

- At Developer's cost, the City is to:

- Install a new storm service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads.
- Cut, cap, and remove the existing storm service connection and inspection chamber STIC42263.

Sanitary Sewer Works

- At Developer's cost, the City is to:
 - Install a new sanitary service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads.
 - Cut, cap, and remove the existing sanitary service connection and inspection chamber SIC1516.

Frontage Improvements

- The Developer is required to:
 - Coordinate with BC Hydro, Telus, and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$12,430.00 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
 - Concrete Curb and Gutter (EP.0641) \$4,520.00
 - Pavement Widening (EP.0643) \$7,910.00

General Items

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

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to: site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 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 9624 (RZ 16-735119)
9320 Dixon Avenue**

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

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

P.I.D. 003-890-643

Parcel "644" Section 22 Block 4 North Range 6 West New Westminster District Reference Plan 66597

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9624"**.

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 Division

To: Planning Committee
From: Wayne Craig
Director, Development

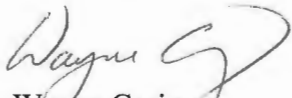
Date: January 10, 2017

File: RZ 10-552879

Re: Application by 1002397 BC Ltd. for Rezoning at 9851, 9891/
9911 Steveston Highway and 10931 Southgate Road from Single Detached
(RS1/E) to Low Density Townhouses (RTL4)

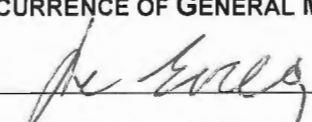
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, for the rezoning of 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.



Wayne Craig
Director, Development

CL:blg
Att. 6

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

Staff Report

Origin

1002397 BC Ltd. has applied to the City of Richmond for permission to rezone 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of 11 townhouses with vehicle access to/from Steveston Highway (Attachment 1). A topographic survey of the subject site is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, are single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the South, immediately across Steveston Highway, are large lots zoned “Agriculture (AG1)” that are in the Agricultural Land Reserve (ALR) at 9660 Steveston Highway and 11111 No. 4 Road; one (1) of which contains a single detached dwelling.
- To the East, immediately across Southgate Road, is a small commercial plaza on lots zoned “Community Commercial (CC)” and “Gas and Service Station (CG2)” at 10811 and 10991 No. 4 Road; which contain a group daycare/preschool and a carwash/oil change facility.
- To the West, is an existing dwelling on a lot zoned “Single Detached (RS1/E)” at 9835 Steveston Highway.

Related Policies & Studies

Official Community Plan (OCP)

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This land use designation allows single-family dwellings, duplexes, and townhouses. The proposed development is consistent with this land use designation.

Arterial Road Policy

This rezoning application was originally received in 2010, by a different owner, and involved only two (2) out of the three (3) properties (i.e., 9851 and 9891/9911 Steveston Highway). Under the Arterial Road Policy (2006) in place at that time, the subject site was undesignated, however, it was consistent with the Policy’s location and size criteria under which a townhouse development could be considered (i.e., within 800 m of a commercial service and has a minimum 50 m frontage on a major arterial road).

In 2011, the rezoning application was taken over by a new property owner and the scope of the application increased with the addition of the third lot at 10931 Southgate Road. Due to the lot configuration, site planning has been a challenge and became more so with changes to the townhouse design guidelines adopted under the 2012 Arterial Road Policy. The rezoning application was subsequently taken over by the current property owner in 2015 and the applicant worked with staff to develop and submit an acceptable layout in late 2016.

On December 19th, 2016, City Council adopted an updated Arterial Road Policy. Under the new Arterial Road Land Use Policy, the subject site is designated as “Arterial Road Town House”. The rezoning application at the subject site is consistent with the land use designation under the new Policy.

Agricultural Land Reserve (ALR) Buffer

Consistent with the OCP guidelines for multi-family developments adjacent to ALR lands but separated by a road, the applicant is required to register a covenant on title prior to rezoning to secure a 4.0 m wide landscaped buffer on-site (as measured from the south property line) along the Steveston Highway frontage. The covenant is to identify the buffer area and ensure that landscaping planted within the buffer is maintained and will not be abandoned or removed. The covenant is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations.

The conceptual development plans included in Attachment 4 illustrate the proposed off-site landscaping treatment along Steveston Highway, which will include grass, trees, and a new sidewalk within the boulevard, as well as the on-site yard on Steveston Highway, which is also proposed to contain a variety of trees, shrubs and fencing.

An earlier version of this redevelopment proposal was presented to the Agricultural Advisory Committee (AAC) on March 14, 2013, and was supported unanimously. The revised conceptual development plans included in Attachment 4 include a reduction of the number of townhouse units from what was proposed in the earlier version (from 14 units down to 11 units), while maintaining a similar on-site landscaping buffer treatment along Steveston Highway that is large enough to accommodate a variety of trees, shrubs, and fencing.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Other than two inquiries about the status of the rezoning application, received by one of the residents in the immediate surrounding area, staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site Planning, Access, and Parking

This proposal is to develop 11 townhouse units on a land assembly of 2,506.59 m² (26,980 ft²) in area (after road dedication), located on Steveston Highway and the west side of Southgate Road in the Broadmoor planning area. Prior to final adoption of the rezoning bylaw, the existing three (3) lots at the subject site must be consolidated. Conceptual development plans proposed by the applicant are contained in Attachment 4.

The proposed site layout consists of: two (2) buildings containing a total of seven (7) units along Steveston Highway (three-storeys in height, stepping down to two-storeys at either end), south of a proposed east-west internal drive-aisle that bisects the site; and two (2) two-storey duplexes to the north of the internal drive-aisle and along the interface with the adjacent existing single-family lots. The siting of the buildings enables:

- a) the common outdoor amenity space to be provided in a visible and centrally-located portion of the site opposite the main vehicle access point;
- b) easier on-site vehicle manoeuvring; and,
- c) a treed and landscaped yard along Southgate Road, which provides visual interest to the public realm.

A single vehicle access point to the site is proposed from Steveston Highway, and is positioned approximately mid-block. The internal east-west drive-aisle on-site is intended to provide shared access to future developments to the northeast and to the west. Registration of a Statutory Right-of-Way for public right-of-passage on title is a condition of final adoption of the rezoning bylaw.

Pedestrian access to the site is proposed from Steveston Highway via the internal drive-aisle, and from Southgate Rd via a walkway. Opportunities to enhance the treatment of the drive-aisle to highlight its dual-purpose for both pedestrian and vehicle access will be reviewed as part of the Development Permit application process.

The main pedestrian unit entries for the south buildings are proposed to front onto Steveston Highway. Secondary pedestrian unit entries for the south buildings, and the main pedestrian unit entries for the north buildings, are proposed to front the internal drive-aisle. Ground floor garages are arranged along the east-west internal drive-aisle.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 22 resident vehicle parking spaces are proposed, all of which are in a side-by-side arrangement. Also consistent with the Zoning Bylaw, a total of three (3) visitor vehicle parking spaces are proposed on-site, one (1) of which is identified for use by disabled persons only.

Also consistent with Zoning Bylaw 8500, a total of 20 resident bicycle parking spaces (Class 1) are proposed within the townhouse units, and a bicycle rack for three (3) visitor bicycle parking spaces (Class 2) is proposed within the common outdoor amenity space between the north buildings.

Future Development Potential – 10911 Southgate Road

The property to the northeast of the subject site, at 10911 Southgate Road is not included in this redevelopment proposal. The applicant has provided a preliminary concept for how the property at 10911 Southgate Road could redevelop for townhouses in the future, a copy of which is on file.

The applicant has provided written confirmation that he has been in contact with the property owners of 10911 Southgate Road to purchase the property and to advise of their future redevelopment potential should they wish to redevelop their site for townhouses in the future, and that they are not interested in redeveloping their property at this time.

To enable potential shared use of facilities at the subject site by 10911 Southgate Rd if it were to redevelop in the future, the following legal agreements are required to be registered on title of the subject site prior to final adoption of the rezoning bylaw:

- a statutory right-of-way for public access over the entire internal drive-aisle for vehicle access to 10911 Southgate Road.
- a legal agreement for shared access to the garbage and recycling room to enable a single point of cart storage and collection for both sites.

Amenity Space & Private Outdoor Space

Consistent with the OCP and Council Policy 5041, the applicant proposes a contribution to the City in the amount of \$11,000 (\$1,000/unit) prior to rezoning, in-lieu of providing on-site indoor amenity space.

Common outdoor amenity space is proposed on-site, in a central location between the north buildings. Based on the preliminary design, the proposed 89.25 m² outdoor amenity space exceeds the OCP guideline of a minimum 6 m² per unit (66 m²).

In addition to common outdoor amenity space, private outdoor space is proposed on-site for the use of each unit, which is generally consistent with the minimum size and shape that is encouraged in the OCP guidelines. Private outdoor space is proposed in the form of yards at grade, and balconies/decks on upper storeys. The applicant has carefully considered the proposed size and location of upper balconies/decks to address potential concerns of overlook onto adjacent single-family lots, as shown in Attachment 4.

Variances Requested

This redevelopment proposal complies with the Zoning Bylaw, with the exception of the variances noted below.

The applicant requests to vary Richmond Zoning Bylaw 8500 to:

- Allow seven (7) small-sized resident parking spaces.

(Staff is supportive of this variance, as it enables all of the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement).

- Allow a minimum 5.0 m yard front yard and exterior side yard setback along Steveston Highway and Southgate Road.

(Staff is supportive of this variance request for the following reasons:

- *A reduction in the building setback from the south property line along Steveston Highway enables a wider setback to be provided from the north property line, resulting in a more desirable interface with the existing single-family housing to the north.*
- *A reduction in the building setback from the east property line will create a more desirable public realm along Southgate Road. By shifting the buildings to the east, a wider setback can be provided from the west property line along the interface with the existing adjacent single-family housing, which, in turn, has the added benefit of accommodating the required visitor surface parking, which will be screened from public view.*

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 14 bylaw-sized trees on the subject property, and a total of five (5) trees that are either on a neighbouring property or on shared lot lines with neighbouring properties.

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

- 12 trees are in poor condition, as they have been previously topped and/or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions, are dead, dying (sparse canopy foliage), or have been topped by BC Hydro for line clearance (Trees # 1, 2, 3, 4, 5, 10, 13 and 3051, 3054, 3055, 3056, 3057). As a result, these trees are not good candidates for retention and should be removed and replaced.
- Two (2) Spruce trees (# 3058 and 3059) are in fair condition, however, they are located in the center of the development site and will be impacted by both building conflicts and the required raising of the finished grade by approximately 1.0 m from the existing lot grade. These two (2) trees should be replaced with larger caliper coniferous trees (min. 7 m high) located along the street frontage.
- One (1) tree on the neighbouring property at 9835 Steveston Highway (Tree # 11) and One (1) tree on the shared lot with the neighbouring property at 10911 Southgate Road (Tree # 7), are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

- One (1) tree (# 9) located on the neighbouring property at 9860 Southgate Place, and two (2) trees (# 8 and 3061) located on the shared lot line with the neighbouring property at 10911 Southgate Road are recommended for removal in the Arborist report due to their existing poor condition. Prior to removal of these trees, the applicant must obtain written permission from the adjacent property owners with whom the trees are shared, and obtain a valid tree removal permit. If permission to remove the trees is not granted by the adjacent property owners, these trees must be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03. (Note: Subsequent to the City's review of the applicant's Arborist report, however, the property owner at 9860 Southgate Place obtained a tree removal permit to remove Tree # 9 from their property).
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The proposed tree retention plan is shown in Attachment 5.

Tree Protection

Two (2) trees on the neighbouring properties at 9835 Steveston Highway and 10911 Southgate Road are to be retained and protected. The applicant has submitted a tree retention plan showing the trees to be retained (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing on-site around the off-site trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement & Landscaping

The applicant wishes to remove 16 on-site trees (Trees # 1, 2, 3, 4, 5, 8, 10, 13 and 3051, 3054, 3055, 3056, 3057, 3058, 3059, and 3061), two (2) of which are located on the common property line with 10911 Southgate Road. Consistent with the 2:1 tree replacement ratio specified in the OCP, a total of 32 replacement trees required.

The preliminary Landscape Plan included in Attachment 4 shows that 23 replacement trees are proposed to be planted on-site. Through the Development Permit application review process, opportunities for additional tree planting on-site will be explored. If the total required number of replacement trees cannot be accommodated in the final Landscape Plan at the Development Permit application review stage, the applicant will be required to provide a contribution in the amount of \$500/tree to the City's Tree Compensation Fund in lieu of planting the remaining required replacement trees on-site.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$4.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$64,754).

Public Art

Consistent with the City's Public Art Program (Policy 8703), the applicant is required to submit a contribution to the City's Public Art Reserve Fund based on the current rate of \$0.81 per buildable square foot prior to rezoning (i.e., \$13,113).

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to providing pre-ducting for solar hot water heating for the proposed development. The applicant has submitted an evaluation report by a Certified Energy Auditor (CEA), which provides details about the construction requirements that are needed to achieve the rating. Specifically, the CEA's report identifies that, in addition to using current common building practices and meeting the minimum requirements of the 2012 BC Building Code, the installation of an Air Source Heat Pump is required to achieve an EnerGuide 82 rating.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Impacts of Traffic Noise

To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Steveston Highway, a restrictive covenant is required to be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is required to be incorporated into dwelling unit design and construction.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

Existing Legal Encumbrances

There are existing statutory right-of-ways for sanitary sewer registered on Title of the subject lots. Encroachments into the right-of-ways are not permitted. The owner is aware of the charges on Title and the proposed conceptual plans do not show any encroachments into the right-of-ways.

There is also an existing restrictive covenant on Title of 9851 Steveston Highway (AB211969) that requires: a) any dwelling on the land to be designed to enable vehicles to enter and leave the property without having to reverse onto the street; and b) that the land not be subdivided to

create lots having a frontage of less than 16 m and that the front yard setback not be less than 9 m. This covenant is required to be discharged from the Title of the lot prior to rezoning.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to:

- Provide a 4 m x 4 m corner cut road dedication at the northeast corner of the subject site; and,
- Submit a contribution in the amount of \$20,000 towards the future installation of a special crosswalk at the intersection of Southgate Road and Steveston Highway.

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

- Enter into a Servicing Agreement for the design and construction of off-site improvements, as well as water, storm and sanitary service connections as outlined in Attachment 6. Generally, the required upgrades and improvements include boulevard improvements along both Steveston Highway and Southgate Road, as well as upgrading the existing open ditch to a storm sewer on Southgate Road and upgrading the storm sewer system on Steveston Highway.

Rezoning Considerations

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

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit application review process, including:

- Showing conceptual locations for aboveground street light, traffic signal, Shaw cable, and Telus kiosks, as well as the necessary right-of-way dimensions for these above-ground structures.
- Addressing transitions in lot grading at the property lines within tree protection zones of Trees # 7 and 11 on adjacent properties.
- Ensuring that landscaping does not conflict with the required clearances next to vehicle parking locations.
- Refinement to the design of the internal drive-aisle to enhance on-site permeability, and to highlight its' dual-purpose for both vehicle and pedestrian circulation through the use of varied materials.
- Refinement to landscape design to incorporate larger sized trees on-site and a greater abundance of shrubs and ground cover within the landscaped ALR buffer along Steveston Highway.

- Refinement to the design of the buildings to further articulate façades and break up the building mass.
- Revisions to upper storeys and roof forms of buildings at the transition from three-storeys down to two-storeys.
- Review of the proposed colour palette and exterior building materials to ensure consistency with the OCP design guidelines for townhouses.
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features can be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

Additional items may be identified as part of the Development Permit application review process. The Development Permit application must be processed to a satisfactory level prior to rezoning approval.

Financial Impact

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

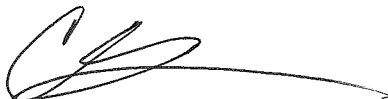
Conclusion

This redevelopment proposal is to rezone 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 11 townhouses.

The proposal is consistent with the land use designation contained within the OCP, and is consistent with the location criteria in the OCP for the consideration of townhouses along arterial roads.

With respect to site planning, vehicle access, and built form, the proposed conceptual development plans are generally consistent with the design guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9659 be introduced and given first reading.



Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

Attachments:

Attachment 1: Location Map

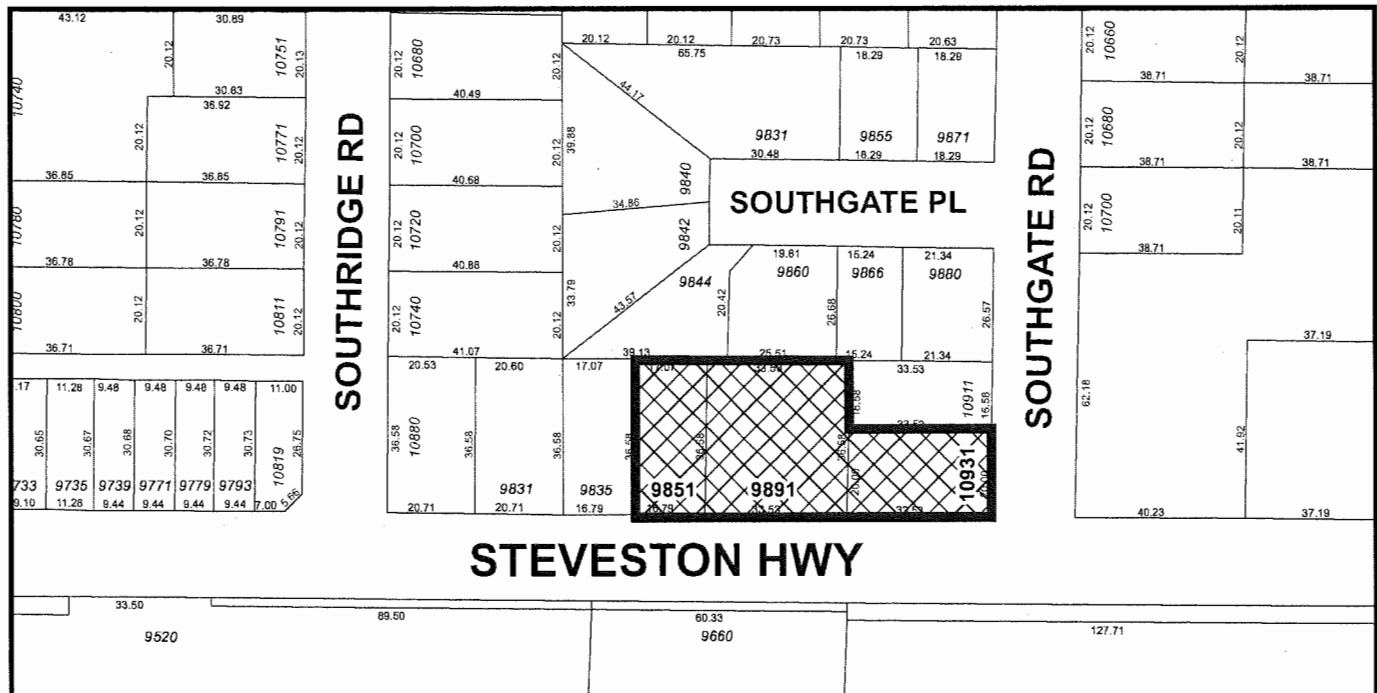
Attachment 2: Site Survey

Attachment 3: Development Application Data Sheet

Attachment 4: Conceptual Development Plans

Attachment 5: Proposed Tree Retention Plan

Attachment 6: Rezoning Considerations

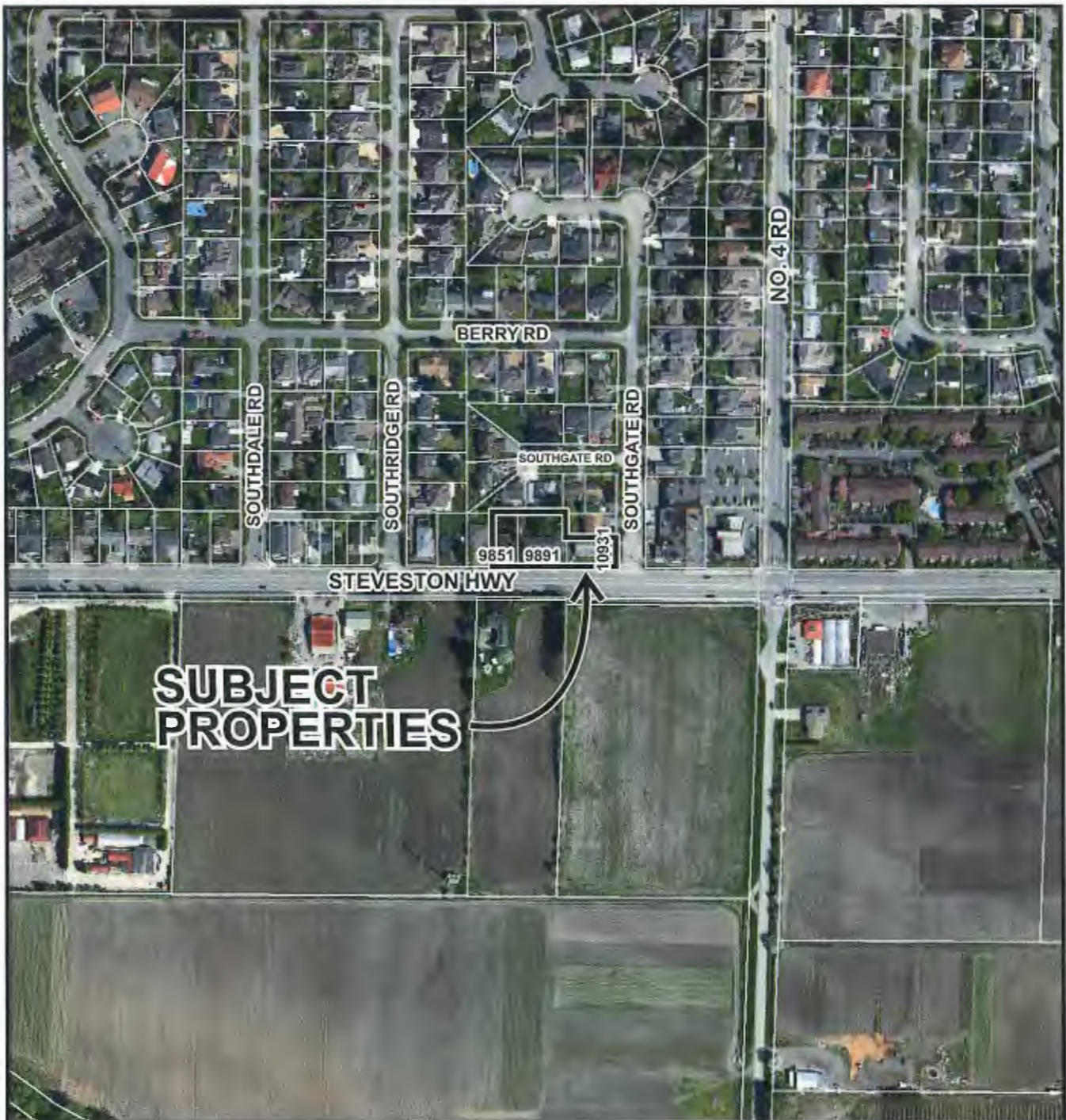


RZ 10-552879

Note: Dimensions are in METRES



City of
Richmond



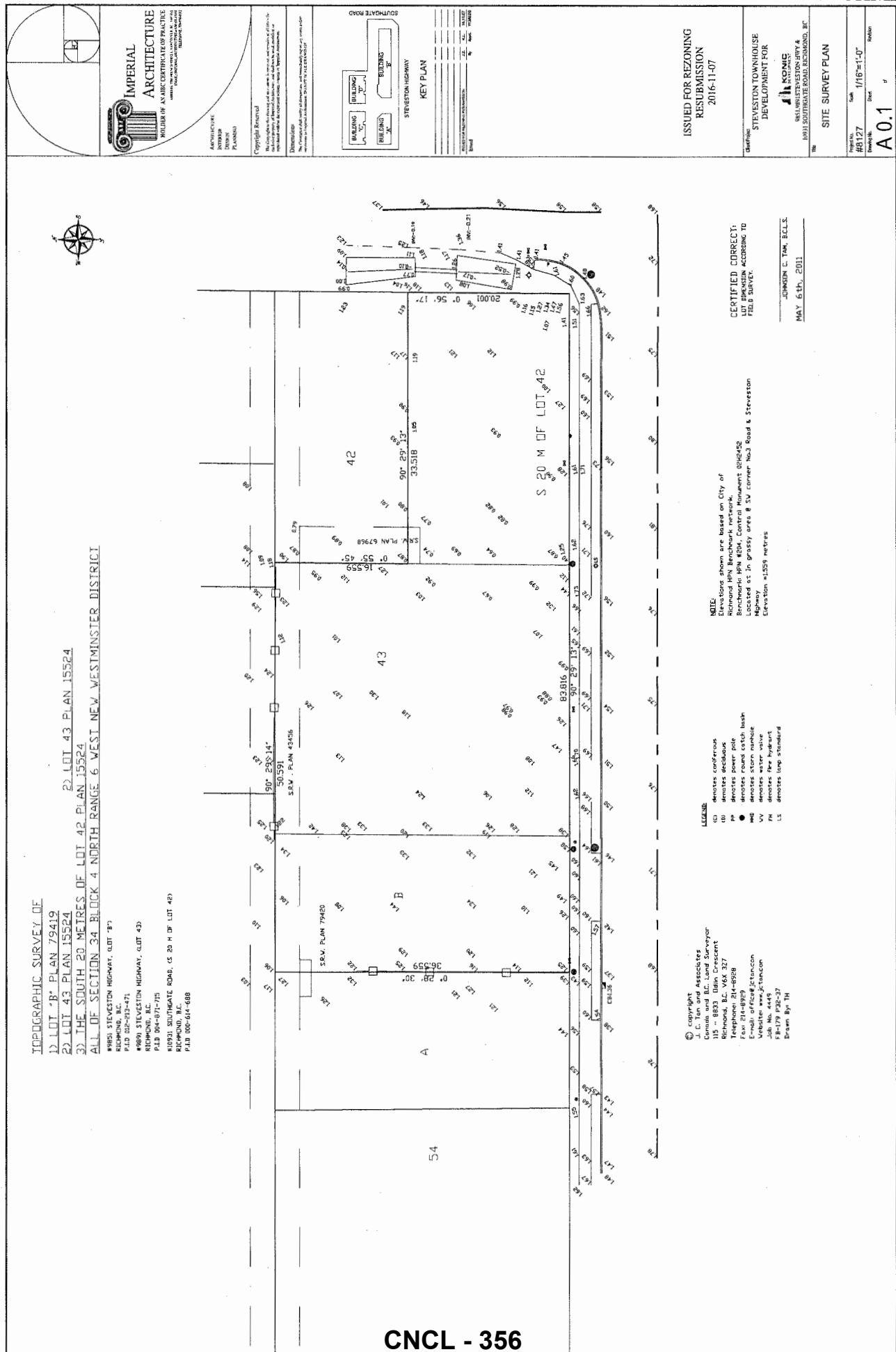
RZ 10-552879

Original Date: 11/30/16

Revision Date:

Note: Dimensions are in METRES

CNCL - 355





RZ 10-552879

Attachment 3

Address: 9851, 9891/9911 Steveston Highway and 10931 Southgate Road

Applicant: 1002397 BC Ltd.

Planning Area(s): Broadmoor

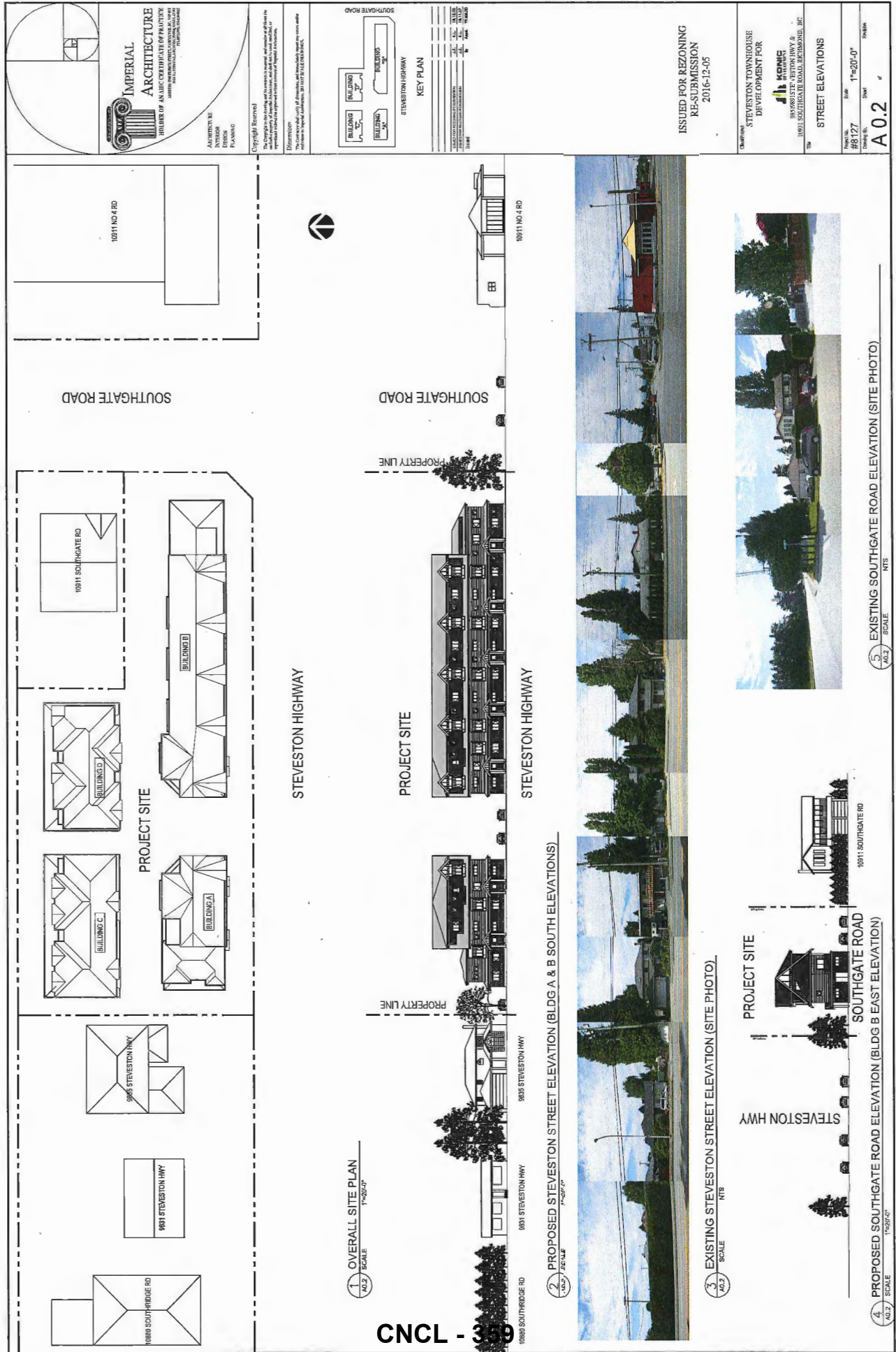
| | Existing | Proposed |
|-----------------------------------|--|--|
| Owner: | 1002397 BC Ltd. | To be determined |
| Site Size (m²): | Approx. 2,520 m ² (27,125 ft ²) | 2,506.59 m ² (26,980 ft ²) after corner cut road dedication |
| Land Uses: | Single-family and duplex housing | Townhousing |
| OCP Designation: | Neighbourhood Residential | No change |
| Zoning: | Single Detached (RS1/E) | Low Density Townhouses (RTL4) |
| Number of Units: | 4 | 11 |

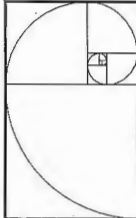
| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|---|--|--|
| Floor Area Ratio: | Max. 0.60 | 0.60 | none permitted |
| Buildable Floor Area (m ²):* | 1503.95 m ² (16,188 ft ²) | 1503.87 m ² (16,188 ft ²) | none permitted |
| Lot Coverage (% of lot area): | Building: Max. 40% Buildings, Structures and Non-porous Surfaces: Max. 65% Live plant material: Max. 25% | Building: Max. 40% Buildings, Structures and Non-porous Surfaces: Max. 65% Live plant material: Max. 25% | none |
| Lot Dimensions (m): | Width: N/A (there is no minimum lot width for a corner lot that fronts onto a side street) Depth: 35 m | Width: N/A Depth: 67 m | none |
| Setbacks (m): | Front (east): Min. 6.0 m Rear (west): Min. 3.0 m Interior Side (north): Min. 3.0 m Exterior Side (south): Min. 6.0 m | Front (east): Min. 5.0 m Rear (west): Min. 3.2 to 4.4 m Interior Side (north): Min. 4.5 m Exterior Side (south): Min. 5.0 m | Variance requested for 5.0 m front yard & exterior side yard |
| Height (m): | 12.0 m | 11.85 m | none |
| On-site Vehicle Parking Spaces: | Resident (R): 22 (2 per unit) Visitor (V): 3 (0.2 per unit) | Resident: 22 Visitor: 3 | none |
| On-site Vehicle Parking Spaces – Total: | 25 | 25 | none |
| On-site Bike Parking Spaces: | Class 1 (R): 14 (1.25 per unit) Class 2 (V): 3 (0.2 per unit) | Class 1 (R): 20 Class 2 (V): 3 | none |
| On-site Bike Parking Spaces – Total: | 17 | 23 | none |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---------------------------|--|---|----------|
| Tandem Parking Spaces: | Permitted – Maximum of 50% of required spaces | none | none |
| Amenity Space – Indoor: | Min. 50 m ² or cash-in-lieu at \$1,000 per unit | Cash-in-lieu at \$1,000 per unit Total: \$11,000 | none |
| Amenity Space – Outdoor: | Min. 6 m ² per unit Total: 66 m ² | 89.25 m ² | none |

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

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





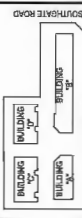
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STEVESTON TOWNHOUSE
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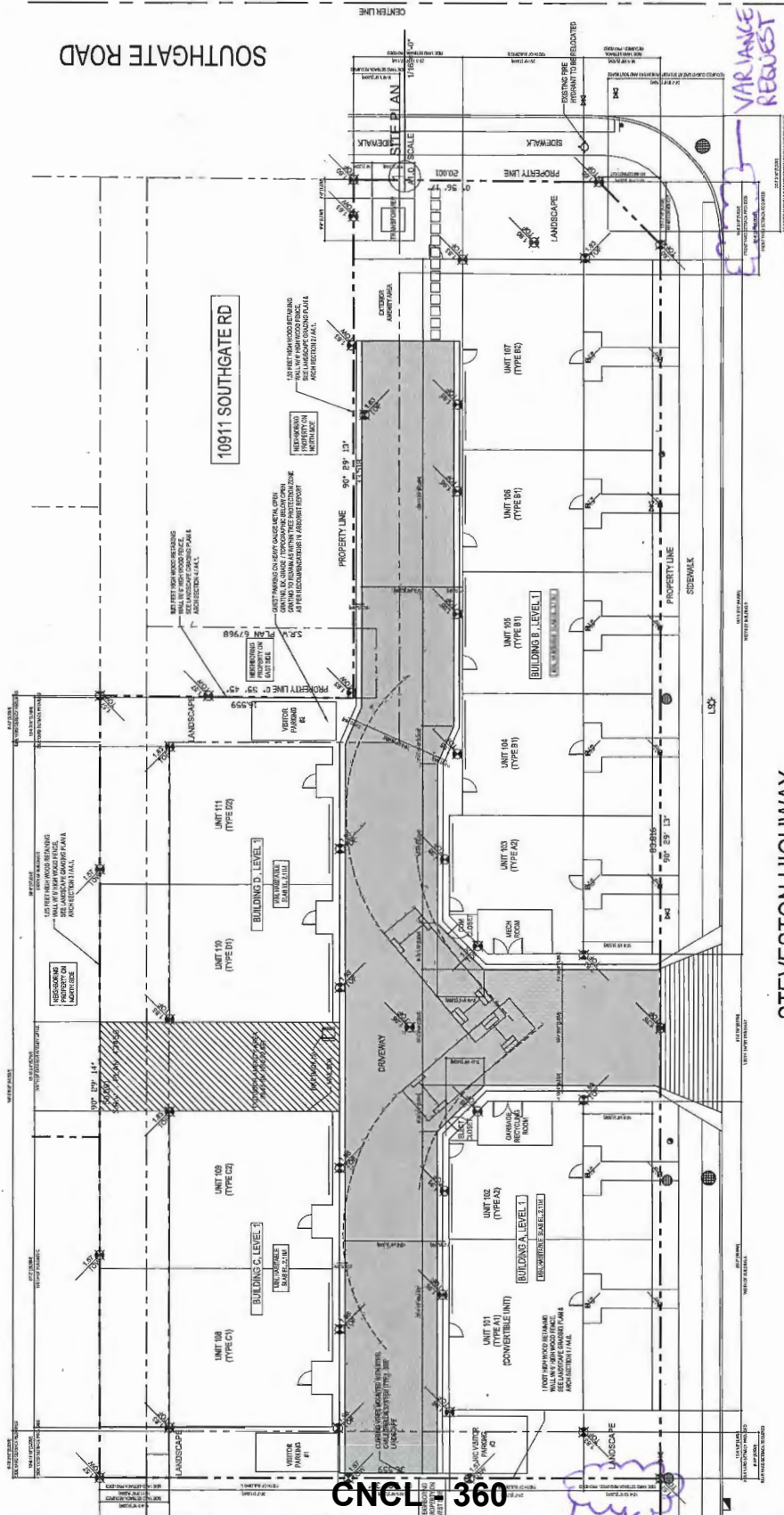
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SITE PLAN

Project No. #8127
Scale 3/32"=1'-0"

Sheet A.1.0

SOUTHGATE ROAD



CNCL - 360

STEVESTON HIGHWAY

PROPOSED AVERAGE FINISHED SITE GRADE: 1.60
(BASED ON GRADES AT CORNERS AS 1.57, 1.57, 1.63, 1.63 AND 1.60)

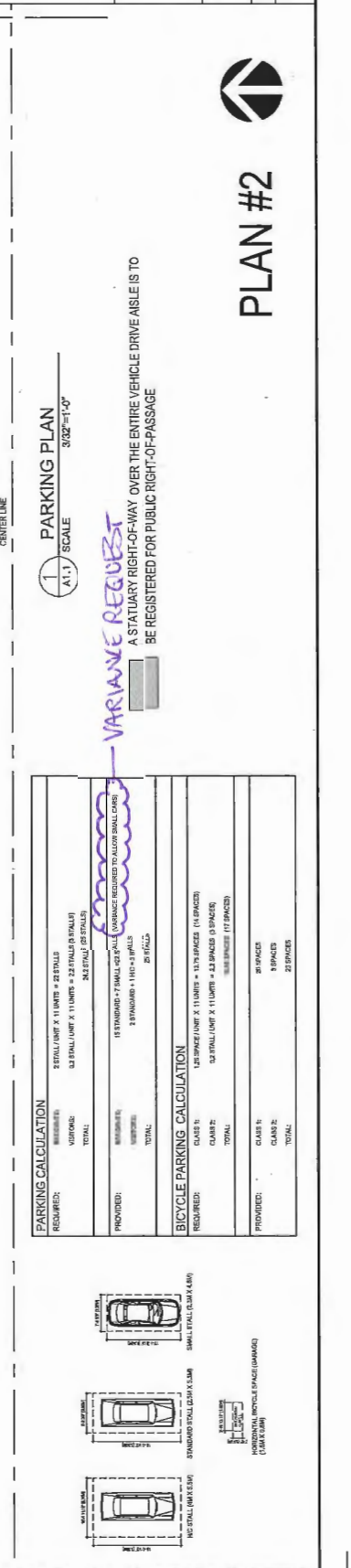
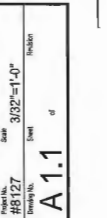
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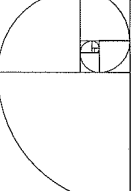
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 2. REFER TO LANDSCAPE FOR MORE INFO. ON SITE GRADING
 3. REFER TO LANDSCAPE FOR MORE INFO. ON WOOD RETAINING WALL / FENCE / GRADING DIFFERENCE BETWEEN PROJECT SITE AND ADJACENT PROPERTIES.
 4. REFER TO LANDSCAPE FOR MORE INFO. ON OFF-SITE DEVELOPMENT ON STEVESTON HWY AND SOUTH GATE ROAD

