



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, February 24, 2014
7:00 p.m.

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on Tuesday, February 11, 2014 (distributed previously); and*
- (2) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on Monday, February 17, 2014.*

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
- City of Richmond Crime Reduction Survey
- Plaza Premium Lounge BC Ltd., doing business as Distinguished Visitor Lounge, Vancouver International Airport – International & US Arrivals
- Richmond Seniors Advisory Committee 2013 Annual Report and 2014 Work Program
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, March 17, 2014):
 - 11900 and 11902 Kingfisher Drive – Rezone from Single Detached (RS1/E) to Single Detached (RS2/B) (Chris and Mike Stylianou – applicant)
 - 4160 Garry Street – Rezone from Single Detached (RS1/E) to Town Housing (ZT35) - Garry Street (Steveston) (Penta Homes (Princess Lane) Ltd. – applicant)
 - 11320 Horseshoe Way – Rezone from Industrial Business Park (IB1) to Licensed Health Canada Pharmaceutical Production (ZI11) (1348 Productions Incorporated – applicant)
- Vancouver Coastal Health Infrastructure in Richmond
- Amendment Bylaws for Water and Sewer
- Canadian National Railway Company Agreements with the City Related to Railway Crossings for City Capital and Other Infrastructure Projects
- Sustainable High Performance Building Policy Update

5. *Motion to adopt Items 6 through 16 by general consent.*



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Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-32 (1) the **Community Safety Committee** meeting held on Wednesday, February 12, 2014;
- CNCL-38 (2) the **General Purposes Committee** meeting held on Monday, February 17, 2014;
- CNCL-63 (3) the **Planning Committee** meeting held on Tuesday, February 18, 2014;
- CNCL-70 (4) the **Public Works & Transportation Committee** meeting held on Wednesday, February 19, 2014;
- CNCL-74 (5) the **Council/School Board Liaison Committee** meeting held on Wednesday, February 5, 2014;

be received for information.



Consent
Agenda
Item

7. CITY OF RICHMOND CRIME REDUCTION SURVEY

(File Ref. No. 09-5350-01) (REDMS No. 4123489)

CNCL-80

See Page CNCL-80 for full report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That Council's survey from the Blue Ribbon Panel for Crime Reduction be provided to the Parliamentary Secretary for Crime Reduction.



Consent
Agenda
Item

8. PLAZA PREMIUM LOUNGE BC LTD., DOING BUSINESS AS DISTINGUISHED VISITOR LOUNGE, VANCOUVER INTERNATIONAL AIRPORT – INTERNATIONAL & US ARRIVALS

(File Ref. No. 12-8275-30-001/2014) (REDMSNo. 4132679)

CNCL-94

See Page CNCL-94 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the application by Plaza Premium Lounge Ltd., doing business as Distinguished Visitor Lounge, for a Liquor Primary Licence at 3211 Grant McConachie Way, in order to offer full liquor service be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) Council recommends the issuance of the proposed licence based on the lack of community responses received and that the operation will not have a significant negative impact on the community;*
- (2) Council's comments on the prescribed criteria (set out in Section 10(3) of the Liquor Control and Licensing Act Regulations) are as follows;*
 - (a) the location of the establishment is zoned Airport District and since the property is under Federal jurisdiction, the City does not review or comment on business uses for zoning purposes;*
 - (b) the proximity of the proposed location to other social or recreational and public buildings was considered. There are no public schools or parks within a 50 meter radius of the proposed liquor primary location;*
 - (c) that a LCLB application for a 59 person capacity operation with liquor service hours of 9:00 a.m. to 2:00 a.m. was considered;*
 - (d) the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location was considered;*
 - (e) the potential for additional noise in the area if the application is approved was considered;*
- (3) as the operation of the establishment as a liquor licensed establishment might affect nearby residents the City gathered the views of the residents as follows:*
 - (a) a letter was sent to the Vice President of Community & Environmental Affairs at YVR requesting that a letter of notice of a new liquor primary licence establishment be circulated to other business operations at YVR;*
 - (b) signage was also posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted;*
- (4) Council's comments and recommendations respecting the views of the resident's are as follows:*

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- (a) *there were no responses to all the public notifications and based on the lack of any responses received from the community, Council considers that the application is acceptable to the majority of the community, residents and businesses in the nearby area.*

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Consent
Agenda
Item

9. **RICHMOND SENIORS ADVISORY COMMITTEE 2013 ANNUAL REPORT AND 2014 WORK PROGRAM**

(File Ref. No. 01-100-30-SADV1-01) (REDMS No. 4061183)

CNCL-100

See Page CNCL-100 for full report

PLANNING COMMITTEE RECOMMENDATION

That the Richmond Seniors Advisory Committee 2013 Annual Report and 2014 Work Program be approved.

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Consent
Agenda
Item

10. **APPLICATION BY CHRIS AND MIKE STYLIANOU FOR REZONING AT 11900 AND 11902 KINGFISHER DRIVE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009097; RZ 13-647579) (REDMS No. 4132703)

CNCL-114

See Page CNCL-114 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, for the rezoning of 11900 and 11902 Kingfisher Drive from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

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Consent
Agenda
Item

11. **APPLICATION BY PENTA HOMES (PRINCESS LANE) LTD. FOR REZONING AT 4160 GARRY STREET FROM SINGLE DETACHED (RS1/E) TO TOWN HOUSING (ZT35) - GARRY STREET (STEVESTON)**

(File Ref. No. 12-8060-20-009108; RZ 13-641596) (REDMS No. 4143650)

CNCL-134

See Page CNCL-134 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, to amend the “Town Housing (ZT35) - Garry Street (Steveston)” zone and to rezone 4160 Garry Street from “Single Detached (RS1/E)” to “Town Housing (ZT35) - Garry Street (Steveston)”, be introduced and given first reading.



Consent
Agenda
Item

12. **APPLICATION BY 1348 PRODUCTIONS INCORPORATED FOR REZONING AT 11320 HORSESHOE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO LICENSED HEALTH CANADA PHARMACEUTICAL PRODUCTION (ZI11)**

(File Ref. No. 12-8060-20-9110/9109; RZ 13-639815) (REDMS No. 4140483)

CNCL-162

See Page CNCL-162 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9110 to add land use policies in Section 3.0 of the OCP specific to the strategic management of Health Canada licensed medical marihuana production facilities and medical marihuana research and development facilities in the City, be introduced and give first reading;*
- (2) *That Bylaw 9110, having been considered with:*
 - (a) *the City’s Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act;*
- (3) *That Bylaw 9110, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy, be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing; and*

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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, to create the “Licensed Health Canada Pharmaceutical Production (ZI11)” zoning district and rezone 11320 Horseshoe Way from “Industrial Business Park (IB1)” to “Licensed Health Canada Pharmaceutical Production (ZI11)”, be introduced and give first reading.*



Consent
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13. **VANCOUVER COASTAL HEALTH INFRASTRUCTURE IN RICHMOND**

(File Ref. No.)

CNCL-69

See Page CNCL-69 for full report

PLANNING COMMITTEE RECOMMENDATION

That a letter under the Mayor's signature be sent to the Vancouver Coastal Health Board of Directors reiterating Council's support for the replacement of Lions Manor on its original site in Steveston and for the seismic upgrades to the south tower of Richmond Hospital, and that these be placed as their highest priorities in their building program.



Consent
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Item

14. **AMENDMENT BYLAWS FOR WATER AND SEWER**

(File Ref. No. 12-8060-20-009099/009101) (REDMS No. 4123647 v.2)

CNCL-197

See Page CNCL-197 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

- (1) *That Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9099 be introduced and given first, second, and third readings; and*
- (2) *That Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9101 be introduced and given first, second, and third readings.*



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Consent
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15. **CANADIAN NATIONAL RAILWAY COMPANY AGREEMENTS
WITH THE CITY RELATED TO RAILWAY CROSSINGS FOR CITY
CAPITAL AND OTHER INFRASTRUCTURE PROJECTS**

(File Ref. No. 10-6340-20-P.11203) (REDMS No. 4134938 v.3)

CNCL-207

See Page CNCL-207 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That:

- (1) *the City enter into agreements related to railway crossings (including, without limitation, Crossing Agreements and Right of Entry Agreements) with Canadian National Railway Company from time to time as needed in connection with the construction and maintenance of current and future City capital and other infrastructure projects; and*
- (2) *the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to sign such agreements on behalf of the City.*



Consent
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Item

16. **SUSTAINABLE HIGH PERFORMANCE BUILDING POLICY UPDATE**

(File Ref. No. 10-6000-01/2013) (REDMS No. 4060769 v.15)

CNCL-210

See Page CNCL-210 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That the City's Sustainable "High Performance" Building Policy – City Owned Facilities Policy #2306 be rescinded; and*
- (2) *That the City adopt the revised Sustainable "High Performance" Building Policy – City Owned Facilities as per the attached report from the Director of Engineering dated January 24, 2014.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

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PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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

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CNCL-224 **Dr. Avi Minhas** to speak on the Sleep Lab at Richmond Hospital.

18. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-226 Business Licence Bylaw No. 7360, Amendment **Bylaw No. 9090**
Opposed at 1st/2nd/3rd Readings – None.

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Council Agenda – Monday, February 24, 2014

Pg. #	ITEM	
CNCL-227	Richmond Zoning and Development Bylaw No. 5300, Amendment Bylaw No. 8421 (6471/6475 Williams Road, RZ 08-419773) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-229	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8824 (10020 Aquila Road, RZ 11-585027) 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-231	(1) <i>That the minutes of the Development Permit Panel meeting held on Wednesday, January 29, 2014 and Wednesday, February 12, 2014, and the Chair's report for the Development Permit Panel meetings held on February 12, 2014, be received for information; and</i>	
CNCL-243	(2) <i>That the changes to the landscape plan at 7180 Gilbert Road be deemed to be in General Compliance with the Development Permit (DP 12-615584) issued for that property.</i>	<input type="checkbox"/>

ADJOURNMENT

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**Regular Council meeting for Public Hearings
Monday, February 17, 2014**

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

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

1. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9091 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9092 (RZ 13-645068)**
(Location: 8555 Sea Island Way and 3031 No. 3 Road; Applicant: JAK Group, DBA and DKJK Investments Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/2-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9091 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Monday, February 17, 2014**

PH14/2-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9092 be given second and third readings.

CARRIED

2. Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 (RZ 12-602748)

(Location: 13040 No. 2 Road; Applicant: Kirk Yuen of Cape Construction (2001) Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

M. Youngman, Richmond resident (Schedule 1);

Virgil Lee, 13028 No. 2 Road (Schedule 2);

G. Jones, 6111 London Road (Schedule 3);

Neil Gnyp, 6233 London Road (Schedule 4);

Kathleen Beaumont, 6415 London Road (Schedule 5);

Carolyn Bratkowski, 6233 London Road (Schedule 6); and

Kira Cai, 7050 Granville Avenue (Schedule 7).

Submissions from the floor:

Katherine Covell, 6233 London Road, queried the long-term vision for London Landing, citing concerns with a lack of new infrastructure to accommodate all the development taking place in the neighbourhood. She was of the opinion that chronic noise, traffic, dust, and stress anticipated to be caused by the proposed development would negatively impact the well-being of residents nearby. Ms. Covell suggested that Richmond City Council impose a five-year moratorium on development, and that once the five year moratorium has passed, Council require developers to include park space and adequate separation between buildings as part of their projects.



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Klaus Gade, 6233 London Road, spoke on behalf of owners of 6111, 6231, and 6233 London Road, citing concerns with the potential use of the cross-access easement for waste removal purposes. He stated that below the cross-access easement is a parking structure that is currently damaged, and pending a warranty claim. He stated that residents are concerned that use of the cross-access easement would further damage the parking structure, compromising its integrity and potentially voiding a repair warranty.

Mr. Gade, 6233 London Road, echoed concerns raised on behalf of owners of 6111, 6231, and 6233 London Road as they relate to the potential use of the cross-access easement; he suggested that the applicant reconfigure the proposed development so that the cross-access easement is not utilized for waste removal. He cited concern with regard to the density of the proposed development, and the anticipated increase in traffic and how such factors would affect current residents. Mr. Gade was of the opinion that the proposed contributions towards affordable housing, public art, and way-finding signage were not to the benefit of the community but instead the developer.

Dana Westermarck, 13333 Princess Street, identified himself as the developer of the properties south of the proposed development (London Landing), and spoke of the cross-access easement. He stated that the cross-access easement was intended to serve the proposed development and thus, identified in the disclosure statement provided to all owners of London Landing dwellings. He commented on the pending warranty claim related to the damaged parking structure, and noted that should the parking structure be repaired, the repair works would carry a one year warranty.

Mr. Westermarck then commented on the proposed development's requirement to provide two loading bays, and was of the opinion that this requirement poses aesthetic challenges for project's No. 2 Road façade.

Gabrielle Wood, 6233 London Road, expressed concern with regard to the potential use of the cross-access easement for waste removal purposes, noting that the structure is already damaged.



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Deirdre Loughran, 6233 London Road, spoke of structural problems at 6233 London Road, stating that the Strata Corporation has been attempting to address these damages for years. Ms. Loughran was concerned that the potential use of the cross-access easement would further damage the structure.

Monika Romanowski, 6233 London Road, stated that she moved to Richmond from Vancouver's Coal Harbour neighbourhood due to the area's traffic congestion and lack of privacy. She commented on the damaged parking structure below the cross-access easement, and was of the opinion that use of the easement by the proposed development would only add to the existing damage.

Sabrina Jones, 6111 London Road, cited concern with regard to the proposed development as it relates to the potential loss of view, and its effect on her home's resale value. Also, Ms. Jones spoke of nesting birds on the roof of the building currently situated on the subject site; she requested that, prior to demolition of the building, the developer ensure that the nests are empty.

Michael Cober, 13028 No. 2 Road, raised concern with the proposed elevation of the main floor, noting that the architectural drawings indicate that there will be a 12.5 foot wall along the southern property line. Also, he commented on excavations from past developments in the area, and was of the opinion that the relocation of the fill from said excavations along the dike have left 13028 No. 2 Road "in a hole."

Brian Harris, 6233 London Road, was concerned about traffic in the area as it relates to the safety of pedestrians and cyclists.

Kirk Yuen, Cape Construction (2001) Ltd., provided background information, highlighting that the proposed development adheres to the 2041 Official Community Plan and provides parking in excess of what is required by the City. Also, Mr. Yuen stated that the requirement for two loading bays is onerous.



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In relation to the anticipated use of the cross-access easement, Mr. Yuen stated that the developer is agreeable to contracting the same service provider for garbage collection as the one currently utilized by the adjacent Strata Corporation; thus, eliminating additional traffic over the cross-access easement.

In reply to queries from Council, Mr. Yuen commented on the anticipated use of the cross-access easement for garbage and recycling collection, noting that this configuration has the least impact on the existing adjacent building. Also, he spoke of several road network enhancements anticipated along the subject site's No. 2 Road frontage, such as curb and gutter improvements.

Tom Bell, Principal, gBL Architects Inc., spoke of the elevation of the main floor. He explained that approximately five feet of the wall along the southern property line would be exposed, and that the adjacent property has an existing fence that exceeds the height of the proposed wall.

Mr. Bell commented on the concerns raised in regards to the potential use of the cross-access easement, noting that only a structural engineer is qualified to determine the structure's soundness.