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO
BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

PLAN #1







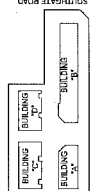
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KEY PLAN



SOUTH GATE ROAD

STEVESTON HIGHWAY

Building 1
 Building 2
 Building 3
 Building 4

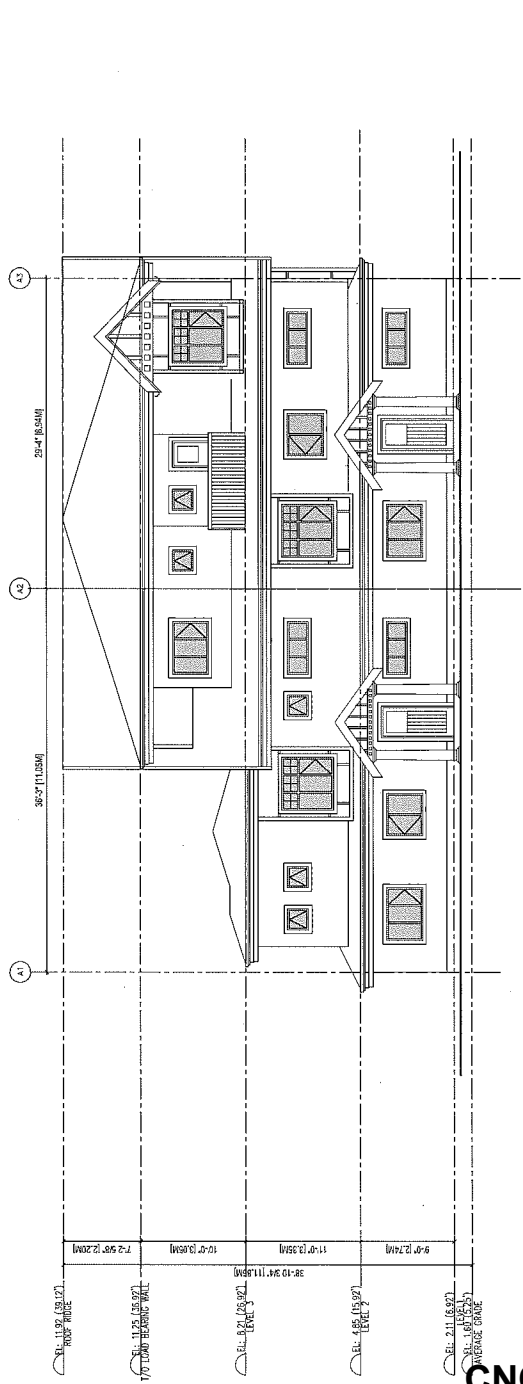
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 V6V 2G6

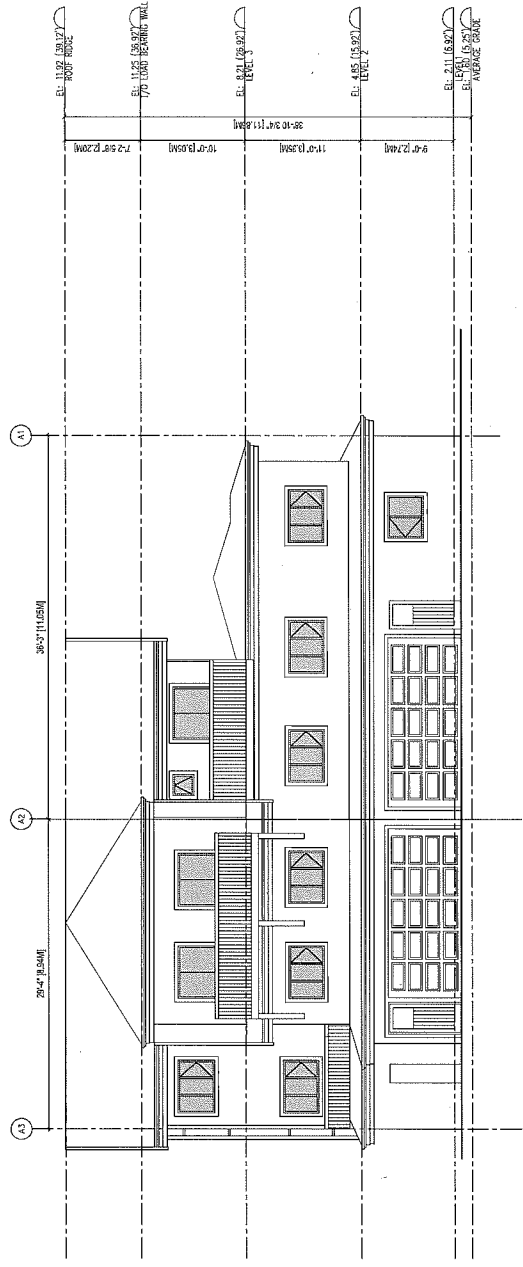
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Project No.: #8127
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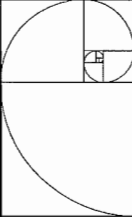
A 3.0



1 BUILDING A SOUTH ELEVATION
SCALE 3/16"=1'-0"



2 BUILDING A NORTH ELEVATION
SCALE 3/16"=1'-0"



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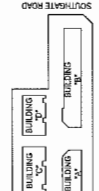
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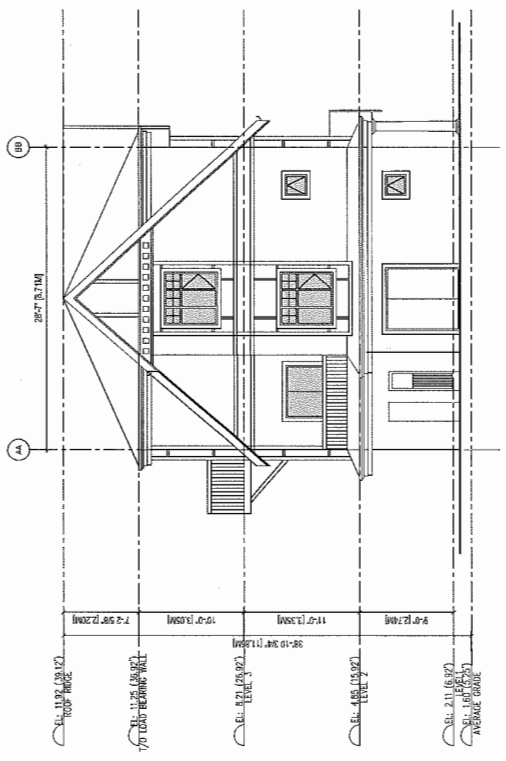
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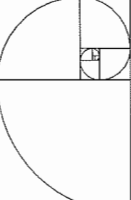


STEVESTON HIGHWAY
 SOUTHGATE ROAD

Scale

| Scale | Horizontal | Vertical |
|---------------|---------------|---------------|
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| 1/2" = 10'-0" | 1/2" = 10'-0" | 1/2" = 10'-0" |
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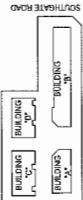


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KEY PLAN



SOUTHGATE ROAD
 STEVENSON HIGHWAY

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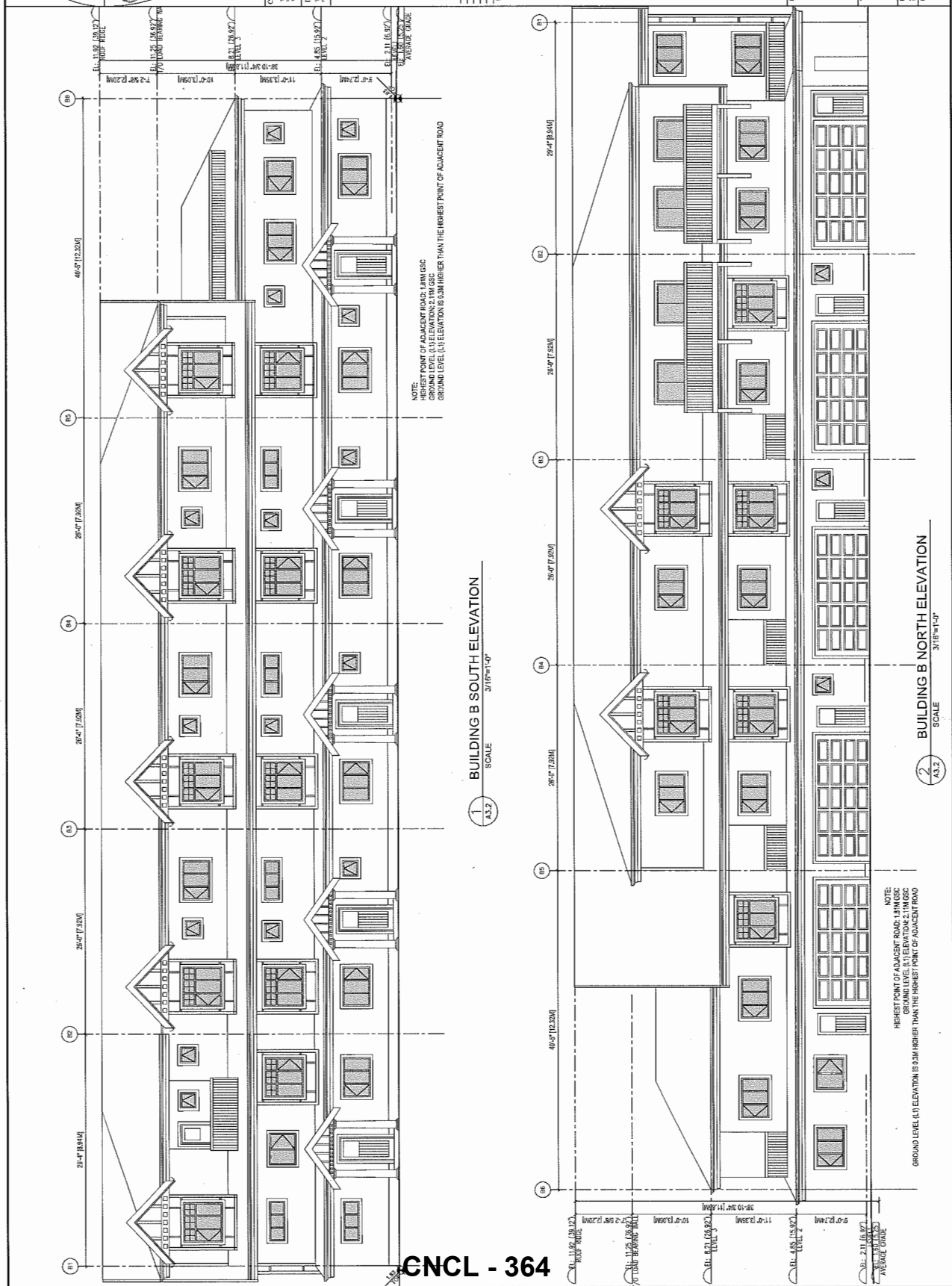
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BLOG B ELEVATIONS

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 Sheet: 1 of 1

A 3.2

Scale: 3/16"=1'-0"



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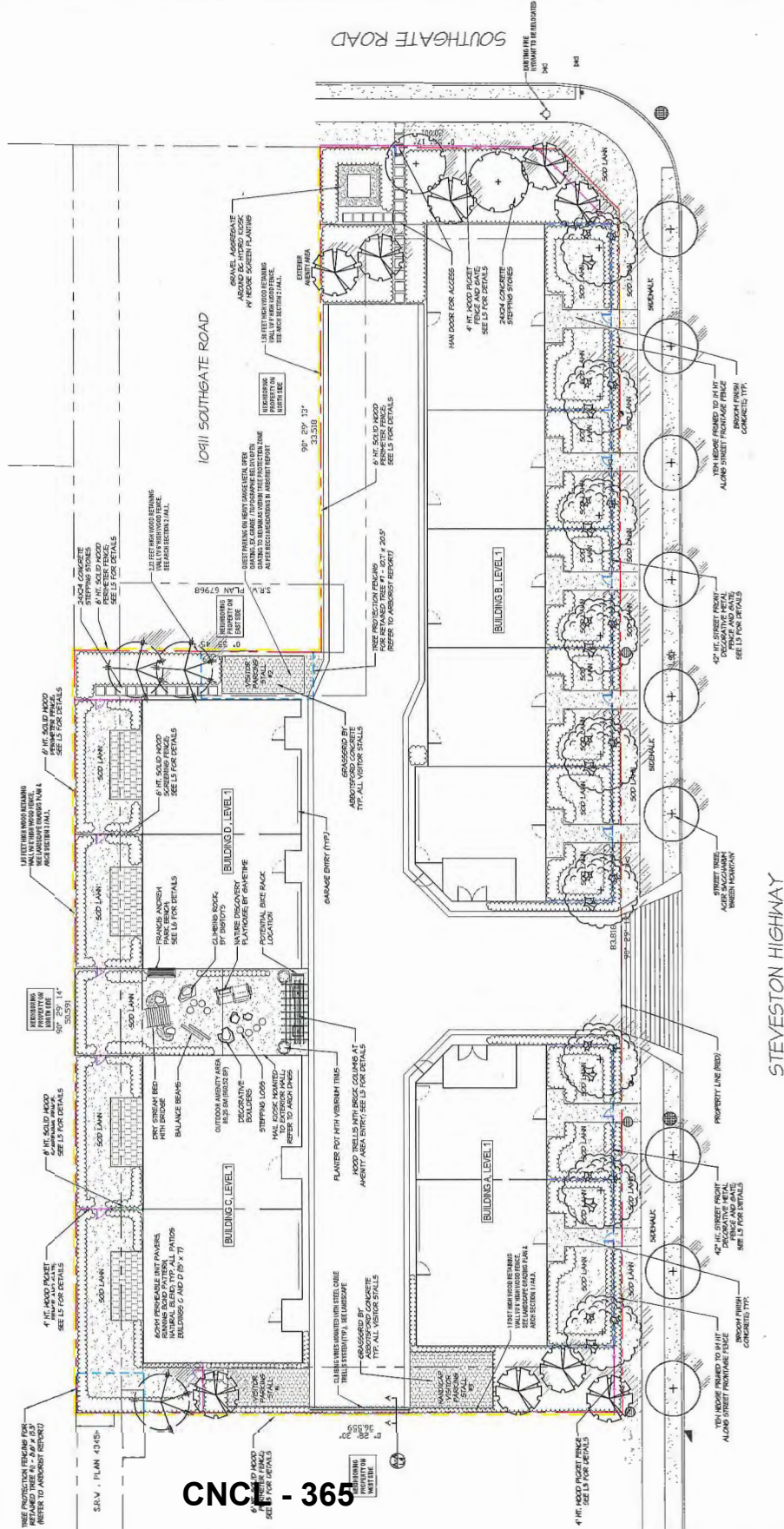
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| 87 | ISSUED FOR PERMIT | 01/11/2017 |
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| 91 | ISSUED FOR PERMIT | 01/11/2017 |
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| 98 | ISSUED FOR PERMIT | 01/11/2017 |
| 99 | ISSUED FOR PERMIT | 01/11/2017 |
| 100 | ISSUED FOR PERMIT | 01/11/2017 |

PROJECT:
MULTI-FAMILY DEVELOPMENT
8851 AND 8853 STEVESTON HIGHWAY
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE
PLAN

DATE: 01/11/2017
SCALE: 3/32" = 1'-0"
DRAWING: PNT
SECTION: PNT
SHEET: 01/14
SHEET NUMBER: 01/14
PROJECT NUMBER: 15-001

- FENCING KEY
- 4' HT. WOOD PICKET FENCE
 - 6' HT. SOLID WOOD SCREENING FENCE
 - 6' HT. SOLID WOOD PERIMETER FENCE
 - 42" HT. DECORATIVE METAL FENCE
 - TREE PROTECTION FENCE
 - PROPERTY LINE



CNCL - 365

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M2
LANDSCAPE ARCHITECTURE

#220-26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Email: office@m2la.com

PROJECT:
MULTI-FAMILY DEVELOPMENT
8851 AND 9801 STEVENSON HIGHWAY,
RICHMOND, BC

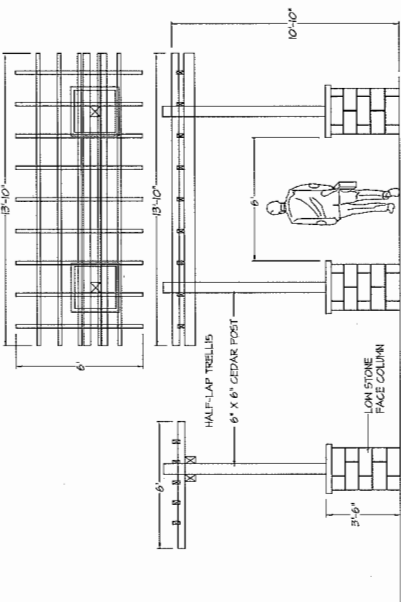
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| 3 | 08/07/2014 | ISSUED FOR PERMIT | MM | MM |
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LANDSCAPE DETAILS

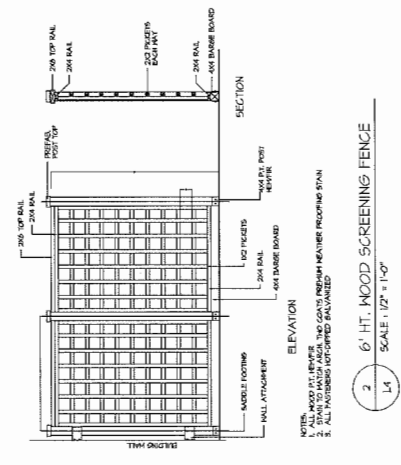
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L5

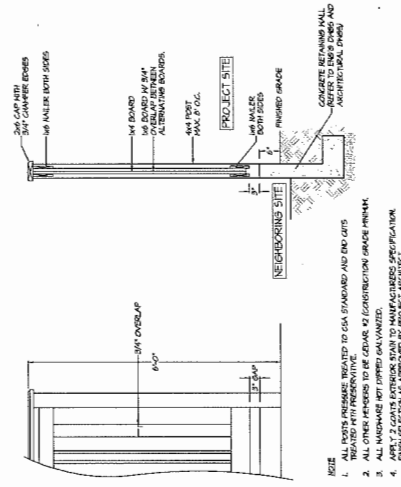
OF 7



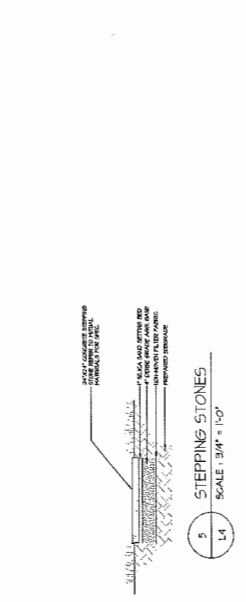
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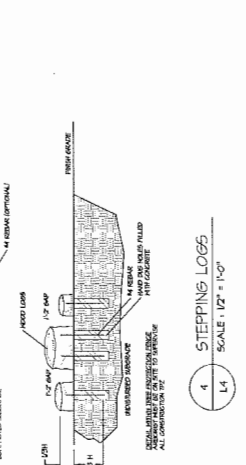
2 6' HT. WOOD SCREENING FENCE
SCALE: 1/2" = 1'-0"



3 42" HT. WOOD PICKET FENCE & GATE
SCALE: 1/2" = 1'-0"



4 42" HT. WOOD PICKET FENCE & GATE
SCALE: 1/2" = 1'-0"



5 42" HT. WOOD PICKET FENCE & GATE
SCALE: 1/2" = 1'-0"



6 42" HT. WOOD PICKET FENCE & GATE
SCALE: 1/2" = 1'-0"

[illegible]

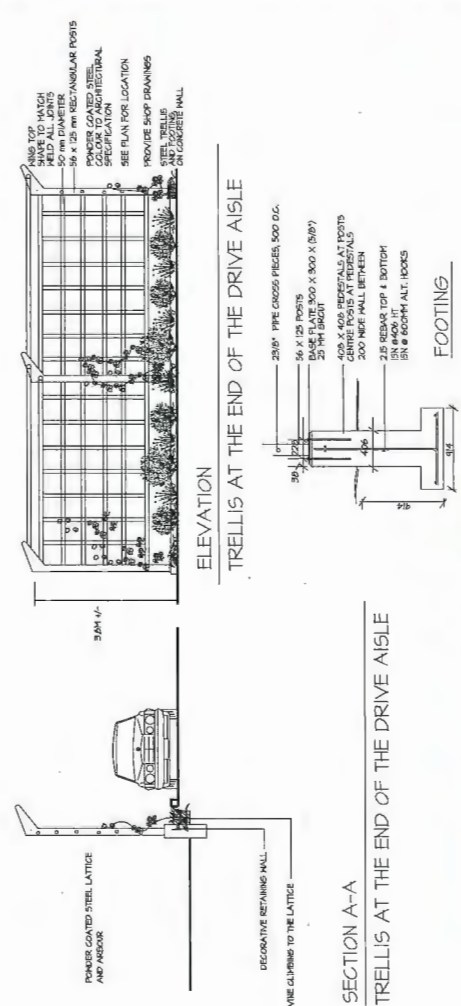
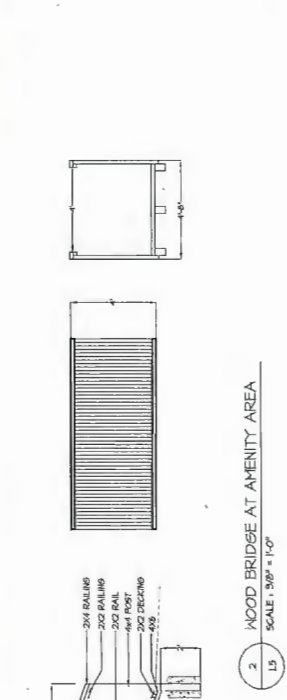
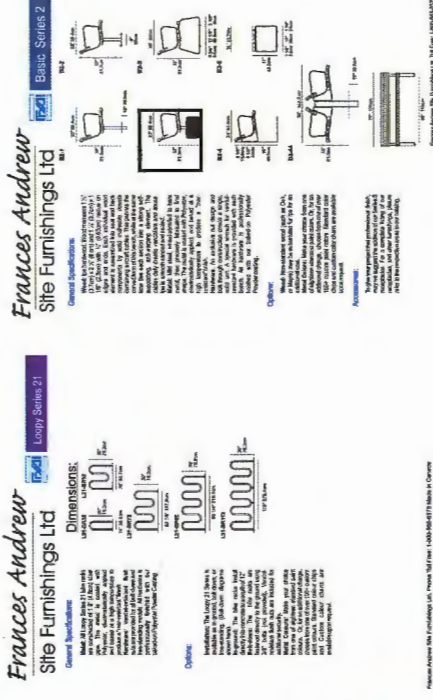
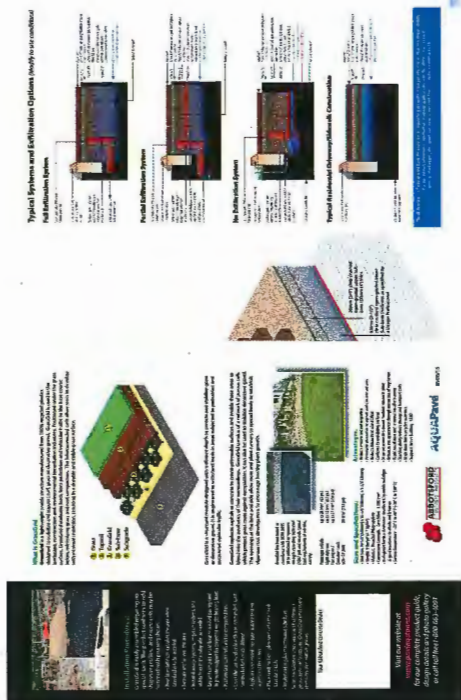
PROJECT:
MULTI-FAMILY DEVELOPMENT
9651 AND 9891 STEVESTON HIGHWAY,
RICHMOND, BC

DRAWING TITLE:

**LANDSCAPE
DETAILS**

| | | |
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| WZLA PROJECT NUMBER: | 12-104 |
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Rezoning Considerations

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

Address: 9851, 9891/9911 Steveston Highway and 10931 Southgate Road **File No.:** RZ 10-552879

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, the applicant is required to complete the following:

1. Consolidation of all lots at the subject site (9851, 9891/9911 Steveston Highway & 10931 Southgate Road) into a single parcel (which will require the demolition of the existing dwellings).
2. Dedication of a 4 m x 4 m corner cut as road at the southeast corner of the subject site (at the intersection of Steveston Highway and Southgate Road).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the off-site trees to be retained (i.e., Trees # 7 and # 11). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Contribution of \$1,000 per dwelling unit in-lieu of providing on-site indoor amenity space (i.e. \$11,000).
5. The City's acceptance of the applicant's voluntary contribution of \$4.00 per buildable square foot to the City's Affordable Housing Reserve Fund (i.e. \$64,754).
6. The City's acceptance of the applicant's voluntary contribution of \$20,000 towards the future installation of a special pedestrian crosswalk at the intersection of Southgate Road and Steveston Highway.
7. Discharge of restrictive covenant (AB211969) from title of 9851 Steveston Highway.
8. Registration of a flood indemnity covenant on Title.
9. Registration of a statutory right-of-way (SRW) on Title for public-right-of-passage over the entire internal drive-aisle to provide legal means of public access to future developments located both northeast and west of the subject site. (the drive-aisle is to be constructed and maintained by the property owner).
10. Registration of a legal agreement on title to enable shared use of the garbage and recycling room by any future townhouse complex at 10911 Southgate Road, to enable a single point of cart storage and collection for both sites.
11. 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.
12. Registration of a legal agreement on title to ensure that a 4.0 m wide landscaping buffer planted on-site along Steveston Highway (as measured from the south property line) is maintained and will not be abandoned or removed. The legal agreement is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.
13. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates traffic noise from Steveston Highway to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

| Portions of Dwelling Units | Noise Levels (decibels) |
|---|-------------------------|
| Bedrooms | 35 decibels |
| Living, dining, recreation rooms | 40 decibels |
| Kitchen, bathrooms, hallways, and utility rooms | 45 decibels |

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

14. The submission and processing of a Development Permit* application completed to a level deemed acceptable by the Director of Development.

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

- Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

| Portions of Dwelling Units | Noise Levels (decibels) |
|---|-------------------------|
| Bedrooms | 35 decibels |
| Living, dining, recreation rooms | 40 decibels |
| Kitchen, bathrooms, hallways, and utility rooms | 45 decibels |

- Complete a 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 OCP.

At Demolition Permit* stage, the applicant must complete the following requirements:

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development (Trees # 7 and 11) prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.

At Building Permit* stage, the applicant must complete the following requirements:

- Enter into a Servicing Agreement* for the design and construction of off-site improvements, as well as water, storm, and sanitary service connections. Works include, but are not limited to:

Water Works

- Using the OCP Model, there are 518 L/s of water available at 20 psi residual at the hydrant at the south side of Steveston Highway and 284 L/s of water available at 20 psi residual at the hydrant at the northwest corner of the Steveston Highway and Southgate Road intersection. Based on the proposed development, the site requires a minimum fire flow of 220 L/s. At Building Permit stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage designs.
- At the applicant's cost, the City will:
 - Cut and cap at the main the existing water service connections at the Steveston Highway frontage.
 - Install a new water connection to service the proposed development. Connection to the existing 500 mm diameter watermain along the north side of Steveston Highway is not permitted. Details of the new water service shall be finalized via the Servicing Agreement design review process.
 - Relocate the existing fire hydrant at the northwest corner of Steveston Highway and Southgate Road intersection to match the required frontage improvements (as identified by the City's Transportation Department).

Storm Sewer Works

- The applicant is required to upgrade the existing ditch along Southgate Road to a single 1050 mm storm sewer at road centerline. The length of the ditch upgrade shall match the extent of the required frontage

improvements (as identified by the City's Transportation Department). Tie-ins of the proposed 1050 mm storm sewers shall be as follows:

- The south end of the new 1050 mm storm sewer at Southgate Road centerline shall tie-in to the existing storm sewer alignment along the north side of Steveston Highway via a new manhole.
- The north end of the new 1050 mm storm sewer shall tie-back to the existing drainage systems along the east and west sides of Southgate Road via new manholes and/or storm sewer inlet structures.
- o The applicant is required to upgrade the existing 525 mm diameter storm sewer to 750 mm diameter (approximately 102 m long) along Steveston Highway from the proposed site's west property line to the existing manhole STMH2902 (located at the northeast corner of Steveston Highway and Southgate Road). The storm sewer upgrade along Steveston Highway shall include (but is not limited to) the following:
 - Removal of existing manholes STMH2801 and STHMH 2803.
 - Provide new manholes at the west property line and at the junction of the proposed 750 mm diameter storm sewer along Steveston Highway with the proposed 1050 mm diameter storm sewer along Southgate Road.
- o The applicant is required to upgrade the existing 600 mm diameter storm sewer to 1050 mm diameter (approximately 8 m long) from the new manhole at the junction of Steveston Highway and Southgate Road and tie-in to the existing manhole STMH2902 via a reducer. Existing manhole STMH2902 shall be replaced if it is found to be in poor condition.
- o The applicant is required to install a new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the Servicing Agreement design review process.
- o At the applicant's cost, the City will:
 - Extend the existing drainage connections at the Southgate Road frontage of 10811 No. 4 Road to Southgate Road centerline and connect it to the new 1050 mm storm sewer.
 - Plug the existing pipe opening at the north side of manhole STMH2902.

Sanitary Sewer Works

- o The applicant is required to provide a sanitary service connection to the proposed site off of the existing sanitary main at Southgate Road.
- o At the applicant's cost, the City will cap at the property line the existing sanitary service connections for 9851 and 9891 Steveston Highway and 10931 Southgate Road.

Frontage Improvements

- o The applicant is required to coordinate with BC Hydro, Telus, and other private communication service providers to:
 - Underground the existing overhead service lines along the Steveston Highway frontage.
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Development Permit application design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right-of-way dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

| | |
|---|---|
| BC Hydro PMT – 4 m W X 5 m (deep) | Traffic signal UPS – 2 m W X 1.5 m (deep) |
| BC Hydro LPT – 3.5 m W X 3.5 m (deep) | Shaw cable kiosk – 1 m W X 1 m (deep) |
| Street light kiosk – 1.5 m W X 1.5 m (deep) | Telus FDH cabinet – 1.1 m W X 1 m (deep) |
| Traffic signal kiosk – 1 m W X 1 m (deep) | |

- The applicant is required to upgrade the boulevard along Steveston Highway to the ultimate condition, including (but not limited to) installation of a treed/grass boulevard at the existing curb and a 1.5 m wide concrete sidewalk at or near the south property line of the subject site.
- The applicant is required to upgrade the road and boulevard along Southgate Road, including (but not limited to): road widening to achieve a minimum pavement width of 11.2 m (note: examination of the existing road base is also required to determine if new road base construction is required); installation of curb and gutter, a 1.5 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at or near the east property line of the subject site. The curb return at the southeast corner of the subject site is to have a 9.0 m radius. .
- The applicant is required to provide street lighting along Steveston Highway and Southgate Road frontages.

General Items

- If pre-load is required, the applicant is required to:
 - Provide, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site (e.g., existing sanitary mains along the north property line and existing 150 mm diameter watermain along Southgate Road frontage), proposed utility installations, the existing houses along the north property line, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first Servicing Agreement design submission or prior to pre-load.
- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of noise attenuation measures in Building Permit (BP) plans as outlined in the acoustical and thermal report and recommendations prepared by the appropriate registered professional as part of the Development Permit application, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements (as per the noise covenant registered on Title prior to rezoning).
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

(signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9659 (RZ 10-552879)
9851, 9891/9911 Steveston Highway and 10931 Southgate 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. 012-213-471

Lot "B" Section 34 Block 4 North Range 6 West New Westminster District Plan 79419

P.I.D. 004-871-715

Lot 43 Section 34 Block 4 North Range 6 West New Westminster District Plan 15524

P.I.D. 000-614-688

The South 20 Metres of Lot 42 Section 34 Block 4 North Range 6 West New Westminster District Plan 15524

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9659**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

| |
|--|
| CITY OF RICHMOND |
| APPROVED by <i>BK</i> |
| APPROVED by Director or Solicitor <i>id</i> |

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

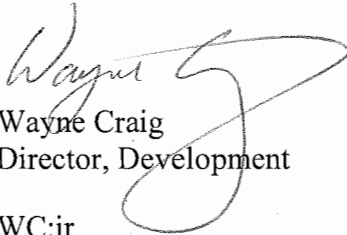
To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 23, 2017
File: RZ 16-741244

Re: Application by Westmark Developments Ltd. for Rezoning at 7140/
7160 Marrington Road from Two-Unit Dwellings (RD1) to Single Detached
(RS2/B)

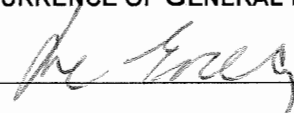
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, for the rezoning of 7140/
7160 Marrington Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be
introduced and given first reading.



Wayne Craig
Director, Development

WC:jr
Att. 8

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

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 7140/7160 Marrington Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Marrington Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing duplex on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A duplex on a lot zoned “Single Detached (RS1/E)”, with vehicle access from Marrington Road.
- To the South, across Moresby Drive: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Moresby Drive.
- To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/C)”, with vehicle access from Moresby Drive.
- To the West, across Marrington Road: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, with vehicle access from Marrington Road.

Related Policies & Studies

Official Community Plan/Seafair Area Plan

The subject site is located in the Seafair planning area. The Official Community Plan (OCP) designation for the subject site is “Neighbourhood Residential” (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy No. 5447

The subject site is located in the area governed by Single-Family Lot Size Policy No. 5447, which was adopted by Council on September 16, 1991, and subsequently amended on July 20, 1998, and October 20, 2003 (Attachment 5). The subject property is permitted to subdivide as per the requirements of the “Single Detached (RS2/B)” zoning bylaw only. The proposed rezoning and subdivision is consistent with this Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Built Form and Architectural Character

As the subject property is a corner lot, the applicant has submitted conceptual development plans showing the proposed architectural elevations of the dwelling on the south-most proposed corner lot at the intersection of Marrington Road and Moresby Drive (Attachment 6).

The proposed elevation plans show the entrance to the primary dwelling on the south face of the building, fronting Moresby Drive. The west face, fronting Marrington Road, includes the entry to the garage. Both building faces include architectural projections to articulate the façade, and the use of secondary eaves to demarcate the first and second storeys.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title; specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 6. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations at the time of submission.

Existing Legal Encumbrances

There are two (2) existing statutory right-of-way (SRW) agreements registered on Title. One (1) SRW, with registration number RD48997, is a 1.5 x 6.0 m area in the northwest corner of the property for the sanitary sewer. One (1) SRW, with registration number K99414, no longer applies to this property, and can be discharged from Title. The applicant is aware that encroachment into the SRW is not permitted.

There is an existing covenant registered on each Strata Title that restricts the property use to duplex only (Registration number Z168971). This covenant must be discharged from Title prior to subdivision approval.

Cancellation of the existing Strata Plan NW2680 is required prior to subdivision approval.

Transportation and Site Access

Vehicle access to each lot is proposed from separate driveway crossings to Marrington Road.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two (2) trees on neighbouring properties and three (3) trees on City property. There are no bylaw-sized trees on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings of the applicant's arborist:

- Two (2) trees (Tag # 4 and 5) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Parks Department staff have reviewed the Arborist's Report and support the findings of the applicant's arborist:

- Three (3) Crab Apple trees (Tag # 1, 2, and 3) located in the City boulevard are in poor condition and should be removed and replaced.

Tree Replacement

The applicant wishes to remove three (3) trees on City property. Compensation of \$3,250 is required for the City to plant five (5) trees at or near the development site, or in other areas of the city.

Council Policy No. 5032 requires the maintenance of at least two (2) trees on each single-family property. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required trees are to be of the following minimum sizes:

| No. of Trees | Minimum Caliper of Deciduous Replacement Tree | Minimum Height of Coniferous Replacement Tree |
|--------------|---|---|
| 4 | 6 cm | 3.5 m |

Tree Protection

Two (2) trees (Tag # 4 and 5) on a neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees

identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications, a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots, or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

To comply with the City's Affordable Housing Strategy, the applicant proposes to contribute \$10,576.93 to the City's Affordable Housing Reserve Fund; which is equal to \$2.00/ft² of the total buildable area for both lots. The applicant has identified the maximum buildable area and the constraints of development on a narrow lot as reasons for not accommodating a secondary suite in the development.

Site Servicing and Frontage Improvements

At future subdivision and Building Permit stage, the applicant is required to complete the following:

- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$32,463.20 cash-in-lieu contribution for the design and construction of frontage improvements to Marrington Road. The frontage improvements, which include road widening, installation of concrete curb and gutter, concrete sidewalk, landscaped boulevard, and road lighting, were completed through a capital works project in 2016.
- Completion of the site servicing requirements as described in Attachment 8.

Financial Impact

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

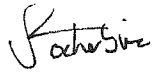
Conclusion

The purpose of this application is to rezone 7140/7160 Marrington Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Marrington Road.

This application complies with the land use designations and applicable policies for the subject site contained in the OCP and Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9668 be introduced and given first reading.