In reply to queries from Council, Mr. Bell listed the approximate setbacks for the proposed project and was of the opinion that they provide ample distance between the proposed project and existing buildings.

Mr. Yuen indicated that Mr. Bell and he are available to meet with neighbours to discuss their concerns.

PH14/2-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 (RZ 12-602748)(Location: 13040 No. 2 Road; Applicant: Kirk Yuen of Cape Construction (2001) Ltd.) be referred back to staff:

- (1) for more information on the notion of utilizing the same garbage contractor for the proposed project as the one currently utilized by the existing adjacent building;***
- (2) to consider the necessity of the second loading bay and whether it can be mitigated or potentially eliminated; and***



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- (3) *examination of the pathway through the adjacent property and to encourage discussion with the adjacent Strata Corporation regarding the soundness of the pathway.*

The question on Resolution PH14/2-3 was not called as discussion ensued regarding the condition of No. 2 Road and privacy concerns raised by neighbourhood residents.

As a result of the discussion, there was agreement to add the following to Resolution PH14/2-3 as Parts (4) and (5):

- (4) *for more information about the need and timing of potential road improvements to No. 2 Road south of Steveston Highway; and*
- (5) *to examine potential privacy overlook issues associated with the proposed development.*

The question on Resolution PH14/2-3, which now reads,

'That Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 (RZ 12-602748)(Location: 13040 No. 2 Road; Applicant: Kirk Yuen of Cape Construction (2001) Ltd.) be referred back to staff:

- (1) *for more information on the notion of utilizing the same garbage contractor for the proposed project as the one currently utilized by the existing adjacent building;*
- (2) *to consider the necessity of the second loading bay and whether it can be mitigated or potentially eliminated;*
- (3) *to examine the pathway through the adjacent property and to encourage discussion with the adjacent Strata Corporation regarding the soundness of the pathway;*
- (4) *for more information about the need and timing of potential road improvements to No. 2 Road south of Steveston Highway; and*
- (5) *to examine potential privacy overlook issues associated with the proposed development.'*

was then called and it was **CARRIED**.



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3. Richmond Zoning Bylaw 8500, Amendment Bylaw 9095 (RZ 13-632272)

(Location: 11320/11340 Kingsgrove Avenue; Applicant: Samuel Yau)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/2-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9095 be given second and third readings.

CARRIED

4. Richmond Zoning Bylaw 8500, Amendment Bylaw 9096 (RZ 13-647241)

(Location: 5771/5791 Langtree Avenue; Applicant: Raman Kooner and Robbie Sharda)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/2-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9096 be given second and third readings.

CARRIED

ADJOURNMENT



**Regular Council meeting for Public Hearings
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PH14/2-6

It was moved and seconded
That the meeting adjourn (8:27 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, February 17, 2014.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Michelle Jansson)

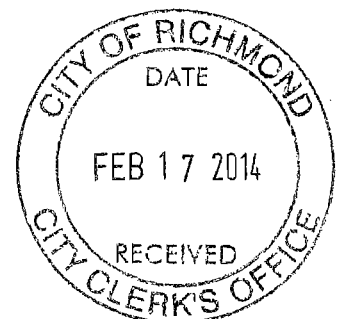
Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
February 17, 2014.

To Public Hearing	
Date:	Feb 17/14
Item #	2
Re:	13040 No. 2 Rd
	R212-602748

Subject: BYLAW 8500, LOCATION 13060 NO. 2 ROAD. TO: Ms. Sara Badyal;
Richmond City Council; Mayor Brodie, Neighbours and friends:

The time has come the walrus said, and so we proceed on Monday evening the 17th of February, to make the decision I had hoped would never come. Months before, an application's large sign appeared at the No 2 Road end of a two story building and was now seen in my early a.m. walk with my dog. The sign had not been there the night before so I envisioned it being put up after midnight and the neighbourhood would see it later the next day and no fuss would be made because of it. The play had worked because in the month's that followed there seemed little concern of what was going to happen to our wonderful wee gem of a friendly neighbourhood in the south of Richmond by the river. In the months that followed I could feel the apathy all around me and my heart was broken to think that Richmondites felt we could do very little to fight the assumed decision of assent from the city fathers. If this is so true it is sad for the future generations of Richmond that concrete will be poured ad infinitum and the trucks will keep rolling splattering their mud all over - the noise and pounding will go on for months on end and the condo owners around all of this area will continue to eat dust night and day for two or three years keeping in mind the large Penta development is in early days.

I grew up in the small town of Prince Rupert, finished high school and left at nineteen to see the big world and learn all I could on what makes history. Forty one years ago I moved out to Steveston to buy my first home and have moved twice but stayed always in Steveston and near the River. My dog and I have walked every inch from no. 3 to Garry Point so many times and have seen and felt my village's highs and very low phases of success or failure through the years. The traffic is



undoubtedly the main concern for everyone today particularly in narrow two way no. 2 from Steveston Highway to London Road. Huge truck semis start at 7 a.m. causing far too many traffic stops. The roads will be torn up eventually for sewage and water changes and the future of the quiet area we all bought in to becomes a nightmare.

We knew of the Penta plan five years ago shortly after occupying our building and they at least had an earlier plan for the whole area, but Mr. Yuen's plan came out of the blue. I can't help seeing him driving past the two story building and believing he could make a huge profit for his back pockets by building it up to four stories with MORE condos and some small shops on the street level of No. 2. I honestly believe he never once thought his plan would impinge somehow on all the condo dwellers on three sides of his plan and throwing out another 75 to 100 cars to come in and out from No. 2 road. Please keep in mind the 150 to 200 cars coming and going into the new Penta complex that continues possibly along the narrow two way Dyke Rd. or the other direction to the narrow No. 2 rd. and / or Paramount Pond moorage. This buildup of traffic every week should also include the thousands of drivers that use Dyke rd because of the peaceful calming drive it gives us away from the city traffic. Each year there has been a huge buildup of cars along Dyke and London and the future of Mr. Yuens greedy plan foresees tragedy of accidents particularly at the corner of No. 2 and London.

I hope our City Council will take a ride throughout all of this area and look into the future and honestly answer if this double size building is really needed when it will smother the feel of all present owners who spent their last dime to live here for its beauty, peaceful nights and friendly people throughout the area who continue each day to say Hello,

how are you? It's a wonderful and caring neighbourhood but with his plan we will have to live with our blinds shut 24 hours because of the just legal space between buildings.

When we all moved over here the two story building had a great gym which was used and needed by many because of its handiness, and we also had the ballet classes of Mary Burke and Tom's sandwich shop at the street end. Along came the Pilates business and all were doing well, as was the bicycle shop on London. All have gone and the For Lease signs stay on. Small businesses are needed for communities like ours and we welcome such additions as they add to the charm of the area. Mr. Yuen couldn't wait to expel them all. He must be aware of persons living in his property but maybe not aware of the grow op towards the back. This was reported to City Hall but the reply was there were businesses such as the gym who were still there. The call was made two weeks ago. Someone forgot to update !! Does Mr. Yuen ever check his property? It is a mess out front.

All in all the impact this proposed building will have on so many longtime taxpayers will be devastating and we hope we deserve some consideration for coming here six years ago and enjoying everything this small corner of Steveston has gifted to us. Mr. Yuen has very greedy plans and is ignoring the buildings already here and one would think he regards the humans inside as unaccountable minions who are in his way. Some developer! Why doesn't he consider building some deluxe townhouses and this way he keeps the height lower and certainly limits the amount of killer car traffic on No. 2. Is this too intelligent a plan?

The people of this area deserve safety and security for our futures. Mr. Yuen will not be living here with his blinds closed, fearful of car and

truck traffic. The Penta complex can go on for two to three years and surely we should be given some consideration from the noise, dust, early a.m. racket, tearing up the roads, stop and go signs day after day. Please use great wisdom on your taxpayers behalf, not on the amount of taxes this four story building is going to earn at the health and happiness of others. Mr. Yuen will find other areas to rebuild but teach these dreamers to approach their work for the good of all the people not just for their own profit. Teach them to be great and better planners and not dreambusters of the little people who seem to have lost the power to be heard.

I will pray for your great wisdom and fairness in your decision.

very sincerely, M, Youngman

Tiffers@telus.net (604 274 6488)

MayorandCouncillors

Schedule 2 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
February 17, 2014.

From: Webgraphics
Sent: Monday, 17 February 2014 10:29
To: MayorandCouncillors
Subject: Send a Submission Online (response #768)

To Public Hearing
Date: Feb. 17 2014
Item # 2
Re:
B040 NO. 2 Rd
22 12 - 602 748

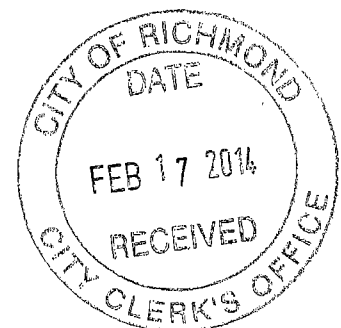
Send a Submission Online (response #768)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/17/2014 10:28:18 AM

Survey Response

Your Name	Virgil Lee
Your Address	6-13028 No 2 Road
Subject Property Address OR Bylaw Number	13040 No 2 Road
Comments	Wonder the traffic while doing construction together with the project on London Rd (The Piers), will there be any control or regulation? also will the developer responsible for any damages to the adjacent property like wall or floor cracking?



Schedule 3 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
February 17, 2014.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 17 February 2014 13:19
To: Mayor and Councillors
Subject: Send a Submission Online (response #769)

To Public Hearing
Date: Feb 17 2014
Item # 2
Re: 13040 No. 2 Road
RZ 12-602748

Send a Submission Online (response #769)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/17/2014 1:18:10 PM

Survey Response

Your Name	G Jones
Your Address	#6111 London Road
Subject Property Address OR Bylaw Number	13040 No. 2 Road
Comments	<p>I am writing to voice our concerns about the proposed zoning bylaw amendment for the property lot at 13040 No 2 Road. I have been discussing the project with my neighbours and there appears to be three concerns, which while may seem petty or irrelevant, I feel should be mentioned: (i) The combination of the building height and close proximity to the neighbouring three buildings will not only be imposing and overwhelming for residents but will be deleterious for these three neighbouring buildings' inhabitants who moved out here to find more open space. If we were looking to be shoehorned into units which we stare directly into our neighbour's bedrooms we would have moved into a different community. (ii) While perhaps not the concern of regular citizens, it is quite apparent that there is a large amount of real estate already under construction or recently finished in the immediate area. The recently finished townhouse a block down on No. 2 Road still have many units available, the Pier on London Road is in progress and has only sold 30% of its</p>



units and the large Imperial Landing project is struggling to sell. We're slightly concerned about having a whole series of vacant units in our neighbourhood that are an invitation to crime and the impact of a glut of apartments on the value of our properties. (iii) In the inevitability that a new building is going to be constructed on that lot, we ask that the council consider delaying the building permit to provide some rest and respite for the neighbours from the constant barrage of noise already coming from two other developments in the immediate neighbourhood. We have been suffering for months from being awoken by heavy machinery starting between 7 and 7:30 every weekday morning and then spend the morning being literally shaken as the crews work on the foundations of the property. We have seen a dramatic increase of truck traffic, dirt and disturbances and know that this will be our future for the next six to eight months as these projects are finished. It is of concern to learn that as these projects work towards completion another project, on the immediate opposite side of us, will be commencing. While we recognize that this work is required to complete a new building, a bit of respite for the taxpaying citizens to enjoying the neighbourhood would be wonderful.

Mayor and Councillors

Schedule 4 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
February 17, 2014.

To Public Hearing
Date: <u>Feb 17/14</u>
Item # <u>2</u>
Re: <u>13040 No 2 rd</u> <u>RZ 12-602748</u>

From: Webgraphics
Sent: Friday, 14 February 2014 9:38 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #766)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Send a Submission Online (response #766)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/14/2014 9:37:45 AM

Survey Response

Your Name	Neil Gnyp
Your Address	420-6233 London Road, Richmond BC
Subject Property Address OR Bylaw Number	Richmond Zoning bylaw 8500, amendment Bylaw 9094 (RZ-12-602748)
Comments	<p>I am sorry I am not able to attend this meeting in person, due to a prior commitment. I do want to voice my opposition to this, while I will admit upfront, my objections are going to be considered "holistic" and "selfish" to the applicants looking to re-zone this neighbouring property. To be as quick and as concise as possible, I am saddened that our city is still in the situation that high density, residential property is viewed as the most lucrative investment that drives the city forward. More to this point, when property is developed in the Steveston area (which is widely considered to be the most favourable part of Richmond to inhabit) there is an impossible to argue with opportunity for the developer to maximize his/her return on that investment. I favour the area as well and it's the very reason that I chose to live here mostly because it was more sparsely populated than most of the rest of Richmond while providing me a property that my spouse and I could afford, in a</p>

community that we enjoyed. Recently we have been in the midst of a construction zone for another unit that is across the street (6160 London Road) and now we are facing a second construction zone (this proposal) for the foreseeable future. The property in question will be in construction, quite literally, in front all my windows and likely through the summer for this year and the next year. I am not looking forward to the imminent dust that will accumulate in my home during the summer, while this is merely the short term pain. The long term impacts are as follows: I paid a premium because I have (soon to be had) a water view and this new structure will obstruct that view. Needless to say, my property value will plummet as a result. Further, once the new structure is in place, the new tenants will be able to view directly into my unit. This will mean, to maintain my privacy, I will need to invest/spend money on window treatments to prevent this embarrassment. With the lost value in my home, I will be hit twice to my own detriment. I understand that the theory remains that the commercial space will "make our neighbourhood more attractive" while I fear this theory is more dream than reality. With the addition of this and another building to our neighbourhood, we are introducing more than 100 new homes to an extremely small area. Our only ways in and out are Dyke Road (a two lane road) and No 2 Road (a two lane road.) We are outside of the transit footprint, so it necessitates a car (if you go to the translink trip planner with our address, it says we live too far from a nearby transit site.) Even if we are flexible enough to use transit, we are under a "transit curfew" as the closet bus line was part of the last set of transit reductions (fewer trips per day/week.) All in all, I understand that the theory reigns supreme that population density is the way to create value in a city, while this quest for density is often, as in our case, devoid of infrastructure improvements and going to be completed at the cost of the local, existing residents. I plea with this council to understand that while this is going to create an obvious revenue windfall (tax dollars) for Richmond in our area, it will happen by reducing the desirability of the area. If I wanted to live in Yaletown, I would already. Thank you for your consideration, while I fear this merely for naught.

Schedule 5 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
February 17, 2014.

Mayor and Councillors

From: Webgraphics
Sent: Friday, 14 February 2014 11:09 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #767)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

To Public Hearing
Date: Feb 17 / 14
Item # 2
Re: 13040 No. 2 Rd RZ12-602748

Send a Submission Online (response #767)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/14/2014 11:08:20 AM

Survey Response

Your Name	Kathleen Beaumont
Your Address	6415 London Rd
Subject Property Address OR Bylaw Number	RZ12-602748, 13040 No. 2 Rd Richmond
Comments	I would like to see the existing building demolished as soon as possible as it currently houses a number of Medical Marijuana Grow Operations which are unsuitable for this family neighbourhood. There is a high level of marijuana odor which emanates from the building. The building owner has exhibited no duty of care with regards to the immediate home owners by allowing this form of business in the neighbourhood.

**Schedule 6 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
February 17, 2014.**

To Public Hearing	
Date:	<u>Feb. 17 2014</u>
Item #:	<u>2</u>
Re:	<u>13040 NO. 2 Rd</u> <u>RZ 12-602748</u>

Mayor and Councillors

From: Webgraphics
Sent: Monday, 17 February 2014 15:18
To: Mayor and Councillors
Subject: Send a Submission Online (response #770)

Send a Submission Online (response #770)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/17/2014 3:18:12 PM

Survey Response

Your Name	Carolyn Bratkowski
Your Address	210 6233 London Road
Subject Property Address OR Bylaw Number	Rezoning bylaw 8500 -Amendment Bylaw 9094- RZ12-602748
Comments	<p>Hello there. I am very concerned about the level of development in my neighbourhood recently. The traffic is much worse on dyke road and very busy even without the new development with the pier building . I can't imagine how many more people are going to impact this previously very quiet end of # 2 road neighbourhood. The construction at the pier development is going to be very long and then now you are considering giving another go ahead to this project? Please reconsider having this rezoned. I am very worried about the neighbourhood I've been so happy in the last five years. And I know the irony of everyone wanting nothing more to be developed in their area but we have basically a one way in and one way out and the bottleneck right now is pretty intense. I can't imagine another couple hundred people getting to and fro all day long.</p>

Mayor and Councillors

Schedule 7 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
February 17, 2014.

To Public Hearing
Date: Feb 17 2014
Item #: 2
Re: 13040 NO. 2 RD
RZ 12-602748

From: Webgraphics
Sent: Monday, 17 February 2014 15:52
To: Mayor and Councillors
Subject: Send a Submission Online (response #771)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

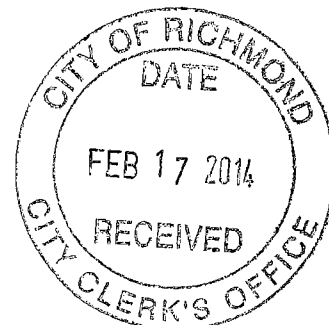
Send a Submission Online (response #771)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/17/2014 3:51:52 PM

Survey Response

Your Name	Kira Cai
Your Address	7050 Granville Street
Subject Property Address OR Bylaw Number	Bylaw 9094 (RZ 12-602748)
Comments	Concerns coming from strata owner of adjacent property: London Station. 1. This is an email comment from Dana Westermarck of Oris Development who built London Stn: "I think the strata should be aware of the proposed development next door and the impact that it may have on London Station. Most notable is the use of the easement across the parking area behind the commercial units on top of the parking structure. The neighbour intends to access a loading bay (for residential move in/move out) and a garbage room for the commercial uses in his building and a second garbage room for the residential uses. This will require the removal of the existing large planter on the north side of the parking area and the construction of a "bridge" to connect from their property to London Station's at the podium level. Our concern is the additional heavy truck traffic on the parking structure roof. We would not be concerned with passenger vehicles or pedestrian use. The most likely cause of



the deflection in the existing slab is from fully loaded garbage trucks driving on the parking structure roof. While the slab is designed for these loads, it is not advisable to increase the frequency of use beyond that required for your property. We must advise you that, should this use be permitted, we cannot continue to warranty the parking structure roof in this area and suggest you enter into an agreement with your neighbour for them to warranty the roof. The link to the City of Richmond staff report on the proposed design is attached below:

http://www.richmond.ca/agendafiles/Open_Planning_1-21-2014.pdf For the details of the area I am referring to, please see pages PLN-112 and PLN-113. Thanks, Dana Westermarck" We are concerned that our developer will withdraw our warranty based current engineering drawing submitted for this new structure. We ask that it be reviewed and signed off by Oris to ensure our warranty is not withdrawn and that structurally the concerns raised in the above message is addressed. 2. Another concern is around aesthetics and safety related around increased traffic load: "My concern regarding the easement has more to do with the amount of traffic flowing through that driveway, with pedestrians crossing on a regular basis including kid's being picked up from the music school and tutorial business currently in the commercial spaces this can be a dangerous situation. It is also a very tight space for larger vans and trucks to maneuver the turns. In addition to this there is the loss of the aesthetics of the trees in that area that provide greenery and shade to our property that should be addressed in the design proposed by the new developer." Summary: "The most important message to get across is that the parking garage roof is believed not to be strong enough to hold the weight of all the extra traffic and that something has to be done to either avoid that as an access point or to enforce it enough to make it usable for that purpose."



Community Safety Committee

Date: Wednesday, February 12, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Derek Dang, Chair
Councillor Linda McPhail
Councillor Ken Johnston
Councillor Bill McNulty
Mayor Malcolm Brodie

Absent: Councillor Evelina Halsey-Brandt

Also Present: Councillor Chak Au

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 Community Safety Committee held on Tuesday, January 14, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, March 11, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

Community Safety Committee

Wednesday, February 12, 2014

PRESENTATION

Grant Wyenberg, Training Officer, Richmond Fire-Rescue (RFR) and Dave McGee, GIS Analyst, gave a brief presentation on 'Open Street Map' - a database that can be regularly updated to reflect current address information particularly with regard to strata properties. It was highlighted that the database improves the quality and accuracy of mobile maps; thus enabling RFR to respond faster. Also, it was noted that the database has been in place for approximately five weeks, with 295 updates completed to date. Also, Mr. Wyenberg noted there is no cost to the City for the database and that it can accommodate additional details, such as floor plans and mechanical information, which assist RFR.

In response to a query from Committee, Kim Howell, Deputy Fire Chief, RFR, advised that the display of the civic address is a requirement of Fire Protection and Life Safety Bylaw No. 8306. She noted that Bylaw 8306 is currently under review, and staff is examining incorporating information related to the display of the civic address as part of the business licensing, building approval, and development permit processes.

Mayor Brodie left the meeting at 4:14 p.m. and did not return.

LAW AND COMMUNITY SAFETY DEPARTMENT

1. RCMP'S MONTHLY REPORT – DECEMBER 2013 ACTIVITIES

(File Ref. No. 09-5000-01) (REDMS No. 4115970 v.4)

Eric Hall, Inspector, Operations Support Officer, Richmond RCMP, highlighted the significant increase in volunteer and community policing hours and efforts with respect to: (i) the distribution of notices for stolen vehicles, (ii) the speed watch program, and (iii) the distracted driver initiative.

Committee expressed gratitude to the Auxiliary Constables and acknowledged the importance of their presence in the community.

In response to queries from Committee, Insp. Hall stated that a working group of policing partners, including the Insurance Corporation of British Columbia, are developing a multilingual media strategy in an effort to reduce the number of pedestrian fatalities. Also, he noted that the number of Auxiliary Constables continue to increase with approximately twenty-five trainees anticipated to graduate in the spring.

Community Safety Committee
Wednesday, February 12, 2014

It was moved and seconded

That the report titled RCMP's Monthly Report – December 2013 Activities (dated February 2, 2014, from the Officer in Charge, RCMP) be received for information.

CARRIED

2. RICHMOND FIRE-RESCUE – DECEMBER 2013 ACTIVITY REPORT

(File Ref. No. 09-5000-01) (REDMS No. 4127547 v.3)

John McGowan, Fire Chief, RFR, noted that the figures for “Multi-family Residential” statistics were missing from Figure 3 of the staff report dated January 17, 2014; however, he noted that the total values were accurate.

Discussion ensued regarding the tragedy at the seniors’ residence in L’Isle-Verte, Quebec. Fire Chief McGowan advised that RFR does not have a comprehensive list of residences with or without sprinkler systems. He noted that a fire prevention plan, from a building and mobility perspective, to address such risks is being examined. Also, he stated that RFR has held discussions with a number of groups in an effort to identify individuals with mobility issues and to have such information updated annually.

It was moved and seconded

That the staff report titled Richmond Fire-Rescue – December 2013 Activity Report, dated January 17, 2014, from the Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

3. COMMUNITY BYLAWS – DECEMBER 2013 ACTIVITY REPORT

(File Ref. No. 12-8375-02) (REDMS No. 4125047 v.4)

In reply to queries from Committee, Edward Warzel, Manager, Community Bylaws, advised that, (i) approximately three calls per month are received related to the Soil Watch Program, and (ii) court action is only pursued in the event that staff is unsuccessful in achieving compliance.

Discussion ensued regarding whether the Fat, Oil and Grease Management Program should be expanded to include residential properties. Mr. Warzel noted that Community Bylaws and Engineering staff are currently exploring various options for the Program; however, plans have not been finalized.

At the conclusion of the discussion the following **referral** was introduced:

It was moved and seconded

That the Fat, Oil, and Grease Management Program be referred to staff to examine potentially including single and multi-family residences.

CARRIED

Community Safety Committee
Wednesday, February 12, 2014

It was moved and seconded

That the staff report titled Community Bylaws – December 2013 Activity Report dated January 31, 2014, from the General Manager, Law & Community Safety be received for information.

CARRIED

4. TRANSPORTATION OF DANGEROUS GOODS BY RAILWAY

(File Ref. No. 09-5125-00) (REDMS No. 4136493)

Discussion ensued regarding the transportation of dangerous goods on the Fraser River as well as RFR's ability to manage an emergency involving hazardous material. Tim Wilkinson, Deputy Fire Chief, RFR, stated that in the event of an emergency RFR, in partnership with the Public Works Division, have the resources and the skills to handle and contain a large hazardous material spill.

It was moved and seconded

That the staff report titled Transportation of Dangerous Goods By Railway dated January 23, 2014 from the General Manager, Law and Community Safety be received for information.

CARRIED

5. CITY OF RICHMOND CRIME REDUCTION SURVEY

(File Ref. No. 09-5350-01) (REDMS No. 4123489)

Committee expressed gratitude for the comprehensive staff report and suggested that the Richmond RCMP partner with the business sector with regard to break and enters in the community.

It was moved and seconded

That Council's survey from the Blue Ribbon Panel for Crime Reduction be provided to the Parliamentary Secretary for Crime Reduction.

CARRIED

6. FIRE CHIEF BRIEFING

(Verbal Report)

(i) Heart Health Month

Fire Chief McGowan advised that RFR is supporting Heart Health Month by promoting healthy lifestyle tips that will reduce the risks of heart disease and stroke.

Community Safety Committee
Wednesday, February 12, 2014

(ii) Firefighters Ball

Fire Chief McGowan spoke of the upcoming 2014 Richmond Firefighters Gala scheduled for Thursday, March 13, 2014 hosted by the Richmond Firefighters Charitable Society, the Rotary Club of Richmond, and the Rotary Club of Richmond Sunset.

(iii) Spring Ahead – Time Change

Fire Chief McGowan noted that RFR will be reminding homeowners to replace the batteries in their smoke and carbon monoxide detectors when changing the clocks for Daylight Savings Time.

(iv) Eating Together Campaign – Touchstone

Fire Chief McGowan spoke of RFR's participation in the upcoming 2014 Eating Together Campaign sponsored by Touchstone Family Association at Debeck Elementary School on Sunday, February 16, 2014 from 10 a.m. to 11:30 a.m.

(v) Joint Update with the RCMP – Anti-Bullying Day

Fire Chief McGowan spoke of Anti-Bullying Day noting that RFR will show its support by wearing pink on Wednesday, February 26, 2014.

7. RCMP/OIC BRIEFING

(Verbal Report)

Insp. Hall advised that the Richmond RCMP would be hosting the BC Chiefs of Police from Tuesday, February 18th to Thursday, February 20th at the River Rock Casino Resort.

8. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:52 p.m.).

CARRIED

Community Safety Committee
Wednesday, February 12, 2014

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Wednesday, February 12, 2014.

Councillor Derek Dang
Chair

Heather Howey
Committee Clerk



General Purposes Committee

Date: Monday, February 17, 2014

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, February 3, 2014, be adopted as circulated.

CARRIED

DELEGATION

1. With the aid of a visual presentation (attached to and forming part of these minutes as **Schedule 1**) Robin Silvester, President and Chief Executive Officer, and Tom Corsie, Vice President, Real Estate, Port Metro Vancouver, provided an overview of the Port's activities and projects, as they relate to the City of Richmond.

In response to queries from Committee, Mr. Silvester and Mr. Corsie provided the following additional information:

General Purposes Committee

Monday, February 17, 2014

- for the past four years, docked cruise ships have been using shore power – a land-based electrical grid;
- the Port is actively moving forward with bringing shore power to container ships; however, the lack of international standards has delayed the process;
- the Port is undertaking a preliminary study related to Sturgeon Banks and the issues surrounding the degradation of vegetation;
- the Port anticipates an annual container growth of approximately five per cent;
- there are no current plans to develop Agricultural Land Reserve (ALR) lands in the Port's land inventory;
- the Port's use of the ALR lands would be contingent on the preservation and best use of industrial lands;
- the Fraser River Improvement Project is a multi-year program for the proper removal and disposal of derelict vessels or structures;
- the Port is actively monitoring the condition of vessels in the Fraser River, in an effort to keep owners accountable for their vessel should the vessel become derelict in the future;
- the Port will provide Council a copy of the list of derelict vessels or structures found within Richmond;
- issues at Finn's Slough were not included as part of the concerns raised regarding squatters on Sea Island;
- the recent incident where a vessel ran aground along Richmond's coast is being investigated by the Transportation Safety Board of Canada;
- approximately 85 per cent of imports leave Deltaport by rail;
- Phase 1 of the Container Capacity Improvement Program, including nine railway crossing projects, is underway, and it is anticipated to be complete in the fall of 2014;
- the Port, in partnership with the City, has directed its efforts in the widening of Westminster Highway and Nelson Road; however, widening of Blundell Road may occur in the future;
- the funding model between local, provincial, and federal governments utilized for the Highway 91/Nelson Road Interchange has worked well and, as such, a similar funding model may be considered for future works, such as the widening of Blundell Road;

General Purposes Committee
Monday, February 17, 2014

- as per the Port's Land Acquisition Strategy, the Port considers factors, such as the cost, the size of the parcel, its access to both water and land, and its suitability for development, when analyzing potential parcels for acquisition;
- the Vancouver Airport Fuel Delivery Project was approved based on the following conditions: (i) the preparation of a Fire Safety Plan, and (ii) the installation of a complete emergency system at the plant;
- the Port welcomes opportunities to work with the City on safety related concerns;
- approximately half of the fleet servicing the Port have been equipped with Global Positioning System devices, which assist the Port with tracking the fleet and collecting information on routes used; and
- the Port has worked diligently to examine extending the operating hours for all port activities in an effort to minimize impacts to traffic flow during peak periods.

It was moved and seconded

That the verbal presentation on Port Metro Vancouver activities and projects related to the City of Richmond be received for information.