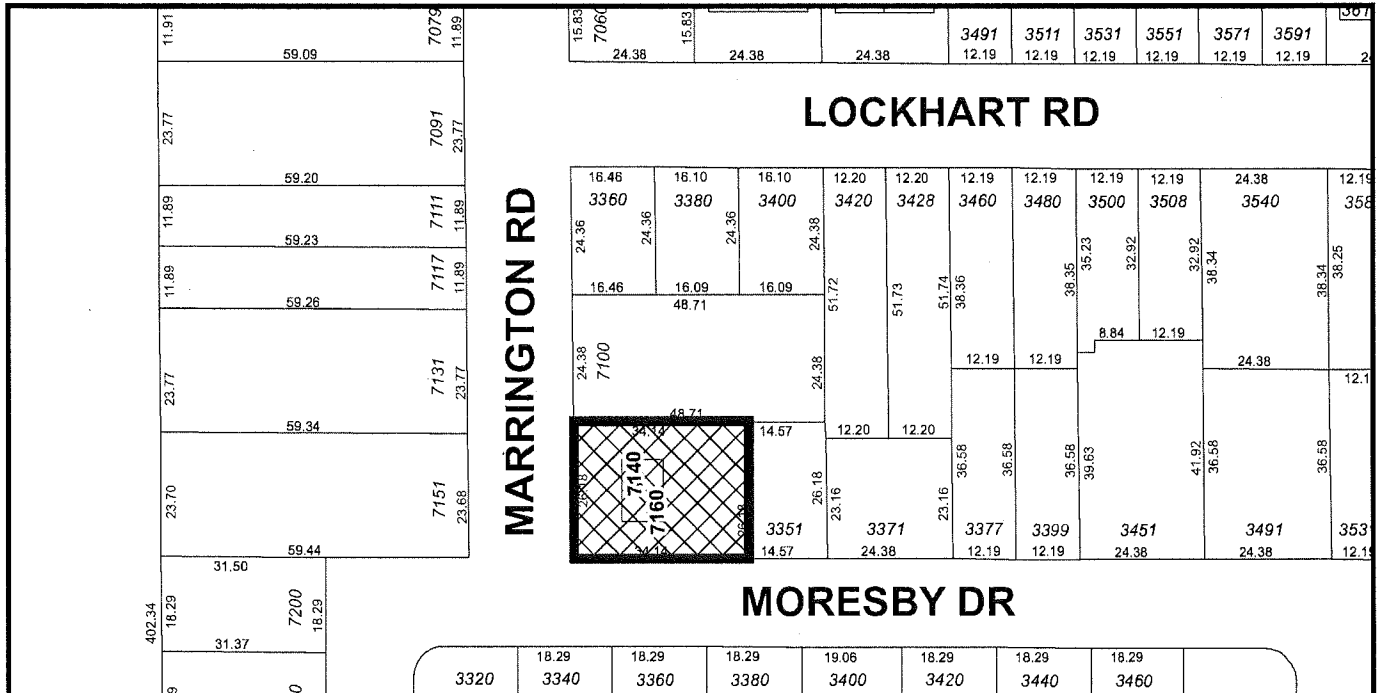


Jordan Rockerbie
Planning Technician
(602-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Proposed Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Seafair Area Land Use Map
Attachment 5: Single-Family Lot Size Policy 5447
Attachment 6: Conceptual Development Plans
Attachment 7: Tree Protection Plan
Attachment 8: Rezoning Considerations

PROPOSED REZONING



Note: Dimensions are in METRES



City of
Richmond



RZ 16-741244

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NWS2680

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS: 7140-7160 MARRINGTON ROAD,
RICHMOND, BC

BENCHMARK

ELEVATIONS ARE BASED ON:

CITY OF RICHMOND

BENCH MARK TAG# 488

ELEVATION=1.237 METRE

DERIVED FROM HPN MONUMENTS

PID: 009-206-434 (CIVIC# 7140)

PID: 009-206-698 (CIVIC# 7160)

LEGEND:

GROUND ELEVATION

TREE WITH DRIFLINE (TIED AT

POINT OF ENTRY INTO THE GROUND)

CATCH BASIN

HYDRO POLE

MANHOLE

WATER VALVE

WOOD FENCE

WATER METER

UTILITY BOX

GAS VALVE

FIRE HYDRANT

EVERGREEN

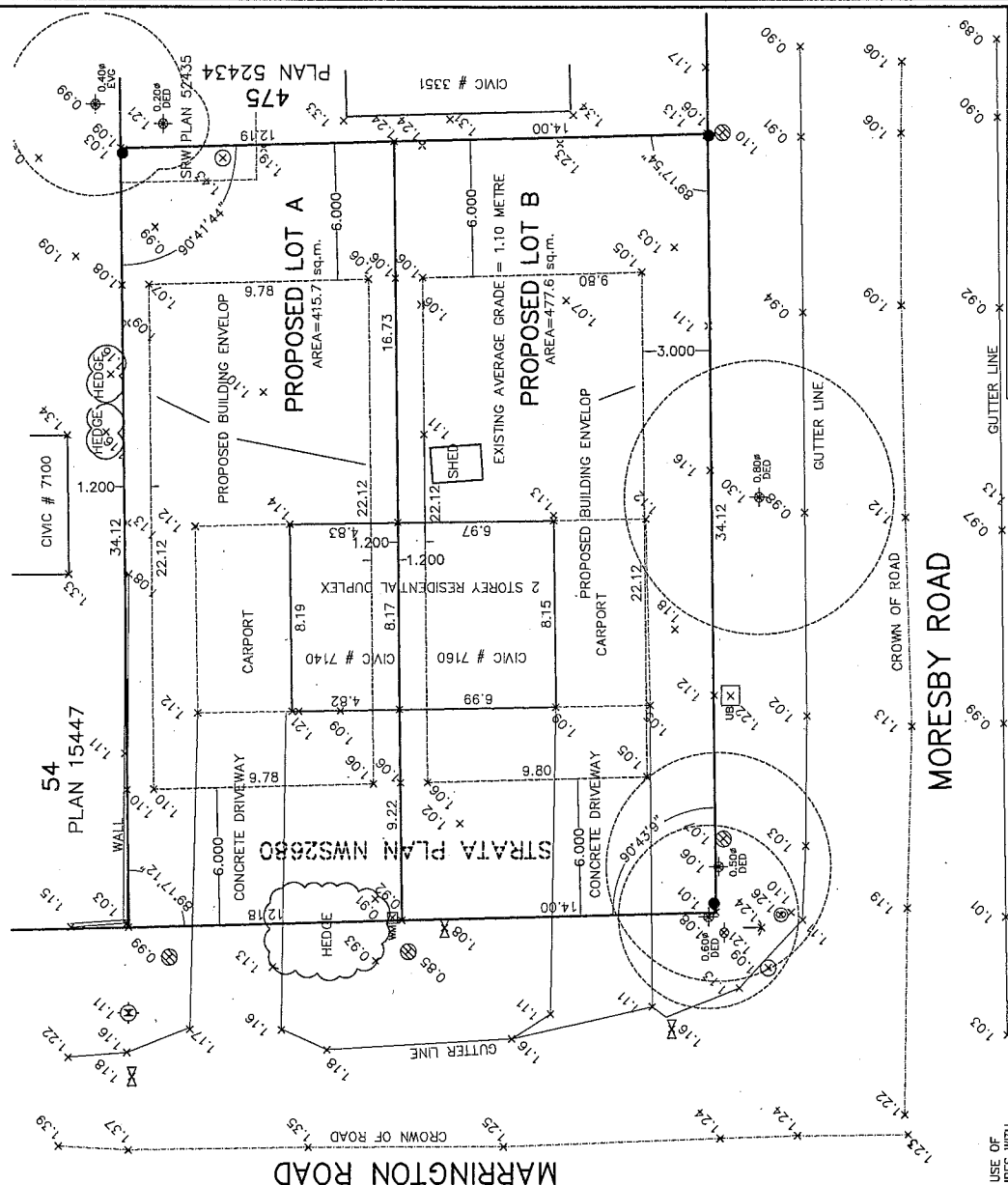
DECIDUOUS

ANCHOR

CERTIFIED CORRECT ACCORDING TO FIELD
SURVEY THIS 30TH DAY OF JUNE, 2016.

RICHARD S FU B.C.L.S.

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF
OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH
RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO
DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR
ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS
TAKEN BASED ON THIS DOCUMENT.



3817 McKay Place
RICHMOND BC V6X 3R6
TEL: 604-313-2883
FILE: 1606-002

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WITHOUT THE CONSENT OF THE SIGNATORY.

© RICHARD FU LAND SURVEYING INC.



RZ 16-741244

Attachment 3

Address: 7140/7160 Marrington Road

Applicant: Westmark Developments Ltd.

Planning Area(s): Seafair

| | Existing | Proposed |
|-----------------------------------|----------------------------|--|
| Owner: | Westmark Developments Ltd. | To be determined |
| Site Size (m²): | 893.3 m ² | Lot A: 415.7 m ² Lot B: 477.6 m ² |
| Land Uses: | One (1) duplex | Two (2) single-family dwellings |
| OCP Designation: | Neighbourhood Residential | No change |
| 702 Policy Designation: | Single Detached (RS2/B) | Single Detached (RS2/B) |
| Zoning: | Two-Unit Dwellings (RD1) | Single Detached (RS2/B) |

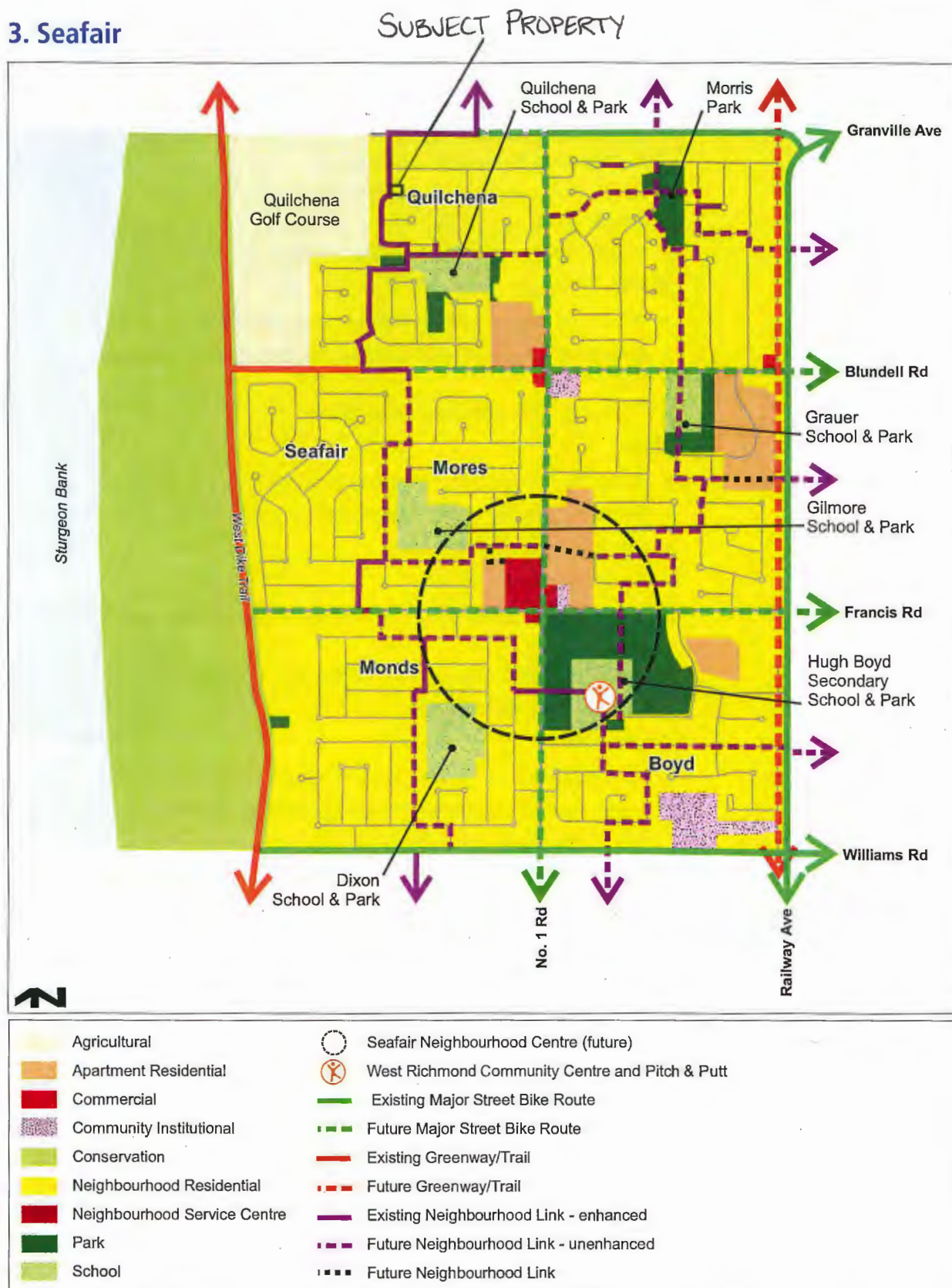
| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|---|---|----------------|
| Floor Area Ratio: | Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ² | Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ² | none permitted |
| Buildable Floor Area (m ²):* | Lot A: Max. 228.6 m ² (2,461.0 ft ²) Lot B: Max. 262.68 m ² (2,827.5 ft ²) | Lot A: Max. 228.6 m ² (2,461.0 ft ²) Lot B: Max. 262.68 m ² (2,827.5 ft ²) | none permitted |
| Lot Coverage (% of lot area): | Building: Max. 45% Non-porous Surfaces: Max. 70% | Building: Max. 45% Non-porous Surfaces: Max. 70% | none |
| Lot Size: | Min. 360.0 m ² | Lot A: 415.7 m ² Lot B: 477.6 m ² | none |
| Lot Dimensions (m): | Lot A Width: Min. 12.0 m Lot B Width: Min. 14.0 m Depth: Min. 24.0 m | Lot A Width: 12.8 m Lot B Width: 14.0 m Depth: 34.12 m | none |
| Setbacks (m): | Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m | Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m | none |
| Height (m): | Max. 9.0 m | Max. 9.0 m | none |

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

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



3. Seafair



CNCL - 385



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5447

Amended by Council: July 20, 1998

Amended by Council: October 20th, 2003

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

POLICY 5447:

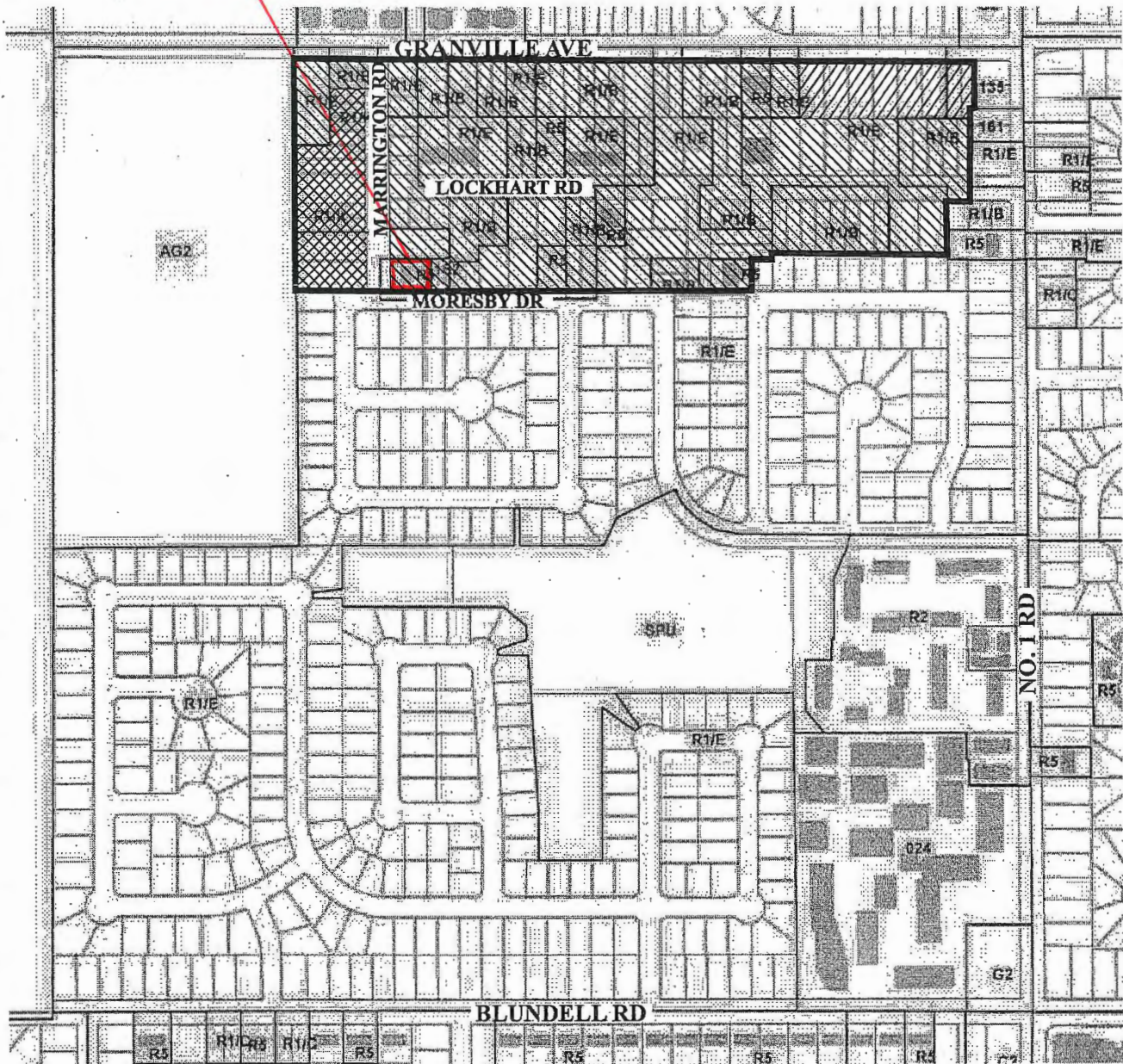
The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**




That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

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

SUBJECT PROPERTY



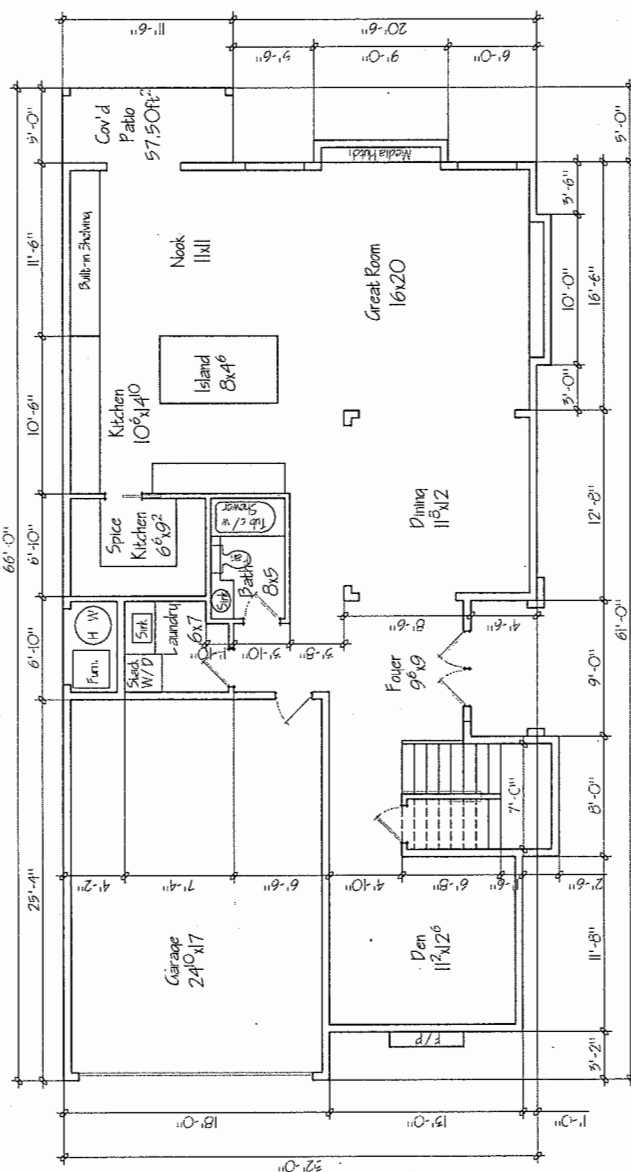
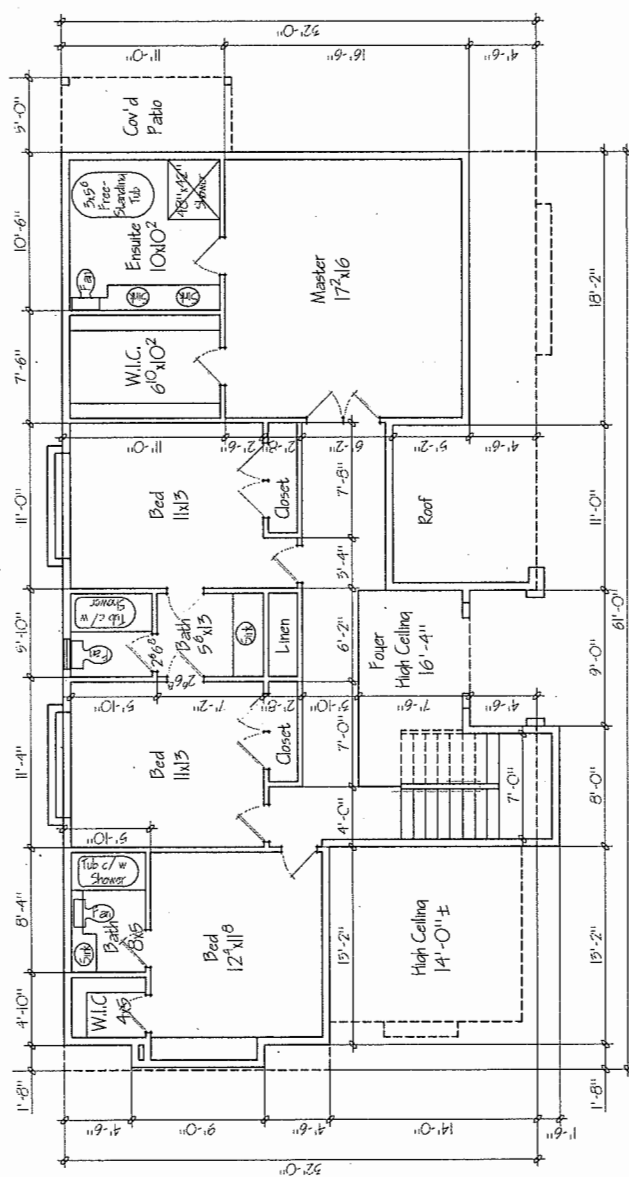
-  Subdivision permitted as per R1/B with the following provisions:
-  1. Between 3620 and 3780 Granville Avenue R1/C.
 -  2. Between 7151 and 7031 Marrington Road R1/K.

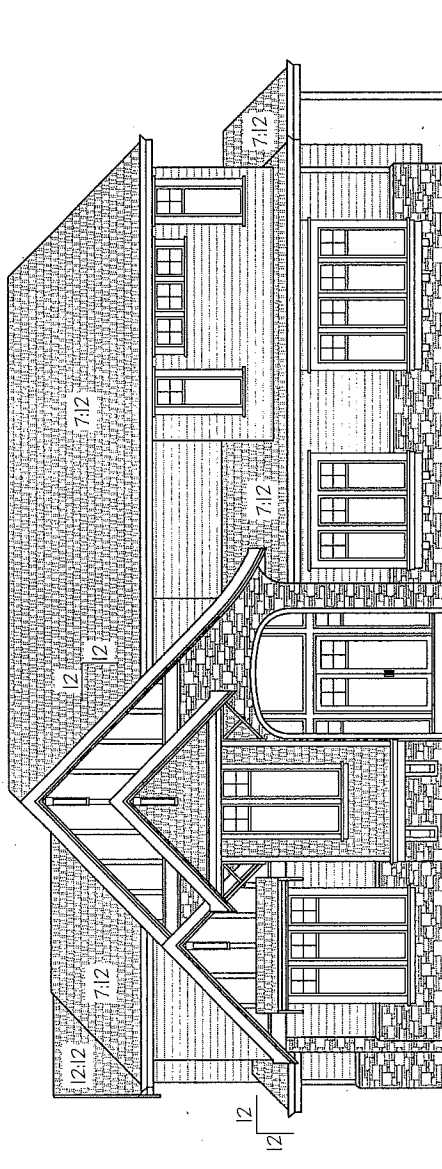


Policy 5447
Section 15-4-7

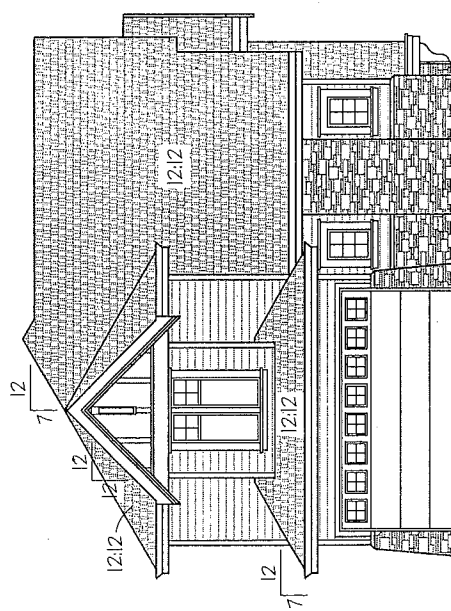
Adopted Date: 09/16/91
Amended Date: 07/20/98
Amended Date: 10/20/03

Note: Dimensions are in METRES

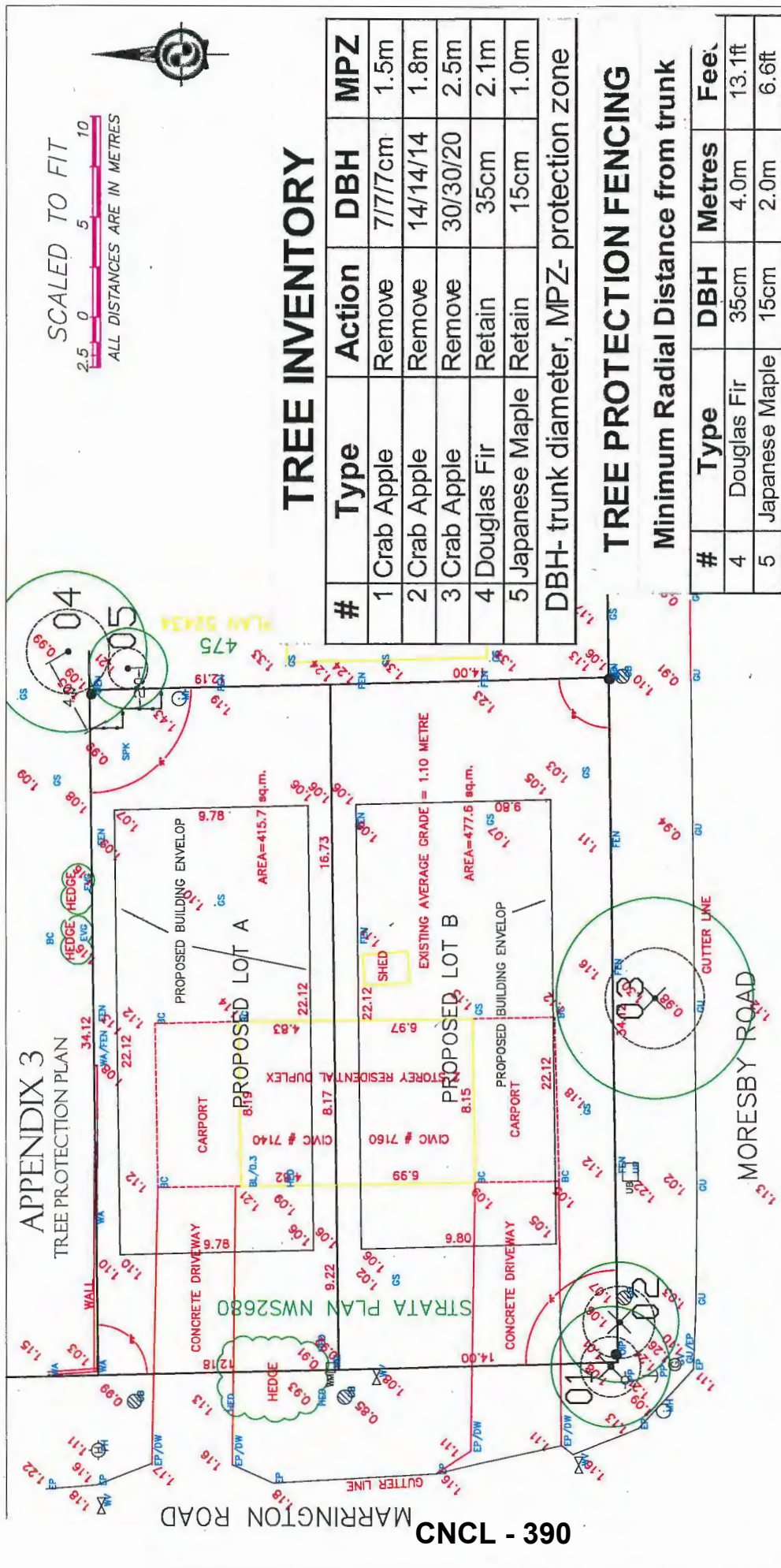




Flanking Side View Elevation
Scale 1/4" = 1'-0"

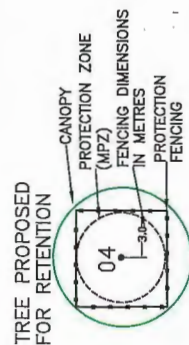


Front View Elevation
Scale 1/4" = 1'-0"



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

TREE PROPOSED FOR REMOVAL



| | |
|--|--|
| Froggers Creek Tree Consultants Ltd | |
| 7763 McEwen Avenue Burnaby BC V5J 4M4 Telephone: 604-721-8002 Fax: 604-637-0970 | |
| 7140 Harrison Road Richmond | |
| TREE PROTECTION PLAN THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT | |
| DRAWN BY: CM July 28, 2018 | |



City of Richmond

Rezoning Considerations

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

Address: 7140/7160 Marrington Road

File No.: RZ 16-741244

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$1,000 (\$500/tree) to ensure that a total of two (2) trees are planted and maintained on Proposed Lot A (minimum 6 cm deciduous caliper or 3.5 m high conifers).
2. Submission of a Landscape Plan for Proposed Lot B, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. The Landscape Plan should:
 - Comply with the landscape requirements for corner lots in Richmond Zoning Bylaw 8500.
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the two (2) required trees with the following minimum sizes:

| No. of Trees | Minimum Caliper of Deciduous Tree | Minimum Height of Coniferous Tree |
|--------------|-----------------------------------|-----------------------------------|
| 2 | 6 cm | 3.5 m |

3. Payment to the City of \$3,250 to compensate for the removal of three (3) trees in the City boulevard.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development of Proposed Lot B is generally consistent with the preliminary conceptual plans included in Attachment 6 to this staff report.
7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$10,576.93) to the City's Affordable Housing Reserve Fund.

Prior to removal of the three (3) trees in the City boulevard (Tag # 1, 2, and 3), the developer must complete the following requirements:

1. Contact the Parks Division (604-244-1208, ext. 1317) a minimum of four (4) business days prior to the removal of the three (3) trees, to allow proper signage to be posted.

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

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

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

1. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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

1. Discharge of covenant Z168971 from the title of the strata lots; which restricts the property to a duplex.
2. Cancellation of the existing strata plan (NWS2680).

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

1. Payment of the current year's taxes.
2. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works.

Water Works:

- Using the OCP Model, there is 238 L/s of water available at a 20 psi residual at the Marrington Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install two (2) new water service connections complete with meters and meter boxes along the Marrington Road frontage.
- At Developers cost, the City is to:
 - Cut and cap, at main, the existing water service connections at the Marrington Road frontage.
 - Complete all tie-ins to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Cut and cap, at inspection chambers STIC60525 and STIC48270, the two (2) existing service connections on the northwest and southeast corners of the lot.
 - Retain the two (2) existing storm service connections and inspection chambers STIC47926 and STIC54501 at the west and southwest corners of the development site.
- At Developers cost, the City is to:
 - Complete all tie-ins to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Install approximately 25 m of sanitary main off of existing manhole SMH1554, along the east property line of the development site to the adjoining property line of the two (2) newly subdivided lots.
 - Install two (2) new sanitary service connections off of the proposed manhole at the upstream end of the proposed sanitary main. The manhole will serve as an inspection chamber.
 - Cut and cap, at manhole SMH1554, the existing sanitary service connection at the northeast corner of the development site, and remove existing inspection chamber SIC16665.
 - Provide, at no cost to the City, a new 6.0 m wide statutory right-of-way along the east property line of the subject site, from the south property line extending to 1.0 m beyond the edge of the most upstream sanitary manhole barrel.
- At Developers cost, the City is to:
 - Complete all tie-ins to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a voluntary \$32,463.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

| | |
|---------------------------------------|------------|
| - Concrete Curb and Gutter (EP.0641) | \$5,236.00 |
| - Concrete Sidewalk (EP.0642) | \$7,592.20 |
| - Pavement Widening (EP.0643) | \$9,163.00 |
| - Roadway Lighting (EP.0644) | \$2,879.80 |
| - Boulevard Landscape/Trees (EP.0647) | \$7,592.20 |

General Items:

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

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 9668 (RZ 16-741244)
7140/7160 Marrington Road**

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

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

P.I.D. 009-206-434

Strata Lot 1 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 009-206-698

Strata Lot 2 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9668"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

| |
|--|
| CITY OF RICHMOND |
| APPROVED by <i>BIC</i> |
| APPROVED by Director or Solicitor <i>ul</i> |



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 23, 2017
File: RZ 16-741547

Re: Application by Sansaar Investments Ltd. for Rezoning at 11660/
11680 Montego Street from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, for the rezoning of 11660/11680 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

Wayne Craig
Director, Development

SDS:blg
Att. 6

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

Staff Report

Origin

Sansaar Investments Ltd. has applied to the City of Richmond for permission to rezone the property at 11660/11680 Montego Street from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Montego Street (Attachment 1). The site is currently occupied by a duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)” fronting Montego Street.
- To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Deerfield Crescent.
- To the East & West: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Montego Street.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The East Cambie Area Plan land use designation for the subject property is “Residential (Single-Family Only)”. The proposed rezoning and subdivision would comply with these designations.

Single-Family Lot Size Policy 5454/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5454 (adopted by Council on May 16, 1994 and last amended in 2003) (Attachment 4). The Policy permits properties with duplexes to be rezoned and subdivided into a maximum of two (2) lots. The proposed lots will be approximately 14 m (46 ft.) wide and 570 m² (6,135 ft²) in area. The proposed rezoning and subdivision would comply with the requirements of the “Single Detached (RS2/C)” zone and Single-Family Lot Size Policy 5454.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSND) Policy Area 2. Registration of an aircraft noise-sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Infrastructure Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis**Existing Legal Encumbrances**

There is an existing restrictive covenant registered on Title; restricting the use of the subject property to a duplex (Document No. BF305981). The covenant must be discharged from Title as a condition of rezoning.

Site Access

Vehicle access to the proposed lots is to be from Montego Street via separate driveway crossings.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses six (6) bylaw-sized trees located on the subject site, two (2) trees located on the neighbouring property and two (2) City-owned trees.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Remove and replace all six (6) trees (tag# 1201, 1202, 1203, 1206, 1207 & 1208) located on the subject site in poor condition due to Bronze Birch Borer infestation (20, 47, 87, 43, 25, 28 cm dbh).
- Remove and replace two (2) trees (tag# OS1204 & OS1205) located on the neighbouring property to the south due to poor condition. Prior to removal, the applicant is required to obtain written permission from the property owner and obtain a valid tree removal permit. If permission to remove the trees is not granted, the trees must be protected as per Tree Protection Information Bulletin Tree-03.
- Remove and replace two (2) City-owned Lombardy Poplar trees (tag# C1 & C2) located in front of the subject site (both 100 cm dbh). The City's Parks Arborist has assessed the trees and agreed to the removal, due to poor condition and conflict with the proposed driveway. The applicant has received approval from the Parks Department and must contact the department four (4) days prior to removal. Compensation of \$2,600 is required for removal of the trees; in order for the Parks Department to plant four (4) trees at or near the subject property.

Tree Replacement

For the removal of the six (6) trees on-site, the OCP tree replacement ratio goal of 2:1 requires 12 replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain three (3) replacement trees on each lot; for a total of six (6) replacement trees.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (20, 25, 28, 43, 47, 87 cm dbh), replacement trees shall be the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | or | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|----|---|
| 4 | 9 cm | | 5 m |
| 2 | 11 cm | | 6 m |

To ensure that six (6) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$3,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (six (6) trees).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

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

Site Servicing and Frontage Improvements

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

- Payment of current year's taxes and the costs associated with the completion of the required servicing works as described in Attachment 6.
- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$69,149.60 cash-in-lieu contribution for the design and construction of frontage upgrades; including storm sewer upgrades, new concrete curb and gutter, concrete sidewalk, pavement widening, roadway lighting and boulevard landscape/trees.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 11660/11680 Montego Street from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two (2) single-family lots.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9673 be introduced and given first reading.



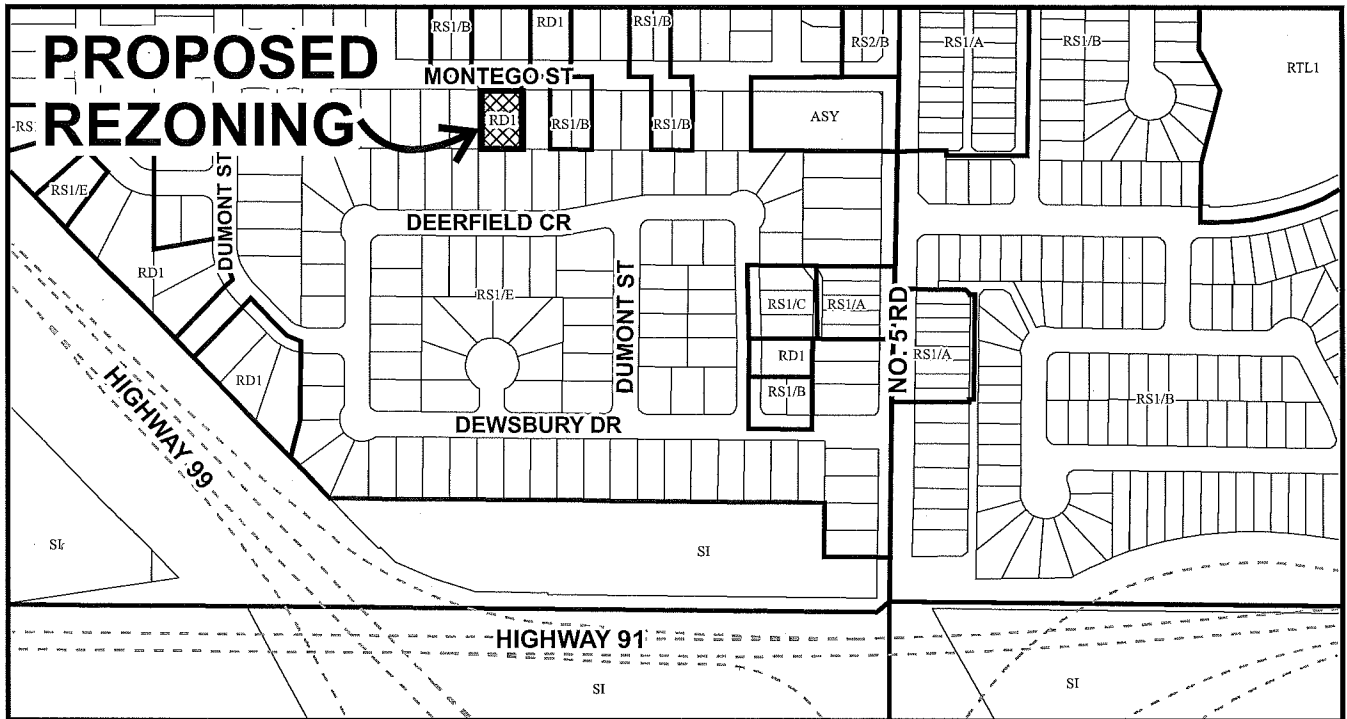
Steven De Sousa
Planning Technician – Design
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5454
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of Richmond



| | | | | | | | | | |
|-------------------|----------------|----------------|----------------|----------------|----------------|-------------------------|----------------|----------------|----------------|
| 11571 03 | 11591 22.21 | | 11611 23.76 | 11631 13.87 | 11651 13.87 | 11671 20.12 | 11691 20.12 | 11731 27.74 | 11751 20.12 |
| MONTEGO ST | | | | | | | | | |
| 2 40 | 20.12 11560 | 20.12 11580 | 20.12 11600 | 20.12 11620 | 20.12 11640 | 20.12 11660 11680 | 20.12 11700 | 14.17 11720 | 14.17 11728 |
| 2 | 20.12 | 20.12 | 20.12 | 20.12 | 20.12 | 20.12 | 20.12 | 14.17 | 14.17 |
| 26.82 | 18.29 | 18.29 | 18.29 | 18.29 | 18.29 | 18.29 | 18.29 | 18.29 | 18.29 |
| 42.55 | 79 | 67 | 61 | 64 | 68 | 71 | 74 | 23 | 91 |



RZ 16-741547

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-741547

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES

CNCL - 402

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 22 SECTION 36 BLOCK 5 NORTH RANGE 6 WEST

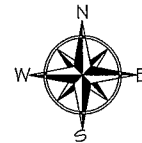
NEW WESTMINSTER DISTRICT PLAN 17398

#11660 MONTEGO STREET,
RICHMOND, B.C.
P.I.D. 004-243-455

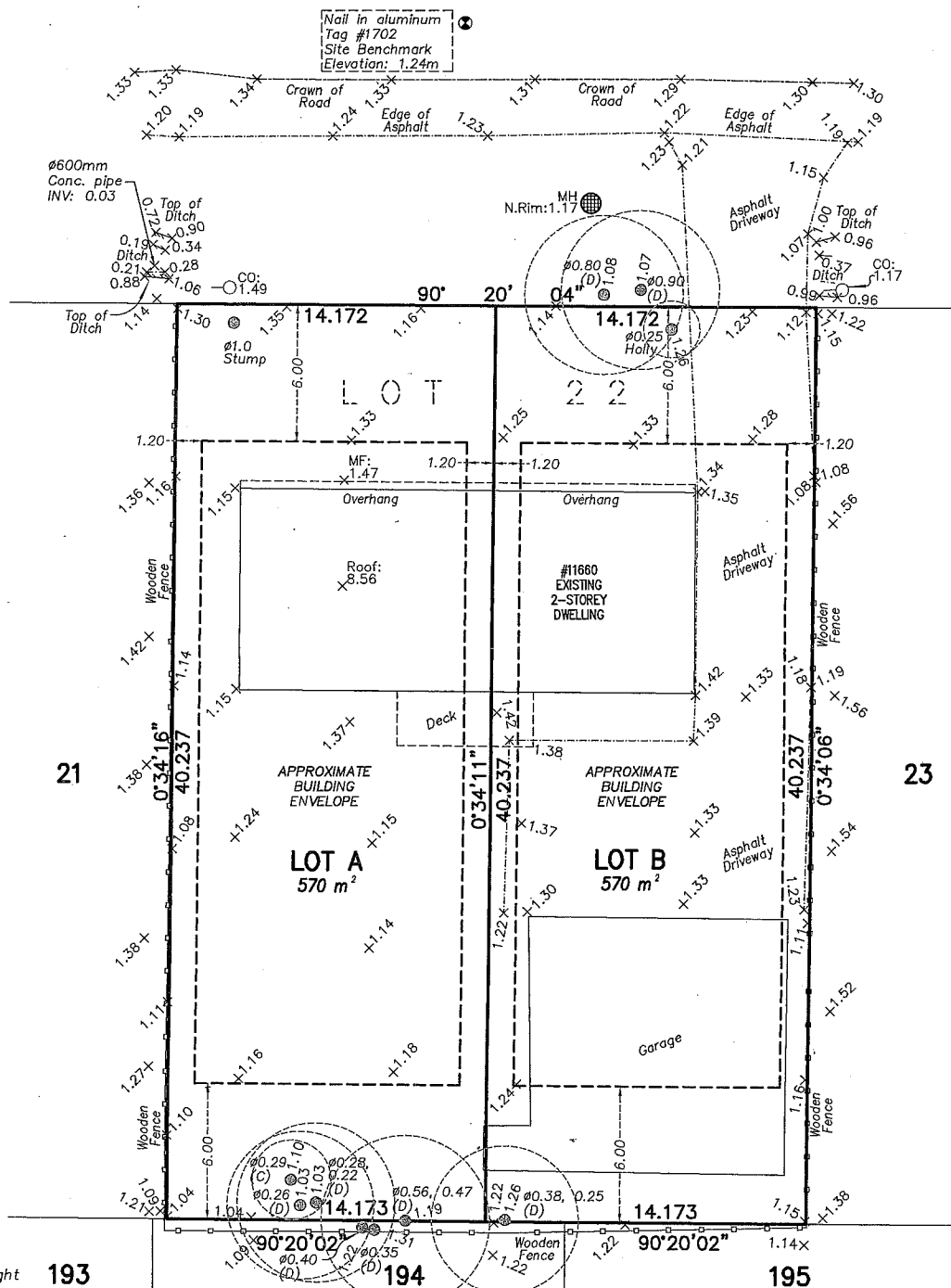
SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



MONTEGO STREET



© copyright 193
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6557
FB-316 P1-2
Drawn By: IO

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #202
Control Monument 77H4623
Elevation: 1.452m

NOTE:
Use site Benchmark
Tag #1702 for construction
elevation control.

LEGEND:
(c) denotes conifer
(d) denotes deciduous
● denotes manhole
■ denotes main floor
INV. denotes invert

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

JUNE 28th, 2016.

DWG No. 6557-Topo



City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 16-741547

Attachment 3

Address: 11660/11680 Montego Street

Applicant: Sansaar Investments Ltd.

Planning Area(s): East Cambie

| | Existing | Proposed |
|------------------------------|---|--|
| Owner: | A. Hownam-Meek | To be determined |
| Site Size: | 1,140 m ² (12,270 ft ²) | Lot A: 570 m ² (6,135 ft ²) Lot B: 570 m ² (6,135 ft ²) |
| Land Uses: | Single-family residential | No change |
| OCP Designation: | Neighbourhood Residential | Complies |
| Area Plan Designation: | Residential (Single-Family Only) | Complies |
| Lot Size Policy Designation: | Properties with duplexes into a maximum of two (2) lots | Complies |
| Zoning: | Two-Unit Dwellings (RD1) | Single Detached (RS2/C) |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---------------------------|---|---|----------------|
| Floor Area Ratio: | Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder | Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder | None Permitted |
| Buildable Floor Area:* | Max. 287 m ² (3,090 ft ²) | Max. 287 m ² (3,090 ft ²) | None Permitted |
| Lot Coverage: | Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25% | Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25% | None |
| Lot Size: | Min. 360.0 m ² | 570 m ² | None |
| Lot Dimensions: | Width: Min. 13.5 m Depth: Min. 24.0 m | Width: 14 m Depth: 40 m | None |
| Setbacks: | Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m | Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m | None |
| Height: | Max. 2 ½ storeys | Max. 2 ½ storeys | None |

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

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



City of Richmond

Policy Manual

| | | |
|-------------------|---|--------------------|
| Page 1 of 2 | Adopted by Council: May 16, 1994 Amended by Council: February 19, 2001 * Amended: November 17, 2003 | POLICY 5454 |
| File Ref: 4045-00 | SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-5-6 | |

POLICY 5454:

The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the **area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.**

That properties generally within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 as shown on the attached map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

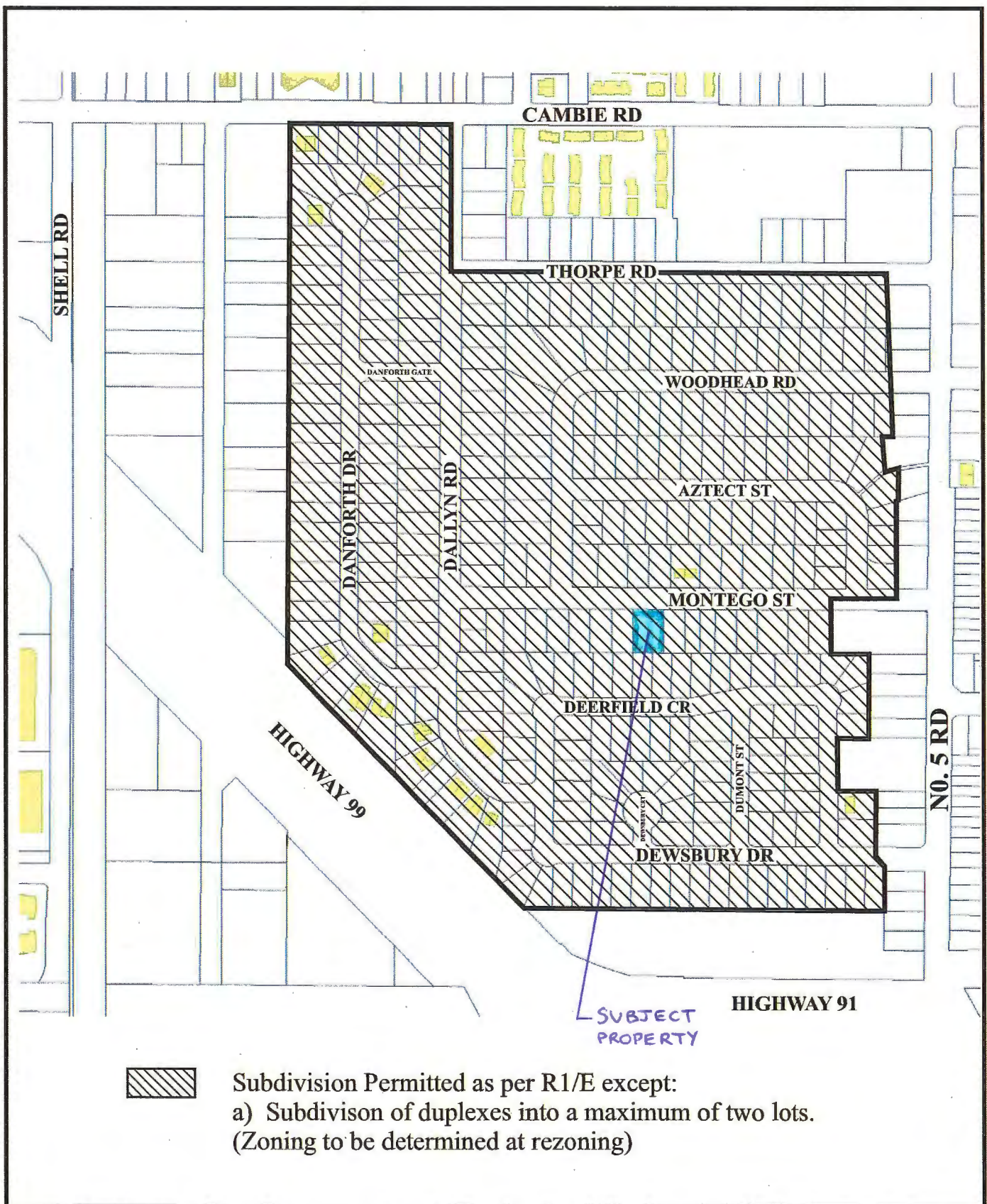
Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

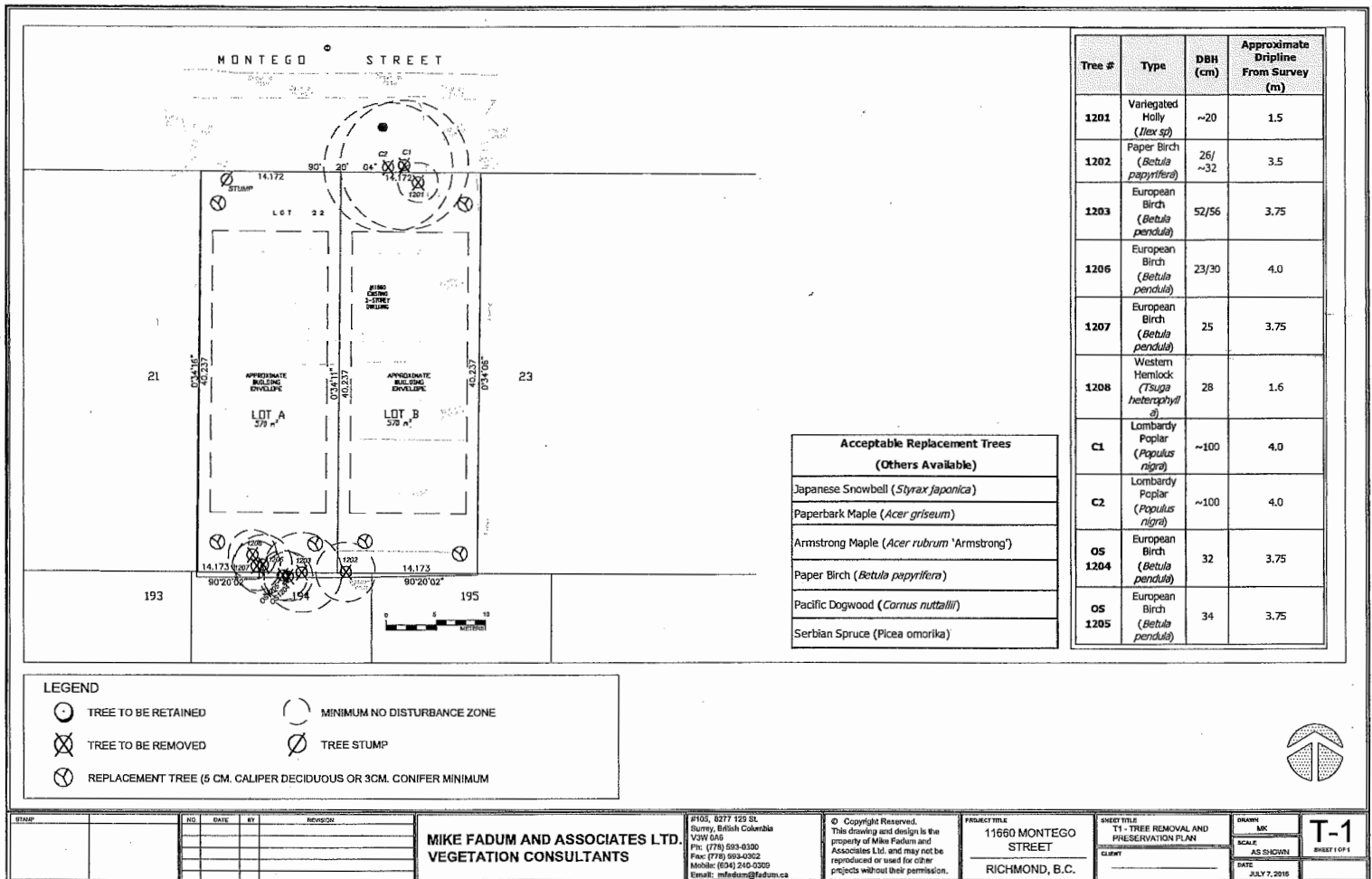
280602

CNCL - 405



Policy 5454
Section 36-5-6
CNCL - 406

Adopted Date: 05/16/94
Amended Date: 11/17/03





Address: 11660/11680 Montego Street

File No.: RZ 16-741547

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of six (6) replacement trees (three (3) in each lot) are planted and maintained on the proposed lots with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | or | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|----|---|
| 4 | 9 cm | | 5 m |
| 2 | 11 cm | | 6 m |

The security will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. City's acceptance of the applicant's voluntary contribution of \$2,600 for the removal of the two (2) City-owned trees; in order for the City to plant four (4) trees at or near the developments site.
5. Registration of an aircraft noise sensitive use covenant on Title.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two (2) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of the existing covenant registered on Title of the subject property (i.e. BF305981); which restricts the use of the subject property to a duplex.

At Demolition Permit* stage, the developer must complete the following requirements:

1. Obtain written authorization from the neighbouring property owners at 4471 Deerfield Crescent to remove trees (tag# OS1204 & OS1205) located on the neighbouring property. If written authorization is not obtained by the applicant, these trees must be retained and protected in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.
2. Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the City-owned trees (tag# C1 & C2).

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

1. Payment of current year's taxes and the costs associated with the completion of the required servicing works and frontage improvements.
2. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Water Works:

- Using the OCP Model, there is 164 L/s of water available at a 20 psi residual at the Montego Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
 - Install two (2) new 25 mm water service connections complete with meter and meter box off of the 150 mm AC watermain along Montego Street.
 - Cut and cap at main, the existing 20 mm water service connection.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads off of the 600 mm concrete storm sewer fronting the subject site.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
 - Install a new sanitary service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads off of the 200 mm PVC sanitary sewer fronting the subject site.
 - Cut and cap the existing sanitary service connection and remove existing inspection chamber at the northwest corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$69,149.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

| | |
|---------------------------------------|-------------|
| • Storm Sewer (EP.0640) | \$34,008.00 |
| • Concrete Curb and Gutter (EP.0641) | \$5,668.00 |
| • Concrete Sidewalk (EP.0642) | \$8,218.60 |
| • Pavement Widening (EP.0643) | \$9,919.00 |
| • Roadway Lighting (EP.0644) | \$3,117.40 |
| • Boulevard Landscape/Trees (EP.0647) | \$8,218.60 |
 - Complete other frontage improvements as per Transportation's requirements.

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

CNCL - 409

Initial: _____

investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9673 (RZ 16-741547)
11660/11680 Montego Street**

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

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

P.I.D. 004-243-455

Lot 22 Section 36 Block 5 North Range 6 West New Westminster District Plan 17398

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9673"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER





Business Licence Bylaw 7360, Amendment Bylaw 9632

The Council of the City of Richmond enacts as follows:

1. Business Licence Bylaw No. 7360, as amended, is further amended by deleting subsections 2.1.27.3 (a) and (b) and substituting the following:
 - (a) for use as Class A taxicabs is 112; and
 - (b) for use as Class N taxicabs is 44.
2. This Bylaw is cited as **"Business Licence Bylaw 7360, Amendment Bylaw 9632"**.

FIRST READING

SECOND READING

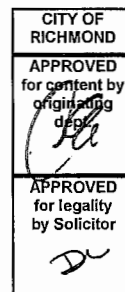
THIRD READING

ADOPTED

JAN 09 2017

JAN 09 2017

JAN 09 2017



MAYOR

CORPORATE OFFICER



DCC Reserve Fund Expenditure (4000 May Drive) Bylaw No. 9643

WHEREAS the Council has established a development cost charge reserve fund for road construction in the Alexandra Area (the "DCC Reserve Fund"); and

AND WHEREAS pursuant to sections 566(2) and 566(3) of the *Local Government Act*, Council intends to expend a portion of the monies set aside in the DCC Reserve Fund to reimburse a developer who has built part of the works that form the basis of the calculations for the development cost charges paid into the DCC Reserve Fund;

NOW THEREFORE, The Council of the City of Richmond, enacts as follows:

1. Council authorizes the execution of the DCC Front-End Agreement in substantially similar form to that attached hereto as Schedule "A" by the Chief Administrative Officer and the General Manager, Engineering and Public Works.
2. Council authorizes the expenditure of up to \$1,682,463 (the "expenditure") from the DCC Reserve Fund on account of May Drive land acquisition and road works, in accordance with the terms of the DCC Front-End Agreement attached hereto as Schedule "A".
3. Should any of the above expenditure remain unexpended after the expenditure hereby authorized has been made, any unexpended balance shall be returned to the credit of the DCC Reserve Fund.
4. This Bylaw is cited as "DCC Reserve Fund Expenditure (4000 May Drive) Bylaw No. 9643".

FIRST READING

JAN 23 2017



SECOND READING

JAN 23 2017

THIRD READING

JAN 23 2017

ADOPTED

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

MAYOR

CORPORATE OFFICER



Consolidated 5 Year Financial Plan (2017-2021) Bylaw No. 9663

The Council of the City of Richmond enacts as follows:

1. Schedule "A", Schedule "B" and Schedule "C" which are attached and form part of this bylaw, are adopted as the Consolidated 5 Year Financial Plan (2017-2021).
2. 5 Year Consolidated Financial Plan (2016-2020) Bylaw 9521 and all associated amendments are repealed.
3. This Bylaw is cited as "**Consolidated 5 Year Financial Plan (2017-2021) Bylaw No. 9663**".

FIRST READING

JAN 09 2017

SECOND READING

JAN 09 2017

THIRD READING

JAN 09 2017

ADOPTED

| |
|--|
| CITY OF RICHMOND |
| APPROVED for content by originating dept. |
| <i>JC</i> |
| APPROVED for legality by Solicitor |
| <i>DL</i> |

MAYOR

CORPORATE OFFICER

SCHEDULE A:

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2017-2021)
REVENUE AND EXPENSES
(In \$000's)**

| | 2017 Budget * | 2018 Plan | 2019 Plan | 2020 Plan | 2021 Plan |
|-----------------------------------|------------------|----------------|----------------|----------------|----------------|
| Revenue: | | | | | |
| Property Taxes | 206,490 | 215,335 | 223,934 | 232,430 | 241,226 |
| User Fees | 100,718 | 104,627 | 108,251 | 111,910 | 115,792 |
| Sales of Services | 36,491 | 36,914 | 37,437 | 37,915 | 38,402 |
| Gaming Revenue | 18,088 | 18,088 | 18,088 | 18,088 | 18,088 |
| Investment Income | 14,694 | 14,694 | 14,694 | 14,694 | 14,694 |
| Payments In Lieu Of Taxes | 13,860 | 14,276 | 14,704 | 15,146 | 15,600 |
| Other Revenue | 9,985 | 10,254 | 10,545 | 10,847 | 11,159 |
| Licenses And Permits | 9,578 | 9,773 | 10,012 | 10,216 | 10,426 |
| Grant Revenue | 7,592 | 7,704 | 7,824 | 7,911 | 8,000 |
| Developer Contributed Assets | 31,219 | 30,610 | 30,610 | 30,610 | 30,610 |
| Development Cost Charges | 18,933 | 22,946 | 21,167 | 11,683 | 10,958 |
| Other Capital Funding Sources | 14,819 | 10,525 | 10,490 | 10,463 | 10,463 |
| | 482,467 | 495,746 | 507,756 | 511,913 | 525,418 |
| Expenses: | | | | | |
| Law and Community Safety | 96,637 | 98,918 | 101,402 | 103,719 | 106,046 |
| Engineering and Public Works | 68,170 | 63,645 | 64,612 | 65,508 | 66,455 |
| Community Services | 63,361 | 58,777 | 61,063 | 63,224 | 64,685 |
| Finance and Corporate Services | 25,586 | 23,666 | 24,241 | 24,739 | 25,221 |
| Fiscal | 21,536 | 17,891 | 17,838 | 17,766 | 17,689 |
| Debt Interest | 1,677 | 1,677 | 1,677 | 1,677 | 1,677 |
| Corporate Administration | 9,762 | 9,702 | 9,916 | 10,100 | 10,288 |
| Planning and Development Services | 14,275 | 13,891 | 14,249 | 14,592 | 14,966 |
| Utility Budget | | | | | |
| Water Utility | 41,258 | 42,458 | 43,977 | 45,543 | 47,179 |
| Sanitary Sewer Utility | 30,774 | 32,117 | 33,879 | 35,675 | 37,611 |
| Sanitation and Recycling | 15,066 | 15,223 | 15,597 | 15,917 | 16,252 |
| Richmond Public Library | 9,983 | 10,177 | 10,413 | 10,611 | 10,812 |
| Richmond Olympic Oval Corporation | 15,652 | 15,949 | 16,253 | 16,562 | 16,877 |
| Lulu Island Energy Company | 4,473 | 3,576 | 3,637 | 3,691 | 3,746 |
| | 418,210 | 407,667 | 418,754 | 429,324 | 439,504 |
| Annual Surplus | 64,257 | 88,079 | 89,002 | 82,589 | 85,914 |

SCHEDULE A (CONT'D):

CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2017-2021)
TRANSFERS
(In \$000's)

| | 2017 Budget * | 2018 Plan | 2019 Plan | 2020 Plan | 2021 Plan |
|---|------------------|---------------|---------------|---------------|---------------|
| Transfers: | | | | | |
| Debt Principal | 4,578 | 4,761 | 4,951 | 5,149 | 5,355 |
| Transfer To Reserves | 66,824 | 68,906 | 71,059 | 73,298 | 75,622 |
| Transfer To (From) Surplus | (30,065) | (9,469) | (2,498) | (158) | 1,382 |
| Capital Expenditures - Current Year | 112,775 | 126,193 | 112,740 | 68,807 | 74,012 |
| Capital Expenditures - Prior Years | 258,261 | 207,063 | 178,693 | 170,137 | 135,109 |
| Capital Expenditures - Developer Contributed Assets | 30,610 | 30,610 | 30,610 | 30,610 | 30,610 |
| Capital Expenditures - Richmond Public Library | 1,274 | 1,274 | 1,274 | 1,274 | 1,274 |
| Capital Expenditures - Lulu Island Energy Company | 609 | - | - | - | - |
| Capital Expenditures - Richmond Olympic Oval Corporation | 2,670 | - | - | - | - |
| Capital Funding | (383,279) | (341,259) | (307,827) | (266,528) | (237,450) |
| Transfers/Amortization offset: | 64,257 | 88,079 | 89,002 | 82,589 | 85,914 |
| Balanced Budget | \$- | \$- | \$- | \$- | \$- |
| Tax Increase | 2.95% | 2.98% | 2.99% | 2.99% | 2.98% |

* 2017 Budget includes approved one-time expenditures and carryforwards funded by rate stabilization accounts. The projections for 2018 through 2021 are base budgets to deliver the same level of service and do not include estimates of carryforwards or one-time expenditures that may be approved in future years.

SCHEDULE B:
CITY OF RICHMOND
5 YEAR FINANCIAL PLAN
CAPITAL FUNDING SOURCES (2017-2021)
(In \$000's)

| | 2017 | 2018 | 2019 | 2020 | 2021 |
|-------------------------------------|------------------|------------------|------------------|-----------------|-----------------|
| DCC Reserves | | | | | |
| Drainage DCC | - | 1,344 | - | 97 | 97 |
| Parks DCC | 10,097 | 10,362 | 10,801 | 7,757 | 8,091 |
| Roads DCC | 7,008 | 9,744 | 8,747 | 3,005 | 2,770 |
| Sanitary DCC | 1,425 | 12 | 1,337 | 23 | - |
| Water DCC | 403 | 1,484 | 282 | 802 | - |
| Total DCC | \$18,933 | \$22,946 | \$21,167 | \$11,684 | \$10,958 |
| Statutory Reserves | | | | | |
| Affordable Housing | 3,735 | 625 | 625 | 625 | 625 |
| Arts Culture Heritage | 893 | - | - | - | - |
| Capital Building and Infrastructure | 2,000 | - | 2,311 | - | - |
| Capital Reserve | 28,438 | 50,400 | 38,985 | 13,517 | 20,416 |
| Child Care | 120 | 50 | 50 | 50 | 50 |
| Drainage Improvement | 12,321 | 11,050 | 11,354 | 11,393 | 11,263 |
| Equipment Replacement | 4,350 | 2,596 | 3,486 | 2,662 | 2,110 |
| Neighbourhood Improvement | 8 | - | - | - | - |
| Public Art Program | 611 | 100 | 100 | 100 | 100 |
| Sanitary Sewer | 6,540 | 5,383 | 6,614 | 5,807 | 5,070 |
| Waterfront Improvement | - | 1,000 | - | - | - |
| Watermain Replacement | 6,992 | 7,483 | 10,099 | 6,848 | 7,317 |
| Total Statutory Reserves | \$66,008 | \$78,687 | \$73,624 | \$41,002 | \$46,951 |
| Other Sources | | | | | |
| Enterprise Fund | 545 | 550 | 550 | 550 | 550 |
| Grant and Developer Contribution | 13,419 | 10,525 | 10,490 | 10,463 | 10,463 |
| Other Sources | 11,345 | 11,395 | 6,329 | 4,582 | 4,540 |
| Sewer Levy | 205 | - | - | 50 | - |
| Solid Waste and Recycling | 300 | 300 | 300 | 300 | 300 |
| Water Levy | 2,020 | 1,790 | 280 | 176 | 250 |
| Total Other Sources | \$27,834 | \$24,560 | \$17,949 | \$16,121 | \$16,103 |
| Total Capital Program | \$112,775 | \$126,193 | \$112,740 | \$68,807 | \$74,012 |

SCHEDULE C:

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2017-2021)
STATEMENT OF POLICIES AND OBJECTIVES**

Revenue Proportions By Funding Source

Property taxes are the largest portion of revenue for any municipality. Taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as community safety, general government, libraries and park maintenance.

Objective:

- Maintain revenue proportion from property taxes at current level or lower

Policies:

- Tax increases will be at CPI + 1% for transfers to reserves
- Annually, review and increase user fee levels by consumer price index (CPI).
- Any increase in alternative revenues and economic development beyond all financial strategy targets can be utilized for increased levels of service or to reduce the tax rate.

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2017.

Table 1:

| Funding Source | % of Total Revenue |
|---|---------------------------|
| Property Taxes | 49.5% |
| User Fees | 24.1% |
| Sales of Services | 8.7% |
| Gaming Revenue | 4.3% |
| Investment Income | 3.5% |
| Payments in Lieu of Taxes | 3.3% |
| Licenses and Permits | 2.3% |
| Grants | 1.8% |
| Other | 2.5% |
| Total Operating and Utility Funding Sources | 100.0% |

SCHEDULE C (CONT'D):

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2017-2021)
STATEMENT OF POLICIES AND OBJECTIVES**

Distribution of Property Taxes

Table 2 provides the 2016 distribution of property tax revenue among the property classes. 2017 estimated roll figures will be received in January 2017.

Objective:

- Maintain the City's business to residential tax ratio in the middle in comparison to other municipalities. This will ensure that the City will remain competitive with other municipalities in attracting and retaining businesses.

Policies:

- Regularly review and compare the City's tax ratio between residential property owners and business property owners relative to other municipalities in Metro Vancouver.

Table 2: (Based on the 2016 Revised Roll figures)

| Property Class | % of Tax Burden |
|--------------------|-----------------|
| Residential (1) | 54.9% |
| Business (6) | 35.6% |
| Light Industry (5) | 7.8% |
| Others (2,4,8 & 9) | 1.7% |
| Total | 100.0% |

Permissive Tax Exemptions**Objective:**

- Council passes the annual permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out by Council Policy and the Community Charter. There is no legal obligation to grant exemptions.
- Permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

Policy:

- Exemptions are reviewed on an annual basis and are granted to those organizations meeting the requirements as set out under Council Policy 3561 and Sections 220 and 224 of the *Community Charter*.



City of Richmond

Memorandum Finance and Corporate Services Division Finance Department

To: Mayors & Councillors
From: Jerry Chong, CPA, CA
Director, Finance
Date: February 7, 2017
File: 03-0970-01/2017-Vol 01
Re: Results of the Public Consultation on the Consolidated 5 Year Financial Plan (2017-2021) Bylaw No. 9663

The City's 5 Year Consolidated Financial Plan (2017-2021) Bylaw No. 9663, was read by Council on January 9, 2017 and prior to adoption a process of public consultation must be undertaken.

The *Community Charter* (section 166) requires a local government to undertake a process of public consultation regarding a proposed financial plan before it is adopted. However, the legislation does not specify the format and it is at the local government's discretion to determine an appropriate method. Public consultation could include meetings, surveys, open houses, use of websites and newspaper ads. Staff conducted the public consultation as follows:

- A news release including a link to the City's 5 Year Financial Plan webpage was posted on the City's website on January 10, 2017.
- An e-blast was sent to over 1,470 registered users of Let's Talk Richmond on January 10, 27 and February 3, 2017.
- Advertisements were placed in the Richmond News Wednesday, January 11 and Friday, January 20, 2017.
- Several tweets were posted on the City's Twitter account (@Richmond_BC) to raise awareness of the ongoing public consultation from January 12 to February 5, 2017.
- A Facebook ad was placed from January 17-22, 2017 reaching 3,808 Facebook users. A Facebook post was done on February 4, 2017 reaching 2,711 Facebook users.
- Finally, copies were made available at the Information Centre at City Hall.

Comments were accepted from Tuesday, January 10, 2017 until Sunday, February 5, 2017. During the public consultation period, there were 189 visitors to the Let's Talk Richmond website and 94 visitors to the City's website that viewed the 5 Year Financial Plan webpage, for a total of 283 online visitors. Fourteen copies of the financial plan were requested of the City Hall - Information Centre. These statistics are summarized in the following table.

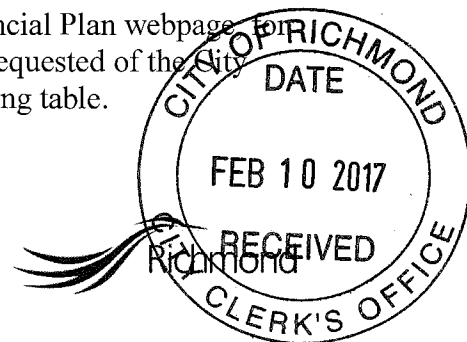
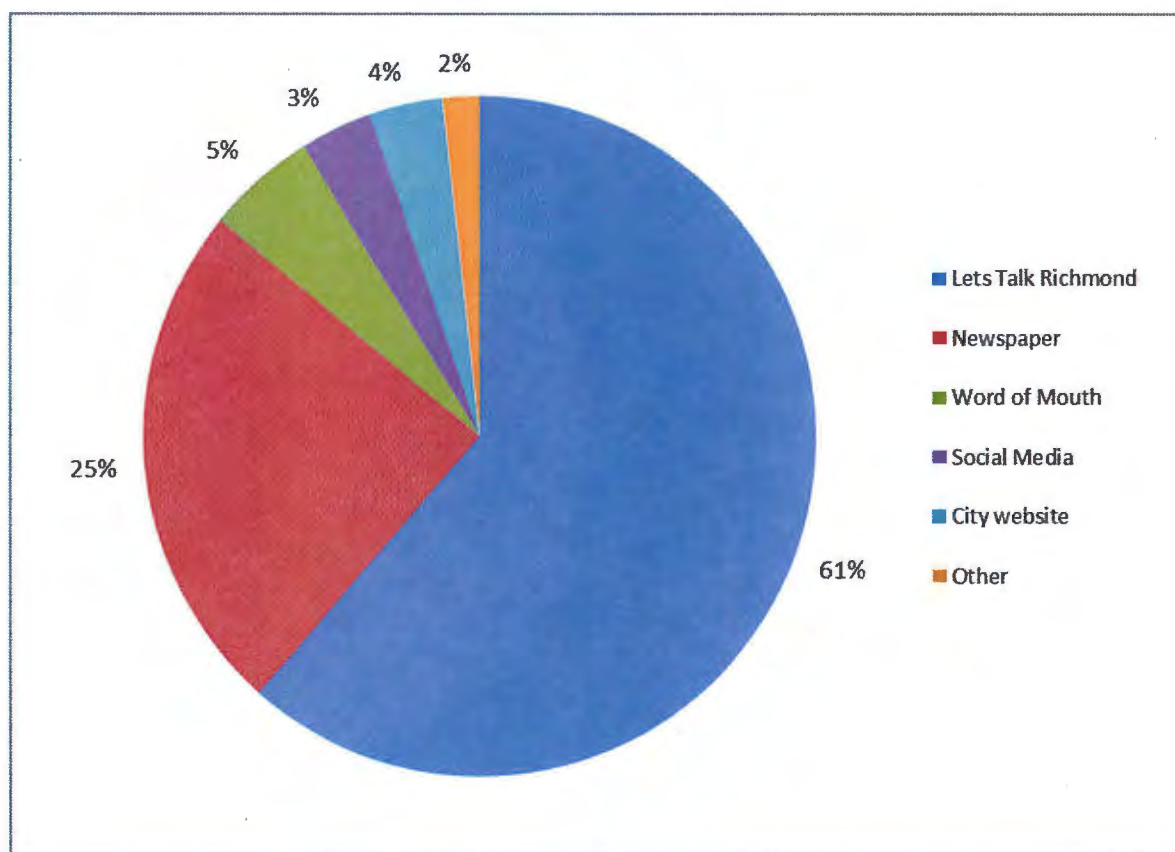


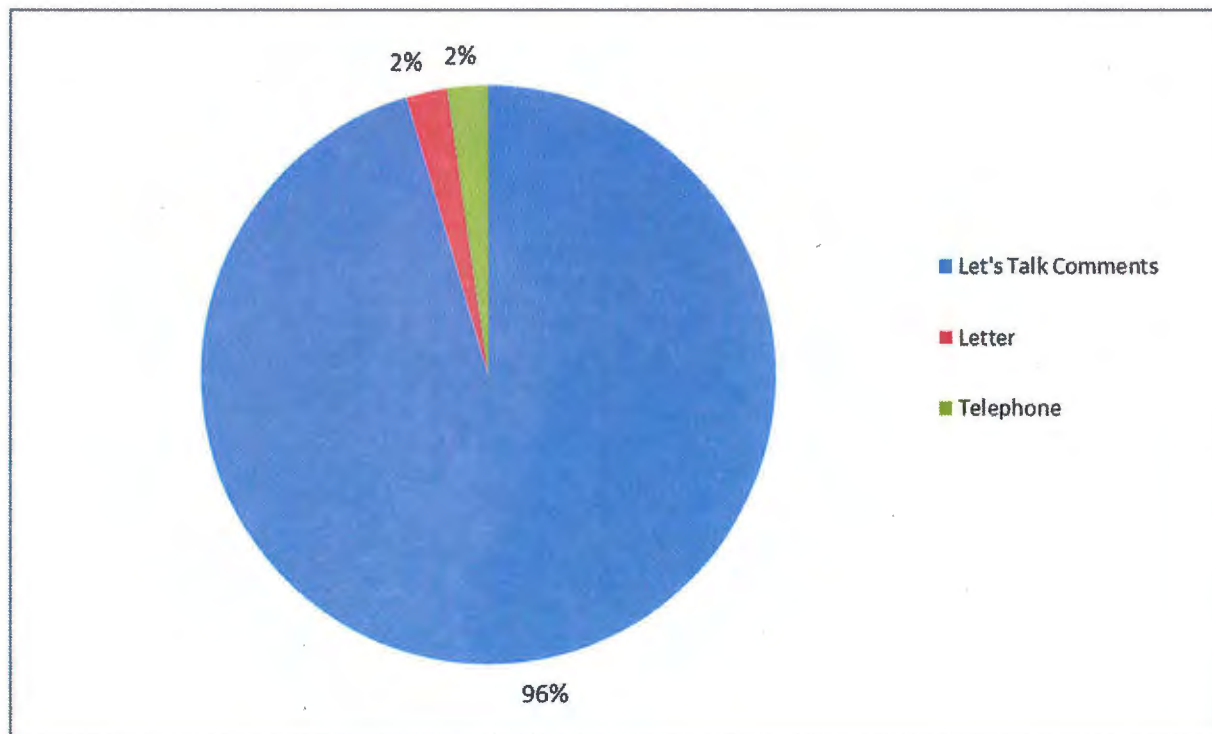
Table 1 - Summary of Visitors

| | 2017 | 2016 | % Change |
|----------------------------------|------------|------------|----------------|
| Let's Talk Richmond | 189 | 171 | 10.53% |
| City Website | 94 | 41 | 129.27% |
| City Hall - Information Centre | 14 | 5 | 180.00% |
| Total Visitors | 297 | 217 | 36.87% |
| Comments/Letters Received | 45 | 19 | 136.84% |

Figure 1 summarizes how respondents heard about the public consultation.

Figure 1 – How did you hear about the consultation?

Respondents were given the option to submit comments or questions through Let's Talk Richmond, via e-mail or over the phone. Figure 2 summarizes the initial response method. Note that some comments were initiated over the phone and followed up with a letter while others were initiated on Let's Talk Richmond and followed up with e-mails.

Figure 2 – How Respondents Submitted Comments

The comments received are widely varied and Finance staff coordinated with staff across the organization to compile complete responses and responded to each online comment.

The comments received through Let's Talk Richmond are included in Attachment 1. A summary of phone conversations, all of which were responding to one individual who subsequently submitted a letter are summarized in Attachment 2. The names and contact information have not been disclosed for privacy and protection of identity. Staff responses are also included in the attachment for information purposes.

A copy of letters received and response letters sent are included in Attachment 3.