CARRIED

FINANCE AND CORPORATE SERVICES DEPARTMENT

2. **PLAZA PREMIUM LOUNGE BC LTD., DOING BUSINESS AS DISTINGUISHED VISITOR LOUNGE, VANCOUVER INTERNATIONAL AIRPORT – INTERNATIONAL & US ARRIVALS**
(File Ref. No. 12-8275-30-001/2014) (REDMS No. 4132679)

It was moved and seconded

That the application by Plaza Premium Lounge Ltd., doing business as Distinguished Visitor Lounge, for a Liquor Primary Licence at 3211 Grant McConachie Way, in order to offer full liquor service be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *Council recommends the issuance of the proposed licence based on the lack of community responses received and that the operation will not have a significant negative impact on the community;*
- (2) *Council's comments on the prescribed criteria (set out in Section 10(3) of the Liquor Control and Licensing Act Regulations) are as follows;*
 - (a) *the location of the establishment is zoned Airport District and since the property is under Federal jurisdiction, the City does*

General Purposes Committee
Monday, February 17, 2014

- not review or comment on business uses for zoning purposes;*
- (b) the proximity of the proposed location to other social or recreational and public buildings was considered. There are no public schools or parks within a 50 meter radius of the proposed liquor primary location;*
 - (c) that a LCLB application for a 59 person capacity operation with liquor service hours of 9:00 a.m. to 2:00 a.m. was considered;*
 - (d) the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location was considered;*
 - (e) the potential for additional noise in the area if the application is approved was considered;*
- (3) as the operation of the establishment as a liquor licensed establishment might affect nearby residents the City gathered the views of the residents as follows:*
- (a) a letter was sent to the Vice President of Community & Environmental Affairs at YVR requesting that a letter of notice of a new liquor primary licence establishment be circulated to other business operations at YVR;*
 - (b) signage was also posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted;*
- (4) Council's comments and recommendations respecting the views of the resident's are as follows:*
- (a) there were no responses to all the public notifications and based on the lack of any responses received from the community, Council considers that the application is acceptable to the majority of the community, residents and businesses in the nearby area.*

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:42 p.m.).

CARRIED

General Purposes Committee
Monday, February 17, 2014

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 17, 2014.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



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PORT METRO VANCOUVER

Robin Silvester

President and CEO

Tom Corsie

Vice President, Real Estate

February 17, 2014

Schedule 1 to the Minutes of the
General Purposes Committee
Meeting of Monday, February 17,
2014.



RICHMOND NIGHT MARKET





CNCL-46

RESILIENT ECONOMY STRATEGY

Highway 91/ Neilson Road Interchange

NOW OPEN

- "5.2: Strengthen Richmond's role as a gateway for goods movement."
- 15,000 jobs in Richmond



Canada



PORT OF VANCOUVER



Richmond Resilient Economy Strategy
2014-2019 Action Plan

Page 2
Strategic Pillar 1

City of Richmond
4400 Bannockburn Street
Richmond, BC V6X 3A7
604.273.8000
richmond.ca



AGENDA

- About Port Metro Vancouver
- Long-term planning
- Current initiatives
 - Port-led
 - Tenant-led
- PMV in your community

MISSION AND VISION

• **Mission:**

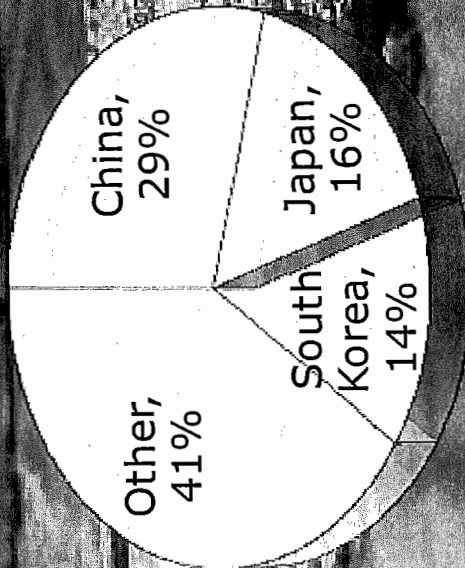
Our mission is to lead the growth of Canada's Pacific Gateway in a manner that enhances the well being of Canadians and inspires national pride.

• **Vision:**

Our vision is to be recognized as a world class gateway by efficiently and sustainably connecting Canada with the global economy, inspiring support from our customers and from communities locally and across the nation.

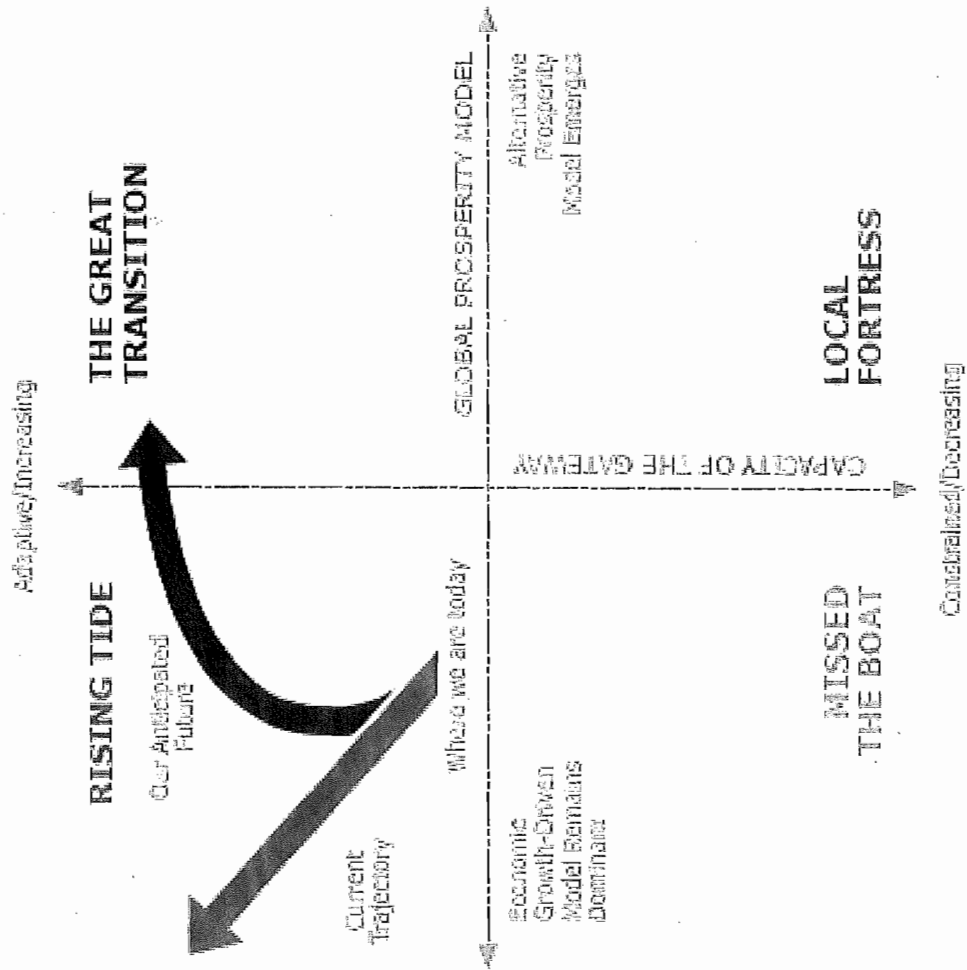
STRATEGICALLY POSITIONED

MAJOR FOREIGN TRADING PARTNERS



- Canada's largest Gateway to the Asia-Pacific Region
- Connects Canadians with trading partners in more than 160 economies
- Handles more than \$475 million of cargo daily on average

LONG-TERM PLANNING



- Port 2050

<https://vancouver.ca/development/>

- Land Use Plan Consultation

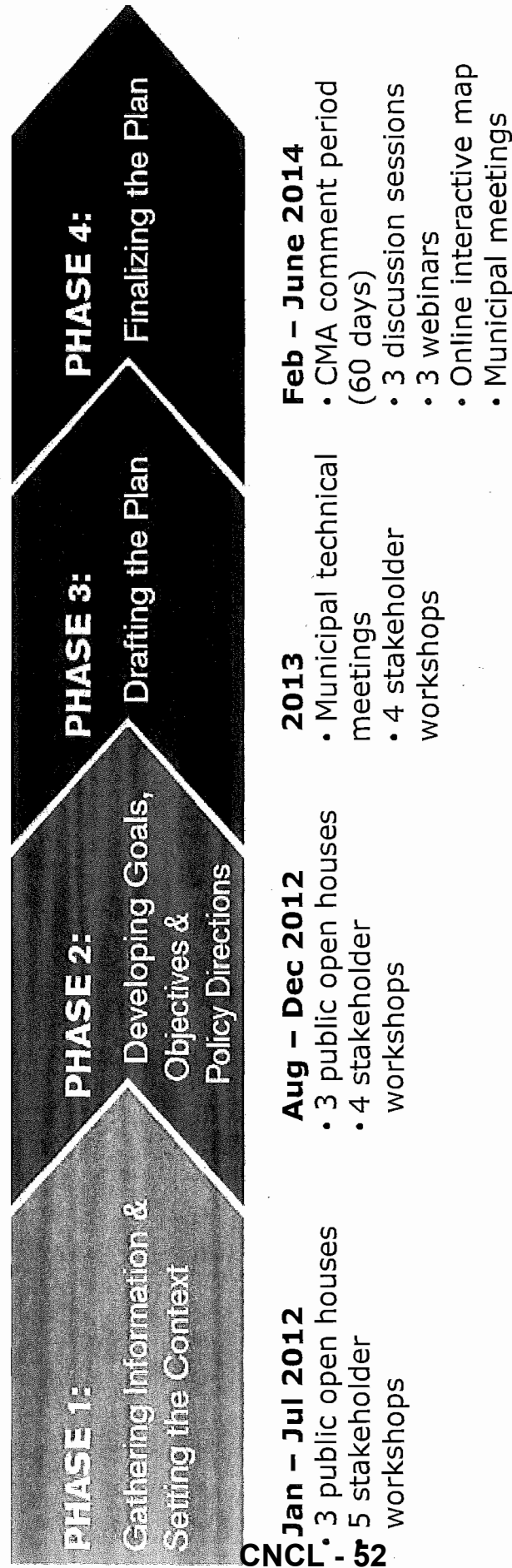
- Sustainability Initiative



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portmetrovancover.com

LAND USE PLAN



LONG-TERM PLANNING: SUSTAINABILITY

- Key element of Port 2050 was sustainability.
- In 2013, we began Sustainability Vision initiative to define elements of a sustainable Gateway
- "What does it mean to be a port in a sustainable world?"
- "How do we integrate sustainability into our day-to-day operations?"
- Advisory Panel



PMV-LED PROJECTS VS TENANT-LED PROJECTS

Tenant-led

- Lehigh
- Vancouver Airport Fuel Delivery Project
- Fraser Wharves

PMV-LED PROJECTS VS TENANT-LED PROJECTS

Tenant-led

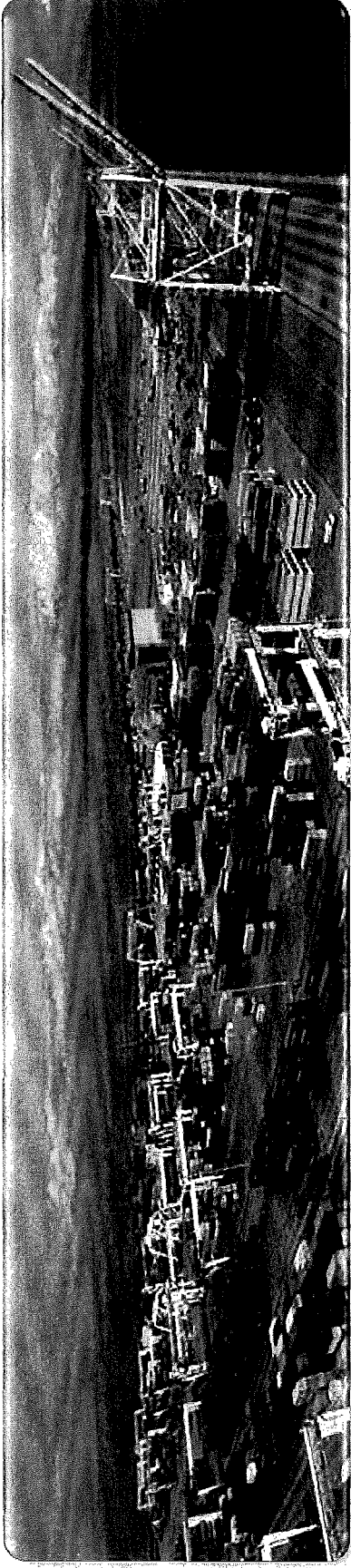
- Lehigh

- Vancouver Airport Fuel Delivery Project
- Fraser Wharves

Port-led

- CCIP and Roberts Bank Terminal 2
- Habitat Enhancement
- Fraser River Improvement Project