Jerry Chong, CPA, CA
Director, Finance

Pc: SMT

Let's Talk Richmond
Consolidated 5 Year Financial Plan (2017 – 2021) Bylaw No. 9663
Public Consultation Comments and Responses

| Ref | Comment/Question | Staff Response |
|-----|--|--|
| 1 | Not enough emphasis on maintaining and protecting farmland and traditional neighbourhoods. | <p>The current 2041 Official Community Plan (OCP) has a range of policies, to protect both farmland and traditional neighbourhoods through tailored approaches, for example:</p> <p>(1) In Agricultural Areas:</p> <ul style="list-style-type: none"> - Richmond farmland is currently managed by the City's Agricultural (AG1) zone requirements - It is also managed by the Province's Agricultural Land Reserve (ALR) requirements - Recently, Council has authorized a public consultation, to determine what people think about establishing maximum farm house and residential floor plate size (i.e., the house and related residential accessory buildings and structures) <p>(2) In traditional neighbourhood (Single Family [SF] areas):</p> <ul style="list-style-type: none"> - The 2041 OCP and Area Plan Neighbourhood Residential land use policies both protect neighbourhoods and allow, in certain circumstances, a range of needed dwelling units (e.g. SF houses, duplexes, triplexes, row housing) - Recently, Council approved, after public consultation, new SF building massing regulations and replaced Land Use Contracts (LUC) 'zoning' with more tailored and limiting City controlled single family house size Zoning Bylaw requirements - Soon, it is anticipated that the City's 2007 Affordable Housing Strategy review will be completed, to better address Subsidized, Low End Market Rental and Rent to Own housing, and a Market Rental Housing Policy and Neighbourhood SF Lot Size Policy Review will be brought forward. - Council continues to request both Federal and Provincial funding for to provide a range of more affordable housing for Richmond residents. |
| 2 | <p>This is a complex document and I appreciate how much time it took to put it together. Thank You</p> <p>One project in particular that I was looking for and couldn't find is the widening to four lanes from 2, the southern portion of No 2 Rd from Steveston Hwy to London Road. Is this project still live</p> | <p>This project is in the design stage. Construction is scheduled to commence later this year.</p> |

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| | <p>Response to our Response:</p> <p>Thank you for your feedback. I have one more item which I would like to comment on but the website would not let me sign on again. I'm concerned that there is only 250,000 dollars allocated to bus shelters for Richmond. I don't think the program is sufficiently aggressive. The new benches recently installed on major roads is a start, but wet benches in winter rain storms don't offer much relief other than those with disabilities who have no choice only to sit on them. There are two locations on No 2 Rd that I can think of which have more than ample room for a shelter but instead they have a lone bench in a large concreted area the first is located at No 2 and Williams the other is at the entrance to new housing located at The old Steveston High site. Why is it that it has taken Richmond so long to complete a program that provides basic bus shelters through out the city. All other municipalities in the lower mainland have an adequate supply of shelters. Bus shelters are a basic provision for any city.</p> | <p>City funding of \$250,000 via the Transit Related Amenity Improvement Program for the installation of transit shelters is in addition to the transit shelters with advertising to be supplied, installed and maintained by Pattison Outdoor Ltd (Pattison) as part of its 20-year contract with the City. As part of the contract, Pattison will provide 200 transit shelters and 600 benches within the first 10 years. City funding plus developer contributions secured through the development application process will supplement the installation of additional shelters beyond those provided by Pattison. Locations for transit shelters are prioritized based on passenger boardings (i.e., those bus stops with a higher number of passengers waiting for a bus have a higher priority for installation given sufficient right-of-way). The location at No. 2 Road-Williams Road will be assessed according to the this policy while a developer contribution towards two transit shelters has been secured as part of the development application process for the location at No. 2 Road-Wallace Road (old Steveston High School site).</p> |
| 3 | <p>Does YVR continue having big noses during the late night</p> | <ul style="list-style-type: none"> - Even though YVR is federally approved to operate 24 hours a day, it continues to avoid and minimize airport night noise, as follows: - YVR's Noise Abatement Procedures are available at: http://www.yvr.ca/en/about-yvr/noise-management/monitoring-and-abatement - Airlines are required to obtain prior approval of a proposed departure of a jet aircraft which is over 34,000 kg (maximum take-off weight), regardless of actual take-off weight, between midnight and 6:00 am - Between 11:00 pm and 6:00 am, airlines are required to use the runways to have both arriving and departing airplanes fly over the Strait of Georgia, rather than over residential areas (weather permitting) - Requiring planes to turn early, to minimize flights over populated areas - Closing the North Runway between 10:00 pm and 7:00 am (e.g., except for an emergency like maintenance or snow) |

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| | | <p>- YVR also provides information on South Runway closures for annual maintenance, repairs and the Runway End Safety Areas (RESA) project that require the use of the north runway at night:</p> <p>- See: - http://www.yvr.ca/en/about-yvr/noise-management/south-runway-maintenance-schedule ;-</p> <p>As well, noise complaints may be reported, to YVR by email (noise@yvr.ca), to YVR's noise information line (604-207-7097) and by visiting the YVR online noise-monitoring and flight tracking tool (WebTrak)</p> <p>- Council also appoints a citizen representative to the YVR Aeronautical Noise Management Committee which advises on airport noise.</p> |
| 4 | <p>No timeline on the Steveston/London park improvements, it just says phase 1 of 3, many years ago we were promised "phase two" guess what, it didn't happen and my kids grew up, hoping it will happen for the grandkids.</p> <p>Also when will the Steveston community center get its redevelopment, but I see lots of money for the city center and the oval. We feel a little left out over here.</p> | <p>With the acquisition by the City of approximately 5 acres of land previously owned by the Richmond School District, a plan was prepared in 2015 to integrate that area with the existing park and, at the same time, add new amenities to London Steveston Park. The new park amenities will be constructed over 3 years, starting in 2017, and are anticipated to be complete in 2019. Further capital submissions for the work will be presented for Council approval in 2018 and 2019.</p> <p>The 2017 Capital Budget includes Advanced Planning and Design funding for Major Facilities Phase 2, which includes the Steveston Community Centre and Branch Library, which has been identified as a Council approved priority project. Once the planning and design is complete, a Capital Project budget will be brought to Council for consideration.</p> |

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| 5 | <p>Make more funding on bicycle trail or network.</p> | <p>The City has an annual capital program, the Active Transportation Improvement Program, that is dedicated to funding the implementation of on- and off-street cycling and rolling (e.g., in-line skating, skateboarding) infrastructure such as on-street bicycle lanes, off-street multi-use paths and neighbourhood bikeways on local streets (e.g., Crabapple Ridge bike route). For the 2017 Capital Budget, this amount is \$320,000. The City also seeks cost-share grant opportunities from external agencies (e.g., provincial BikeBC program, TransLink, ICBC) to extend this funding further. Funding allocated to this program will vary depending on other competing priorities and Council approval. Cycling facilities may also be implemented as part of a capital road project (eg Lansdowne Road between Minoru and Alderbridge) and through frontage improvements as part of adjacent development (eg off-street pathway at the Gardens development at No 5 Road and Steveston Highway).</p> |
| 6 | <p>Glad to see city promising to promote provincial tax deferment for seniors and families. Let's see it. Also, good to see funding to library apparently reinstated and that Lulu Island Energy seems to be ~ self-supporting at present. Hope the full complement of RCMP is finally reached this yer too.</p> <p>Seems the city needs to look into what' going on with potential natural gas availability in Richmond.</p> <p>And, we need to keep the pressure on higher levels of government to save our farmland from the ever-increasing demands of the hubris of the Vancouver Port Authority.</p> | <p>The City of Richmond currently has in place gas purchase contracts with Direct Energy services for the purchase of approximately 80% of the natural gas it uses in its buildings, mostly for heat and hot water services. These contracts are reviewed and renewed on an as needed basis. The remaining natural gas, approximately 20%, that the City purchases for its smaller buildings is obtained from Fortis BC.</p> <p>Council continues to keep the pressure on the Federal and Provincial governments, to stop the Port of Vancouver (Port) expanding on farmland, by requesting Minister of Transport Canada to not allow the Port to buy and use agricultural land for Port uses.</p> |

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| | Can we still challenge the Massey Tunnel Bridge? | The George Massey Tunnel Replacement Project is subject to a provincial Environmental Assessment (EA) process, which is currently nearing completion. The Project must first receive an EA Certificate before construction can commence. The BC EA Office is anticipated to provide its recommendations by the end of January 2017 as to whether or not an EA Certificate should be issued to the two provincial Ministers assigned to make the decision: the Minister of the Environment (Hon. Mary Polak, contact: ENV.Minister@gov.bc.ca) and the Minister of Community Sport and Cultural Development (Hon. Peter Fassbender, contact: CSCD.minister@gov.bc.ca). Accordingly, you may wish to express your opinion to these Ministers or directly to Premier Christy Clark (premier@gov.bc.ca). Information on the Project is available at http://engage.gov.bc.ca/masseytunnel/ , which also identifies ways to participate (see http://engage.gov.bc.ca/masseytunnel/waystoparticipate/). |
| | Where are at with the airport pippin under Richmond? | The Vancouver Airport Fuel Delivery (VAFD) project is moving forward under a conditional Environmental Assessment Certificate and is seeking a permit from the Oil and Gas Commission. The VAFD has a permit to construct the storage tanks on port land from Port Metro Vancouver and is actively conditioning the soil in preparation for construction. The VAFD is also working toward an Environmental Development Permit for their Fuel Offloading Facility from the City of Richmond. |
| 7 | I live in Richmond for 18 years, first time know it | No response required. |
| 8 | The city needs to plan for effective and efficient clearing of roads and bridges from ice and snowfall in the winter. There are resources available to have crews on call, and if the weather turns mild that year, there will be surplus budget to allocate for next year's projects, or keep it as a rolling fund from year to year. | The City has a snow and ice response plan that ensures all necessary resources are available 24/7 if and when required. Any surplus budget from mild weather years is set aside for use in years with more than average snow fall. |
| 9 | Why has the expenditure on RCMP consistently remain to be the highest every year? Is Richmond infested with crime? | Policing is the largest contracted service for the City. The main cost drivers are: salary and personnel costs, training, and Integrated Teams. The annual cost increase for the RCMP Contract was between 2.6% and 2.9% in the last four years. For 2017, Council has authorized 223 officers and 2 civilian member crime analysts. In addition, municipal staff support the RCMP Detachment. |

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| <p>How about being more proactive and invest more resources on environmental design to prevent criminal activity than being reactive and spend tax dollars on RCMP?</p> | <p>The Richmond RCMP is proactive in its crime fighting through the Crime Reduction Strategy. The key elements of the strategy comprise of: community engagement and partnering, intervention, prevention and enforcement. In particular, the Richmond RCMP is part of the City's Advisory Design Panel. The Advisory Design Panel (ADP) is an advisory body of the City of Richmond, bound by 'Terms of Reference'. Members of the ADP are nominated by designated associations and are appointed by Council. The panel meets twice monthly and makes recommendations with regard to the design, landscaping and site planning of all new or renovated buildings except single-family and two-family dwellings. The Richmond RCMP is represented on the City of Richmond ADP by Reserve Constable Barry Edwards, of the Crime Prevention Unit (CPU), who is a trained Crime Prevention Through Environmental Design (CPTED) practitioner and qualified subject matter expert. There is currently a total of twelve members of the ADP, most of whom are also CPTED trained and work for the City of Richmond. As part of the building development process, land developers go through a series of steps to get approval to build. The developers present their proposals to the ADP who consider the proposals vis a vis the City's planning objectives, constraints, and/or guidelines, as well as, neighbourhood impact. It is during this process that CPTED principles are applied and considered. The ADP can, and often does, provide feedback and commentary to applicants for improving proposed plans such as increased lighting, security enhancements, access by the disabled, among other things. If plans are approved, then the panel votes to see if the proposal will go to the next step in getting their building licence. The Richmond RCMP has always had a seat on the panel and continues to provide input. However, as a large number of projects are reviewed by the panel, the RCMP does not participate in all review processes and focuses on specific projects such as those that are high security in nature or otherwise of specific interest to police (banks, diplomatic complexes, commercial marijuana grow operations, sensitive materials warehousing, etc.) and those where the panel specifically seeks police input. Majority of ADP hearings deal with the construction of residential complexes, which do not require police input.</p> |
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| | Is the casino contributing more to security since crimes tend to congregate around casino activities? | Revenue from the casino provides funding for four police officers. |
| 10 | Currently, I do not see any proposals/funding for a cycling network. With Richmond being flat, we have the perfect geography to have an integrated cycling network to be used as transportation and try to reduce our use of the automobile, especially as certain areas and arterial roads are/ have become more dense. | The City has an annual capital program, the Active Transportation Improvement Program, that is dedicated to funding the implementation of on- and off-street cycling and rolling (e.g., in-line skating, skateboarding) infrastructure such as on-street bicycle lanes, off-street multi-use paths and neighbourhood bikeways on local streets (e.g., Crabapple Ridge bike route). For the 2017 Capital Budget, this amount is \$320,000. The City also seeks cost-share grant opportunities from external agencies (e.g., provincial BikeBC program, TransLink, ICBC) to extend this funding further. Funding allocated to this program will vary depending on other competing priorities and Council approval. Cycling facilities may also be implemented as part of a capital road project (eg Lansdowne Road between Minoru and Alderbridge) and through frontage improvements as part of adjacent development (eg off-street pathway at the Gardens development at No 5 Road and Steveston Highway). Further information on the City's planned cycling network can be found at: http://www.richmond.ca/__shared/assets/OCP_9000_mobility34182.pdf |
| 11 | Still going through it | No response required. |
| 12 | this isn't engagement. You've told us what you are doing without asking what residents see as important. It seems that an annual 3% property tax increase over the next five years is incredibly steep | This is the second opportunity to provide input into the 5 Year Financial Plan (2017-2021). The first opportunity was in October 2016, which included two open houses and a Let's Talk Survey. Your previously submitted comments and all other comments have been reviewed by staff and provided to Council and incorporated into this plan where possible. The estimated property tax increase for years 2018-2021 will be reviewed by Council in each subsequent year, inclusion in the 5 Year Financial Plan does not represent final approval. |

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| 13 | <p>Costs need to be scaled back - salaries held in check - items such as over \$1million for Oval scrapped - replacement of fire halls has gone well.</p> <p>Stop monster houses especially on farm land.</p> | <p>The City has an Operating Agreement with the Oval to provide services to the community.</p> <p>Recently, Council has authorized a public consultation, to determine what people think about establishing maximum farm house and residential floor plate size (i.e., the house and related residential accessory buildings and structures)</p> |
| 14 | <p>The Steveston community needs to have a new community centre as soon as possible. It is generally too small which prime examples being the fitness centre, the rooms for events and preschool, not enough space for youth and seniors and the small offices for the staff. This should be a priority to be built as soon as possible. We also need a replacement for Lions Manor as soon as possible to be built near the community centre for easy access for the residents.</p> | <p>The 2017 Capital Budget includes Advanced Planning and Design funding for Major Facilities Phase 2, which includes the Steveston Community Centre and Branch Library, which has been identified as a Council approved priority project. Once the planning and design is complete, a Capital Project budget will be brought to Council for consideration.</p> |
| 15 | <p>Please set aside adequate funds to provide more bylaw officers to crack down on illegal hotels operating in neighbourhoods.</p> | <p>Community Bylaws is in the process of hiring four Temporary Bylaw Officers which will be assigned to investigate Short Term Rentals. The future of this initiative will depend on the outcome of the upcoming public consultation process and Council's decision.</p> |
| 16 | <p>How is funding determined and allocated for contingencies that occur with weather related events? Flooding and snow storm related services have recently been addressed and shortcomings exposed in some Metro Vancouver jurisdictions.</p> | <p>The City's budget includes funding for Snow & Ice Control. Any surplus budget from mild weather years is set aside for use in years with more than average snow fall. In addition, the City has set aside provision funding to deal with emergency situations.</p> |

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| 17 | <p>I am displeased, if not outright angry, with the continuing increase in property taxes, because salaries and the rest of the economy does not keep up with 2.98%. At least, not at this time, and probably not within the next 3 years, at the least. To draw a comparison with a narrative, I work in an unionized environment (a very strong union), for a high quality employer, and they provide for increases in salaries, depending on how the BC economy has fared. This year, that allowance is 1%. 1%, not 2.98%.</p> <p>The current interest rate is very low, the city could consider borrowing for funding or decrease allocation to the reserves (the city can borrow when the need arises). Basic financial planning advises that in periods of low interest rate, borrowing is also a strategy and can yield better returns than drawing from existing cash.</p> <p>I also argue that it may be too ambitious to implement a 5-year plan. The more you implement, the more resources you have to draw. Stretch out the 5-year plan to a 10-year plan, and should BC's economy drastically improve within that period, City can then amend and increase the frequency at which they complete projects and expansion. This is a conservative strategy when economics times are unstable, and I expect the City to operate within their means, and have the foresight and capacity to change gears as the economy improves. Currently, because the City is increasing property taxes (a direct hit to their citizen's finances) during Canada's persisting economic low-tide, the City does not appear to be operating within their means.</p> | <p>The property tax increase is not solely due to salary increases alone. It includes contractual obligations such as the RCMP Contract as well as regulated increases from Hydro, Natural Gas and insurance. The increase also covers additional levels of service provided to the growing community such as the provision of 11 additional police officers.</p> <p>Council has revised its financial policies to consider debt where circumstances support borrowing. In 2014, Council took advantage of the low-interest rate environment borrowing \$50M to fund Major Facilities Phase 1. Borrowing could create a large tax increase since new debt would need to be serviced. By transferring funding to reserves, tax increases are moderated and reserves are created in order to plan and construct capital infrastructure in a well planned and timely manner.</p> <p>The 5 Year Financial Plan is prepared in accordance with the requirements of the Community Charter. The rolling 5 Year Financial Plan is updated annually and approved by Council each year. Adoption of this financial plan does not represent final approval for the future years.</p> |
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| 18 | <p>I see a lot of good uses for our money in such thing as increased policing and restoring the library hours.</p> <p>However one time expenditures like new logo and tee shirts for the Partners for Beautification program are questionable.</p> <p>Still see no plans for replacing the disgusting facility we use for the city animal shelter!!!</p> | <p>The Partners for Beautification Program was initiated in the 1990s with the goal of encouraging residents including schools, youth groups, businesses, strata councils, associations and clubs in Richmond to volunteer to enhance the City's Parks and Open Spaces. Volunteers adopt areas, participate in invasive species pulls, habitat restoration projects, and community clean ups. In 2016, 1,310 individuals contributed over 9,000 hours through this program. Applying an in-kind value of \$20 per hour, this represents an annual in-kind contribution to the City of \$180,000. Active volunteers in the program have expressed a desire to have branded clothing to wear while they are volunteering in order to clearly identify them as volunteers and to help promote the program. The recruitment of additional volunteers will help generate future long term cost savings to the City.</p> <p>The 2017 Capital Budget includes Advanced Planning and Design funding for Major Facilities Phase 2, which includes the Richmond Animal Shelter, has been identified as a Council approved priority project. Once the planning and design is complete, a Capital Project budget will be brought to Council for consideration.</p> |
| | <p>Response to our Response:</p> <p>Thank you for taking the time to respond to my comment on the survey Jerry. In all the years I have been responding, yours is the first response I've ever received. Do you know who I could talk to about funding for a new City animal shelter?</p> | <p>The Advanced Design Funding for Major Facilities Phase 2, including the Richmond Animal Shelter is being funded from the City's reserves. Once the planning and design is complete, the funding for construction will be considered at that time.</p> |
| | <p>Response to our 2nd Reponse:</p> <p>WOW that is so exciting thank you. Looking forward to seeing the new plans.</p> | |

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| 19 | <p>The amount sitting in reserves and being transferred to reserves is astronomical. Half of the annual tax increases burdening Richmond residents are caused by reserve increases. When reserves are very healthy, there is no need to keep growing them.</p> <p>Mandatory annual tax increases are not acceptable, especially in light of the fact the extra funds are not needed.</p> <p>I am also disappointed and angry with council about all the discussion over funding for the public library, when the Oval has TWICE the budget, and serves probably 1/10th the number of people. When you look at the fact that libraries service vulnerable populations such as the elderly, disabled, and in poverty, and that the Oval services the exact opposite populations, I am doubly upset with the direction the Council has taken. Add to that the millions in capital funding that is on its way to the Oval.... It's a sad day in Richmond.</p> | <p>Council's Long Term Financial Management Strategy includes an additional 1% toward infrastructure replacement, rather than relying on debt in the future to build new community facilities. It also allows for stable increases rather than a sharp fluctuation as facilities are built. Once the optimal level of funding is reached, the 1% increase will no longer be required. The required annual reserve contribution is based on the long-term replacement plan for City assets and is determined through analysis of the existing reserve balance, the timing of required expenditure and annual funding. Gaps in anticipated funding compared to the planned expenditure are narrowed through increases to the transfer to reserve.</p> <p>Tax increases are limited to amounts that are contractual obligations, such as the RCMP contract, and regulated increases, such as Hydro, Natural Gas, insurance, etc. Increases for additional levels of service are approved by Council, such as the addition of 11 police officers to the 2017 Budget.</p> <p>The City contributes \$9M annually to the Richmond Public Library's operating budget; this funds 92% of Library operations, the remainder of which is mostly funded through a provincial grant. In addition, as the Library does not provide their own funding for capital projects this is also the responsibility of the City. Replacement of the Steveston Community Centre and Branch Library has been identified as a Council priority in the 2017 Budget. The City contributes \$3.4M annually to the Richmond Olympic Oval in exchange for delivering services to the community; this funds 24% of the Oval's operations, the remainder of which is mostly funded through membership revenues. The Richmond Olympic Oval funds their own capital projects through their own reserves or through external funding, for example funding received from Tourism Richmond through the hotel tax.</p> |
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| 20 | <p>Overall a solid plan. Given the densification that is taking place, I am not sure that the roads allocation is sufficient to relieve traffic congestion. Some statistics on the vehicle population in Richmond would be interesting, together with a longer term road system plan.</p> | <p>As part of the background technical work for the Official Community Plan (2041) Update undertaken in 2010-2011, travel demand modelling was undertaken by consultants based on forecast population and employment growth. The results confirmed that Richmond's internal road network has sufficient capacity to meet future growth to 2041. Only the crossings that connect Richmond to other regions (e.g., Oak St Bridge, Arthur Laing Bridge), which are not under the jurisdiction of the City, may experience capacity constraints. Moreover, per the Official Community Plan, the City's target is to shift more trips to transit, cycling and working from private vehicles such that 51% of all trips are made by sustainable travel modes thereby lessening the need for increased road capacity.</p> <p>Further details on the planned long-term road network, which will include new roads and thus more capacity at strategic locations, can be found at:</p> <p>City-wide: http://www.richmond.ca/shared/assets/OCP_9000_mobility34182.pdf (see Section 8.1)</p> <p>City Centre Area: http://www.richmond.ca/shared/assets/23_mobility23839.pdf (see Section 2.3.1)</p> <p>Statistics such as vehicle ownership in Richmond can be requested from the Insurance Corporation of BC (ICBC): http://www.icbc.com/about-icbc/contact-us/Pages/default.aspx</p> |
| 21 | <p>My house taxes are too high. I cannot understand why the taxes are tied to the market housing rate. If that is how you determine to collect the taxes then the increase due to the market should suffice. I was due to retire this year, but now I can't because of the cost of my house taxes, and utilities. I do not feel like I am getting value for my contributions at all.</p> | <p>Under the Community Charter, all municipalities in BC must calculate tax rates based on assessment values provided by BC Assessment. Increase in your assessment value does not result in a 1 to 1 increase in your property tax. Please go to the following link to see the relationship between assessment and property taxes: http://www.richmond.ca/cityhall/finance/propertyassessments.htm</p> <p>You had mentioned that you were due to retire this year. The Province of BC offers a low interest tax deferment program for property owners who are 55 years of age or older. Please see http://www2.gov.bc.ca/gov/content/taxes/property-taxes/annual-property-tax/pay/defer-taxes for details. This program allows you to defer your taxes and make no tax payments until you sell your home. Current interest rate on this program is 0.7% simple interest per annum.</p> <p>If you have further property tax or assessment</p> |

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| | | questions, please contact Ivy Wong, Revenue Manager at 604-276-4046. |
| 22 | Tax increases should be no higher than 2% | Tax increases are limited to amounts that are contractual obligations, such as the RCMP contract, and regulated increases, such as Hydro, Natural Gas, insurance, etc. Increases for additional levels of service are approved by Council, such as the addition of 11 police officers to the 2017 Budget. Council's Long Term Financial Management Strategy (LTFMS) is to keep taxes increases at the Vancouver CPI rate; however this target is difficult to achieve as contractual and regulated increases often exceed this amount. The LTFMS also includes an additional 1% toward infrastructure replacement, rather than relying on debt in the future to build new community facilities. It also allows for stable increases rather than a sharp fluctuation as facilities are built. Once the optimal level of funding is reached, the 1% increase will no longer be required. |
| 23 | If you are not privy to discussions these are very difficult to relate to. Numbers are only 1 piece - the other is the context Programs such as sustainability or support for Arts are difficult to find through these budget figures | No response required. |
| 24 | The proposed consolidated 5 year Financial Plan appears reasonable, affordable, and sustainable. | No response required. |
| 25 | I am really upset that the City is allocating \$1.4 million to renovate the Oval, which is only 7 years old, while our homeless and at-risk women and men have no permanent housing. Where are the City's priorities. | <p>The \$1.4M that the Richmond Olympic Oval is utilizing for the expansion project is funded by an external grant from Tourism Richmond through hotel taxes collected. The terms of this agreement are limited in how the funds can be spent; therefore it is not possible to redirect these specific funds to housing.</p> <p>Through the Affordable Housing Strategy, the City secures ongoing contributions from development. In developments with more than 80 units, the City secures 5% of the total floor area as built affordable housing units. With smaller apartment developments (e.g. 80 units or less), townhouses and single family homes, the City requires a cash contribution to the Affordable Housing Strategy through the rezoning process. The City is currently updating the Affordable Housing Strategy, and will be examining the requirement for built affordable housing units and the</p> |

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| | | cash contributions. The City will also explore other policy options to create more affordable housing as part of the Affordable Housing Strategy update. From these contributions the City has approved \$20.8M for the Kiwanis affordable housing development and has approved a total of \$19.9M in funding for the Storeys affordable housing development. As these amounts were already approved in previous financial plans, they do not appear in the future year plans, even though the funds are transferred as key milestones are reached. |
| 26 | How is funding determined and allocated for contingencies that occur with weather related events? Flooding and snow storm related services have recently been addressed and shortcomings exposed in some Metro Vancouver jurisdictions. | The City's budget includes funding for Snow & Ice Control. Any surplus budget from mild weather years is set aside for use in years with more than average snow fall. In addition, the City has set aside provision funding to deal with emergency situations. Your comments will be provided to Council for information. |
| | Response to our Response: Thank you so kindly for the reply! I wasn't expecting this. I really appreciate it. | |
| 27 | No timeline on the Steveston/London park improvements, it just says phase 1 of 3, many years ago we were promised "phase two" guess what, it didn't happen and my kids grew up, hoping it will happen for the grandkids. Also when will the Steveston community center get its redevelopment, but I see lots of money for the city center and the oval. We feel a little left out over here. | <p>With the acquisition by the City of approximately 5 acres of land previously owned by the Richmond School District, a plan was prepared in 2015 to integrate that area with the existing park and, at the same time, add new amenities to London Steveston Park. The new park amenities will be constructed over 3 years, starting in 2017, and are anticipated to be complete in 2019. Further capital submissions for the work will be presented for Council approval in 2018 and 2019.</p> <p>The 2017 Capital Budget includes Advanced Planning and Design funding for Major Facilities Phase 2, which includes the Steveston Community Centre and Branch Library, which has been identified as a Council approved priority project. Once the planning and design is complete, a Capital Project budget will be brought to Council for consideration.</p> |

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| | <p>Response to our Response: Thank you for your reply, where would I see the plans, I know there were some presented at the open houses, but I don't know which one was decided as the one chosen.</p> | The Final Park Concept Design is attached. |
| 28 | I support the overall direction, property tax and spending levels in the Plan. I would need more understanding to comment in greater detail | No response required. |
| 29 | I have a concern about the money being spent on the Olympic Oval. I would like to see how much more will be spent on Monore Park development. The Tennis Club on the park needs a new clubhouse to maintain the new look throughout the park. | Any changes to Minoru Park and its facilities will be considered through a Minoru Park masterplanning process which will occur in 2017 and 2018. |
| 30 | I never object to my tax support of schools even though i have never had children but i do enjoy my dog but richmond does provide off leash areas but almost no off leash LARGE fenced parks -- I have to go to Cresent Beach (Blackie Spit) and WhiteRock (Dogwood Park) for their fabulous really large and well planned fenced dog parks - considering the small tax base of Cresent beach and White rock it seems a shame we cant do more to provide similar resources for our residents. Happy to outline the differences if anyone interested in contacting me | <p>The City of Richmond currently has 10 designated off leash dog parks throughout the City. The largest areas are at McDonald Beach, No.3 Road Waterfront Park and Woodward's Slough and are unfenced. The City's other seven off leash areas are fenced.</p> <p>In 2014 / 2015 the Parks Department piloted four new off leash areas for a period of one year. Based on public feedback , all four areas were maintained as off leash areas, and two were increased in size. The South Arm fenced off leash area was improved and expanded in 2016/2017 and will be completed by the end of February 2017. As part of the 2017 capital program, the fenced off leash area at Garden City Park will also be expanded in size to better meet the needs of residents.</p> <p>A map of off leash areas in the City can be found at - http://www.richmond.ca/parks/parks/dogsinparks.htm</p> |

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| 31 | <p>Richmond must reverse its financial planning for the next 5 years and start reducing expenditures, not increasing expenditures. There must be no tax increases, rather with an expanding population and more tax revenue, if you hold expenditures our individual taxes should go down. We need team of experts (not staff) who will examine Richmond's expenditures to look for ways to reduce spending. We need to eliminate non-critical expenditures and re-examine senior city staff salaries.</p> <p>Good candidates for elimination or reduction: - Sell the Olympic Oval and no more financial support from tax payers. - Reduce library hours (many late hours see next to no customers. - stop all travel junkets (e.g. to Japan for tall ships). Stick to our core services and reduce or eliminate all non-core. Richmond must stop spending increases which outpace the inflation rate. I look at our taxes in 2016 versus 15 years ago. Our property taxes including water and sewer has gone up 55%. Wages in the last 15 years have not increased. This is not sustainable for normal middle class citizens. During those 15 years Canada Consumers Price Index increased 32%. So, Richmond has exceed inflation by 72%. City expenditures must not exceed the inflation rate.</p> <p>How many staff increased in the last 15 years? Have the City's salaries changes exceed those in the private sector?</p> <p>The City must bring spending under control!</p> | <p>The 5 Year Financial Plan is based on providing the same level of service. It includes contractual obligations such as the RCMP Contract as well as regulated increases from Hydro, Natural Gas and insurance. The increase also covers additional levels of service provided to the growing community such as the provision of 11 additional police officers, new community centres, and expanded pool facilities.</p> <p>Increases in staffing are approved by Council as an additional level of service. Salaries are negotiated through collective bargaining agreements and established at competitive market rates in order to attract and retain qualified staff.</p> |
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| 32 | <p>The biggest concern is the lack of services for the proposed population growth of Richmond. Townhouses are springing up everywhere in the city, yet the hospital's ability to give care remains static. There should be smaller medical clinics opened that offer emergency, and surgical care, to residents. There is such a clinic in Cumberland, on Vancouver island, which helps serve the needs of the locals.</p> | <p>The Richmond General Hospital is a responsibility of the Province of British Columbia and is not under the direct responsibility of the City of Richmond. In February 2016, Richmond City Council wrote a letter to the Premier, Minister of Health and the Richmond Members of the Legislative Assembly, the Chair of the Vancouver Coastal Health and the President of Vancouver Coastal Health, requesting an immediate commitment from the Province to build a new Richmond Hospital Acute Care Tower for completion within five years. In June 2016, the Province of BC announced that in partnership with Vancouver Coastal Health and the Richmond Hospital Foundation they are moving forward to start plans for a new replacement patient care tower. The news release from the Province can be found at this link: https://news.gov.bc.ca/releases/2016HLTH0042-000915.</p> |
| 33 | <p>Keep costs down on "appearances" of our city, such as the Olympic oval. Start a long term plan to fill in residential ditches and have proper sidewalks like any good urban residential area has. Keep wasteful expenses down.</p> | <p>The City has an annual capital program, the Neighbourhood Walkway Program, that funds the construction of new and/or upgraded neighbourhood walkways/sidewalks on local roads, in response to requests from the public and/or Council. Priority is given to walkways/sidewalks connecting locations with high pedestrian activities, such as schools, neighbourhood service centres, bus stops, recreational services centres, and shopping/retail centres, and roads with high traffic volumes/traffic conflicts. Potential locations for the City's consideration can be sent to transportation@richmond.ca.</p> <p>In addition, the Local Area Services Program encompasses neighbourhood improvements paid for by the owners of the properties benefitting, with some financial assistance from the City. Typical local area services include enclosing of ditches, installation of curb, gutter and sidewalk, installation of street lighting, and planting of street trees. Through this program, residents repay the cost of the infrastructure improvements in their neighbourhood over 20 years through an additional item on their tax bill. More information is available at: http://www.richmond.ca/services/rdws/lasp.htm</p> |

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| 34 | <p>I am outraged to see that the oval's budget is 1.5 times the budget for the public library. How can this justified? The budget should be distributed in proportion to the number of Richmond residents' they serve... Get rid of the OVAL and concentrate on other higher-use services such as the public library and the Community Centres!!!</p> | <p>The Richmond Olympic Oval Corporation is a for-profit organization that establishes its own budget. The City contributes \$3.4M under an operating agreement in exchange for services provided to the Community.</p> <p>The Oval's 2017 budget report can be found at this link: http://www.richmond.ca/shared/assets/ 2_ROOC 2017 Annual Operating Capital Budgets46119.pdf</p> <p>The Richmond Public Library Board establishes its own budget, which is presented to City Council for approval of the municipal contribution. The 2017 Municipal Contribution is \$9.0M.</p> <p>The 2017 Richmond Public Library budget can be found at this link: http://www.richmond.ca/shared/assets/ 24_OperatingBudgetsRPL45982.pdf</p> |
| | <p>Response to our Response: I appreciate your response! However, the City's 5 year consolidated plan shows otherwise ~ \$16M for the Richmond Olympic Oval Corporation which is a far cry from the \$3.4M you mention below. This is a pic from page 4 of the '2017-2021_Summary_Consolidated_5_Year_Financial_Plan' that is on the city's website.</p> | <p>To clarify, the amounts shown in the Consolidated 5 Year Financial Plan include the expenses to fully operate the Library (\$10.0M) and Oval (\$15.7M). Also included in the financial plan are the revenues generated or collected by the Library and Oval. The Library collects \$0.7M of revenue (excluding the \$9M contribution from the City) and the Oval generates \$13.0M of revenue (excluding the \$3.4M contribution from the City). Refer to the budget links previously sent.</p> <p>In other words, the City funds 92% of the Library operations, the remainder of which is mostly funded through a provincial grant. In addition, as the Library does not provide their own funding for capital projects this is also the responsibility of the City. Replacement of the Steveston Community Centre and Branch Library has been identified as a Council priority in the 2017 Budget.</p> <p>The City's contribution to the Oval, in exchange for delivering services to the community, funds 24% of the Oval's operations, the remainder of which is mostly funded through membership, admission and program revenues. The Richmond Olympic Oval funds their own capital projects through their own reserves or through external funding, for example funding received from Tourism Richmond through the hotel tax.</p> |

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| | <p>Response to our 2nd Response: Thanks again Mr. Chong,</p> <p>If the 'Richmond Olympic Oval Corporation is a for-profit organization that establishes its own budget', why are their numbers included in the city's budget?</p> | <p>While the Richmond Olympic Oval Corporation is a for-profit entity, it is wholly-owned by the City. In order to reflect all operations of the City, the Oval's budget is included in the City's Consolidated Financial Plan.</p> |
| | <p>Response to our 3rd Response: Thanks for the explanation Mr. Chong.</p> | |
| 35 | <p>Spin off Richmond Olympic Oval into its own independent for-profit business unit, make it pay business taxes and not depend upon City of Richmond grants.</p> | <p>The Richmond Olympic Oval Corporation is a for-profit entity. The City contributes \$3.4M under an operating agreement in exchange for services provided to the Community.</p> |
| 36 | <p>Environmental issues related to public property and private property should be placed ahead of piecemeal development. Richmond seems to be walking in opposite directions when you look at public projects versus private development. The city is doing many positive things about planting trees on public land, recycling and speaking up for the health and well being of Fraser river estuary. However it is also through a process of changing zoning allowing neighborhoods to become homogenized. Semi industrial and light industrial properties are being zoned to residential properties seemingly without making sure the local small businesses stay within the neighborhood. Overstocking Richmond with condos and not having daycares, small convenient stores, bottle depots, neighborhood car mechanics and many other utilitarian businesses is not good for the diversity and health of a neighborhood. Mixed used neighborhoods are far healthier and reduce transportation costs and carbon footprint s. Affordable housing should be uppermost when the city is densified, Developers should not be allowed to buy out of the scheme and be held responsible for holding the affordable housing units permanently in lieu of getting a zoning change from the council to suit what they would like to build and sell. They should be given incentives to keep the neighborhoods</p> | <p>No response required.</p> |

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| | <p>mixed use rather than split the city into areas with shopping malls, industrial units and residential areas. I would also like the city to put more financial support into social services such as Chimo crisis centre, care of the elderly and at risk children and youth. The wealth in the city should support those who need it not just strengthen the success to the successful loops within our society.</p> | |
| 37 | <p>I dont see anywhere in this budget any mention of the construction of the long promised Hugh Boyd clubhouse. As Richmond Soccer has put six figures down to help pay for it, and soccer is by far the most played sport in Richmond, why has this project been punted down the field and forgotten? Concessions at this location could help soccer be self sustaining and grow. Are you forgetting our kids?</p> | <p>At this time, the Hugh Boyd Fieldhouse has not been identified as a priority major facility project in the next five years nor has any commitment for additional funding for the project been received from Richmond Soccer. A feasibility study was undertaken by the City in conjunction with stakeholders including Richmond Soccer and this study will be shared with Council in the near future.</p> |
| 38 | <p>(1) Richmond is an expensive place to live. Taxes are rising 3.5%, but most peoples' incomes do not grow that quickly. Pensions have gone up only 1.3%.</p> <p>(2) Please pare expenses carefully: the Richmond Public Library is an important resource and deserves more than \$4.06 of the tax dollar.</p> <p>(3) Find corporate sponsors for events rather than support them with city funds. If sponsors aren't interested, the events probably aren't worth it.</p> <p>(4) Stop funding the Olympic Oval - if it can't pay its own way, get rid of it.</p> | <p>Your comment summarizes the challenge faced by the City in budgeting. There is a demand for additional services to be provided, such as your suggestion to increase funding for the library; which would result in a further tax increase. The City considers the demand for increased services while ensuring tax increases are reasonable.</p> <p>The City has received Corporate sponsorships for major events and continues to seek additional sponsorships for future events.</p> <p>The City has an Operating Agreement with the Oval to provide services to the community.</p> |
| | <p>Response to our Response: Thank you for your response: I did not expect to get one from a real person.</p> <p>May I suggest that you try to survey Richmond residents on what they consider to be unnecessary or frivolous expenditures. People often comment that something is a waste of money, and it would give you insight into what people value.</p> | <p>Thank you for your email. Your comments will be provided to Mayor and Councillors as well as the appropriate staff.</p> |

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| | <p>For example, the pump station at No. 1 Road and Road has, for lack of a better descriptions, 'cute' sayings on the concrete (photo attached). I am not the only person who considers these as a waste of money. A well-designed pump station is sufficient—decoration is not necessary—and the money is better spent on community resources such as the library.</p> <p>Another example of excess is the 4-way intersection at No. 1 Road and Moncton St. which cost a bundle (was it \$600,000?) when a set of regular traffic lights would have worked just as well.</p> <p>We need a mindset at city hall where it is everyone's responsibility to ask, "Is this expenditure necessary?" I know this is possible. At my former workplace everyone understood that wasting money was not an option. This mindset is driven from the top.</p> | |
| 39 | <p>Concerned that the huge increase in home assessments will translate into huge property tax charges with no additional services added to individuals!</p> | <p>Under the Community Charter, all municipalities in BC must calculate tax rates based on assessment values provided by BC Assessment. An increase in your assessment value does not result in a 1 to 1 increase in your property tax. Please go to the following link to see the relationship between assessment and property taxes: http://www.richmond.ca/cityhall/finance/propertyassessments.htm</p> |