CCIP | ONGOING PROJECTS



Deltaport Terminal Road and Rail Improvement Project

Improvements to existing facilities

Estimated Phase 1 completion: late 2014

Roberts Bank Terminal 2 Project

A potential new terminal at Roberts Bank

Estimated completion: early 2020s

HABITAT ENHANCEMENT PROGRAM: PROPOSED PROJECTS

Musqueam
Foreshore Tidal
Marsh Project

Point Grey Tidal
Marsh Project

South Arm Jetty
Tidal Marsh
Project

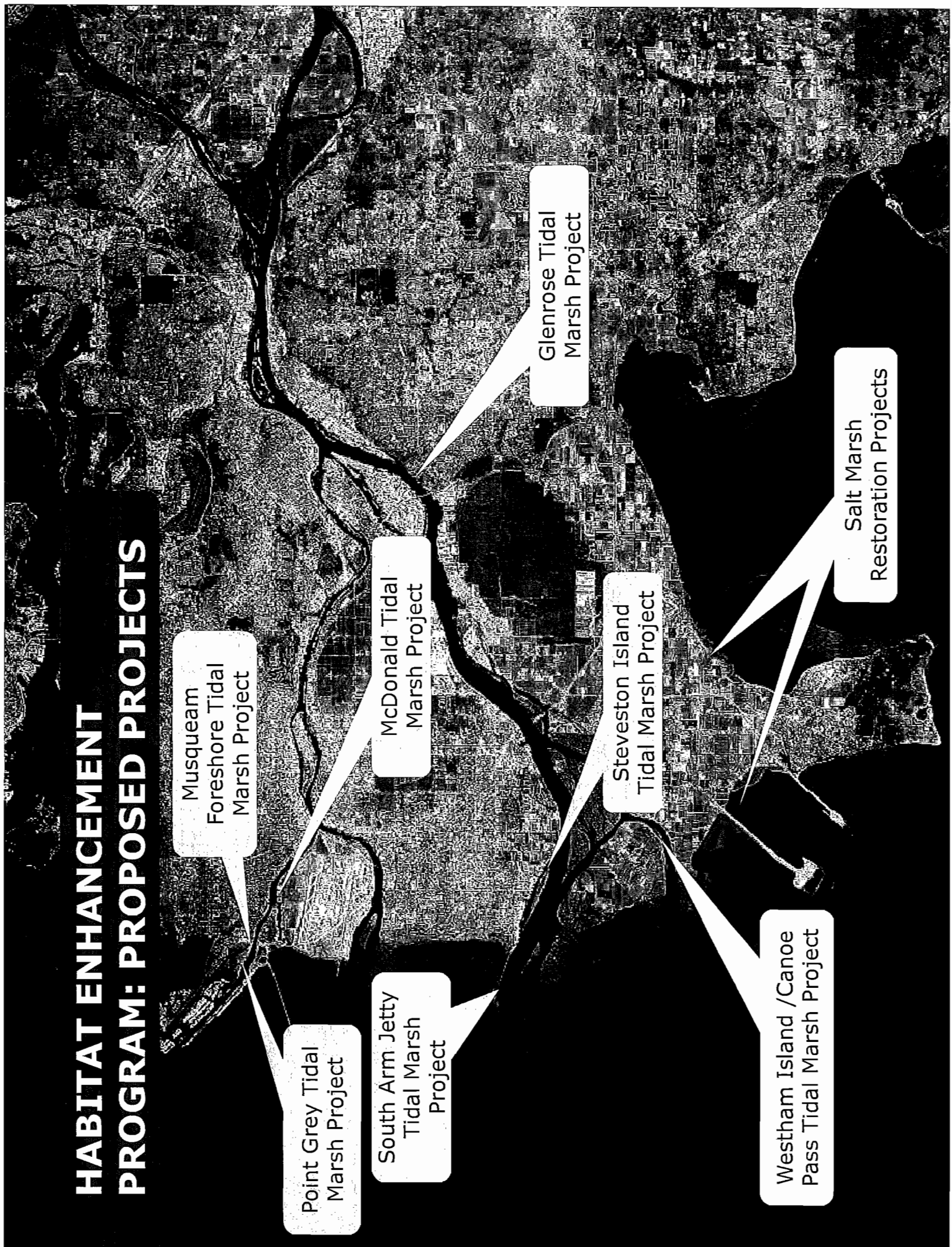
McDonald Tidal
Marsh Project

Glenrose Tidal
Marsh Project

Steveston Island
Tidal Marsh Project

Westham Island /Canoe
Pass Tidal Marsh Project

Salt Marsh
Restoration Projects



FRASER RIVER IMPROVEMENT PROJECT

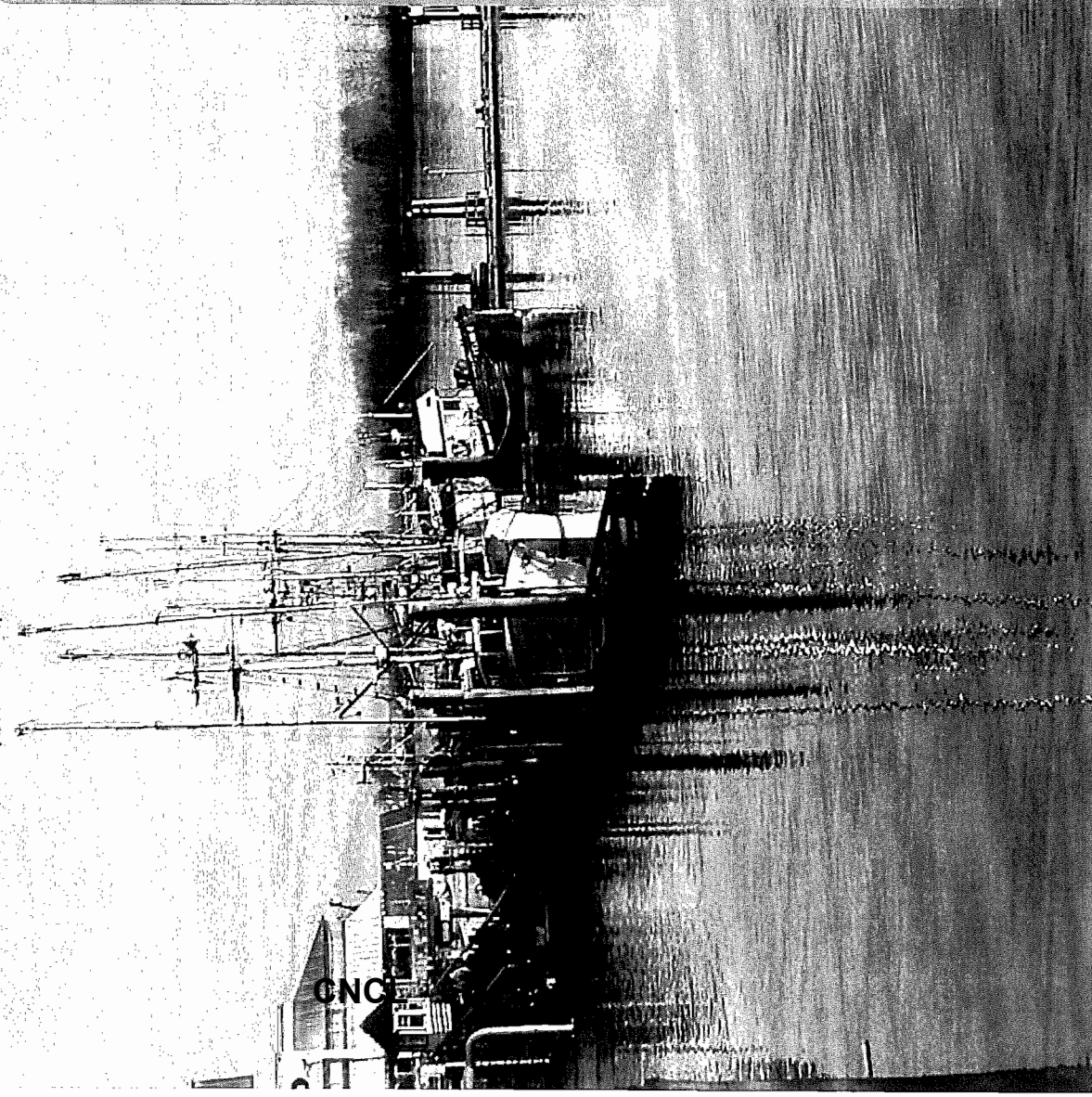
- Aims to address trespass and derelict vessels/structures
- 141 sites identified, 33 sites in Richmond

FRASER RIVER IMPROVEMENT PROJECT

2013-09-20

STEVESTON HARBOUR DREDGING

- \$7 million Local Channel Dredging Program
- Partnership between Richmond, Delta, PMV, MoTI and DFO
- 10-year commitment
- Cannery Channel dredging in Steveston is now complete





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QUESTIONS



Planning Committee

Date: Tuesday, February 18, 2014

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, February 4, 2014, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. **RICHMOND SENIORS ADVISORY COMMITTEE 2013 ANNUAL REPORT AND 2014 WORK PROGRAM**

(File Ref. No. 01-100-30-SADV1-01) (REDMS No. 4061183)

In response to queries from Committee, Sean Davies, Diversity Services Coordinator, and Kathleen Holmes, Chair, Richmond Seniors Advisory Committee (RSAC) provided the following information:

- the Older Adult Service Plan is currently being updated to address the growing senior population in the City;
- RSAC will be providing input in the development of the new Older Adults' Centre;

1.

Planning Committee
Tuesday, February 18, 2014

- the Isolated Seniors Sub-Committee is working with Vancouver Coastal Health and the Minoru Place Activity Centre to connect isolated seniors to different community services;
- RSAC members are aware of issues related to addiction and violence against seniors and support initiatives that address such matters;
- the City of Montreal is creating its own seniors advisory committee and the RSAC has shared information related to its terms of reference and structure; and
- discussion with regard to hospital services have been limited to parking and emergency care services issues; however it is anticipated that transitional and extended care of seniors be discussed in the future.

Discussion ensued regarding seniors utilizing public transportation and it was noted that RSAC has contacted TransLink to clarify issues regarding the use of the proposed Compass Card.

It was moved and seconded

That the Richmond Seniors Advisory Committee 2013 Annual Report and 2014 Work Program be approved.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY CHRIS AND MIKE STYLIANOU FOR REZONING AT 11900 AND 11902 KINGFISHER DRIVE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009097; RZ 13-647579) (REDMS No. 4132703)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, for the rezoning of 11900 and 11902 Kingfisher Drive from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

3. **APPLICATION BY PENTA HOMES (PRINCESS LANE) LTD. FOR REZONING AT 4160 GARRY STREET FROM SINGLE DETACHED (RS1/E) TO TOWN HOUSING (ZT35) - GARRY STREET (STEVESTON)**

(File Ref. No. 12-8060-20-009108; RZ 13-641596) (REDMS No. 4143650)

Planning Committee
Tuesday, February 18, 2014

Wayne Craig, Director, Development provided introductory comments with regard to the application and noted that the proposed project consists of five multi-family homes.

In response to queries from Committee, Cynthia Lussier, Planning Technician noted that road improvements will be concentrated on the east side of Yoshida Court with upgrades to the grass boulevard and the concrete sidewalk. Also, she noted there are no plans to remove the planting island on Yoshida Court.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, to amend the "Town Housing (ZT35) - Garry Street (Steveston)" zone and to rezone 4160 Garry Street from "Single Detached (RS1/E)" to "Town Housing (ZT35) - Garry Street (Steveston)", be introduced and given first reading.

CARRIED

4. APPLICATION BY 1348 PRODUCTIONS INCORPORATED FOR REZONING AT 11320 HORSESHOE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO LICENSED HEALTH CANADA PHARMACEUTICAL PRODUCTION (ZI11)

(File Ref. No. 12-8060-20-9110/9109; RZ 13-639815) (REDMS No. 4140483)

Mr. Craig gave introductory comments with regard to aspects of the proposed rezoning application and noted that the proposed Official Community Plan (OCP) amendment is anticipated to manage applications related to Health Canada Licensed Medical Marihuana production facilities. He added that, at this time, the City is taking a cautious approach and is considering only one application. However, he noted that the proposed bylaw could allow, with Council's approval, additional applications in the future. Mr. Craig advised that the proposed facility is located in an existing industrial building, which is adjacent to the Richmond RCMP Detachment. Also, he noted that the proposed application addresses key points related to marihuana production, such as the emission of odours and the potential increase in traffic in the area. Mr. Craig advised that the proposed facility will not have a retail front and products will be delivered through a secure courier. He added that the applicant does not intend to apply for farm status from the British Columbia Assessment Authority (BCAA); thus the tax rate for the proposed facility would be based on its current classification. Also, Mr. Craig stated that in the event that the applicant ceases operations, a legal agreement will require that the site be decommissioned.

In reply to queries from Committee, Mr. Craig noted that the proposed site would be the only location in the City permitted to operate as a Health Canada Licensed Medical Marihuana production facility. He noted that medical marihuana production is regulated by Health Canada, however, such facilities are subject to municipal zoning bylaws.

Planning Committee

Tuesday, February 18, 2014

Discussion ensued with regard to the security of the facility and in reply to queries from Committee, Kevin Eng, Planner 2, provided the following information:

- the RCMP will be able to conduct inspections of the proposed facility, in addition to the inspections completed by Health Canada;
- the site will be equipped with 24-hour surveillance;
- secure couriers will be used to transport goods from the proposed facility;
- Richmond Fire-Rescue and the Community Bylaws Division will also be able to inspect the proposed facility; and
- the proposed facility's heating, ventilation, and air conditioning (HVAC) system is anticipated to suppress any emission of odours as a result of marihuana production.

In response to queries from Committee, Mr. Craig noted that the proposed application is to permit the development of a Health Canada Licensed Medical Marihuana production facility. Under the proposed application, the applicant would be permitted to continue the research and development aspect of the operation should the production aspect cease.

Discussion ensued with regard to other natural medicinal products that could be produced and the potential for other producers to apply for a license from Health Canada. Mr. Craig advised that Health Canada regularly notifies the City when such applications are received.

Discussion ensued and staff were directed to provide copies of said notifications to Council.

In reply to queries from Committee, Mr. Craig noted that the proposed bylaw will not be put forward for adoption until the issuance of a Health Canada license. Also, Mr. Craig stated that although Health Canada issues such licenses, proponents wishing to operate such facilities must still comply with local government land use regulations.

Jean Chiasson, Chief Executive Officer, Anton Mattadeen, Chief Strategy Officer, Deb Salahor, Program Manager, MediJean Distribution Inc. ("MediJean"), briefed Committee with regard to key aspects of the proposed application.

In reply to queries from Committee, MediJean representatives discussed the following:

- Health Canada guidelines are followed with respect to securing deliveries;
- MediJean staff are equipped with personal alarms and there are silent alarms throughout the facility;

Planning Committee

Tuesday, February 18, 2014

- the exterior of the building will be patrolled by security guards;
- due to the proposed facility's proximity to the Richmond RCMP Detachment, police response time is anticipated to be one minute; and
- Health Canada will conduct inspections of the proposed facility, however, MediJean welcomes inspections from Richmond Fire-Rescue, the Richmond RCMP, and the Community Bylaws Division.

In reply to queries from Committee regarding the proposed facility's HVAC system, MediJean representatives noted that the state-of-the-art system uses charcoal filtration and air exiting the proposed facility is filtered prior to its emission into the environment. Also, it was noted that air within the facility is filtered for the safety of staff.

In reply to queries from Committee, Mr. Mattadeen indicated that MediJean is in the final stages of its application for its Health Canada license; approval is subject to completion of the RCMP's security requirements.

Discussion further ensued with regard to the distribution process of the product and in response to comments, Mr. Mattadeen noted that patients must obtain a prescription for medicinal marihuana prior to registering with MediJean.

In reply to queries from Committee, MediJean representatives advised that the proposed facility meets all fire safety requirements and that they are open to working with Richmond Fire-Rescue to create a fire safety plan. Also, it was noted that WorkSafe BC has visited the proposed facility and been briefed on key aspects of the operation.

In reply to queries from Committee, MediJean representatives noted that the proposed facility was designed to accommodate the movement of large equipment throughout its circulation area.

In reply to queries from Committee, Mr. Mattadeen and Mr. Chiasson spoke of the production process, noting that different strains of the plant, including ones that limit the hallucinogenic effects, can be used to target specific ailments.

In reply to further queries from Committee, Mr. Mattadeen and Mr. Chiasson stated that the product can only be obtained with a valid prescription. Also, they noted that they are able to provide health care professionals with information and software applications that would specify the correct dosage of medicine for a specific ailment. It is anticipated that the issuance of prescriptions, with the correct dosage, will limit any potential re-sale of the product.

Planning Committee
Tuesday, February 18, 2014

Discussion ensued with regard to MediJean's production capacity and Mr. Mattadeen and Mr. Chiasson noted that harvest cycles can be as short as 37 days and can yield approximately 90,000 kilograms of product annually; as a result MediJean can supply medicinal marihuana domestically.

Discussion ensued regarding the public's perception surrounding Health Canada Licensed Medical Marihuana facilities and the importance of public outreach to ensure the public is aware that the proposed application is for pharmaceutical purposes. Mr. Mattadeen stated that MediJean is interested in connecting with local community groups to clarify its intent and address any concerns.

Mr. Mattadeen then invited Council to visit the proposed facility. Staff were directed to arrange a site visit prior to the March 2014 Public Hearing.

It was moved and seconded

- (1) That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9110 to add land use policies in Section 3.0 of the OCP specific to the strategic management of Health Canada licensed medical marihuana production facilities and medical marihuana research and development facilities in the City, be introduced and give first reading;*
- (2) That Bylaw 9110, having been considered with:
 - (a) the City's Financial Plan and Capital Program;*
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act;*
- (3) That Bylaw 9110, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy, be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing; and*
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, to create the "Licensed Health Canada Pharmaceutical Production (ZI11)" zoning district and rezone 11320 Horseshoe Way from "Industrial Business Park (IB1)" to "Licensed Health Canada Pharmaceutical Production (ZI11)", be introduced and give first reading.*

CARRIED

Planning Committee
Tuesday, February 18, 2014

Discussion ensued with regard to the Vancouver Coastal Health's Board of Directors' future plans for Lions Manor and Richmond Hospital's south tower.