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| 40 | <p>I have the following comments:</p> <p>1) Why do we need to put 1% of the annual tax increase to Reserves? Is there a target for the reserve be maxed?</p> <p>2) What is the annual income/revenue of Richmond Olympic Oval? It seems the expenses of Oval are significantly higher than the Libraries'.</p> <p>3) What is the annual revenue/profit of Lulu Island Energy Company? How much does it cost annually to operate/maintain?</p> <p>4) We paid special levy for the dike, where is the projected cost for the dike upgrades for the next five years.</p> <p>5) Due to climate change, will Richmond's stormwater pump stations handle the 10 year return storm? What is the total capacity of the city's storm system that can handle the anticipated storm events?</p> | <p>Council's Long Term Financial Management Strategy includes an additional 1% toward infrastructure replacement, rather than relying on debt in the future to build new community facilities. It also allows for stable increases rather than a sharp fluctuation as facilities are built. Once the optimal level of funding is reached, the 1% increase will no longer be required. The required annual reserve contribution is based on the long-term replacement plan for City assets and is determined through analysis of the existing reserve balance, the timing of required expenditure and annual funding. Gaps in anticipated funding compared to the planned expenditure are narrowed through increases to the transfer to reserve.</p> <p>The 2017 annual revenue budget for the Richmond Olympic Oval is \$16.4M. The Oval's 2017 budget report can be found at this link: http://www.richmond.ca/shared/assets/ 2 ROOC 2017 Annual Operating Capital Budgets46119.pdf</p> <p>The 2017 Richmond Public Library budget can be found at this link: http://www.richmond.ca/shared/assets/ 24 OperatingBudgetsRPL45982.pdf</p> <p>The 2017 Lulu Island Energy Company budget can be found at this link: http://www.richmond.ca/shared/assets/ 1 2017OperatingBudget_LIEC45935.pdf</p> <p>The City is currently in the process of master planning dike upgrades for the next 25 years to protect the City from climate change induced sea level rise. The plan includes raising the dike 1.2 m around the entire City. Toward this end, dike improvement implementation and funding will require increases over the next five years, however, the rate of increase has not been determined. Establishing the medium to long term funding will be a focus of this year's Ageing Infrastructure work and will be part of the Utility Rates Report to Council this fall.</p> <p>Richmond is continually upgrading the drainage pump stations at the rate of 1 station per year (there are 39 total). The upgrades include substantial capacity upgrades based on the City's Official Community Plan hydraulic modeling. The storm information used in the modeling is constantly updated and the pump station</p> |
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| | <p>6) How much budget of 2017 is for the construction of sidewalks? Could the City allocate some funds for a city-wide sidewalk program? I believe each road in the city SHOULD HAVE at least one sidewalk that provide safe access for users. There is NO sidewalk in the entire Broadmoor neighbourhood. It is unsafe for pedestrians to share the paved road with vehicles.</p> | <p>sizing includes surplus capacity that will accommodate climate change. Additionally, the City has built a number of storm water detention ponds throughout the City that reduce the City's total required pumping capacity.</p> <p>The 2017 Capital Budget includes two annual programs that fund the construction of walkway/sidewalks on arterial and local roads respectively: the Arterial Roadway Improvement Program (\$343,000) and the Neighbourhood Walkway Program (\$250,000). With respect to the Broadmoor neighbourhood, the City constructed a pathway on Herbert Road (Afton Drive-Bates Road) in 2012. In 2014, the City intended to construct a walkway on Belair Drive (Gilbert Road-Broadmoor Blvd); however, the project was cancelled following a survey of property owners on Belair Drive who indicated insufficient support for the project to proceed. The 2019 Infrastructure program peak is due to the \$2.78M Van Horne Sanitary Pump Station Upgrade, required in order to support planned development in the area.</p> |
| | <p>7) Why is the infrastructure program peaked at 2019? please provide details.</p> | <p>The infrastructure program also includes \$1.31M for the City Centre Community Centre North which has been negotiated as part of a rezoning development.</p> |

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| 41 | <p>I read a few documents from your document library and really appreciate your hard work and good services. I do have some concern and questions.</p> <p>1. We immigrated here and bought a single-family house for about \$400,000 in 2003. Now, the 2017 property assessment notice says that its value is \$1,382,400. For just 14 years, our house value increases by 245%, but our income does not and will never. Because we love Richmond and will not sell our house, the huge house value is not good news for us; it means high taxes only. I think the extra rate for foreign buyers is a good measure to deter housing price rise by foreign investors. I hope you can also charge higher property taxes on local investors and short-term home owners who make quick money by selling homes frequently. For example, a family in our neighborhood sold their house last year. They lived here for about one and a half year only. The owner renovated the house and then earned about \$500,000 or more when selling it. I know he makes money by selling houses like that.</p> <p>2. In 2017 Utility Budget, on page GP – 81, under the Table 2. 2017 Metered Rate Water Options (net of discount), there are lines as follows. The Water Bylaw provides a 10% discount for utility bills paid prior to a deadline. The rates shown will be increased by 10% in the supporting bylaws to provide for the discount incentive while ensuring appropriate cost recovery. (they are also on GP - 86, 89, 95) Does it mean that, actually, we are not given 10% discount?</p> <p>3. On page GP – 94, there is Table 10. 2017 Single-Family and Townhome Net Rates by Garbage Cart Size. My question is: For garbage carts of the same size, why do townhomes pay less than single families? Thank you very much for your services.</p> | <p>Under the Community Charter, all municipalities in BC must calculate tax rates based on assessment values provided by BC Assessment. An increase in your assessment value does not result in a 1 to 1 increase in your property tax. Please go to the following link to see the relationship between assessment and property taxes: http://www.richmond.ca/cityhall/finance/propertyassessments.htm</p> <p>The rates set in the Bylaw need to be established at the gross rates in order to have proper authorization in place to charge the gross rate for those customers that do not pay prior to the deadline. For those customers that do pay prior to the deadline, the 10% discount is applied (i.e. charged the net rate).</p> <p>There is no difference the cost for Garbage carts of the same size. Townhomes pay less because their standard Green Cart is 120L vs. a single-family, which is 240L.</p> |
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| <p>Response to our Response: Thank you very much for answering my questions about the 10% discount for our utility fee and the garbage fees for town homes and single families. Regarding your answer about utility fees, my husband and I do not understand the terms of gross rate, net rate, and cost recovery. We thought of three scenarios listed below. Please tell us which one is correct.</p> <p>Scenario 1: (our original thought) The utility cost for us is \$1000 and our utility bill is \$1000. If we pay before the deadline, we will have a 10% discount and pay \$900 (i.e., net rate). If we pay after the deadline, we will pay \$1000 (i.e., gross rate). Namely, when our money is saved by 10%, the city's utility revenue is short by 10%.</p> <p>Scenario 2: (based on the wording in the utility budget: "The rates shown will be increased by 10% in the supporting bylaws to provide for the discount incentive while ensuring appropriate cost recovery.") The utility cost for us is \$1000 and our utility bill is \$1100 (the rate is increased by 10%). If we pay before the deadline, we will have a 10% discount and pay \$990 (i.e., net rate). If we pay after the deadline, we will pay \$1100 (i.e., gross rate). Namely, those who pay before the deadline save some money, those who pay after the deadline have a penalty fee, and the utility cost can be covered overall.</p> <p>Scenario 3: (based on the wording aforementioned) The utility cost for us is \$1000 and our utility bill is \$1111.11 (for cost recovery). If we pay before the deadline, we will have a 10% discount and pay \$1000 (i.e., net rate). If we pay after the deadline, we will pay \$1111.11 (i.e., gross rate). Namely, those who pay before the deadline do not save money, those who pay after the deadline have a penalty fee, and the city's utility revenue is greater than the utility cost.</p> | <p>Scenario 3 is the correct answer. The City cannot budget as to whether customers will be missing the due date and therefore the discount revenue is an unknown amount. To balance the budget, the utility budget is based on the \$1000 that we should be collecting from each property given that between 95% - 97% of the taxpayers takes advantage of the 10% discount.</p> <p>Any discount revenue collected after the due date will go into reserves to offset the following year's budget.</p> <p>The difference in the rate of \$270.10 for a single-family and \$213.60 for a townhome (both with a 120L garbage cart) is that residents in single-family homes are charged more for their organics collection service (\$102.00 within the \$270.10 rate) vs. townhomes (\$45.50 within the \$213.60 rate). This is because the collection and processing cost for organics is less in townhomes due to the fact they are closer together for collection (more efficient) and generate less volumes of organics (townhomes typically also have smaller carts for their organics).</p> |
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| | <p>Regarding garbage fees, your answer is from Table 9 (rates based on standard garbage cart sizes). My question is from Table 10 (rates based on different garbage cart sizes). For example, using a cart of 120 L (our garbage size), single families will pay \$270.10 but town homes will pay only \$213.60. Why?</p> <p>We will appreciate your information greatly.</p> | |
| 42 | <p>Ques: While satisfied with recycling/waste management system in general, the closing of Steveston recycling (Trites Road) in November 2016 due to demolish/construction, hoping another recycling branch in Steveston area due to increased population of new/future residential buildings.</p> <p>Seeing lots of donation bins in Richmond treated like dumping of bulk furniture every month which can be unsanitary. Prefer if it's at school area location as ideal to aid families with children.</p> | No response required. |

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| 43 | <p>Dear Madame or Sir:</p> <p>In response to the request for public consultation regarding the above Bylaw, I have attached a couple of references related to the Richmond Olympic Oval (Oval) for consideration in going forward. The first reference includes the BC Assessment value attributed to the Oval for 2017 (\$249,356,000.). With reference to the 5 Year Plan, the 1/4 \$billion Oval financial performance does not register prominently. Perhaps the performance is embarrassing.</p> <p>The second reference details findings from various City of Richmond (City) and Oval documents and records. Be aware, the findings were not easy to come by. The absence of clear and telling details are disconcerting.</p> <p>What are the City and Oval definitions of financially viable and what financial performance expectations are required to meet this definition?</p> <p>The Oval Annual Reports 2013, 2014 and 2015 include statements from the Chairman of the Board referencing a legacy operation that is efficiently run, financially viable and not a burden to taxpayers or similar. What measure is referenced to determine whether the Oval is efficiently run? What qualifications are necessary to determine the Oval is financially viable when dependent on taxpayer subsidies provided by the City, Games Operating Trust (GOT) and other federal and provincial grants, etc. Of special concern, the City leases the (now \$249,356,000.) property for \$1.00 per year to the Richmond Olympic Oval Corporation (Oval). The Oval pays no reasonable lease, mortgage or rent to the City and is further subsidized by the City by way of forgiven property tax annually. In the absence of taxpayer subsidies, the Oval is and has been operating at a loss since conception.</p> | <p>Thank you for your interest in the Oval.</p> <p>Your initial premise that the Oval should pay property taxes is at odds with the principle that civic governments provide facilities for the use of the community. These include schools, libraries, community centres, performance spaces like theatres, art galleries, museums, playing fields etc. Generally, the City owns these facilities, maintains them, and covers their capital and operational costs. You suggest the Oval and presumably the other City-owned facilities should pay property taxes and cover their operating costs.</p> <p>Few, if any, City-owned facilities, such as those named above, generate enough revenue to fully cover their operating costs and/or their property taxes. The Oval gives good value for the support it receives from the City.</p> <p>Both the City and the Oval provide considerable information on line, including annual audits. Each quarter the Oval presents its financials to Council at the Finance Committee meeting. These reports are on the City's website. We refer you to that information and invite you to attend the Oval's Annual Information Meeting, held in November each year, if you have further questions.</p> <p>We are unable to dedicate staff resources to complete further analysis which you requested in your email. Nor can we create new documents.</p> |
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| <p>I suggest non-voluntary taxpayer subsidies are a burden on taxpayers reference the attached. City and Oval documents are lacking in forthright and transparent Oval financial details. City - Oval costs are not defined as forgiven property tax, other grants/subsidies in detail or goods and services (?) provided to the Oval in kind. The Oval simply records this as revenue. It is not earned revenue and this should be clear. The Oval is not profitable when reliant on taxpayer funding to cover operating costs. The City subsidies to the Oval are a cost to City taxpayers. Forgiven lease, mortgage, rent revenues are costs to the City. These costs require compensation from other City taxpayers. When did it become a financial obligation of any Canadian municipal taxpayer to subsidize elite athletes without approval of the affected taxpayers? The Oval has reported Richmond resident usage of less than 80%. When did the City first impose a hotel tax and for what purpose? What rate and amount of hotel tax has been collected annually by the City since inception? When and why did the City transfer any or all hotel tax revenue to the Oval and for what purpose? Going forward, what is the expected annual hotel tax revenue expected in each of the next five years? What costs have been undertaken by the City and Oval for rights to use Olympic names and or logos associated with all Oval operations?</p> | |
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| <p>What are the total costs to the City and Oval respectively for all development and operations of the Oval Olympic Museum and ROXY each? What is the total additional revenue to the Oval associated with the Museum operation only and ROXY operation only? What were the expected Museum revenues? What were the expected ROXY revenues? How many similar and successful (free of taxpayer subsidies) Olympic (museum/ROXY) operations in the world were and are assessed by City and Oval officials? Did City/Oval officials review the BC Sports Hall of Fame financial performance at any time and expect the Oval operation to be free of taxpayer subsidies at any time?</p> <p>The Games Operating Trust (GOT) was funded by the federal and provincial taxpayers (\$55,000,000.) each respectively. Twenty percent of that amount was assigned to a contingency fund. Why did the Oval not fund the museum and museum associated renovations from the GOT contingency fund? Why does the Oval not recover annual property tax assessments or staff costs from the contingency fund?</p> <p>I am not aware of any Oval member detail availability to the public (numbers, retention, cancellations, renewals, etc.). I am not aware of any target established for the Oval becoming non-dependent on City taxpayer subsidies.</p> <p>What options exist for the City to transfer Oval operations to the Federal or Provincial governments? What promotional funding/management is available from the IOC and COC for Oval operations? Both entities should be happy to accept responsibility if the Oval is financially viable without taxpayer subsidies. If neither organization is willing to accept responsibility, the message is clear, the Oval operation cannot succeed without taxpayer subsidies contrary to the Board Chairman's</p> | |
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| <p>assurance.</p> <p>The future seems clear. The City must end the financial subsidies and losses associated with the Oval. It has not been and I expect will not be financially viable considering the 1/4 \$billion dollar capital investment which is operating at a loss despite, no property tax, no market-lease/mortgage/rental obligations and receiving other taxpayer funded subsidies. The City and Oval have not provided details of any financially viable Olympic legacy venue operation for comparison to the Oval. It is unreasonable to expect the taxpayers of Richmond to subsidize IOC and COC dreams. It is past time for the City to require the Oval performance to be financially viable (free of taxpayer funding). Please do not, - repeat, - do not repeat the Montreal Olympic Stadium or Athen's Olympic financial debacles. Please convey these sentiments and concerns to Mayor Brodie and all Council members. Thank you for your consideration and efforts to mitigate the financial costs and risks associated with the Oval operation.</p> | |
| <p>Response to our Response: Please convey the content of this communication to Mayor Brodie, Members of Council, and Mr. John Mills for their info and response.</p> <p>Yes, in response to the statement of Mr. John Mills, I was and am concerned with the Oval operation and financial viability.</p> <p>Yes, - if financially viable and not a burden to Richmond taxpayers as declared in comments by the Chairman of the Board of Directors in past Annual Reports, the Oval should pay property taxes. I suspect many Richmond residents cannot afford or choose not to afford activities at the Oval reference the roughly 20% of users not being Richmond residents. What are member/user recruiting costs? I suggest, it is not a civic responsibility in Canada to forcefully</p> | <p>Thank you for your e-mail. Your comments will be provided to the Mayor, Councillors and John Mills.</p> |

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| <p>subject local taxpayers to subsidize IOC and COC elite athletic training facilities. Yes, community taxpayers fund schools, libraries, community centres, theatres, art galleries, museums, playing fields etc. for community use. I suggest the Oval, if financially viable and not a burden to taxpayers as claimed, should pay property tax on a 1/4 \$billion dollar property (BC Assessment value). Perhaps, the City could forgive all residential property taxation equivalent to that afforded to the Oval. The other facilities are for community use and do attract some user fees. The former Olympic facility is not in the same class or category of operation as the community facilities identified.</p> <p>Please identify and quantify the “good value” provided by the Oval operation to the City in exchange for City support. This should be readily available if the Oval is truly financially viable and not a tax burden.</p> <p>Yes, I have reviewed a number of financial and operating reports. The numbers gathered from reports for my query do not support the claim of the Oval being financially viable or not being a burden to taxpayers. Which is correct? Which is true?</p> <p>Which former Olympic facilities were assessed for financial viability and freedom from taxpayer subsidies before and since the City undertook the Oval project? How many former Olympic facilities were and are financially viable and free of taxpayer subsidies?</p> <p>I assume and hope, Oval management are aware of membership numbers, retention, and recruitment records including revenues. I also assume and hope Oval management record revenues on the basis of each category, - memberships, gift shop, ROM and ROXY. Please confirm Mayor Brodie and members of Council are provided with these details in order to undertake proper due diligence. I will</p> | |
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| <p>appreciate receipt of the same details.</p> <p>I am not seeking new documents. I simply wish to access necessary Oval financial performance details to dispel my concerns and that of other taxpayers with the claimed assertion, - the Oval is financially viable and not a burden to taxpayers.</p> <p>Why, and how many free admissions will be provided to the Olympic Museum on Feb 12-13th and what is the total loss of associated admission revenue? Why is it reasonable for City taxpayers to pay this cost?</p> <p>Thank you for your consideration and financial details access support.</p> | |
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Phone Enquiries
Consolidated 5 Year Financial Plan (2017 – 2021) Bylaw No. 9663
Public Consultation Comments and Responses

| Ref | Comment/Question | Staff Response |
|------------|---|--|
| 1 | Hardcopy report is difficult to compare to the reports online. | The hardcopy includes the budget reports reviewed by the Finance Committee while the online link is to the Finance Committee minutes including the agenda and other staff reports. The link opens to the start of the specific budget report. Since you picked up a hardcopy it is recommended to refer to the hardcopy alone. |
| | Provide an explanation on the mechanics of financial statement consolidation. Why are the tables difficult to reconcile. | Consolidation includes non-budgetary impact items such as amortization expense, inclusion of one-time expenditure amounts and estimated carryforwards for projects that will continue into the 2017 year. |
| | Why is the Sister City Activity Plan Budget included when this was not included in the 2017 One-Time Expenditure report. | Approved by Council on January 9, 2017 and therefore included in the financial plan. |
| | Why is the one-time expenditures amount in the 5YFP report higher than the 2017 One-Time Expenditures report by \$40,000. | On January 9, 2017 Council approved an additional \$40,000 for item #17 Richmond Fire Rescue Plan Update. |

**Letters and Response Letters
Consolidated 5 Year Financial Plan (2017 – 2021) Bylaw No. 9663
Public Consultation Comments and Responses**

1. Letter from Erika Simm: Public Input on a Proposed 5 Year Consolidated Financial Plan
2. Letter from Erika Simm: Public Input on City's Financial Plan – Budget Surpluses
3. Response Letter to Erika Simm
4. Letter from Donald Flintoff: Comments and Queries on 5 Year Financial Plan (2017-2021)
5. Response Letter to Donald Flintoff

Jan. 13, 2017

Mayor and Council
c/o City of Richmond
6911 No 3 Rd.
V6Y 2C1

from Erika Simm
4991 Westminster Hwy
Richmond, B.C. V7C 1B7

Re: Public input on a proposed 5 year Consolidated Financial Plan

I read in the Newspaper that the City is asking for public feedback on a proposed consolidated 5 year financial plan.

After thoughtful consideration of the pro's and con's of such a plan - I really have a problem with the word "consolidated", which means to become united, merge, make solid, combine in one. A overall consolidated financial plan would lack accountability.

While I agree that the Capital Budget should have a fairly solid 5 year financial plan; I think that the Operating budget should remain a yearly budget, as it needs more flexibility. The Utility budget is somewhere in between, but I think that it also should remain more flexible and remain the way it is.

The proposed plan is based on estimates and trends of future longer term financial predictions, which could be off in this time of general uncertainty, especially in the housing market and its implications in Richmond. The predictions show a downward trend, who knows for how long and how much. (I actually appreciate the slow down of the housing market, as it was not sustainable. An increase of 45 % on any investment in one year is unhealthy and highly inflationary. So is its ripple effect, no matter how governments are trying to fix it. Our City is not immune to it.)

Therefore I don't think that at this time of uncertainty our City's overall financial situation can be accurately predicted for the next 5 years.

Thank you for involving the public in this decision.
Sincerely yours, as always

.....Erika Simm.....
Erika Simm, Richmond

January 13th, 2017

To Mayor & Council
City of Richmond
6911 No 3 Rd
RICHMOND, B.C.

from Erika Simm
4991 Westminster Hwy
Richmond, B.C. V7C 1B7

Re: Public input on City's Financial Plan - Budget Surpluses

Dear Mayor and Council.

While the City of Richmond is seeking input by the public into it's Financial Plan , this is a good time to write to you about something that has been of concern to me for a long time. That is what the City does with any surplus to it's yearly budget.

It was in the 1990's when then Mayor Greg Halsey Brandt suggested that the City should apply yearly surpluses to next years budget, which makes a lot of sense.

It would take care of the devaluation, inflation and fluctuation of the Canadian Dollar and take care of some of the cost increases. It would help to keep next years budget increases down.

Another suggestion is to put any surplus into a special fund, to be applied to publicly owned infrastructure projects as upgrades, repairs, accessories, equipment etc .

This would apply to Community Centres, Swimming Pools, Britannia Heritage Shipyard, Fire Halls, Police Stations, and so on. Each year a different project could be chosen; instead of asking staff where to distribute surplus funds - where they often get frittered away.

I think that the City should take another look at this and conscientiously contribute either to next years budget or to the upgrade and renewal of public facilities.

Please give this suggestion your consideration.

Meanwhile I remain sincerely yours, as always

.....*Erika Simm*.....
Erika Simm, Richmond

January 20, 2017
File: 03-0985-01/2017-Vol 01

Finance and Corporate Services Division
Finance Department
Telephone: 604-276-4218
Fax: 604-276-4162

Erika Simm
4991 Westminster Highway
Richmond, BC V7C 1B7

Dear Erika Simm:

Re: Public input on the proposed Consolidated 5 Year Financial Plan (2017-2021)

Thank you for submitting your comments on the proposed Consolidated 5 Year Financial Plan (2017-2021) during the comment period from January 10 to February 5, 2017. We will address your questions in two parts, which correspond to the questions contained in the 2 letters submitted.

In December 2012, Council established a Rate Stabilization Account with surplus from the previous year's budget deposited into this account. The account was established to help balance the budget and minimize any significant tax increase by offsetting significant expenditure increases or any one-time expenditure requests. Council approved taking \$1 million from the Rate Stabilization Account in order to offset the expenditure increases in the 2017 Operating Budget to reduce the tax increase impact. The annual budget process also includes Council approval of one-time expenditures. Submissions are reviewed and prioritized by staff with a recommendation made to Council. Council may approve the expenditures as presented or make changes. The expenditures approved for 2017 includes investing additional funding in infrastructure such as Minoru Arenas, South Arm Pool and London Heritage Farm and ensuring there is adequate funding to maintain Richmond's Fire Vehicles to ensure a safe community. Each year new priorities are considered allowing different projects to be supported each year.

We are required under section 165 of the Community Charter to prepare a 5 Year Financial Plan. This is an annual requirement. For reporting purposes we have to follow the Public Sector Accounting regulations, specifically the Public Sector Accounting Board (PSAB) Standards which requires our financial statements and hence budget to be consolidated. Each year the 5 Year Financial Plan is updated based on current information and priorities. Council has approved the first year of the plan. We agree that the future years cannot be accurately predicted; the future years are based on current estimates and will be updated and approved by Council in each subsequent year. Adoption of this financial plan does not represent final approval for the future years.

Your comments will be provided to Council for information.

Yours truly,

Jerry Chong
Director, Finance
JC:sn

pc: Mayor and Council
SMT

February 4, 2017

Donald Flintoff,
6071 Dover Road,
Richmond, B.C.
V7C 3K9
don_flintoff@hotmail.com

City of Richmond,
Finance
finance@richmond.ca

RE: Comments and Queries on 5 Year Financial Plan (2017-2021)

Appended to this document are my comments and queries on the City's "5 Year Financial Plan (2017-2020)".

By May 15th, Council is required submit to the inspector its audited financial statements for the preceding year and any other financial information requested by the inspector.

I find the urgency to have the final reading of the bylaw planned for Tuesday, February 14th, Valentine's Day, when the public has other obligations to be unnecessary. A two week delay would change nothing.

Aside from the 11 pages of queries and comments, I've included some additional comments below on the consultation, basis of the estimate and quality of the documents provided for review.

The Consultation

1. How does Council expect the taxpayers to review the 5 YFP without proper orientation on how the Budget was prepared?
2. The District of West Vancouver provided three open houses Monday, January 30, Wednesday, February 1, and Thursday, February 2. As Richmond Council did not provide any Open Houses, my opinion is that Council is frustrating public input.
3. In a March 2016 Council Meeting, I requested improved consultation for the 5YFP and supplied the District of West Vancouver's review consultation process to the Chief Financial Officer, I am of the opinion that this Council has not provided its taxpayers with adequate consultation.
4. This opinion is based on the quality of the documents presented to the public for review.

DONALD FLINTOFF
6071 DOVER RD
RICHMOND, BC
V7C 3K9
DON_FLINTOFF@HOTMAIL.COM

INFORMATION REQUEST No. 2017-01
SUBMITTED ON FEB. 4, 2017

Comments and/or Questions on the proposed Consolidated 5 Year Financial Plan (2017-2021)

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A. OVERVIEW

1.0 Reference: Summary
N/A, Tab 0, p. 3
2016 Average Tax & Utilities per Dwelling Type

- 1.1 As there are three different types of dwellings (Single Family, Townhouse, Condo) in Residential Class 01, please provide a bar chart showing the average and forecasted average tax per dwelling type for Richmond for the period 2017-2021 assuming growth in the BC Assessment amounts.
- 1.2 Explain how the forecasted Property Tax Revenue shown is estimated.
- 1.3 What are the forecast average BC Assessment values for Residential Class 01 used to forecast Property Tax Revenue for the period 2017-2021?

2.0 Reference: Summary
N/A, Tab 0, pp. 4-5
Property Tax Revenue and Tax Increase

On page 4, the Annual Surpluses are shown, these surplus total \$416.066 million. If these surpluses were

transferred to the Property Tax Revenue, the average reduction in property tax would be 37%.

2.1 What is the current surplus held by the City?

2.2 Provide a summary of all Stabilization fund, revolving funds, etc showing the current balance, and transfers in/out for the years 2017-2021 by fund type.

3.0 **Reference: Summary**
N/A, Tab 0, p. 5
2017 One-Time Expenditures

FIN-29, p. 2, states the balance in the Council Community Initiative Account as of Sep. 30, 2016 is \$713,000. The Annual Gaming Revenue for 2017 is \$18.1 million therefore the amount of \$362,000 will be allocated to the Council Community Initiative Account. Currently there are already Council Community Initiative Account expenditure requests totaling \$562,000.

There is an additional 24 One-Time Expenditure requested that total \$9.21 million. \$7.789 million are recommended by staff and \$1.421 million are not recommended by staff.

The \$7.789 million plus the \$0.562 million or \$8.3510 million represents about 4% of the total 2017 Property Tax Revenue. As these funds come from Gaming Revenue and the Property Tax Rate Stabilization Account, they are described as having no tax impact.

3.1 However, there is a tax impact as a 4% tax reduction could be achieved in 2017.

4.0 **Reference: Summary**
N/A, Tab 0, pp. 6-8
2017 Capital Program

The Capital Program expenditures for 2017 is \$112.8. This might be able to be pared by deleting, delaying or deferring some the expenditures. Only 25% of these expenditures is coming from "Other Sources" (levies and grant/developer contributions), the remainder is coming from DDC Reserves and Statutory Reserves.

4.1 Reserve Fund Establishment Bylaw No. 7812 (2004) should be reviewed or repealed.

4.2 The reserve funds should be used to reduce the property tax impacts. There is too much discretionary monies in these funds.

B. CONSOLIDATED 5 YEAR FINANCIAL PLAN (2017-2021) BYLAW NO. 9663

- 5.0 **Reference:** **2017-20 Consolidated 5YFP**
 Tab 1, FIN-62/66, pp. 2-6
 Budget Items Approved

Prior to December 12, 2016, ..."the 5YFP Bylaw No. 9663 presented in Attachment 1 consolidates the budget decisions previously approved by Council including the Utility, Operating, Capital budgets and One-Time Expenditures funded by previous years' surplus. (p. 2)

- 5.1 If it was previously approved, why is the public even asked to review the 5YFP?
- 5.2 Has Council already approved:
- 5.2.1 2017 One-Time Expenditures (Rate Stabilization) = \$7,886,000?
- 5.2.1.1 Why was Funding of \$1,510k approved to be transferred to the Major Events Provision for events to be held in 2018 when it is beyond the term of this Council?
- 5.2.2 2017 One-Time Expenditures (Council Community Initiatives) = \$562,000?
- 5.3 Why does the 2017-2021 Capital Plan does not include estimates for the next phase of Major Facilities Replacement Plan, except for the \$2.0M of Advanced Planning and Design? (p. 5)
- 5.4 In the operating budget, the cost to maintain the same level of service is \$203,002. This represents about 98% of the total cost. Can the level of service be reduced to provide some property tax relief?
- 5.4.1 If so, why has Council not proposed this?

C. PUBLIC CONSULTATION

- 6.0 **Reference:** **2017-20 Consolidated 5YFP**
 Tab 1, FIN-66, p. 6
 Public Consultation

I appeared before Council in the spring of 2016 requesting improved public consultation. Obviously, Council is satisfied with the old status quo as there has been not change to this stage of the process. The City must realize that there are seniors and others who do not use computers, are not on Facebook and Twitter and rely only on the newspaper, if it arrives, for any information.

The public in the District of West Vancouver (DWV) is treated to a more fulsome review of its 5YFP and is holding 3 open houses on January 30, Wednesday, February 1 and Thursday, February 2 for review of its 5YFP.

To ask non-financial, working people to slog through this financial maze in the time allotted shows the level of concern this Council has for the public.

7.0 **Reference:** **2017-20 Consolidated 5YFP**
 Tab 1, FIN-72, p. 2
 Discrepancy in Tables

- 7.1 Why is the Annual Surplus different in Schedule A: CITY OF RICHMOND CONSOLIDATED 5 YEAR FINANCIAL PLAN (2017-2021) REVENUE AND EXPENSES in Bylaw 9663 and on page 4 of the Summary?
- 7.2 Why is the Transfer/Amortization offset different in SCHEDULE A: CITY OF RICHMOND CONSOLIDATED 5 YEAR FINANCIAL PLAN (2017-2021) TRANSFERS in Bylaw 9663 and on page 5 of the Summary and the line item not identified?
- 7.3 Does Bylaw 9663 govern?

D. 2017 CAPITAL BUDGET

Capital Project Budgets are usually characterized by describing them as:

- Least cost
- Cost effective
- Gold Standard (gold plated).

Other common characteristics, identified below, of Capital Project estimates are identified in their descriptive pages. These are:

- The Need for the Project
- The justification for the Project
- The Class of Estimate under review using the classes provided by the AACE International.
- The Accuracy of the Estimate of Cost.
- The Contingency applied to the Estimate of Cost.
- The Project and other Reserves embedded in the Estimate of Cost.

8.0 **Reference:** **2017 CAPITAL BUDGET**
 Tab 2, Appendix 3, pp. 14-17
 2017 Summary of Capital Projects Recommended

- 8.1 Of the recommended projects shown, how many are characterized as least cost, cost effective or gold standard?
- 8.2 Please provide the accuracy class of the estimate including contingency and reserves for the 2017 Summary of Recommended Capital Projects.

9.0 **Reference:** **2017 CAPITAL BUDGET**
 Tab 2, Appendix 4, pp.14-17
 2017 Summary of Capital Projects Not Recommended

- 9.1 Of the not recommended projects shown, how many are pose liability and/or public safety issues?
- 9.1.1 Why was root damage sidewalk repair not recommended when it poses a risk to taxpayers when walking (especially at night)? (p. 140)

9.2 Why was Emergency Supplies Containers not recommended as it may be essential during an emergency? (p. 152)

10.0 **Reference:** 2017 CAPITAL BUDGET
Tab 2, Appendix 6, p.70
Public Works Minor Capital - Sanitation & Recycling

10.1 Why has the City not implemented a Share Shed to promote the reuse function of recycling like other municipalities?

11.0 **Reference:** 2017 CAPITAL BUDGET
Tab 2, Staff Report, pp. 4-11
Contingent External Contributions

11.1 Is there a list of capital projects that may rely upon Contingent External Contributions?

In the document in states, "...will allow staff to request scope changes to existing projects without having to wait until the Bylaw Amendment, which is typically in the fall of the budget year." (p. 7)

11.2 At what level of scope change cost does Council have to approve the additional funding by Bylaw Amendment?

11.3 What is the process for scope changes to be approved by City Staff only?

12.0 **Reference:** 2017 CAPITAL BUDGET
Tab 2, Staff Report, pp. 7-8
2017 Capital Budget Funding Sources

12.1 What is the total amount of Reserve Funds within the City?

12.2 What is the total amount of Surplus within the City?

12.3 In Table 1-2017 Funding Sources, please explain what is meant by provisions?

As \$70.6M is funded internally from City Reserves and other sources, should the DCCs be increased to reduce the drawdown of City Reserves (Tax Money)?

13.0 **Reference:** 2017 CAPITAL BUDGET
Tab 2, Staff Report, p. 7
Debt Repayment - \$4.5M

13.1 When is the Debt Repayment on the \$4.5M shown to be retired?

14.0 **Reference:** 2017 CAPITAL BUDGET
Tab 2, Staff Report, p. 8
MFA - \$50M

14.1 When is the repayment on the \$50M shown to be retired?

14.2 What is the total amount of funds that are still owed to the MFA and when will it be paid off?

15.0 **Reference:** 2017 CAPITAL BUDGET
Tab 2, Staff Report, pp. 10-11
Operating Budget Impacts

Almost all Capital Projects have an Operating Budget Impact. The operating budget impact was provided only for 2017 Capital Projects yet the Plan duration is from 2017-2021.

| Year | Funding Amount | OBI | % OBI |
|-------------------------------|----------------|---------|--------|
| Total 2017 Funding & OBI | \$102.90 | \$1.13 | 1.10% |
| 2018 | \$131.40 | \$1.50 | 1.14% |
| 2019 | \$107.50 | \$0.70 | 0.65% |
| 2020 | \$68.80 | \$0.40 | 0.58% |
| 2021 | \$74.00 | \$0.70 | 0.95% |
| Total 2017-2021 Funding & OBI | \$484.60 | \$4.43 | \$0.04 |
| Average OBI | \$ 96.92 | \$ 0.89 | 0.88% |

15.1 What is the average rule used by the City Staff to estimate the OBI for the proposed projects?

15.1.1 Is there a different OBI for new and existing projects?

15.2 Why is the percentage OBI lower in years 2019-2021?

15.3 Why is only the 2017 OBI of \$1.13M included in the 2017-2021 5YFP when the OBI for the other years is known?

16.0 **Reference:** 2017 CAPITAL BUDGET
Tab 2, Appendix 1, p. 12
Capital Ranking Criteria

16.1 Why is the property tax impact by project not part of the Capital Ranking Criteria?

16.1.1 If the property tax impact by project is part of the Capital Ranking Criteria, then please provide a reference to the page in the 5YFP.

17.0 **Reference:** **2017 CAPITAL BUDGET**
 Tab 2, FIN-36, p. 5
 Revolving Fund

17.1 What is the total amount of money in the Revolving Fund?

17.2 As it does not have dedicated sources of funding, how is the Revolving Fund funded?

18.0 **Reference:** **2017 CAPITAL BUDGET**
 2017 Details of Recommended Projects by Program, Appendix 6, p. 76
 City Hall Domestic Water Piping Upgrade

18.1 As my house piping is about the same age, what is the nature of the health and safety issue for City Staff with the Domestic Water Piping System that necessitates the upgrade?

19.0 **Reference:** **2017 CAPITAL BUDGET**
 2017 Details of Recommended Projects by Program, Appendix 6, p. 108
 Vehicle and Equipment Reserve Purchases (PW and Corporate Fleet)

19.1 Why is the City taking \$205,000 from the Sewer Levy and \$500,000 from the Water Levy for vehicle and equipment purchases?

19.1.1 Why is there a funding shortfall of the Annual Reserve?

19.1.2 Is the City over-collecting on the water and sewer levies?

19.1.2.1 If so, by how much money?

19.2 How many units are in the City's corporate vehicle fleet?

19.2.1 What is the current value of the units in the fleet?

19.2.2 What is the estimated amount of money in percent of original cost of the units to be recovered from the disposal of the replaced units?

19.3 How many light duty units are light duty - cars and small pickups?

19.3.1 What is the average kMs on the units?

19.4 How many tractors are in the fleet?

19.5 What is the reserve balance available for fleet replacement?

19.5.1 Is it adequately funded?

19.5.2 Can the number of units in the fleet be reduced to fit within the \$2,447,000?

19.5.3 Why is there no OBI associated with the fleet units?

20.0 **Reference:** **2017 CAPITAL BUDGET**
 2017 Details of Recommended Projects by Program, Appendix 6, p. 124
 Electric Vehicle Direct Current Fast Charging Network Development

20.1 Why is the City (taxpayer) providing these fast charging stations that have an on-going OBI of \$16,000 per year?

20.2 How many residents are benefiting from these charging stations? These charging stations should be owned and operated by the private sector and not through taxes. There must be better options that benefit the taxpayer such as LED street lighting.

21.0 **Reference:** **2017 CAPITAL BUDGET**
 2017 Details of Recommended Projects by Program, Appendix 6, p. 134
 City Centre District Energy Utility Advanced Design

21.1 Where is the \$400,000 funded from? Other is not an explanation.

21.2 Why is this not funded by LIEC?

E. 2017 OPERATING BUDGET

22.0 **Reference:** **2017 OPERATING BUDGET**
 Executive Summary, Staff Report, p. 9
 Same Level of Service, Table 4

22.1 Why is the Corporate Administration proposing a 2.25% increase (when the RCMP increase is only 1.85%) to provide the same level of Service?

22.1.1 Council should direct them to abandon their positions at the other Municipal Corporations and focus on their work at the City to reduce the excessive growth in this area.

23.0 **Reference:** **2017 OPERATING BUDGET**
 Executive Summary, Staff Report, p. 12
 Additional Levels of Services

The total OBI from the 2017 recommended Capital program is \$1,130,426. Table 7 presents the 2017 OBI by Capital program. Of this amount \$581,503 is associated with utility projects and will be included in future utility budgets. The operating budget impact is \$548,923. 2017 OBI will be phased in over two years.

23.1 Why will the 2017 OBI be phased in over two years?

23.2 If the utility projects are essential, then what capital projects can be delayed, deferred or shelved to reduce the OBI?

24.0 **Reference:** **2017 OPERATING BUDGET**
 Executive Summary, Staff Report, Attachment 2, pp. 20-25
 Approved Types of Programs and Services

24.1 Can the discretionary services shown be reduced or eliminated?

24.1.1 If not, why not?

25.0 **Reference:** **2017 OPERATING BUDGET**
 Executive Summary, Staff Report, Attachment 8, p. 45

Pie Chart of 2017 Budget Expenditures

- 25.1 The chart shows 2017 City Staff salaries as being 47% of all expenditures. Are all benefits, including pension costs, shown as included in the 47%?
- 25.2 What is the projected growth in City Staff salaries to maintain the same level of service from 2017-2021?
- 25.3 As labour and salaries are a major expenditure, has Council considered a cap on the number of FTE and contract employees?

26.0 **Reference:** **2017 OPERATING BUDGET**
 Executive Summary, Staff Report, Attachment 8, p. 51
 Corporate Administration

- 26.1 The growth in the labour expenditures is 2.81%, would it not appear that this group's activities in the other municipal corporations needs to be re-focused on City Hall work instead?

27.0 **Reference:** **2017 OPERATING BUDGET**
 Executive Summary, Staff Report, Attachment 8, pp. 46-53
 Labour Expenditures

It is interesting to note that the labour expenditures across all City Divisions are increasing in excess of Law and Community Safety.

Community Services is 1.68%, Engineering and Public Works is 1.69%, Finance and Corporate Services is 1.10%, Corporate Administration is 2.81%, Planning and Development is 1.09%, and Fiscal is 197.78% while Law and Community Safety is only 0.89%.

- 27.1 How is Council proposing to control these increases in labour expenditures from 2017-2021?

F. 2017 UTILITY BUDGETS AND RATES

28.0 **Reference:** **2017 UTILITY BUDGETS AND RATES**
 Staff Report, Water Utility, p.5
 Table 1. Water Utility Budget

- 28.1 How much of the water/sewer levies is used to fund other expenditures?

Table 1 – Water Utility Budget shows the Total Base Level Expenditure Budget as \$45.184M in 2016 and \$45.618M in 2017 and Total Base Level Revenue Budget as -\$5.138M in 2016 and -\$5.338M in 2017. However, the Total Base Level Revenue Budget appears to add to only -\$200,700 not -\$5.338M. There also appears to be errors in columns 4 and 5. (p. 5)

- 28.2 Given the above, is Table 1 – Water Utility Budget correct?