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

It was moved and seconded

That a letter under the Mayor's signature be sent to the Vancouver Coastal Health Board of Directors reiterating Council's support for the replacement of Lions Manor on its original site in Steveston and for the seismic upgrades to the south tower of Richmond Hospital, and that these be placed as their highest priorities in their building program.

CARRIED

5. MANAGER'S REPORT

Open House – Steveston Secondary School

Mr. Craig advised Committee of the open house for Steveston Secondary School being held at Steveston London School on Wednesday, February 19, 2014

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:29 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, February 18, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk



Public Works & Transportation Committee

Date: Wednesday, February 19, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda Barnes, Chair
Councillor Chak Au
Councillor Derek Dang (entered at 4:02 p.m.)
Councillor Linda McPhail
Councillor Harold Steves

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, January 22, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, March 19, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

ENGINEERING AND PUBLIC WORKS DEPARTMENT

1. **AMENDMENT BYLAWS FOR WATER AND SEWER**
(File Ref. No. 12-8060-20-03009101) (REEMS No. 4123647 v.2)

It was moved and seconded

- (1) *That Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9099 be introduced and given first, second, and third readings; and*

Public Works & Transportation Committee
Wednesday, February 19, 2014

- (2) *That Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9101 be introduced and given first, second, and third readings.*

CARRIED

Cllr. Dang entered the meeting (4:02 p.m.).

2. CANADIAN NATIONAL RAILWAY COMPANY AGREEMENTS WITH THE CITY RELATED TO RAILWAY CROSSINGS FOR CITY CAPITAL AND OTHER INFRASTRUCTURE PROJECTS

(File Ref. No. 10-6340-20-P.11203) (REDMS No. 4134938 v.3)

It was moved and seconded

That:

- (1) *the City enter into agreements related to railway crossings (including, without limitation, Crossing Agreements and Right of Entry Agreements) with Canadian National Railway Company from time to time as needed in connection with the construction and maintenance of current and future City capital and other infrastructure projects; and*
- (2) *the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to sign such agreements on behalf of the City.*

The question on the motion was not called as in reply to queries from Committee, Victor Wei, Director, Transportation, spoke of Transport Canada's draft Canadian Railway-Roadway Grade Crossings Standards (CRRGCS). He noted that the proposed introduction of the draft as a standard is concerning, as typical engineering practice is to allow for guidelines, not standards, which provide some flexibility. Also, the proposed CRRGCS would increase the time a train may block a public crossing from five minutes to ten minutes.

Mr. Wei advised that a staff report on the proposed CRRGCS and its potential impact to the City is anticipated to be presented at an upcoming Public Works and Transportation Committee meeting.

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

Public Works & Transportation Committee
Wednesday, February 19, 2014

3. 2014 PAVING PROGRAM

(File Ref. No. 10-6340-20-P.14201) (REDMS No. 4135360)

In reply to queries from Committee regarding future upgrades to No. 2 Road, south of Steveston Highway, Mr. Wei advised that (i) staff anticipate introducing improvements as part of future capital projects; (ii) improvements would not be introduced until approximately 2017; and (iii) the scope of improvements has not been determined.

John Irving, Director, Engineering, advised that through the City's Pavement Management System (PMS), staff have been monitoring the condition of the No. 2 Road, south of Steveston Highway, and it is anticipated that this section of road be maintained in 2015/2016. Also, Mr. Irving commented on the PMS, noting that it regularly tracks the condition of the pavement, then identifies and prioritizes roads that need attention.

Discussion ensued regarding the condition of No. 2 Road, south of Steveston Highway, and it was noted that Committee wished to see improvements, such as the widening of the road, sooner than anticipated.

It was moved and seconded

That the staff report dated January 31, 2014, titled 2014 Paving Program from the Director, Engineering be received for information.

CARRIED

4. SUSTAINABLE HIGH PERFORMANCE BUILDING POLICY UPDATE

(File Ref. No. 10-6000-01/2013) (REDMS No. 4060769 v.15)

In reply to a query from Committee, Peter Russell, Senior Manager, Sustainability and District Energy, advised that staff do not anticipate financial implications to future capital projects as a result of the proposed new policy as the current policy also requires that new corporate facilities meet LEED® Gold standards.

Discussion ensued regarding the potential for heat sharing between facilities, and in particular between the future Aquatic and Older Adults' Centres.

It was moved and seconded

(1) That the City's Sustainable "High Performance" Building Policy – City Owned Facilities Policy #2306 be rescinded; and

(2) That the City adopt the revised Sustainable "High Performance" Building Policy – City Owned Facilities as per the attached report from the Director of Engineering dated January 24, 2014.

CARRIED

Public Works & Transportation Committee
Wednesday, February 19, 2014

5. MANAGER'S REPORT

(i) Update on Weekly / Bi-Weekly Garbage Collection Pilot Program

Suzanne Bycraft, Manager, Fleet and Environmental Programs, updated Committee on the Weekly / Bi-Weekly Garbage Collection Pilot Program and spoke of its extensive public outreach initiatives.

In reply to a query from Committee regarding Green Carts, Ms. Bycraft noted that the approaching ban of all compostable organics from the waste disposal stream in 2015 acts as a strong motivator for residents who have yet to embrace the Green Cart Program.

(ii) Provincial Sales Tax and District Energy Systems

Mr. Irving referenced a memorandum dated February 19, 2014 regarding Provincial Sales Tax (PST) and District Energy Systems (copy on file, City Clerk's Office), and highlighted that the Ministry of Finance accepted Council's request to maintain the PST exemption on the sale of heat to residential district energy customers.

(iii) Richmond News Article

The Chair made reference to an article titled 'Toxic silt eats into dredging fund' published in the February 19, 2014 *Richmond News*.

In reply to queries from Committee, Robert Gonzalez, General Manager, Engineering and Public Works, commented on the evaluation process for the proper disposal of any dredged material, noting that this is typical practice and there is no cause for concern.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:38 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, February 19, 2014.

Councillor Linda Barnes
Chair

Hanieh Berg
Committee Clerk



Council/School Board Liaison Committee

Date: Wednesday, February 5, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda Barnes, Chair
Councillor Linda McPhail
Trustee Donna Sargent
Trustee Grace Tsang

Call to Order: The Chair called the meeting to order at 9:00 a.m.

AGENDA

It was moved and seconded

That the Council/School Board Liaison Committee agenda for the meeting of Wednesday, February 5, 2014, be adopted as circulated.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Council/School Board Liaison Committee held on Wednesday, November 27, 2014, be adopted as circulated, with the following amendment:

That the title of Item 4.5 read as follows: Nature Park, Aquatics and Arenas.

CARRIED

1. **JOINT SCHOOL DISTRICT/CITY MANAGEMENT COMMITTEE**
(COR – Cathryn Volkerking Carlile; RSD – Monica Pamer)

Mark De Mello, Secretary-Treasurer, Richmond School District (RSD), noted that the last Joint School District/City Management meeting held was to discuss programs.

Council/School Board Liaison Committee

Wednesday, February 5, 2014

Discussion ensued regarding the potential to re-instate the Fine Arts Committee as noted at the September 24, 2013 Joint School District/City Management Committee. As a result of the discussion, the Chair requested that Serena Lusk, Senior Manager, Recreation and Sport Services, enquire about the Fine Arts Committee to determine which organization (the City or the RSD) administers it, and report back at the next Council/School Board Liaison meeting.

2. PROGRAMS

A. CHILD POVERTY ISSUES AND INITIATIVES – UPDATE

(RSD – Wendy Lim)

None.

B. SCHOOL ATTENDANCE AT THE RICHMOND NATURE PARK & AQUATIC CENTRES

(COR – Serena Lusk) (For Information)

Monica Pamer, Superintendent of Schools, RSD, noted that many school children are currently utilizing private swim lessons, which has resulted in a decrease in enrollment for school swim program such as “Get Wet.”

C. SOCIAL SERVICES WELLNESS PROGRAMS IN ELEMENTARY SCHOOL GYMS

(COR – Sean Davies) (For Information)

Sean Davies, Diversity Services Coordinator, distributed a memorandum dated February 3, 2014, titled “Social Services Wellness Programs in Elementary School Gyms” (is attached to and forming part of these Minutes as Schedule 1). He advised that the Richmond Community Services Advisory Committee (RCSAC) and City staff conducted a survey to determine why non-profit organizations were not utilizing the elementary school space available for their activities. He noted that the survey identified three barriers: (i) access is needed during weekday and daytime hours, (ii) access is needed to classroom type settings, and (iii) access is needed during school breaks (i.e., spring break).

Mr. De Mello stated that providing access to elementary schools during daytime hours and school breaks would be challenging as maintenance activities typically take place during these times. However, Mr. De Mello noted that if any non-profit literacy organizations need elementary school space, this would be provided at no cost to them.

3. TRAFFIC SAFETY

A. SCHOOL BUS SERVICE FOR TOMSETT ELEMENTARY SCHOOL

(For Discussion)

Council/School Board Liaison Committee

Wednesday, February 5, 2014

Discussion ensued regarding bus service to Tomsett Elementary School and it was noted that construction in the area has made it unsafe for children to walk to school. Also, it was noted that the School District has informed parents of Tomsett Elementary School children that said bus service will be re-evaluated at the end of the 2013/2014 school year to determine its need.

The Chair requested that the Director, Transportation consult with staff to identify the approximate end date of construction activities in the area and share said information with School District staff.

B. RICHMOND ACTIVE TRANSPORTATION COMMITTEE – PROPOSED 2014 INITIATIVES

(COR – Victor Wei) (For Information)

Victor Wei, Director, Transportation, thanked Trustee Sargent for her letter dated January 24, 2014 to City staff regarding staff's presentation on the City of Richmond-ICBC Road Safety Partnership initiatives.

Mr. Wei commented on "Ride the Road Bicycle Education for Students" initiative and highlighted that the City anticipates expanding the program for another year.

Also, Mr. Wei noted that the Active Transportation Committee is currently seeking volunteers, including students and a representative from the Parent Advisory Council. Notices have been placed in the local newspaper to advertise these vacancies.

4. SCHOOL PLANNING AND CONSTRUCTION SCHEDULE

(RSD – Clive Mason)

Clive Mason, Director of Facilities and Planning, RSD, stated that there are no construction projects currently in process. However, he indicated that the Ministry of Education has allocated funds for the design portion of Tait Elementary School, as well as the seismic assessment of all Richmond schools.

BUSINESS ARISING

5. SELECT STANDING COMMITTEE ON FINANCE AND GOVERNMENT SERVICES

(For Discussion)

Discussion ensued regarding consistent funding for ongoing maintenance of Richmond schools. As previously noted, the Ministry of Education is currently evaluating the seismic standards of Richmond schools and three schools in particular are being more critically examined.

Discussion further ensued and reference was made to a memorandum dated January 22, 2014, titled "Recent Seismic Studies" from the Director, Engineering, and Committee requested that the Director, Engineering attend the next Council/School Board Liaison meeting.

6. HAMILTON AREA PLAN

(COR – Terry Crowe)

Terry Crowe, Manager, Policy Planning, spoke of the Hamilton Area Plan and commented on recent changes to the proposed Plan.

Mr. Crowe noted that public consultations found that the Hamilton residents wished to see a new library and a new police station in their community. Discussion ensued regarding the potential future location of the library.

Also, he advised that the City of New Westminster is currently re-developing their Queensborough area, which is adjacent to the Hamilton area, and that this activity may generate partnership opportunities. Mr. Crowe then commented on the potential for the School District to purchase land in the Hamilton area to build a new school.

Also, Mr. Crowe advised that as part of the Hamilton Area Plan amendment, the School Board will be asked to provide feedback for the proposed Special Public Hearing scheduled for Tuesday, February 25, 2014.

NEW BUSINESS

7. COMMUNITIES AND COAL

(COR – Peter Russell)

Peter Russell, Senior Manager, Sustainability and District Energy, advised that the Fraser Surrey Docks Direct Transfer Coal Facility is under the jurisdiction of Port Metro Vancouver. He provided background information and noted that the findings of the health assessment were uninformative.

Also, Mr. Russell indicated that only New Westminster community members were consulted; however, Metro Vancouver has been requested to also consult with Richmond community members, particularly those residing in the Hamilton area.

8. RCSAC COMMUNITY SOCIAL SERVICES EMPLOYER'S ASSOCIATION COLLECTIVE AGREEMENT UPDATE

(For Information)

Discussion ensued regarding the Community Social Services Employer's Association Collective Agreement and it was noted that as a result of the new Agreement, services will be decreased.

9. CITY OF RICHMOND 2022 PARKS & OPEN SPACE STRATEGY

(COR – Mike Redpath) (For Information)

With the aid of a PowerPoint presentation, Mike Redpath, Senior Manager, Parks, highlighted the 2022 Parks and Open Space Strategy.

10. COMMUNITY ENERGY AND EMISSIONS PLAN (CEEP)

(For Information)

Mr. Russell provided background information and noted that the CEEP aims to reduce the City's greenhouse gas emissions, which is in keeping with the City's 2041 Official Community Plan.

Council/School Board Liaison Committee

Wednesday, February 5, 2014

Mr. Mason stated that the City's CEEP report would be shared with the School District staff.

NEXT COMMITTEE MEETING DATE

The Chair advised that the next Council/School Board Liaison Committee is tentatively scheduled for Wednesday, April 30, 2014.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (10:25 a.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the City of Richmond Council/School Board Liaison Committee held on Wednesday, February 5, 2014.

Councillor Linda Barnes
Chair

Amelia White
Acting Department Assistant II
City Clerk's Office



City of Richmond

Memorandum Community Services Department

To: Council / School Board Liaison Committee
From: Sean Davies
Diversity Services Coordinator
Date: February 3, 2014
File: 99-Community
Services/2014-Vol 01
Re: **Social Services Wellness Programs in Elementary School Gyms – For information only.**

At the September 25, 2013 Council / School Board Liaison Committee meeting, staff were asked to consult with Richmond Community Services Advisory Committee(RCSAC) organizations to determine why some groups are not accessing the elementary school space available for use.

This memo is to provide a brief update on the process to date, the feedback from RCSAC, and the role that City staff will continue to play.

As of the start of January, one organization, the Richmond Centre for Disability (RCD), has booked a regular series of activities. The RCD ran a fall program and has re-booked for a series in the winter session (January to March). There has been one additional information meeting with an organization interested in using the space.

Staff undertook a brief survey with RCSAC organizations to determine whether they:

- had any space needs for recreation purposes
- could utilize gymnasium space
- had any barriers to participating in the available gym spaces.

In total, ten organizations responded, with four organizations indicating a need for space for recreation programs. The six organizations which have previously met with staff understand the process for accessing space and will work with staff when the need arises.

The identified barriers were:

- Access to weekday and daytime hours.
- Access to classroom space where tables and chairs are available.
- Access to no-cost space during school breaks (e.g. winter, spring and summer breaks)

Some of the organizations indicated that they can work within the current guidelines; they are preparing to program activities and will be working with staff to request space in the near future.

As we have now an established process in place for groups to access the elementary school gym spaces, staff will continue to work with these groups to facilitate their access.