29.0 **Reference:** **2017 UTILITY BUDGETS AND RATES**
 Staff Report, Water Purchases, p. 6

GVWD Water Purchases - Metro Vancouver

- 29.1 As the City buys its water Metro Vancouver under seasonal rates, why does the City not have seasonal rates available to the taxpayers?
- 29.2 Instead of using uniform rates for water sales, why does the City not employ step rates similar in concept to BC Hydro electricity sales?

30.0 **Reference:** **2017 UTILITY BUDGETS AND RATES**
 Staff Report, Water Rate Stabilization Fund, p. 8
 Water Rate Stabilization Contribution

- 30.1 The Water Levy Stabilization Provision has a current balance of \$9.1 million and as the need to subsidize the water rate is not prominent at this time, why is this money not returned to the taxpayers?

31.0 **Reference:** **2017 UTILITY BUDGETS AND RATES**
 Staff Report, Table 2. 2017 Metered Rate Water Options p. 8
 Water Rates

In 2015, Metro Vancouver reported that the average water consumption per capita per day in the City of Richmond is just under 500 litres of water.

- 31.1 What is the price paid Metro Vancouver by Richmond for a cubic meter of water?
- 31.2 What is the markup by Richmond for a cubic meter of water?
- 31.3 As Richmond purchase water from Metro Vancouver's seasonal rates, why is a uniform rate used for billing instead of seasonal rates?

32.0 **Reference:** **2017 UTILITY BUDGETS AND RATES**
 Staff Report, Advantages/Disadvantages of Various Option p. 9
 Recommended Options

"Staff recommend the budgets and rates outlined under Option 2 for Water Services."

- 32.1 Why does the Staff report recommend Option 2 when Option 1 appears to be the recommended option?
- 32.2 What is the dollar cap for the Water Levy Stabilization Provision?
- 32.3 What is the proposed timeline for additional Metro Vancouver projects that may require that the rate be subsidized to level water rate spikes?

33.0 **Reference:** **2017 UTILITY BUDGETS AND RATES**
 Staff Report, Sewer Utility, p. 10
 Table 4. Sewer Utility Budget

Columns 3, 4 and 5 in Table 4 do not add to the amounts shown under Total Base Level Revenue Budget.

33.1 Are the Total Base Level Revenue Budget numbers shown in the table correct?

34.0 **Reference:** 2017 UTILITY BUDGETS AND RATES
Staff Report, Sewer Utility, p. 11
Transfer from Vehicle Charges to Overtime Salaries

34.1 As staff is added will not more vehicles be required?

34.2 Using a service level contract, is it possible to contract out this overtime?

35.0 **Reference:** 2017 UTILITY BUDGETS AND RATES
Staff Report, Sewer Utility, p. 11
Grease Bylaw Inspector

35.1 Cannot this cost and others be recovered through a special restaurant/food service sewer levy?

35.1.1 If not, why not?

35.1.2 Why is it necessary to take this funding from the Sewer Levy Stabilization Provision?

36.0 **Reference:** 2017 UTILITY BUDGETS AND RATES
Staff Report, Sewer Utility, p. 13
Table 5. 2017 Metered Rate Sewer Options

For Residential (A), the sewer billing seems to indicate that it is based on 87% of the water consumption.

36.1 Is this 87% the same for Townhouses and Apartments?

36.1.1 If so, please explain why there is 87% reduction for apartments and townhouses as houses have more lawns, trees, etc. that need watering.

36.2 Are the Total Base Level Revenue Budget numbers shown in the table correct?

37.0 **Reference:** 2017 UTILITY BUDGETS AND RATES
Staff Report, Solid Waste and Recycling, p. 21
Table 9. 2017 Solid Waste and Recycling Rate Options

37.1 Why is the single family cart (240l) costing more than twice the Townhouse cart (120l)?ra

37.2 Why is the Business Rate significantly less than any of the other rates?

G. 2017 COUNCIL COMMUNITY INITIATIVES

38.0 **Reference:** **2017 Council Community Initiatives One-Time Expenditures
Staff Report, Attachment 1, p. 4
2017 Council Community Initiatives Account Requests**

38.1 Does Public Works have a tractor for intermittent use at the Sharing Farm?

38.1.1 Who will drive the tractor?

38.1.2 Who will maintain the tractor?

38.1.3 What is the utilization factor for the tractor?

38.1.4 Can this tractor service be obtained elsewhere (farmer)?

H. 2017 ONE TIME EXPENDITURES

39.0 **Reference:** **2017 One-Time Expenditures
Staff Report, Analysis, p. 3
Table 1 -One-Time Expenditure Requests Summary**

The Recommended Amount of \$7,789,000 does not agree with the amount of \$7,886,000 on p. 4 under the tab 2017-21 Consolidated 5 Year Financial Plan. There is a \$97,000 difference.

39.1 Is part of the difference the Sister City Program of \$57,000?

39.2 What is the remaining \$40,000 for?

The Basis of the Budget

Statements in the Budget are not supported by need or may be misleading.

1. Council's justification for retaining the "same level on service" for the Budget is not provided nor is level of service chosen identifiable.
2. As every expenditure leads to a tax/fee/levy impact, the statement "...no tax impact" is repeated quite often. I found this somewhat amusing as governments operate on taxes and fees levied since there is no other source of funds..

The Documents

My issues with the quality of the documents are:

3. The hard copy document does not have a budget overview section (roadmap) of the various funds and budgets and how they are related to each other.
4. There appears to be inconsistency between the tables. For example the 2017 Annual Surplus on page 4 is not the same amount as the 2017 Annual Surplus on page 2, FIN-72.
5. The electronic copy provided does not mirror the hard copy provided by the City so cross-referencing is difficult. The electronic copy when fully downloaded is 1172 pages which is far larger than the hardcopy document.
6. The documents are suitable for someone having an accounting background, not the general public.
7. There is no glossary of terms used in the 5YFP.
8. There is no list of acronyms used in the 5YFP.

Cheers,
Donald Flintoff,
6071 Dover Road,
Richmond.

cc: City Clerk
cityclerk@richmond.ca

Mayor and Council
mayorandcouncillors@richmond.ca

February 9, 2017
File: 03-0985-01/2017-Vol 01

Finance and Corporate Services Division
Finance Department
Telephone: 604-276-4218
Fax: 604-276-4162

Donald Flintoff
6071 Dover Road
Richmond, BC V7C 3K9

Dear Donald Flintoff:

Re: Comments and Queries on 5 Year Financial Plan (2017-2021)

This letter is in response to your comments and enquiries on the 5 Year Financial Plan (2017-2021). We appreciate your comments and feedback during the Public Consultation period for the 2017 Budget and 2017-2021 Financial Plan and all your comments have been provided to Council. During the pre-budget consultation, the City held open houses, which you attended on October 13, 2016. We also accepted comments from the public, which you submitted 6 pages of questions on October 23, 2016. During the second public consultation for the Consolidated 5 Year Financial Plan (2017-2021) held from January 10, 2017 to February 5, 2017 you submitted 14 pages of questions on February 4, 2017. In addition, staff received phone calls and voice messages during the consultation responding to verbal questions. Staff spent time returning phone calls, often trying multiple times due to a busy signal received and no means to leave a message. It was noted that questions already answered at the Open House meeting were repeated in the written request received on October 23, 2016 and again questions already answered over the phone were repeated in the letter received on February 4, 2017.

Under section 166 of the *Community Charter*, "a council must undertake a process of public consultation regarding the proposed financial plan before it is adopted." The Act does not disclose what type of public consultation is necessary to fulfill this requirement. The timing of this consultation is to take place once the financial plan has been drafted. The financial plan is not drafted until all components have been presented to City Council.

Public consultations are opportunities for local governments to seek input and discuss and explain issues with members of the public. The City has been forthright in our efforts to provide these opportunities. The responses to many of your questions are answered within Staff Reports that are already publicly available. The City, as with any other organization, must ensure resources are balanced in order to accommodate goals, objectives and priorities. Staff have consumed a significant amount of time in responding to your questions, resulting in staff overtime and as we have to be reasonable and fair to all taxpayers, we will respond to only those questions that information readily exists and will not be preparing detailed analysis nor requesting details from other agencies such as BC Assessment on your behalf as you are welcome to contact them directly.

Your comments will be provided to Council for information.

2017-2021 Capital Budget

The Capital Review Committee which is comprised of Directors/Senior Managers from each City division reviewed and ranked each project submission. To ensure consistent application of the established ranking criteria, the Capital Review Committee determines the final ranking for each submission giving consideration to strategic and master plans, policies and Council priorities. Projects are ranked using 5 criteria: Alignment with City vision, Risk management, Social, Environmental, and Economic factors. Only high priority projects are recommended.

OBI is requested based on support for the additional expenditures for capital projects resulting in new or expanded assets. Replacement assets do not receive any OBI. The 5 Year Financial Plan is based on projections and is updated annually.

The Capital Plan does not include estimates for Phase 2 of Major Facilities as the design will need to be completed first.

If there is an urgent need to address a sidewalk issue, funding is available in existing budgets or the financial plan will be amended accordingly.

Council authorizes applications for external grants and if these are successful, having the Contingent External Contributions funding in the bylaw allows staff to begin work on the project once the grant is confirmed rather than having to wait until the expenditure is added to the Financial Plan. Council approves scope changes to Capital projects.

DCCs can only be used for the projects for which they were collected and these cannot be used for other projects such as buildings.

It is necessary to replace the City Hall "Domestic Water Supply Piping" because of leaking and the potential to cause significant damage. The existing copper piping has developed extensive pinholes and subsequent leaks requiring frequent and costly repairs. The potential is high for the pinholes to develop into more significant leaks and cause significant damage to other City Hall infrastructure. The replacement pipe eliminates the risk of pinholes.

The equipment units funded by the Sewer and Water Levy are purchased to directly support these particular operational areas.

City Council established targets in the Official Community Plan to reduce GHG emissions 33% over 2007 levels by 2020, and 80% by 2050. The 2014 Community Energy and Emissions Plan (CEEP) identifies that near-universal adoption of plug-in electric vehicles will be required to meet the City's 2050 emissions reduction targets. Accordingly, the CEEP establishes "Strategy 7: Promote Low Carbon Personal Vehicles", which includes "Action 19: Continue expanding the City-owned network of EV charging stations". In November 2016, Council directed staff to report back to Council on location and business model options for DC Fast Charging implementation, including investigating an energy cost recovery approach.

As part of potential energy cost recovery approach, consideration will be given to providing the DC Fast Charging services on a fee basis. The net OBI impacts are based on a conservative, "worse case" estimate of financial impact reflecting low levels of use in early years. Higher levels of use of charging stations may result in lower OBI impacts or net revenue, therefore the OBI will be adjusted in future years accordingly.

The availability of DC Fast Charging enables plug-in electric vehicle (EV) ownership by reducing “range anxiety” (the prospect of running out of charge when driving) and providing access to charging for residents without home charging. A network of DC Fast Charging will better enable all residents to adopt EVs into the future, helping to meet the City’s climate and energy goals. While greater private sector investment is anticipated in the future as the EV stock grows, initial City investment in charging infrastructure will help stimulate demand for EVs. The development of DC Fast Charging acts as an incentive that supports the City’s GHG reduction goals, and is considered a short-term initiative to help spur market demand in meeting environmental objectives.

The contribution to Lulu Island Energy Corporation (LIEC) is funded by Utility General Surplus. Under the LIEC’s District Energy Agreement with the City, the City can provide assistance to the LIEC.

2017 Operating Budget

Council has not proposed to reduce any services and directed staff to prepare the 2017 budget using the same service levels as 2016.

Labour includes the associated benefit costs. There is no projected growth in the number of employees as Council requires a same level of service Financial Plan to be presented.

The revolving fund receives an allocation of funding from the tax base as well as a portion from gaming revenue.

The line item for the annual contribution to the Vehicle and Equipment reserve is less than that required to maintain the reserve as currently estimated and there is no annual inflationary amount applied. The reserve contribution requirement is under review.

OBI is phased in to align with the timing of when the projects will be completed.

2017 Utility Budget

The numbers in the Utility Budget report are correct and the table highlights the change in the base year over year.

Funding was reallocated from vehicles to overtime salaries as approved by Council. Overtime cannot be contracted out as this would be in violation of the collective agreement.

There was a typo in the report on page CNCL – 171 which was verbally corrected at the General Purposes Committee meeting; Option 1 was the recommended and adopted option.

The City does not over-collect on the water and sewer levies. There is no proposed cap for the water levy stabilization provision.

The City still has some flat rate water customers. It is inequitable to charge the metered customers a seasonal rate while flat rate customers do not. Price structures designed to promote specific behaviours can be considered once everyone in the City is metered for water.

The rate stabilization fund is utilized to smooth out large increases in the rate. Metro Vancouver costs make up 56% of the City’s water rate and has considerable influence on the rate. Should Metro Vancouver have a large increase in their water rate, funds from the rate stabilization fund will be used to subsidize the residential rate for a period to allow a more gradual increase in the City’s water rate.

The rate stabilization fund is also intended to even out variable rate collection from year to year. In wet summers, metered customers use less water and the rate under collects and the rate stabilization contributes to balance the budget. During dry years when metered customers have higher than average water consumption, the rate over collects and the over collection is added to the rate stabilization fund.

Metro Vancouver Water Rates:

January to May: \$0.5926 per m3

June to September: \$0.7407 per m3

October to December: \$0.5926 per m3

Metro Vancouver has not released a 5 year rate plan so potential future rates are not known at this time.

Sewer maintenance is negatively impacted by grease in the sewers. Reducing grease in the sewers can potentially reduce sewer maintenance, therefore it makes sense to fund initiatives that can reduce sewer maintenance through the Sewer Levy Stabilization Provision.

The sewer billing is not based on 87% of the water consumption. The sewer billing is based on total sanitary sewer cost divided by the amount of water used, using water usage as a proxy for sewage generation.

The reason a Share Shed has not been done to date relates to logistical, liability and staffing resource implications. This concept may be considered or proposed as part of any future expansion of Recycling Depot services.

There is less material in the 120L organics cart to be processed/composted.

Businesses do not receive any direct City recycling or garbage collection services. The rate they pay is based on the fact they are entitled to dispose of up to 1 cubic yard of recycling material at the City Recycling Depot.

Financial Information

The \$50M debt was obtained in 2014. The net debt balance at December 31, 2015 was \$46.6M. The final debt repayment will be made in 2024.

The general surplus as at December 31, 2015 is \$16.5M.

All balances as at September 30, 2016:

- Revolving sub-fund – \$42.5M
- Rate stabilization – \$17.2M
- General solid waste and recycling stabilization – \$1.3M
- Sewer levy stabilization – \$7.8M
- Water levy stabilization – \$9.1M

The reserve funds are established by Bylaw pursuant to the Community Charter. Money in a reserve fund must be used only for the purpose for which the fund was established. If the amount to the credit of a reserve fund is greater than required for the purpose for which the fund was established, the council may, by bylaw, transfer all or part of the amount to another reserve fund. However, the transfer from a reserve fund established for a capital purpose may only be made to another reserve fund for a capital purpose.

The reserve fund balances as of September 30, 2016 are included in the following report:
[http://www.richmond.ca/shared/assets/ 2_Reserve_Funds_Update45688.pdf](http://www.richmond.ca/shared/assets/2_Reserve_Funds_Update45688.pdf)

2017 One-Time Expenditures

There is no future tax impact of including one-time expenditures. Utilizing surplus funds for these items eliminates the fluctuation in taxes.

Council has approved the 2017 One-Time Expenditures from Rate Stabilization and Council Community Initiatives.

Funding for events needs to be approved one year in advance in order to facilitate planning.

The funds were approved to purchase a tractor for the sharing farm. Their staff will drive, maintain, and service the tractor. The utilization rate is unknown at this time.

At the Council Meeting held on December 12, 2016, Council increased the funding toward the Richmond Fire Rescue Plan Update by \$40,000. Also, subsequent to the presentation of the 2017 One-Time Expenditures report, the Sister City Activity Plan was approved by Council.

Financial Plan

As required under the Community Charter, a public consultation process must be undertaken prior to adoption. The Act does not specify the format.

The annual surplus changed due to Council's request to utilize Rate Stabilization funding to reduce the property tax impact. The 5 Year Financial Plan Bylaw includes the higher amount of Rate Stabilization funding and lower property tax amount.

Property Assessment Values

Property assessment values are determined by market conditions as of July 1st each year and is provided to the City by BC Assessment. The City cannot provide a forecasted average dwelling value.

Please go to the following link: <http://www.richmond.ca/cityhall/finance/propertyassessments.htm> to review the relationship between property tax and assessments.

Yours truly,

Jerry Chong, CPA, CA
Director, Finance
JC:ms

pc: Mayor and Councillors
SMT



City of Richmond

Bylaw 9569

Richmond Zoning Bylaw 8500 Amendment Bylaw 9569 (RZ 16-724552) 4971/4991 Wintergreen Avenue

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

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

P.I.D. 008-684-766

Strata Lot 1 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW2648 together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 008-684-821

Strata Lot 2 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW2648 together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9569"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 27 2016

JUL 18 2016

JUL 18 2016

JUL 18 2016

FEB 08 2017

| |
|--|
| CITY OF RICHMOND |
| APPROVED by <i>RJK</i> |
| APPROVED by Director or Solicitor <i>ul</i> |

MAYOR

CORPORATE OFFICER



City of Richmond

Bylaw 9608

Richmond Zoning Bylaw 8500 Amendment Bylaw 9608 (RZ 16-731886) 4720/4740 Larkspur Avenue

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

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

P.I.D. 002-468-182

Lot 465 Section 11 Block 4 North Range 7 West New Westminster District Plan 42623

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9608"**.

FIRST READING

SEP 26 2016

A PUBLIC HEARING WAS HELD ON

OCT 17 2016

SECOND READING

OCT 17 2016

THIRD READING

OCT 17 2016

OTHER CONDITIONS SATISFIED

JAN 31 2017

ADOPTED

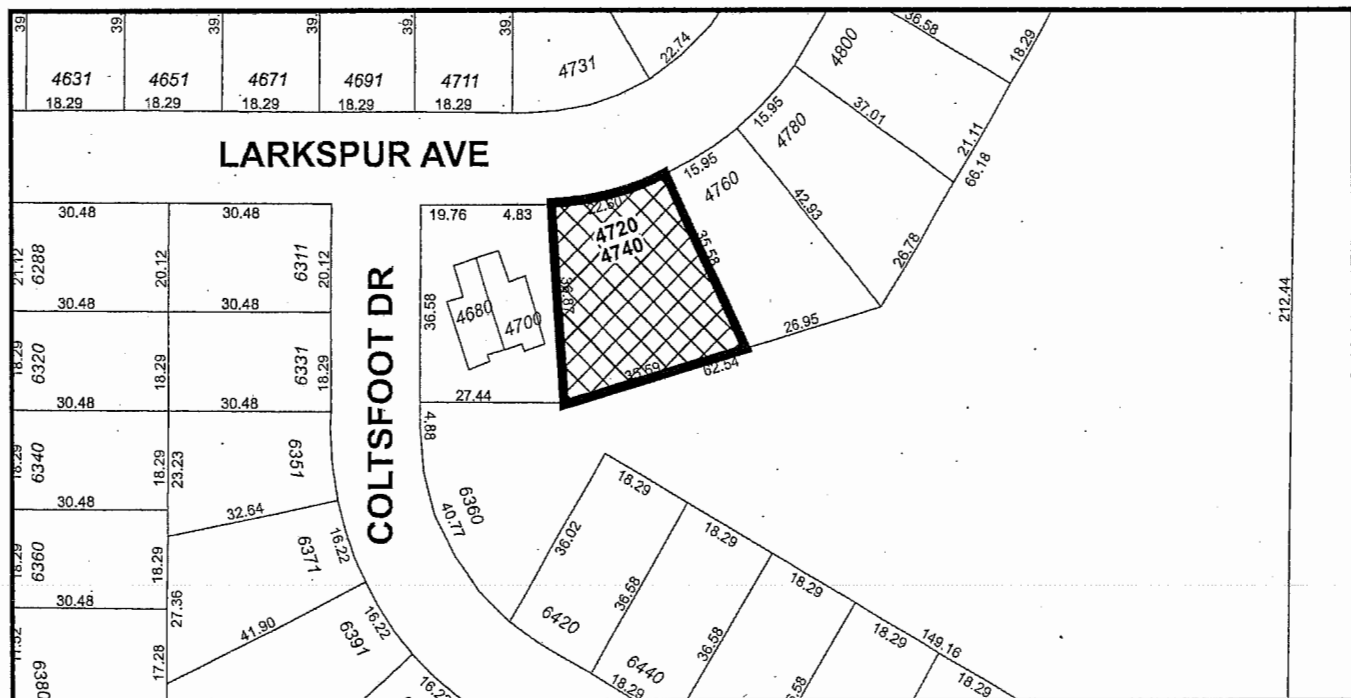


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 16-731886

Original Date: 05/25/16

Revision Date:

Note: Dimensions are in METRES

CNCL - 482



City of Richmond

Bylaw 9614

Richmond Zoning Bylaw 8500 Amendment Bylaw 9614 (ZT 16-734106) #110-12500 Horseshoe Way

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

1. Richmond Zoning Bylaw 8500 is amended by repealing Section 12.3.11.5 of the "Industrial Business Park (IB1)" zone and replacing it with the following:

"Microbrewery, Winery and Distillery shall be only permitted on the following sites:

- (a) 11220 Horseshoe Way
PID 000-564-095
Lot 45 Section 1 Block 3 North Range 6 West New Westminster District Plan
56980
- (b) #110-12500 Horseshoe Way
PID 026-556-791
Strata Lot 11 Section 12 Block 3 North Range 6 West New Westminster District
Strata Plan BCS1607"

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9614"**.

FIRST READING

NOV 14 2016

PUBLIC HEARING

DEC 19 2016

SECOND READING

DEC 19 2016

THIRD READING

DEC 19 2016

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

JAN 09 2017

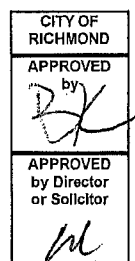
OTHER CONDITIONS SATISFIED

FEB 08 2017

ADOPTED

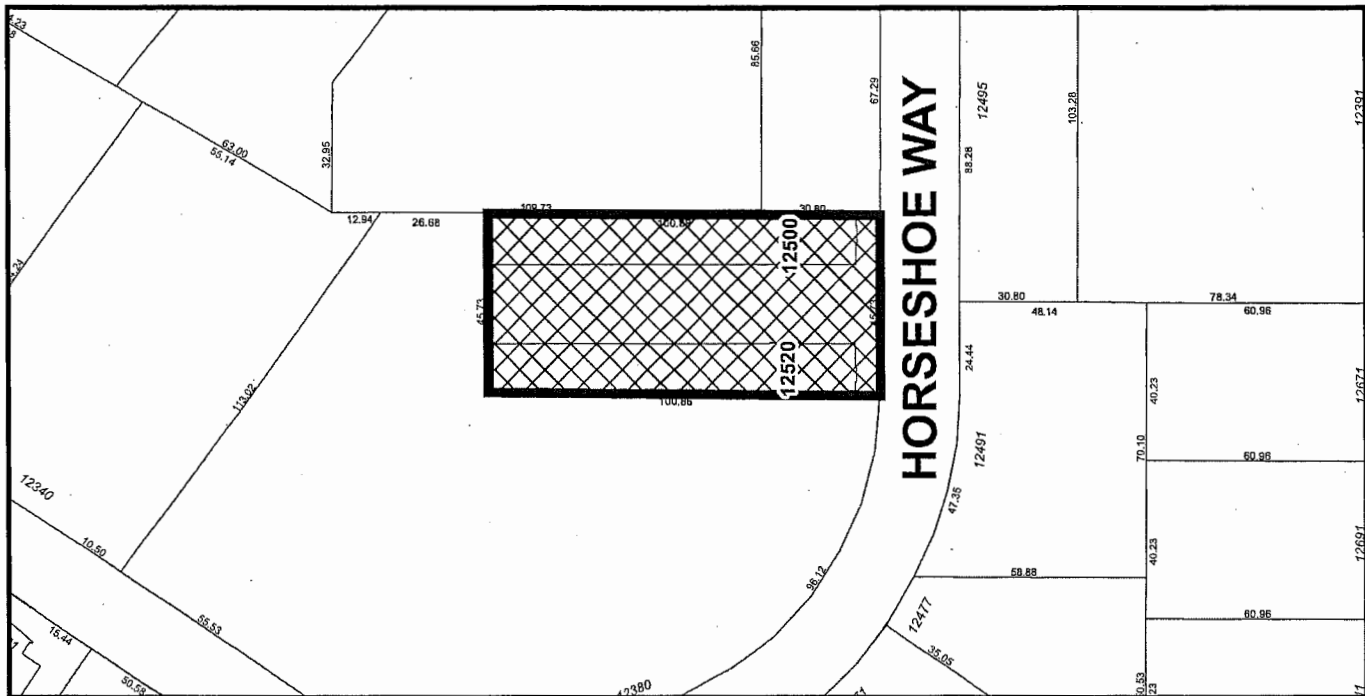
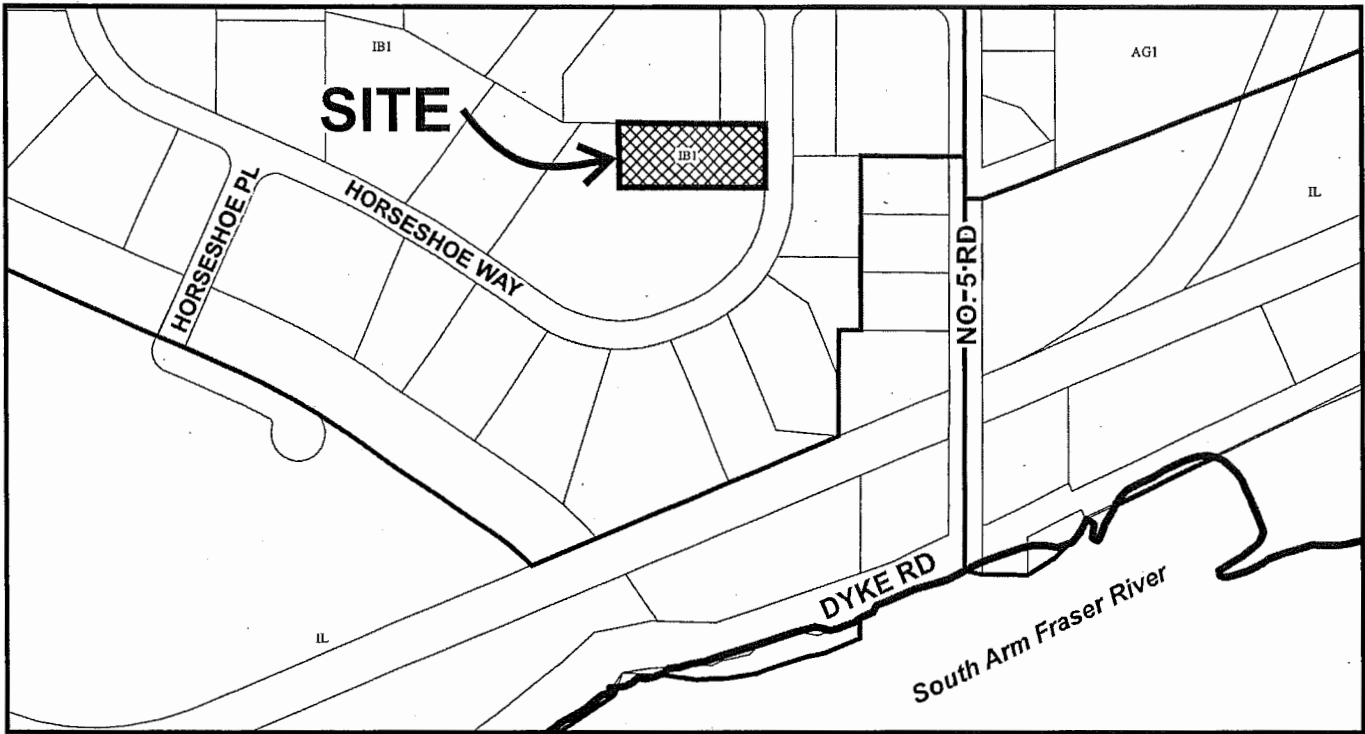
MAYOR

CORPORATE OFFICER





City of Richmond



ZT 16-734106
Unit 110 - 12500 Horseshoe Way

Original Date: 06/23/16

Revision Date: 10/25/16

Note: Dimensions are in METRES

CNCL - 484



**Development Permit Panel
Wednesday, January 25, 2017**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cathryn Volkering-Carlile, General Manager, Community Services
Peter Russel, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on January 11, 2017, be adopted.

CARRIED

1. Development Variance 16-733949
(REDMS No. 5129854 v. 2)

APPLICANT: MQN Architects

PROPERTY LOCATION: 9580 Williams Road (Formerly 9580 & 9600 Williams Road
& 10140 Gower Street) and 10060 Gower Street

INTENT OF PERMIT:

Vary the following provisions of Richmond Zoning Bylaw 8500:

- a) Increase the maximum permitted lot coverage from 45% to 48%;
- b) Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 for the east side yard; and
- c) Revise Transportation related requirements to:
 - i) Increase the maximum on-site parking reduction with transportation demand

Development Permit Panel

Wednesday, January 25, 2017

management measures from 10% to 13%;

- ii) Reduce the minimum number of on-site loading spaces from 2 medium size and 1 large size loading spaces to 1 medium size loading space and manoeuvring for an additional medium size truck; and
- iii) Reduce the minimum number of on-site bicycle parking spaces from 31 to 8 Class 1 spaces and from 31 to 11 Class 2 spaces;

to permit the construction of a 199 bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)" with associated existing garden at 10060 Gower Street.

Applicant's Comments

Kevin Svoboda, President, Kaigo Retirement Communities Ltd., and owner of the subject care facility, provided background information on the rationale for the proposed upgrade of the care facility and briefed the Panel on his recent consultation with neighbours in response to the Panel's referral. Mr. Svoboda noted that (i) the owner was awarded the contract by Vancouver Coastal Health (VCH) to upgrade the existing care facility to meet VCH's building design requirements and increase its capacity, (ii) the design of the existing building is outdated and lacks basic facilities and amenities, (iii) the proposed design of the upgraded care facility is resident-centered and provides bigger rooms and additional facilities and amenities, (iv) a neighbour consultation meeting was held on January 17, 2017 attended mostly by neighbours who had expressed their concerns at the Panel's meeting of January 11, 2017, and (v) the care facility owner is committed to a continuing dialogue with neighbours should new issues arise regarding the proposed development.

Roger Green, MQN Architects, accompanied by Mary Chan-Yip, PMG Landscape Architecture, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), briefed the Panel on the proposed solutions and changes to the project design to address neighbours' concerns regarding the existing and proposed development, highlighting the following:

- a 2.5-meter Cedar hedge planting will be introduced at the east side of the proposed building where there is no existing hedge to provide visual privacy screening to neighbours to the east and care facility residents;
- the height of the proposed garbage and recycling enclosure will be increased from 6 feet to 8 feet, will not be covered, and will be painted to match the colour of the proposed building to mitigate its visual impact to neighbours and address overlook concerns;
- planting will be introduced in front of the garbage and recycling enclosure to provide a buffer from the street;
- a hedge will be added in front of the emergency generator to provide screening from the street;

Development Permit Panel

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- HVAC units will be located in recessed platforms facing the courtyard to mitigate noise; and
- a smoking area for visitors and staff with cigarette receptacle and bench will be provided in the middle of the Williams Road parking area, away from the building.

In addition, Mr. Green advised that it would not be feasible to relocate the existing central core of the building to the north end of the proposed development as it would result in longer travel distances to provide essential services to facility residents.

Also, Mr. Green noted that garbage and recycling could not be accommodated in the enlarged Williams Road parking lot due to (i) limited space in the parking area, (ii) a potential reduction in parking spaces and tree planting in the parking area that would result from the proposed relocation, and (iii) an advice from the City to maintain the existing location of recycling pick-up at Gower Street.

With regard to intended construction uses of Gower Street, Mr. Green reviewed the phased construction for the proposed development, noting that (i) construction parking for all three phases will be accessed from Williams Road only, (ii) Gower Street will be accessed for material delivery and construction work for Phase 1 only, and (iii) all material delivery and construction work for the two remaining phases will be accessed from Williams Road.

With regard to neighbour concerns regarding the two proposed pedestrian entrances on Gower Street, Mr. Green advised that (i) the two entrances are required by Vancouver Coastal Health to provide a community feel to the care facility residents, (ii) the two pedestrian entrances are not intended to support vehicular access on Gower Street, (iii) visitor and staff access to the Gower Street entrances is through the care facility's main entry on Williams Road, (iv) access to the Gower Street entrances is controlled and entry doors are provided with a keypad and intercom system, and (v) the two entrances help break down the massing and provide a human scale to the building.

In response to queries from the Panel, Mr. Sbovoda confirmed that the current frequency of garbage and recycling pick-ups is three times a week. He further advised that he is currently in discussion with the garbage and recycling contractor regarding the possibility of replacing one metal garbage bin with a plastic bin and increasing the size of the bins to reduce their quantity from three to two in order to mitigate the noise generated by the pick-ups.

Barry Konkin, Program Coordinator, Development, acknowledged that in addition to the garbage and recycling pick-ups by private contractors, the City also provides separate pick-ups for cardboard and recycling once a week.

In response to a query from the Panel, Mr. Green advised that the emergency generator will be used only during a sustained power outage and annual testing.

Development Permit Panel

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Staff Comments

Mr. Konkin advised that (i) staff have reviewed the revised project design and appreciate the proposed changes to address neighbour concerns, (ii) the proposed location of the smoking area in the middle of Williams Road parking lot is a positive step, (iii) Planning staff worked with Transportation staff on loading restrictions and parking on Gower Street, (iv) a legal agreement on title will limit the hours and frequency of truck deliveries as well as the size of delivery vehicles on Gower Street, (v) non-food and laundry deliveries will be directed to the Williams Road entrance, reducing traffic on Gower Street, (vi) proposed screening of the garbage enclosure and along a portion of the east property line will address interface issues, and (vii) the developer has committed to provide a voluntary cash contribution to install a pedestrian crosswalk across the intersection of Severn Drive and Swansea Drive to enhance pedestrian safety in the area.

In response to a query from the Panel, Mr. Konkin confirmed that the proposed 8-foot high garbage and recycling enclosure is designed without a roof and painted to match the building colour.

Gallery Comments

Terry Stashuk, 10171 Gower Street, questioned whether (i) exits are provided on the east side of the building to access the Williams Road parking area through the walkway at the east edge of the site, and (ii) a main aisle is provided in the floor plan to connect the kitchen area to the east side of the building.

In response to queries from Mr. Stashuk, Mr. Green noted that (i) exits on the east side of the building are primarily for Fire Code requirement compliance, (ii) the two-meter wide east walkway is not intended to provide an access route for going in and out of the building, (iii) transport of materials from the central core at the west side of the building to the east side would not be feasible as it will directly impact the resident area of the building.

In response to further queries from Mr. Stashuk, Mr. Green advised that (i) there will be a phased transfer of current residents to newly-constructed resident areas, (ii) current residents will not be disturbed during Phase 3 construction, and (iii) a temporary vehicular access will be provided on Williams Road during construction in addition to the existing main entry on Williams Road, and (iv) the temporary vehicular access will be fully developed and functional and the existing main entry will be closed off upon completion of Phase 3.

Philip Tsui, 10111 Gower Street, stated that he has been a resident in the area for around 40 years, and questioned whether there is a City bylaw regulating commercial vehicle traffic on residential streets. In response to the query, the Chair advised that there is no such City bylaw; however, the restrictive covenant and proposed measures by the applicant will significantly reduce the current volume and frequency of traffic as well as the size of vehicles on Gower Street.

Development Permit Panel
Wednesday, January 25, 2017

Mr. Tsui also questioned whether it is possible to relocate the garbage and recycling bins facing his property to a location near the Gower Street cul-de-sac, and in response to the query, Mr. Green noted that (i) the existing garbage and recycling enclosure currently located on the street right-of-way will be removed and the proposed new enclosure will be turned 90 degrees and pushed back from the sidewalk, and (ii) relocating garbage and recycling adjacent to the cul-de-sac would result in longer travel distance to transport garbage and recycling from the facility and potentially contribute to street clutter.

Ruth Tsui, 10111 Gower Street, noted the size and noise of the truck doing garbage and recycling pick-ups in front of her property for many years. Also, she inquired about the frequency of garbage and recycling pick-ups when the proposed development will be completed and questioned whether the facility's garbage and recycling could be relocated to the Williams Road entrance or to the cul-de-sac on Gower Street.

In response to Ms. Tsui's query, Mr. Konkin confirmed that a restrictive covenant will limit truck movements to 14 a week and Transportation staff acknowledged that the size of the garbage and recycling trucks doing the pick-ups would be the same as those deployed in other residential streets.

In response to a query from the Panel, Mr. Konkin acknowledged that other streets in Richmond could experience more than 14 garbage and recycling pick-ups per week.

Joan Leversage-Lu, 5342 Opal Place, stated that both of her parents are current residents of the subject care facility and spoke in support of the proposed development, noting that the proposed upgrade will improve nursing care and quality of life of facility residents. Ms. Leversage-Lu further noted that the existing facility has sub-standard room sizes shared by residents, lacks basic facilities such as bathrooms and showers, and does not provide adequate space for visitors. She added that the upgraded facility will provide one room with a bathroom and shower for each resident and places for visitors to gather.

In response to a query from the Panel, Mr. Green noted that relocating garbage and recycling to the southwest corner of the proposed development would impact a resident room.

Correspondence

Terry Stashuk, 10171 Gower St. (Schedule 2)

Mr. Konkin noted that in his letter, Mr. Stashuk mentioned his initial concerns regarding the proposed development and related the discussions he has had with the care facility owner. In addition, Mr. Konkin noted that Mr. Stashuk appreciated the facility owner's responses to neighbours' concerns and expressed support for the development plan presented during his consultation with the facility owner.

Development Permit Panel

Wednesday, January 25, 2017

Panel Discussion

The Panel acknowledged support for the project noting that (i) the proposed development will address the need for additional intermediate care facilities in the City, (ii) a mechanism could be put in place to ensure continuing dialogue between the neighbours and facility owner to address neighbour concerns during construction, (iii) construction of the project should have minimal impact to the neighbours, (iv) the restrictive covenant regarding limitations to garbage and recycling pick-ups is legally enforceable, and (v) the use of smaller garbage and recycling trucks could be explored by the facility owner.

In addition, the Panel expressed appreciation for (i) the willingness of the facility owner and architect to dialogue with neighbours, and (ii) the proposed measures to address or mitigate neighbour concerns.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the following provisions of Richmond Zoning Bylaw 8500:

- (a) Increase the maximum permitted lot coverage from 45% to 48%;*
- (b) Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 for the east side yard; and*
- (c) Revise Transportation related requirements to:*
 - (i) Increase the maximum on-site parking reduction with transportation demand management measures from 10% to 13%;*
 - (ii) Reduce the minimum number of on-site loading spaces from 2 medium size and 1 large size loading spaces to 1 medium size loading space and manoeuvring for an additional medium size truck; and*
 - (iii) Reduce the minimum number of on-site bicycle parking spaces from 31 to 8 Class 1 spaces and from 31 to 11 Class 2 spaces;*

to permit the construction of a 199 bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)" with associated existing garden at 10060 Gower Street.