Sean Davies
Diversity Services Coordinator
604-276-4390



City of Richmond

Report to Committee

To: Community Safety Committee

Date: January 27, 2014

From: Phyllis L. Carlyle
General Manager

File: 09-5350-01/2014-Vol
01

Re: City of Richmond Crime Reduction Survey

Staff Recommendation

That Council's survey from the Blue Ribbon Panel for Crime Reduction be provided to the Parliamentary Secretary for Crime Reduction.

Phyllis L. Carlyle
General Manager,
Law and Community Safety
(604-276-4104)

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

Staff Report

Origin

On December 4, 2013, the Mayor and Councillors received a request (Attachment 1) from the Parliamentary Secretary for Crime Reduction, Daryl Plecas, for a Council submission on a Crime Reduction survey. The survey is in support of the Blue Ribbon Panel, which was formed to *look at what more can be done to reduce crime in British Columbia*. The Panel is requesting feedback on the successes and challenges experienced by stakeholders across the province on Crime Reduction strategies, and have offered the City additional time to respond.

Analysis

Richmond's Crime Reduction Strategy has been integrated into the Detachment's strategic planning and annual performance plan, resulting in a horizontal integration of policing priorities and deployment of operational resources. Representatives from general duty, specialized units, criminal intelligence analysts and community policing meet monthly to strategize short and medium term enforcement and operations activities. Pooling of resources and information sharing results in comprehensive and effective approaches to drive down the crime rate, by targeting causes of crime and increasing public confidence in the justice system.

The priorities stated below were received and endorsed in the staff report "*2013/2014 RCMP Annual Performance Plan*" dated February 25, 2013 for the Community Safety Committee.

Richmond's Community Objectives to reduce crime are:

1. **Pedestrian Safety** - a continued and renewed focus on reducing fatalities and severe bodily injuries.
2. **Reduction of Break and Enters** - abate property-related crime with respect to thefts from businesses through consultative and focused enforcement
3. **Reduction of Personal Thefts and Robberies** - continues to statistically identify a need for a comprehensive plan stemming personal property crime in the Downtown core.

In addition to the above strategies, the detachment has many programs that aid in the reduction of crime in Richmond. These programs/services fall within the mandate of the Crime Prevention Section of the Richmond RCMP, and include programs such as:

1. Multi Cultural Advisory Committee,
2. Downtown Richmond Crime Reduction Working Group
3. Bike patrols 12 months of the year
4. Business Link
5. Restorative Justice program
6. Youth intervention program
7. Home Security Checks
8. Citizens Crime Watch
9. Online Criminal Activity Maps and prevention tips
10. Marine Boat Program which teaches inland water courses

The Richmond RCMP Detachment implemented formal strategies to reduce crime in 2005. These strategies seek to make a significant impact on the crime rates in the community by working with external partners across the City of Richmond and the Province of British Columbia. The initiative is based on well-documented successes resulting from similar approaches internationally. The Crime Reduction strategy involves evidence-led approaches to targeting, offender management and crime prevention. Integrated public safety partnerships across the justice system, reliable and effective application of crime analysis, and accountability to the public for performance are also included to ensure the success.

To-date, the complement of the Richmond Detachment Crime Reduction Team is comprised of two Sergeants (in-charge), five Corporals and 25 Constables for a total of 32 police officers. Two Crime Analysts are also part of the Richmond Crime Reduction Team to support timely and accurate intelligence to investigators.

To supplement the policing efforts since 2008, the City of Richmond has contracted Touchstone Family Services for the provision of restorative justice services. Touchstone utilizes two key methods of restorative Justice: Community Justice Forums and Community accountability. It has been expressed by both Richmond Council and Touchstone Family services have expressed that financial support for this program should come from the Province. Touchstone has been lobbying the Provincial government since 2008 but to no avail.

At the request of the Parliamentary Secretary for Crime Reduction to the Minister of Justice and Attorney General, the Crime Reduction Survey and proposed responses have been prepared. (Attachment 2)

Financial Impact

None.

Conclusion

The City of Richmond and the Richmond RCMP Detachment continually support the Crime Reduction Strategy, under which evidence-led approaches to targeting, offender management and crime prevention are used to reduce and lower crime rates, and to increase public confidence of a safer community. The implementation of crime reduction programs has also assisted in the reduction of crime in the City of Richmond.



Anne Stevens
Senior Manager, Community Safety Policy & Programs



December 4, 2013

Dear Mayor and Council:

As you may be aware, on June 7, 2013, I was appointed as the Parliamentary Secretary for Crime Reduction to the Minister of Justice and Attorney General - with a responsibility to chair a blue-ribbon panel which has a mandate to look at what more can be done to reduce crime in British Columbia. The panel is of course also particularly concerned with the successes experienced and challenges faced by stakeholders across the province in their efforts to reduce crime. It is to this end that we request a written submission from yourself on the template attached.

In addition, the panel will be holding a number of stakeholder roundtables around the province in January 2014 and you are very welcome to join us as a participant at one. The roundtables will include representatives from local and provincial governments, police agencies, First Nations and other relevant groups and organizations. If you would like to participate in a roundtable discussion being held in your region, please indicate this in your response to receive information on date, time and location.

The work of the panel will ultimately result in a report to the Minister of Justice, and this report will include:

- Results from the stakeholder consultation;
- Opportunities for effective, evidence-led crime reduction initiatives;
- An overview of current crime reduction initiatives in B.C. and other jurisdictions; and,
- Recommendations for crime reduction opportunities.

Please respond with your written submission to: CrimeReduction@gov.bc.ca before December 19, 2013. You will receive a return e-mail confirming receipt and event details as required.

If you have any questions or would like more information, please email CrimeReduction@gov.bc.ca.

Many thanks,

Darryl Plecas
Parliamentary Secretary for Crime Reduction to the Minister of Justice
MLA Abbotsford South

Mayors and Council Distribution List

District of 100 Mile House	Mayor Mitch Campsall and Council
Village of Alert Bay	Mayor Michael Berry and Council
Village of Anmore	Mayor Heather Anderson and Council
City of Armstrong	Mayor Chris Pieper and Council
Village of Ashcroft	Mayor Andy Anderson and Council
District of Barriere	Mayor Bill Humphreys and Council
Village of Belcarra	Mayor Ralph E. Drew and Council
Bowen Island Municipality	Mayor Jack Adelaar and Council
City of Burnaby	Mayor Derek Corrigan and Council
Village of Burns Lake	Mayor Luke Strimbold and Council
Village of Cache Creek	Mayor John Ranta and Council
Village of Canal Flats	Mayor Ute Juras and Council
City of Castlegar	Mayor Lawrence D. Chernoff and Council
District of Central Saanich	Mayor Alastair Bryson and Council
Village of Chase	Mayor Ron Anderson and Council
District of Chetwynd	Mayor Merlin Nichols and Council
City of Chilliwack	Mayor Sharon Gaetz and Council
District of Clearwater	Mayor John E. Harwood and Council
Village of Clinton	Mayor Jim Rivett and Council
District of Coldstream	Mayor Jim Garlick and Council
City of Colwood	Mayor Carol Hamilton and Council
Town of Comox	Mayor Paul R. Ives and Council
City of Coquitlam	Mayor Richard Stewart and Council
City of Courtenay	Mayor Larry Jangula and Council
Town of Creston	Mayor Ron T. Toyota and Council
Village of Cumberland	Mayor Leslie Baird and Council
City of Dawson Creek	Mayor Mike A. Bernier and Council
District of Delta	Mayor Lois E. Jackson and Council
City of Duncan	Mayor Phil Kent and Council
District of Elkford	Mayor Dean McKerracher and Council
City of Enderby	Mayor Howie Cyr and Council
Township of Esquimalt	Mayor Barbara Desjardins and Council
City of Fernie	Mayor Mary Giuliano and Council
District of Fort St. James	Mayor Rob MacDougall and Council
Village of Fraser Lake	Mayor Dwayne L. Lindstrom and Council
Village of Fruitvale	Mayor Patricia-Lynn Cecchini and Council
Town of Gibsons	Mayor Wayne Rowe and Council
Village of Gold River	Mayor Craig Anderson and Council
Town of Golden	Mayor Christina Benty and Council
City of Grand Forks	Mayor Brian Taylor and Council

Village of Granisle	Mayor Linda McGuire and Council
City of Greenwood	Mayor Nipper Kettle and Council
Village of Harrison Hot Springs	Mayor Leo Facio and Council
Village of Hazelton	Mayor Alice Maitland and Council
District of Highlands	Mayor Jane E. Mendum and Council
District of Hope	Mayor Susan Ann Johnston and Council
District of Houston	Mayor Bill Holmberg and Council
District of Hudson's Hope	Mayor Karen M. Anderson and Council
District of Invermere	Mayor Gerry Taft and Council
Village of Kaslo	Mayor Greg Lay and Council
District of Kent	Mayor John Van Laerhoven and Council
Village of Keremeos	Mayor Manfred Bauer and Council
City of Kimberley	Mayor Ron McRae and Council
District of Kitimat	Mayor Joanne Monaghan and Council
Town of Ladysmith	Mayor Robert R. Hutchins and Council
District of Lake Country	Mayor James E. Baker and Council
Town of Lake Cowichan	Mayor Ross Forrest and Council
City of Langford	Mayor Stewart W. Young and Council
City of Langley	Mayor Peter Fassbender and Council
Township of Langley	Mayor Jack Froese and Council
District of Lantzville	Mayor Jack de Jong and Council
District of Lillooet	Mayor Ted Anchor and Council
Village of Lions Bay	Mayor Brenda R. Broughton and Council
District of Logan Lake	Mayor Marlon Dosch and Council
Village of Lumby	Mayor Kevin Acton and Council
Village of Lytton	Mayor Jessoa Lightfoot and Council
District of Mackenzie	Mayor Stephanie Killam and Council
District of Maple Ridge	Mayor Ernie Daykin and Council
Village of Masset	Mayor Andrew Merilees and Council
Village of McBride	Mayor Michael Frazier and Council
City of Merritt	Mayor Susan S. Roline and Council
District of Metchosin	Mayor John Ranns and Council
Village of Midway	Mayor Randy S. Kappes and Council
District of Mission	Mayor Ted Adlem and Council
Village of Montrose	Mayor Joe Danchuk and Council
Village of Nakusp	Mayor Karen E. Hamling and Council
City of Nelson	Mayor John A. Dooley and Council
Village of New Denver	Mayor Ann Bunka and Council
District of New Hazelton	Mayor Gail Lowry and Council
City of New Westminster	Mayor Wayne Wright and Council
District of North Cowichan	Mayor Jon Lefebure and Council

District of North Saanich	Mayor Alice Finall and Council
City of North Vancouver	Mayor Darrell R. Mussatto and Council
District of North Vancouver	Mayor Richard S. Walton and Council
Northern Rockies Regional Municipality	Mayor Bill Streeper and Council
District of Oak Bay	Mayor Nils Jensen and Council
Town of Oliver	Mayor Ronald Hovanes and Council
Town of Osoyoos	Mayor Stu Wells and Council
City of Parksville	Mayor Chris Burger and Council
District of Peachland	Mayor Keith Fielding and Council
Village of Pemberton	Mayor Jordan Sturdy and Council
City of Penticton	Mayor Dan C. Ashton and Council
City of Pitt Meadows	Mayor Deb Walters and Council
City of Port Alberni	Mayor John Douglas and Council
Village of Port Alice	Mayor Jan Allen and Council
Village of Port Clements	Mayor Wally Cheer and Council
City of Port Coquitlam	Mayor Greg Moore and Council
District of Port Edward	Mayor David I. MacDonald and Council
District of Port Hardy	Mayor Bev Parnham and Council
Town of Port McNeill	Mayor Gerry Furney and Council
City of Port Moody	Mayor Mike Clay and Council
Village of Pouce Coupe	Mayor Larry Fynn and Council
City of Powell River	Mayor David Formosa and Council
Town of Princeton	Mayor Fred Thomas and Council
Town of Qualicum Beach	Mayor Teunis Westbroek and Council
Village of Queen Charlotte	Mayor Carol J. Kulesha and Council
City of Quesnel	Mayor Mary Sjostrom and Council
Village of Radium Hot Springs	Mayor Dee J. Conklin and Council
City of Revelstoke	Mayor David Raven and Council
City of Richmond	Mayor Malcolm Brodie and Council
City of Rossland	Mayor Greg E. Granstrom and Council
District of Saanich	Mayor Frank Leonard and Council
Village of Salmo	Mayor Ann Henderson and Council
City of Salmon Arm	Mayor Nancy Cooper and Council
Village of Sayward	Mayor John MacDonald and Council
District of Sechelt	Mayor John Henderson and Council
Sechelt Indian Government District	Chief Garry Feschuk and Council
District of Sicamous	Mayor Darrell Trouton and Council
Town of Sidney	Mayor Larry Cross and Council
Village of Silverton	Mayor Kathy Provan and Council
Village of Slocan	Mayor Madeleine Perriere and Council
Town of Smithers	Mayor Taylor Bachrach and Council

District of Sooke	Mayor Wendal Milne and Council
Township of Spallumcheen	Mayor Janice Brown and Council
District of Sparwood	Mayor Lois Halko and Council
District of Squamish	Mayor Rob Kirkham and Council
District of Stewart	Mayor Galina Durant and Council
District of Summerland	Mayor Janice D. Perrino and Council
Sun Peaks Mountain Resort Municipality	Mayor Al Raine and Council
Village of Tahsis	Mayor Judith Schooner and Council
District of Taylor	Mayor Fred D. Jarvis and Council
Village of Telkwa	Mayor Carman Graf and Council
City of Terrace	Mayor David Pernarowski and Council
District of Tofino	Mayor Perry Schmunk and Council
City of Trail	Mayor Dieter Bogs and Council
District of Tumbler Ridge	Mayor Darwin Wren and Council
District of Ucluelet	Mayor Bill Irving and Council
Village of Valemount	Mayor Andru McCracken and Council
District of Vanderhoof	Mayor Gerry D. Thiessen and Council
City of Vernon	Mayor Robert Sawatzky and Council
Town of View Royal	Mayor Graham Hill and Council
Village of Warfield	Mayor Bert Crockett and Council
District of Wells	Mayor Robin Sharpe and Council
District of West Kelowna	Mayor Doug Findlater and Council
District of West Vancouver	Mayor Michael Smith and Council
Resort Municipality of Whistler	Mayor Nancy Wilhelm-Morden and Council
City of White Rock	Mayor Wayne Baldwin and Council
Village of Zeballos	Mayor Edward Lewis and Council

1. Identify and rank in priority order the top 3 or 5 crime reduction and public safety goals you feel would help to drive crime down in British Columbia.

Crime Reduction and Public Safety goals to drive down crime in BC:

1. A comprehensive Mental Health Plan backed by the appropriate funding and resources. Issues surrounding mental health have come to a head for policing agencies in many ways. The amount of police resources addressing mental health issues continues to increase, and takes time and resources away from other criminal activity in the community.
2. A reduction in organized crime activity.
3. *Homelessness*, appropriate housing with sustainable funding.