CARRIED

Development Permit Panel
Wednesday, January 25, 2017

2. **Date of Next Meeting: February 15, 2017**

3. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:36 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, January 25, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk



EXISTING PARKING - 8 STALLS

EXISTING PARKING - 22 STALLS



IMAGE THREE

- EXISTING DRIVEWAY INTO GOWER STREET PARKING LOT (PARKING TO BE REMOVED AND DRIVEWAY REPURPOSED FOR RECEIVING TURN-AROUND LOCATION)
- EXISTING HYDRO TRANSFORMER TO REMAIN



IMAGE TWO

- EXISTING GARBAGE ENCLOSURE LOCATED ON GOWER STREET OUTSIDE OF THE PROPERTY LINE (TO BE REMOVED)
- EXISTING NOISY KITCHEN FAN AT ROOF TO BE REPLACED



IMAGE ONE

- EXISTING GARBAGE ENCLOSURE LOCATED ON GOWER STREET OUTSIDE OF THE PROPERTY LINE (TO BE REMOVED)
- EXISTING FENCE LINE LOCATED ON CITY PROPERTY TO BE REMOVED AND REPLACED
- EXISTING EMERGENCY GENERATOR VISIBLE ABOVE ENCLOSURE

CNCL - 493

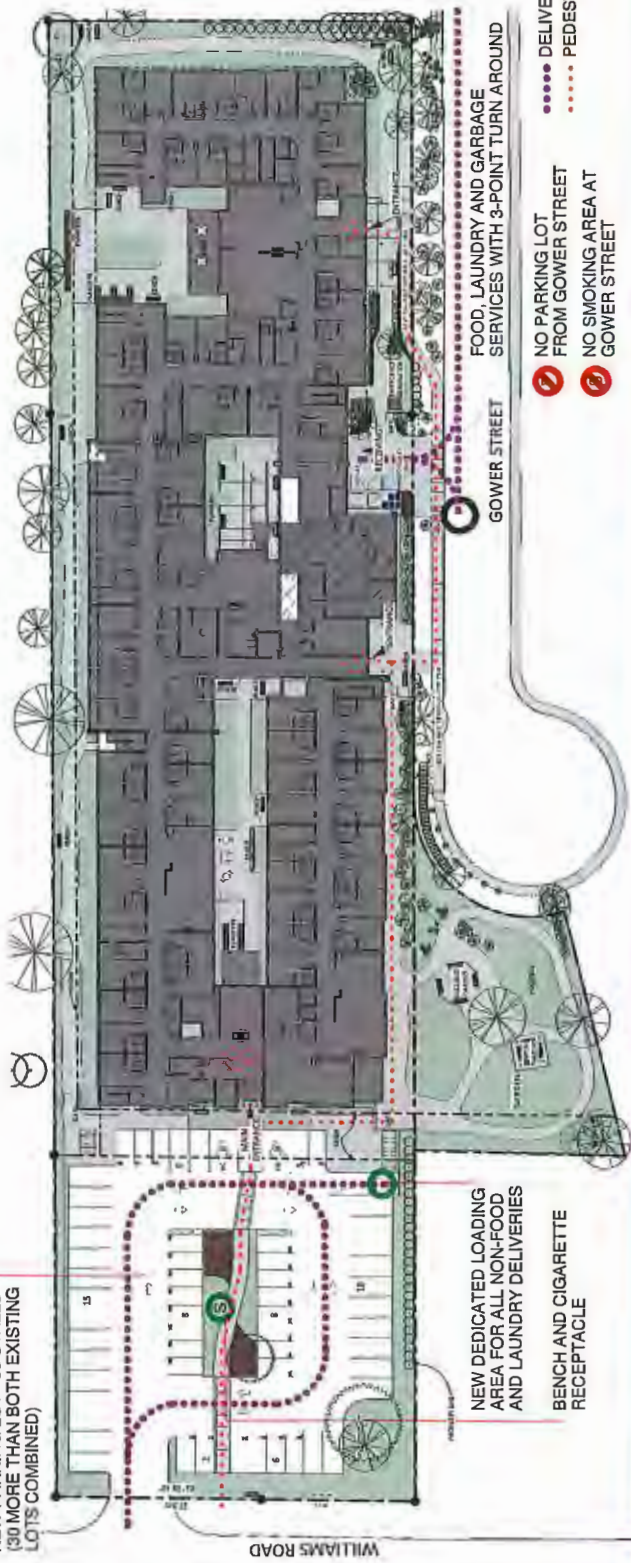
DRAWING: 20
PROJECT: 14874
DATE: 11/24/20
SCALE: 1:445

EXISTING LOADING AREA

KAYCO FRASERVIEW
6630 WILLIAMS ROAD
RICHMOND, BRITISH COLUMBIA

IMQON
ARCHITECTS

NEW PARKING LOT - 58 STALLS
(30 MORE THAN BOTH EXISTING
LOTS COMBINED)



CNCL - 494

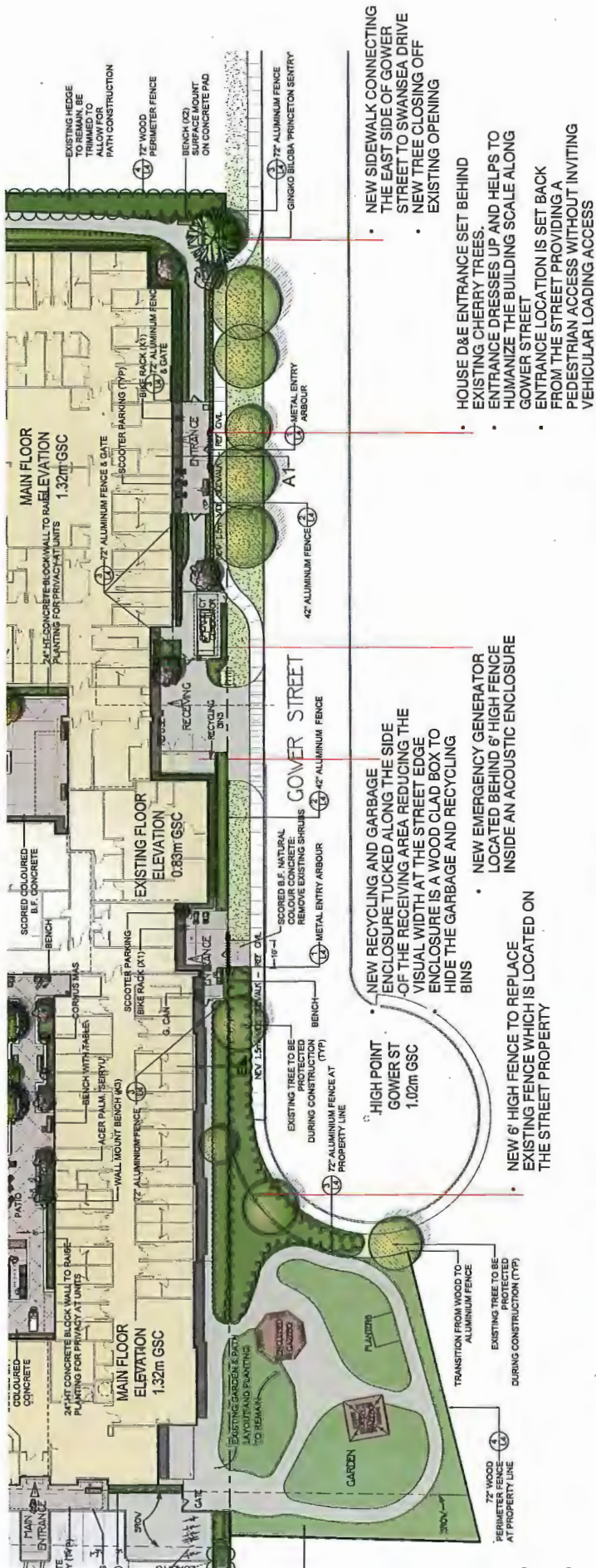


PROPOSED LOADING AREA & PEDESTRIAN ACCESS

KALCO - FRASERVUE
9580 WILLIAMS ROAD
RICHMOND, BRITISH COLUMBIA

DRAWING: 21
PROJECT: 14874
DATE: 11.25.20
SCALE:

IMQON
ARCHITECTS





CNCL - 496



NEIGHBOURHOOD CONSULTATION RAISED A REQUEST TO BETTER SCREEN THE FACILITY GARBAGE AS THERE IS A CONCERN THAT THE GARBAGE COULD BE SEEN FROM THE SECOND STOREY WINDOW OF THE ADJACENT HOUSE.

- IMAGE ONE (UPPER LEFT) SHOWS THE 6' HIGH GARBAGE ENCLOSURE AS PROPOSED AT JANUARY 11 DPP SESSION. NOTE THAT THE GARBAGE BIN IS JUST VISIBLE ABOVE THE FENCE WHEN VIEWED FROM A SECOND FLOOR HEIGHT.
- IMAGE TWO (LOWER LEFT) SHOWS THE GARBAGE ENCLOSURE WITH A ROOF
- IMAGE THREE (BELOW) SHOWS THE PREFERRED APPROACH FROM THE CLIENT AND ARCHITECT. THIS OPTION INCREASES THE FENCE HEIGHT TO 8' WHICH COMPLETELY HIDES THE GARBAGE BIN. A CEDAR HEDGE HAS ALSO BEEN ADDED TO SOFTEN THE VISUAL IMPACT OF THE ENCLOSURE. AS AN OPTION, THE GARBAGE ENCLOSURE IN THIS IMAGE HAS BEEN SHOWN PAINTED TO MATCH THE PROPOSED BUILDING AS THIS MAY HELP TO REDUCE THE VISUAL IMPACT.





CNCL - 497

DRAWING: 23
 PROJECT: 14874

PHASE ONE - CONSTRUCTION
 KAIGO FRASERVIEW
 3580 WILLIAMS ROAD,
 RICHMOND, BRITISH COLUMBIA

MQN
 ARCHITECTS



CNCL - 498

DRAWING: 24
PROJECT: 14874
DATE:
SCALE:

PHASE TWO - CONSTRUCTION
KAIKO FRASERVIEW
8800 WILLIAMS ROAD
RICHMOND, BRITISH COLUMBIA

IMQON
ARCHITECTS

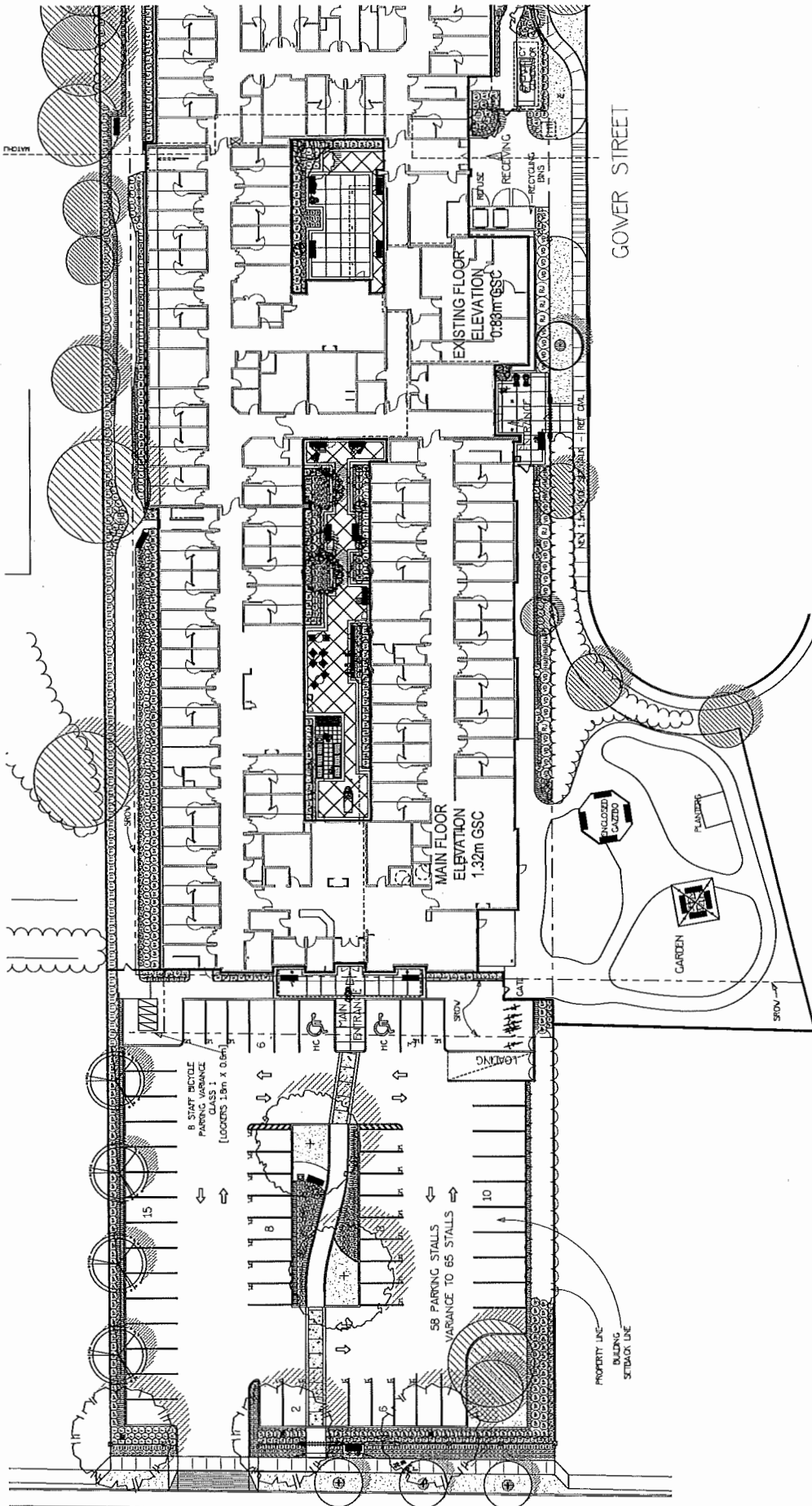


CNCL - 499

DRAWING: 25
PROJECT: 14874
DATE:
SCALE:

PHASE THREE - CONSTRUCTION
KING FRASERVIEW
880 WILLIAMS ROAD
RICHMOND, BRITISH COLUMBIA

IMQON
ARCHITECTS



CNCL - 501



DATE: 2018.12.27

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LANDSCAPE SHRUB PLAN

DRAWING TITLE

SCALE

PROJECT

KAIGO - FRASERVIEW
Williams Road &
Gower Street
RICHMOND, BC

| NO. | DATE | DESCRIPTION |
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| 1 | 2018.12.27 | ISSUED FOR PERMIT |
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| 4 | 2018.12.27 | ISSUED FOR PERMIT |
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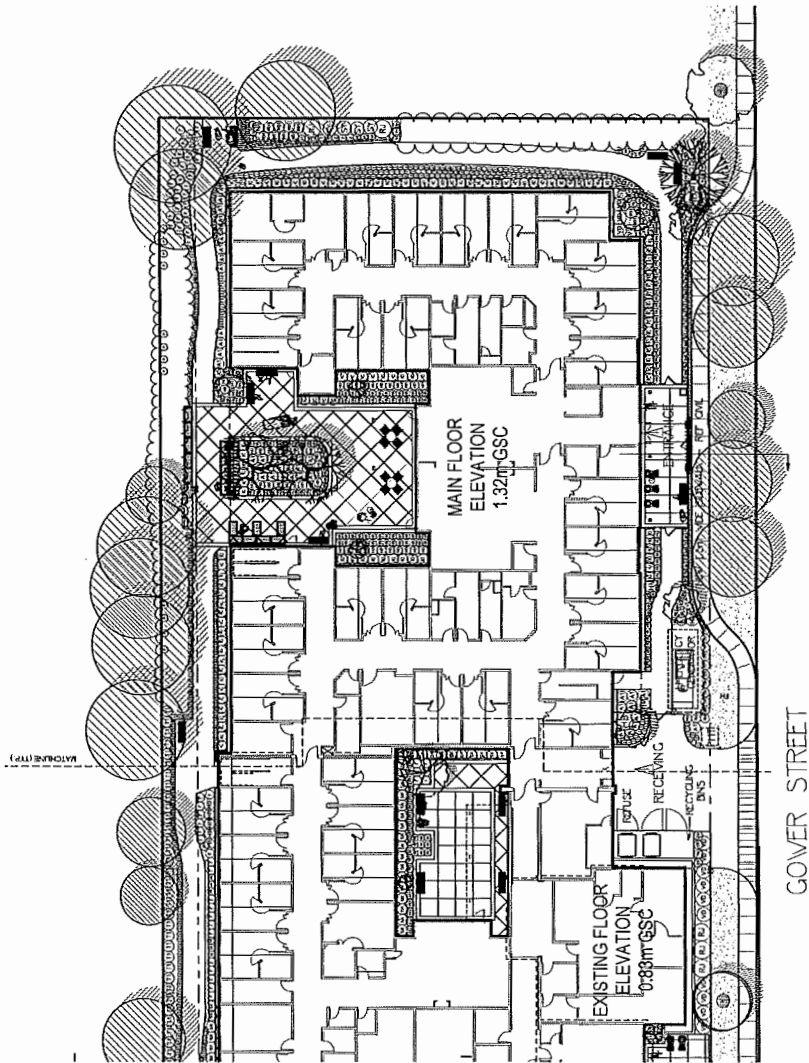
CLIENT

MON Architects

pmg
LANDSCAPE
ARCHITECTS
3000 15th Avenue, Suite 100
Vancouver, BC V6M 1S1
P: 604.266.4011 F: 604.266.4022

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L2
OF 5



| NO. | DATE | REVISION/DESCRIPTION | BY |
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| 1 | 18.02.20 | CONCEPT PLAN | ML |
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| 10 | 18.02.20 | CONCEPT PLAN | ML |

CLIENT:
MQN Architects

PROJECT:
KAIGO - FRASERVIEW
Williams Road &
Gower Street
RICHMOND, BC

pmg
LANDSCAPE
ARCHITECTS
1000-1010
P. 604.264-0011 / F. 604.264-0022

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| PLANT SCHEDULE | SHRUBS | COMMON NAME | PLANT SIZE / COMMENTS |
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CHECKED: ML
PROJECT NUMBER: 15-051

LANDSCAPE
SHRUB PLAN

OF 5
L3

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
January 25, 2017.

Jesson, Claudia

| | |
|-----------------------------|------------------|
| To Development Permit Panel | |
| Date: | JANUARY 25, 2017 |
| Item # | 1 |
| Re: | DV 16-733949 |
| 9580 WILLIAMS RD. | |
| + 10060 GOWER STREET | |

From: TERRY STASHUK <terry_s@shaw.ca>
Sent: Friday, 20 January 2017 16:11
To: Badyal, Sara
Subject: Fraserview Intermediate Nursing in Richmond (Development Variance Permit DV 16-733949)

Hi Sara,

I reside at 10171 Gower St in Richmond, B.C. Across the street is an empty lot attached to the Fraserview Intermediate Care facility at 9580 Williams Rd. The rear lot is proposed for a revision of existing buildings to double its size. I went to Richmond City Hall Wednesday, January 11th, 2017 to hear the Notice of Application for Development (Permit # 16-733949). The new building design was reviewed by the board and 8 neighbors. It was presented by Kevin Sabota at 604-733-6229 who represents the new owners of the nursing home. The meeting was rebooked for January 25th to review if there were any concerns of the project and/or solutions.

The neighbors living on Gower St complained of traffic flow problems and noise. Over the years we found too many large 5 ton trucks making food/supply deliveries on Gower St (its a dead end cul-de-sac). The noise from large SmithRite garbage trucks is too loud for us on Gower St. Also, delivery trucks reverse on Gower St to the kitchen/storage area of the nursing home with backup beepers blaring away for 2/3 of a block. My family lived with this noise problem since buying our home in 1984. We stayed here because of the McRoberts High School and James Whiteside elementary school and South Arm Park only one block away. Employee parking for Fraserview also complicated matters by using Gower St to park. Their parked cars were hit by reversing delivery trucks and preventing the neighbors from backing out of their driveways. Double the building size could only mean the traffic/noise problem would double as well.

Kevin called for an additional meeting of the neighbors on Tuesday, January 17th. Eight of us met at Fraserview to review the design plan (copies were handed out).

He was kind enough to explain the front of the property facing Williams Rd was redeveloped and more room was made for employees to park. This would alleviate the parking problem on Gower St. He will ensure the staff is aware of the change. He cannot redesign the front of the complex at Williams Rd to relocate the kitchen or garage disposal area. The by-laws require access to the facility for fire/emergency/police and ambulance.

I was impressed by the efforts that Kevin made to get around the truck/garbage collection problem. Unfortunately, they have to use Gower Street to access the kitchen area of the building.

Kevin said he was trying to be a good neighbor and I believe him. He has offered to repave a short laneway access into South Arm park and ask the city to mark out a pedestrian crosswalk on Severn St to make it safer for parents to drop off and pick up their children at 8:00 a.m. and 3:00 p.m. He provided the drawings for the new building to explain there would be no walking traffic or employee parking on Gower St. Access is only from Williams Rd.

He is showing good faith and is willing to listen to his neighbors. He would try to get smaller delivery trucks from suppliers (reduced to 30 feet in length) instead of tractor-semi type trucks. He has no idea if SmithRite has smaller vehicles but there is a larger loading area in the new plan that would mean no reversing on Gower St.

I think Kevin has done as much as can be expected. He is eager to proceed with the plan of the new building which is a three year project. The new design is very nice and will blend into the neighborhood for years to come.

I will attend the next meeting at Richmond City Hall to approve the proposed development plan regardless of the noise from SmithRite vehicles which plagues other Richmond neighborhoods. Maybe electric vehicles are the solution?

Please let me know if you have any questions.

Yours truly,
Terry Stashuk
10171 Gower St,
Richmond, B.C.
V7A4G2
phone: 604-277-5705



CNCL1- 503



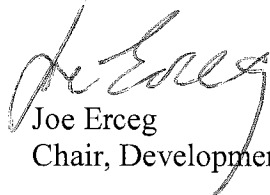
City of Richmond

Report to Council

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|--------------|--|--------------|-------------------------------------|
| To: | Richmond City Council | Date: | February 8, 2017 |
| From: | Joe Erceg Chair, Development Permit Panel | File: | 01-0100-20-DPER1- 01/2017-Vol 01 |
| Re: | Development Permit Panel Meetings Held on October 12, 2016, October 26, 2016, January 11, 2017 and January 25, 2017 | | |

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 15-709934) for the property at 4991 No. 5 Road; and
 - b) A Development Variance Permit (DV 16-733949) for the property at 9580 Williams Road (Formerly 9580 & 9600 Williams Road and 10140 Gower Street) and 10060 Gower Street;be endorsed, and the Permits so issued; and
2. That the changes to the design be deemed to be in General Compliance with the Development Permit (DP 11-564405) issued for the property at portions of 10111, 10197 and 10199 River Drive (formerly portions of 10111 and 10199 River Drive).



Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on October 12, 2016, October 26, 2016, January 11, 2017 and January 25, 2017.

DP 15-709934 – CITIMARK-WESTERN WEMBLEY PROJECT LTD. – 4991 NO. 5 ROAD
(October 26, 2016)

The Panel considered a Development Permit application to permit the construction of 109 townhouses on a site zoned “Medium Density Townhouses (RTM2)”. Variances are included in the proposal for reduced south side yard and loading.

Architect, Reza Salehi, of Salehi Architect Inc.; and Landscape Architect, Fred Liu, of Fred Liu and Associates Inc.; provided a brief presentation, noting that:

- Proposed visitor parking exceeds the minimum Zoning Bylaw requirement.
- Proposed unit mix includes two-bedroom plus den, three-bedroom, and four-bedroom units; including seven convertible units.
- A two-storey accessible indoor amenity building will be at the southeast corner of the site.
- Townhouse buildings will be oriented perpendicular to the highway to mitigate traffic noise and building envelopes will be acoustically upgraded to mitigate aircraft and traffic noise.
- Geo-exchange heat pump and electric equipment will provide heating and cooling and all units will be pre-ducted for solar hot water heating.
- Building materials were chosen for durability, functionality and low environmental impact.
- Existing concrete and asphalt were recycled during demolition to minimize waste materials.
- Three separate outdoor amenity spaces will be spread out in the proposed development.
- Existing neighbour's trees to the north and two trees on-site will be retained and protected.
- The long east-west driveway is broken up with areas of permeable interlocking pavers.
- Porous asphalt is introduced in some areas to enhance water permeability.

Staff advised that: (i) the two setback variances are proposed at the southwest and southeast corners of the site; (ii) the other proposed variance intends to replace required designated loading with accommodating medium size SU-9 manoeuvring in the internal drive aisles throughout the site in view of the length of the site; (iii) trees proposed to be retained are located predominantly along the north and west edges of the site; (iv) an existing tree will be retained along No. 5 Road; (v) the project has been designed to achieve an EnerGuide rating of 82; (vi) an acoustic report was provided by the applicant; ensuring that all units will meet Canada Mortgage and Housing Corporation (CHMC) indoor noise standards; and (vii) a mechanical report was provided; noting that townhouse units could achieve ASHRAE standards through the ground source heat pump.

In response to Panel queries, Mr. Salehi, Mr. Liu and Jacky Chan, of Citimark; advised that:

- (i) proposed landscaping along the north property line includes solid wood fencing; alternating Evergreen Cedar hedges and other broad leaf planting, and new trees at the end of drive aisles;
- (ii) proposed edge treatment along the south property line includes fencing and low-growing Evergreen shrubs in the narrow landscaping strip;
- (iii) the potential to plant trees along the south property line will be reviewed;
- (iv) there is lush vegetation on the existing engineered embankment within the Provincial highway lands to the south; which can only be trimmed to maintain the stability of the slope;
- (v) 350 m of 6 ft. high sound barrier fencing will be built on top of the embankment to mitigate traffic noise in the highway and provide screening to the proposed development;
- (vi) the proposal includes a 1.8 m fence that is no higher than 2 m above lower neighbouring properties and no more than a 2 ft. high retaining wall along the north property line;
- (vii) townhouse unit entries either front pedestrian mews between townhouse buildings or from the drive aisles;
- (viii) backyard gate access is provided for maintenance; and
- (ix) three trees have already been removed with permission from MOTI from the engineered embankment and the rest of the trees will be retained.

Discussion ensued regarding the proposed landscape treatment and staff was directed to work with the applicant to review the proposed landscape treatment and consider increasing the height of plantings on the planting strip adjacent to the wood fence along the south property line.

No correspondence was submitted to the Panel regarding the Development Permit application.

Subsequent to the Panel meeting, the applicant revised the site plan and landscape plan to add tree planting into a wider planting strip adjacent to the wood fence along the south property line.

The Panel recommends that the Permit be issued.

DV 16-733949 – MQN ARCHITECTS – 9580 WILLIAMS ROAD (FORMERLY 9580 & 9600 WILLIAMS ROAD AND 10140 GOWER STREET) AND 10060 GOWER STREET
(January 11, 2017 and January 25, 2017)

The Panel considered a Development Permit application to permit the construction of a 199-bed residential intermediate care facility on a site zoned “Health Care (HC)” with associated existing garden at 10060 Gower Street. Variances are included in the proposal for increased lot coverage, reduced east and west side yard setbacks, and transportation related requirements for reduced vehicle parking, loading and bicycle parking.

The application was considered at both the January 11, 2017 and January 25, 2017 Panel meetings. At the January 11, 2017 Panel meeting, Architect, Roger Green, of MQN Architects; and Landscape Architect, Mary Chan-Yip, of PMG Landscape Architects; provided a brief presentation, noting that:

- The 45-year old facility will increase capacity from 101 to 199 beds; new three-storey north and south wings will be added to the existing two-storey central portion; with kitchen and service area setback 2.2 m from Gower Street; which will be retained, and the upgrading of the facility will be done in three phases; beginning with the construction of the south wing.
- Massing of the proposed building is broken down visually through design elements.

- The design supports hedge and tree retention on-site, pedestrian movement around the site in gated and fenced perimeter walkway areas, and provides needed amenities for facility residents in three internal courtyard amenity areas and the adjacent existing garden.
- The existing grade will be maintained along the perimeter of the site to protect existing trees.

Staff advised that: (i) the proposed variance for lot coverage was calculated only against the Williams Road property due to zoning boundaries; however, the lot coverage for the overall site, including the Gower Street garden property, would be below the 45 percent maximum permitted lot coverage; (ii) a legal agreement will ensure the long-term retention of the outdoor garden exclusively for the use of care facility residents; (iii) a 5.7 m setback variance is proposed along the northern portion of the site's east edge, in addition to the proposed 4.7 m setback variance along the central portion of the east edge of the site; (iv) a legal agreement on Title will be registered to limit truck activity on Gower Street; including limiting delivery hours from 8:00 a.m. to 5:00 p.m., Monday through Friday; (v) there are transportation demand measures associated with the subject application to address the proposed parking variance; and (vi) the applicant conducted public consultation through door-to-door visits to neighbouring homes.

Correspondence was submitted to the Development Permit Panel regarding the application, including: (i) a request for clarification of proposed east setback variances; (ii) encroachment of existing hedge into neighbouring property; and (iii) increased noise, smoke emission, food smells, rodent population and traffic volume that would result from a larger facility.

Gower Street resident, Terry Stashuk, addressed the Panel; expressing concerns regarding: (i) 10 to 15 years ago, trucks and heavy equipment loading and unloading huge piles of soil on the empty lot bothered the neighbourhood; (ii) the proposed three-year construction period; (iii) large truck and heavy equipment for pre-loading activities, and future construction-related activities along Gower Street; (iv) cracks in windows as a result of pre-loading activities at a neighbour's house; (v) the impact of proposed building height; (vi) loss of Cherry tree screening along Gower Street; and (ii) noise and safety risk of delivery and garbage trucks backing down Gower Street due to lack of on-site truck turn-around area.

Gower Street resident, Shiraine Haas, addressed the Panel; expressing concern regarding: (i) truck noise and traffic on Gower Street; (ii) three-storey building height impact on their privacy and trees; (iii) emergency generator noise; (iv) visitor parking along Gower Street; (v) care facility employee parking and smoking along Gower Street; and (vi) desire to relocate truck deliveries to the main entrance off Williams Road.

Swansea Drive resident, Raymond Young, addressed the Panel; expressing concern regarding: (i) lack of privacy tree or hedge screening at the east side of the facility; (ii) facing a three-storey building; and (iii) noise emanating from care facility residents with dementia.

Gower Street resident, Ruth Tsui, addressed the Panel; expressing concern regarding: (i) the frequent use of Gower Street by trucks, care facility visitors and employees for parking and smoking; (ii) preference for non-residents to use the Williams Road entrance; (iii) construction-related activities; (iv) noise from the emergency generator and wind turbine on the roof; and (v) the volume of Gower Street traffic poses safety risks for children crossing the street on their way to James Whiteside Elementary School and for people riding bicycles in the area.

Swansea Drive resident, Clinton Neal, addressed the Panel; expressing concern regarding property damage due to pre-loading and construction activity.

In response Panel queries, Mr. Green, Ms. Chan-Yip, and owner, Kevin Svoboda, of Kaigo Retirement Communities Ltd.; advised:

- The existing east setback of 3.6 to 4.6 m will be increased to 4.7 m.
- Existing loading activity on Gower Street will be retained and an additional loading area will be located in the Williams Road parking area. The facility upgrading will increase the volume of materials per delivery, but will not increase the number of deliveries.
- The gated walkway will not completely encircle the proposed building. Around the perimeter, existing hedges on-site and neighbour's trees will be retained, and existing perimeter wood fence will be upgraded.
- Planting in the internal courtyards will be irrigated and receive adequate sunlight exposure.
- Minimal exterior lighting will be introduced along the east side of the site to address safety and the comfort of neighbours and facility residents.
- A shower and change room will be provided at the staff locker location.
- There is a no-smoking policy within the premises of the facility.
- The site zoning allows the proposed 12 m building height.
- The proposed Gower Street receiving area will enable delivery trucks to make a three-point turn on-site, even if cars are parked on the other side of the road.
- Relocating the receiving area to the main entrance on Williams Road close to the residents' living areas would adversely impact the well-being of facility residents.
- The two entrances along Gower Street are required, but are not designed to be the main entry.
- The Williams Road parking area at the facility main entrance will provide adequate parking.
- The existing building is old and the upgrade will provide a controlled indoor environment.
- No trees or hedges are proposed along the northeastern portion of the building due to the tightness of the site and sanitary sewer Statutory Right-of-Ways (SRWs) located east and north of the building.

In response to a Panel query, staff advised that: (i) the applicant is required to submit a construction and parking management plan prior to the issuance of a Building Permit; (ii) the applicant has a contract with a pest control company; (iii) the applicant would coordinate hedge trimming with the neighbour; and (iv) the maximum allowable height for a new single-family dwelling is 9 m.

The Panel referred the application back to staff for the applicant to: (i) further consult with neighbourhood residents to address present and future adverse impacts of the existing and proposed development; (ii) provide information on the management of construction and parking activities for the three-year construction period, including proposed uses of Gower Street for construction purposes; and (iii) formulate a plan to control facility visitor parking.

At the January 25, 2017 Panel meeting, Mr. Svoboda, Mr. Green and Ms. Chan-Yip; provided a brief presentation, noting that:

- Vancouver Coastal Health awarded the contract to upgrade the facility to meet design guidelines and increase capacity. The existing building is outdated and lacks facilities. The upgrade would provide bigger rooms and additional facilities and amenities.
- A neighbour consultation meeting was held on January 17, 2017 and the care facility is committed to a continuing dialogue with neighbours should new issues arise.
- Privacy screening will be provided to the east with 2.5 m Cedar hedge planting.
- Visual impact and overlook will be mitigated with taller 8 ft. uncovered garbage and recycling enclosure, painted to match building and screened with hedge planting.
- Hedge planting will screen the emergency generator from the street.
- HVAC units will be recessed in platforms facing the courtyard to mitigate noise and views.
- A smoking area for visitors and staff with receptacle and bench will be provided in the middle of the Williams Road parking area, away from the building and neighbours.
- It would not be feasible to relocate the existing central service core of the building as it would result in longer travel distances to provide essential services to facility residents.
- Garbage and recycling could not be accommodated in the Williams Road parking lot due to space constraints and impacts to parking spaces and tree planting.
- Construction parking for all three phases will be accessed from Williams Road only; Gower Street will be accessed for material delivery and construction work for Phase 1 only; material delivery and construction work for the two remaining phases will occur on Williams Road.
- The two Gower Street entrances required by Vancouver Coastal Health help break down the massing and provide a human scale to the building. They are controlled with a keypad and intercom system and are not intended to support vehicular access on Gower Street. Visitor and staff access to the Gower Street entrances is through the main entry on Williams Road.

Staff advised that: (i) in addition to the garbage and recycling pick-ups by private contractors, the City also provides separate pick-ups for recycling once a week; (ii) the proposed changes to address neighbour concerns are appreciated; (iii) the proposed smoking area in the middle of the Williams Road parking lot is a positive step; (iv) Planning staff worked with Transportation staff on parking and loading; (v) a legal agreement on Title will limit the hours and frequency of truck deliveries as well as the size of delivery vehicles on Gower Street; (vi) non-food and laundry deliveries will be directed to the Williams Road entrance; (vii) proposed screening of the garbage enclosure and along a portion of the east property line will address interface issues; and (viii) a new crosswalk across Severn Drive at Swansea Drive will enhance pedestrian safety in the area.

Correspondence was submitted to the Development Permit Panel regarding the application, outlining initial concerns regarding the proposed development, appreciation for the facility owner's responses to neighbour's concerns and expressing support for the proposal.

Gower Street resident, Terry Stashuk, addressed the Panel; expressing concern regarding: (i) preference for loading access to the kitchen area from the Williams Road parking area through the walkway at the east edge of the site; and (ii) construction impacts to Gower Street.

Gower Street resident, Philip Tsui, addressed the Panel; expressing concern regarding: (i) City bylaw control of commercial vehicle traffic on residential streets; and (ii) preference to relocate the garbage and recycling to the Gower Street cul-de-sac.

In response to Mr. Tsui's comments, the Chair advised that there is no such City bylaw; however, the restrictive covenant and proposed measures will significantly reduce the current volume and frequency of traffic, as well as the size of vehicles on Gower Street.

Gower Street resident, Ruth Tsui, addressed the Panel; expressing concern regarding: (i) the size and noise of the truck doing garbage and recycling pick-ups in front of her property for many years. Also, she inquired about the frequency of garbage and recycling pick-ups when the proposed development will be completed and questioned whether the facility's garbage and recycling could be relocated to the Williams Road entrance or to the cul-de-sac on Gower Street.

Richmond resident, Joan Leversage-Lu, addressed the Panel; expressing concern regarding: (i) the need for the proposed upgrade to improve nursing care and quality of life of facility residents; including both of her parents, as the existing facility has sub-standard room sizes shared by residents, lacks basic facilities such as bathrooms and showers, and does not provide adequate space for visitors. She added that the upgraded facility will provide one room with a bathroom and shower for each resident and places for visitors to gather.

In response to Panel queries, Mr. Sbovoda and Mr. Green advised that: (i) garbage and recycling is picked up three times a week; (ii) the owner is investigating the possibility of replacing metal with plastic containers and increasing the size to mitigate the noise generated by the pick-ups; and (iii) the emergency generator is used only during power outage and tested annually.

In response to resident queries, Mr. Green noted that: (i) exits on the east side of the building are primarily for Fire Code requirement compliance and the 2 m wide east walkway is not intended to provide an access route for going in and out of the building; (ii) transport of materials to/from the central core at the west side of the building to the Williams Road parking area through the building and east walkway would not be feasible, as it would directly impact the resident area of the building; (iii) there will be a phased transfer of current residents to newly-constructed resident areas; (iv) a separate temporary vehicular access will be provided on Williams Road during construction; (v) the existing garbage and recycling enclosure will be removed and the proposed new enclosure will be setback and turned away from the street; (vi) relocating garbage and recycling adjacent to the cul-de-sac would result in longer travel distance for staff to transport garbage and recycling; and (vii) relocating garbage and recycling to the southwest corner of the proposed development would impact a resident room.

In response to a Panel query, staff confirmed that the proposed 8 ft. high garbage and recycling enclosure is designed without a roof and painted to match the building colour.

In response to resident queries, staff advised that a restrictive covenant will limit truck movements to 14 a week and other streets in Richmond could experience more than 14 truck movements per week.

The Panel acknowledged support for the project noting that: (i) the proposed development will address the need for additional intermediate care facilities in the City; (ii) a mechanism could be put in place to ensure continuing dialogue between the neighbours and facility owner to address neighbour concerns during construction; (iii) construction of the project should have minimal impact to the neighbours; (iv) the restrictive covenant regarding limitations to garbage and recycling pick-ups is legally enforceable; and (v) the use of smaller garbage and recycling trucks could be explored by the facility owner.

The Panel expressed appreciation for: (i) the willingness of the facility owner and architect to dialogue with neighbours; and (ii) the proposed measures to address or mitigate neighbour's concerns.

The Panel recommends that the Permit be issued.

GENERAL COMPLIANCE TO DP 11-564405 – DAVA DEVELOPMENT LTD. – PORTIONS OF 10111, 10197 AND 10199 RIVER DRIVE (FORMERLY PORTIONS OF 10111 AND 10199 RIVER DRIVE)
(October 12, 2016)

The Panel considered an application for changes to the design of building “G” (addressed as 10177 River Drive); drive aisle and parkade entry to be in General Compliance with the approved Development Permit (DP 11-564405).

Architect, Megan Chalmers, of ZGF Cotter Architects, Inc.; and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects; provided a brief presentation, noting:

- Proposed building changes include minimizing large corner columns to improve views to the Fraser River; replacing white panels with gray panels to aid long-term maintenance; and removing some building projections to enhance durability of the building.
- Proposed parkade entry ramp and underground parking layout changes accommodate parking stalls for the townhouse building south of building “G” (i.e., building “C5”) originally planned to be located in an underground parkade in Phase 2.
- Proposed grade and landscape changes improve the relationship of building “G” to the adjacent future townhouse development; accommodate the proposed changes in the parkade structure underneath; and the proposed pedestrian walkway for the shared use of building “G” and the neighbouring future townhouse development is completely accessible
- The original landscaping plan providing pedestrian connections along the east and west sides of building “G” from River Road to the dike will be continued and reinforced.

In response to Panel queries, Ms. Chan and Ms. Chalmers stated that: (i) the highest grade change occurring at the southeast corner of building "G" is mitigated by planters with vines and low planting, and (ii) there are no changes in the finished floor elevation of building "G" and the overall height of the building.

Staff advised that: (i) the proposed changes are consistent with the intent of the original Development Permit; (ii) the applicant has satisfactorily addressed the proposed grade changes and accessibility in the subject site; and (iii) as part of the General Compliance consideration, three adaptable units will be provided in building "G" in addition to the two basic universal housing units included in the approved development.

No correspondence was submitted to the Panel regarding the General Compliance application.

The Panel recommends that the revisions be approved.