In the City of Richmond the priorities are:

- 1) Pedestrian Safety
- 2) Reduction of Break and Enters
- 3) Reduction of Personal Thefts and Robberies

In addition to the above strategies, crime prevention programs continue to aid in reducing crime in the community. The Richmond RCMP has a number of community outreach programs such as:

- a) Multi Cultural Advisory Committee,
- b) Downtown Richmond Crime Reduction Working Group
- c) Bike patrols 12 months of the year,
- d) Business Link,
- e) Restorative Justice program,
- f) Youth intervention program,
- g) Home Security Checks,
- h) Citizens Crime Watch,
- i) Criminal Activity Maps and prevention tips.
- j) Block Watch
- k) Marine Boat Patrol
- l) School Liaison Officers
- m) Coordinated presences at all community events with other first responders
- n) Citizen Volunteers at all three Community Police Stations.
- o) Auxiliary Police Program

2. Identify the most pressing crime problems that your communities face and describe how the current level of crime is affecting the community.

Richmond Detachment's top priority is traffic safety. Of all the traffic related fatalities in Richmond, the majority are pedestrian related. In 2013, there were eight pedestrian fatalities, in previous years there have been, on average, approximately three to five per year. Based on previous pedestrian fatality investigations the actions of the pedestrians are the primary cause of the collisions. The causes of these actions could be attributed to jaywalking, wearing dark clothing, rushing for signal lights or buses, or being inattentive while crossing (i.e. texting or listening to music).

The second priority is reducing business and residential break and enters in Richmond. Although business break and enters have been reduced by 32% in 2013, residential break ins have increased by 12%. Specifically, in 2013, residential break and enters in the downtown area of Richmond has increased by 88%. A part of this drastic increase may be attributed to the growing residences (condominiums) and the growing population in the downtown core. Many of these residential break-ins occurred when occupants left their windows open during the hot summer months. Many homeowners in Richmond have immigrated to Canada from other countries and often travel back leaving their homes unattended for extended periods.

The third priority is thefts (specifically cell phones) and personal robberies in the downtown core. These types of crimes have become a growing concern for Richmond as well as other municipalities in British Columbia.

3. Describe the work being done in your jurisdiction to address the crime problems previously identified.

Pedestrian Safety – The Richmond RCMP's Road Safety Unit continues the enforcement for infractions such as pedestrian jaywalking, crossing against lights or walking signals, and drivers who fail to yield to pedestrians. Pedestrian safety campaigns in conjunction with ICBC and the City's transportation section were conducted throughout the year in high pedestrian traffic areas. Media coverage has also been utilized for this education and enforcement campaign.

Break and Enters – The Richmond RCMP have worked with crown counsel, to target prolific offenders who continually reoffend, to maximize sentencing. Richmond Analysts produce statistical information on crime trends and produce weekly maps of break and enters identifying "hot spots" for break and enters. The Richmond RCMP conducts monthly crime reduction meetings to identify problem areas and strategize on reducing these types of crimes. The Richmond RCMP has several different project based units that will target prolific offenders and break and enter suspects. This past year the Richmond RCMP focused on problem residences such as abandoned houses where property crime suspects have been located. Both covert and overt methods have been utilized to gain intelligence and provide deterrence. Uniformed patrol, Bike Units, Community Policing units and Auxiliary members provide high visibility presence in the identified "hot spot" areas of Richmond. With high incident areas, pamphlets and media releases with prevention techniques have been provided for home and business owners.

Personal Thefts/ Robberies Downtown Core – The Richmond RCMP uniformed units provide

high visibility presence with foot and bike patrols in the downtown core. A Downtown Richmond Crime Reduction Working Group was established as a joint initiative with the Richmond Chamber of Commerce to improve communication between stakeholders, encourage business community engagement, identify crime and safety issues impacting businesses along the No 3 Road corridor, promote a collaborative approach to addressing crime and safety issues and develop and implement strategies to address public safety issues. The stakeholders of the Group are: Richmond RCMP, South Coast BC Transit Authority Police (Transit Police), Richmond Chamber of Commerce, Richmond Centre Mall, Lansdowne Mall and River Rock Casino.

Blockwatch, RCMP Volunteers and Auxiliary members deliver a public education message to the downtown community, information pamphlet (in various languages) are distributed to pedestrians / consumers / residents and placed on vehicles in key locations.

The Richmond RCMP has engaged in various proactive policing measures in 2012/13, especially in the downtown core (Zone 3), such as increased foot patrols and the targeting and incarceration of chronic offenders. Theft from Autos (TFAs) and robberies have shown a large decrease compared to a year ago. The Richmond RCMP has placed performance targets for TFAs and robberies for a reduction of 7% and 10% respectively. The detachment has exceeded both of these targets. For 2012/13, the total TFAs in Zone 3 dropped 29% compared to a year ago, from 1,050 to 742. However, TFAs for all of Richmond slightly increase by approximately 7% after declining 11% between 2010 and 2011. Robberies, again for 2012/13, dropped 45% in Zone 3 compared to a year ago, from 87 to 48. Robberies for all of Richmond dropped approximately 36%.

The Richmond RCMP initiated a new foot patrol program in late 2012 to primarily provide police presence along the No. 3 Road corridor and Richmond portion of the Canada Line. Richmond members conducted foot patrols with members of the Transit Police. The goal of the program is to provide a higher level of presence as deterrence and to reduce incidents of crime in the downtown core collaboration with businesses and Transit Police. In total, there were approximately 728 foot patrols conducted last year.

In addition to the above the detachment has initiated a number of crime reduction programs and works closely with the community to abate further crime. One particular program is restorative justice which is contracted to Touchstone Family Services.

4. What actions appear to be having success and what are the key factors that have led to success?

The analysis of current crime trends and the monitoring of priority offenders are key factors for success. Identification of crime trends will initiate a quick response from the appropriate units to gather intelligence and provide the necessary strategic response. Priority offenders that the Richmond RCMP has identified as re-offending high-risk subjects have severe impact on the crime rates in Richmond.

An example of recent success was the on-going problem of theft of money from the parking meters in Richmond's downtown core. This problem was immediately assigned to one of the detachment's Crime Reduction units to develop a strategy. Within a week, the alleged suspect

was arrested in the act of breaking into the parking meters and possessing the break in tools. During this project, the crime reduction unit also responded to a robbery call in the downtown core capturing four suspects who had committed two separate armed personal robberies earlier that night.

As well, the Chinese business community was hit with frequent break and enters to their herbal stores. A suspect was quickly identified through the crime analysis and suspect's known method of operation. The Crime Reduction Units along with uniformed officers worked a long project on the suspect, eventually capturing him in the act. The suspect currently is awaiting trial and has many conditions placed on him. The continuation of joint meetings between the RCMP and community businesses has aided in reducing crime. This has become a best practice for Richmond RCMP.

There have been many other successes in capturing break and enter suspects this year. They were identified through evidence left at the scene, fingerprints or DNA and in one particular case the suspect left his wallet with identification. Monitoring these priority offenders is key. A good example was from a case where the suspect was recently released from prison and proceeded to break into several residences and was caught at one of the scenes. An analysis of the blood at scene was compared with this offender and a match was made. The offender was charged for break and enters and immediately returned to prison and received a lengthy sentence.

The Richmond RCMP, in recent years, has added more crime analysts which has assisted greatly in monitoring crime trends and priority offenders. Another key factor has been the focusing of the Crime Reduction Unit's efforts on proactive targeting policing.

The Crime Prevention programs educate the public and assist in understanding the public's role in preventing crime.

5. What are the main challenges that have impeded success?

More and more initiatives introduced by either the Province or the RCMP have the municipalities covering a large portion of the costs. Programs such as Restorative Justice should be funded by the Provincial Government. Also as the Integrated Teams continue to grow, the funding formula should be adjusted to make it more fair and equitable and should be established in consultation with the municipalities, with a regular review process.

The main challenges for the pedestrian safety campaign are the lack of buy in from the public and the randomness of the accidents.

The challenges of reducing the break and enters in Richmond are that most of the suspects committing these crimes are very experienced and are conscious of police techniques. There are also numerous individuals or groups committing property offences that are from outside the jurisdiction, it is a challenge to identify all of these suspects.

The challenges of reducing personal thefts and robberies in the downtown core are trying to maintain effective and long-term partner/stakeholder participation and trying to effectively reach all facets of the community in a meaningful way.

6. Describe any efforts that you are planning to implement or you would like to implement in your jurisdiction to address crime problems.

The Richmond Detachment continuously evaluates the crime reduction strategies employed and working with partners in the community and policing environments to ensure that the Richmond RCMP is progressive and making an impact on the identified crime issues.

As communities continue to densify, the first responders serving a community must work more closely together. Recently, educational exchanges have begun between disciplines (Fire, Police, Bylaws) to ensure front line staff understand the resources each entity has at their disposal, and the specific roles each performs.

The next phase will see an alignment and rationalization of the individual entities' geographic response zones. This orientation and alignment will then be followed by more direct, on the street, both formalized and informal interface. These linkages will provide more harmonized response and permit a higher level of proactive work.

The City has worked with the RCMP to develop an "on-line" crime reporting ability that should be available in early 2014. The public will then have an easier mechanism to report activity in the city which will assist in both responding to incidents but also provide better information to permit crime reduction resources to be used more effectively.

7. Provide any suggestions that you feel could be implemented across the province to reduce crime further and achieve the crime and public safety goals you identified in question 1.

The Richmond Detachment shares, on a continuous basis, best practices with our policing partners and ensures that intelligence is the main focus of our goals.

Additional financial support from the Province on initiatives such as the Integrated Teams and the proposed Real Time Intelligence Centre would widen the roles these teams perform.

Independent police agencies could become partners in all integrated teams to provide more cohesive policing across the Lower Mainland.

The establishment of enhanced provincial standards for policing will assist in better defining the level of policing appropriate for a community provided the rationale and the costs implications of any standards are understood. There is a need to ensure that policing agencies have equipment and technology that both protects the officer and reduces the length, complexity and costs of investigations, such as body cameras for police officers which have been shown in other jurisdiction to dramatically change the level of resources required to address complaints against the police. Other technological advances such as equipment tracking systems would reduce overhead costs and permit greater resources to be dedicated to front line policing.

The creation of a forum for all policing agencies to meet to discuss the provincial priorities for policing and to exchange best practices could also be considered initially on a trial basis.



To:	General Purposes Committee	Date:	January 20, 2014
From:	W. Glenn McLaughlin Chief Licence Inspector & Risk Manager	File:	12-8275-30-001/2014- Vol 01
Re:	Plaza Premium Lounge BC Ltd., doing business as Distinguished Visitor Lounge Vancouver International Airport - International & US Arrivals		

Staff Recommendation

That the application by Plaza Premium Lounge Ltd., doing business as Distinguished Visitor Lounge, for a Liquor Primary Licence at 3211 Grant McConachie Way, in order to offer full liquor service be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

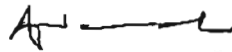


- 1) Council recommends the issuance of the proposed licence based on the lack of community responses received and that the operation will not have a significant negative impact on the community.
- 2) Council's comments on the prescribed criteria (set out in Section 10(3) of the Liquor Control and Licencing Act Regulations) are as follows;
 - a) The location of the establishment is zoned Airport District and since the property is under Federal jurisdiction, the City does not review or comment on business uses for zoning purposes.
 - b) The proximity of the proposed location to other social or recreational and public buildings was considered. There are no public schools or parks within a 50 meter radius of the proposed liquor primary location.
 - c) That a LCLB application for a 59 person capacity operation with liquor service hours of 9:00 a.m. to 2:00 a.m. was considered.
 - d) The number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location was considered.
 - e) The potential for additional noise in the area if the application is approved was considered.
- 3) As the operation of the establishment as a liquor licensed establishment might affect nearby residents the City gathered the views of the residents as follows:

- a) A letter was sent to the Vice President of Community & Environmental Affairs at YVR requesting that a letter of notice of a new liquor primary licence establishment be circulated to other business operations at YVR.
 - b) Signage was also posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted.
4. Council's comments and recommendations respecting the views of the resident's are as follows:
- a) There were no responses to all the public notifications and based on the lack of any responses received from the community, Council considers that the application is acceptable to the majority of the community, residents and businesses in the nearby area.



W. Glenn McLaughlin
Chief Licence Inspector & Risk Manager
(604-276-4136)

Att.

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

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control and Licensing Act (the "Act") and the Regulations made pursuant to the Act.

Local Government is given opportunity to provide comments and recommendations to the LCLB with respect to liquor licence applications and amendments. For new Liquor Primary Licenses', the process requires that local government in providing comment with respect to the licence application take into account the following criteria:

- the location of the establishment
- the proximity of the establishment to other social or recreational facilities and public buildings
- the person capacity and hours of liquor service of the establishment
- the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location
- impact of noise on the community and;
- the impact on the community if the application is approved.

If the operation of the establishment as a licenced establishment may affect nearby residents the local government must gather the views of residents.

This report deals with an application submitted to LCLB and to the City of Richmond by Plaza Premium Lounge BC Ltd., doing business as Distinctive Visitor Lounge (the Applicant) to operate a 59 person capacity lounge offering all types of liquor service and light snacks at the Vancouver International Airport (YVR).

Analysis

The Applicant's intent is to provide the travelling public with a quiet and relaxing establishment which will offer food and beverage service which includes all types of liquor, washroom and shower facilities, comfortable seating, television, reading material and free wireless internet.

Location of establishment

The proposed establishment will be operated on Level 2 of the USA & International Arrivals area at YVR. This lounge will be situated pre-security and will be accessible by both arriving and departing travelers. (Attachment I)

Proximity to other social or recreational and public buildings

There no public schools or parks within a 50 meter radius of the property.

Person capacity and hours of liquor service

The Applicant had applied to operate from 9:00 a.m. to 4:00 a.m. but amended the application to close at 2:00 a.m. when advised a closing hour past 2:00 a.m. could not be supported in light of City Policy 9305. As the property is under the jurisdiction of the Federal Government, no City review or approval was given for the 59 persons occupant load indicated by the Applicant.

The number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location

City records indicate that there are 10 establishments operating throughout the Airport that have a Liquor Primary licence and the majority of clientele for these establishments would be the travelling public.

The impact of noise on the Community

It is not expected that the operation will cause any additional noise in the area.

Impact on the Community

To satisfy LCLB requirements, the City's review process requires that the public be notified of the liquor licence application and be given an opportunity to express any concerns related to the proposal.

The City's process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which under Section 1.8.1 calls for:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;
must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates:
 - (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and
 - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

In addition to the advertised public notice requirements set out in Section 1.8.1, staff have adapted from a prior bylaw requirement the process of the City sending letters to businesses, residents and property owners within a 50-metre radius of the establishment. The letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City.

The following is a summary of the public notifications:

- Date Sign Posted - November 29, 2013
- Newspaper Publications – November 29, December 4, December 6, 2013
- Letter to Vancouver International Airport, Vice-President Community and Environmental Affairs for distribution – December 4, 2013

The period for comment for all public notifications' ended January 3, 2014.

The City relies, in part, on the response from the community to any negative impacts of the liquor licence application. Having received no responses from businesses in the surrounding area and none from the city-wide public notifications, staff feels that support of this application is warranted due to the lack of negative public feedback.

Non-Regulatory Criteria

Other Agency Comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue and the City's Building Permit and Business Licence Departments.

No objections were received.

Financial Impact

A Business Licence is required for the operation and a licence fee will be assessed.

Conclusion

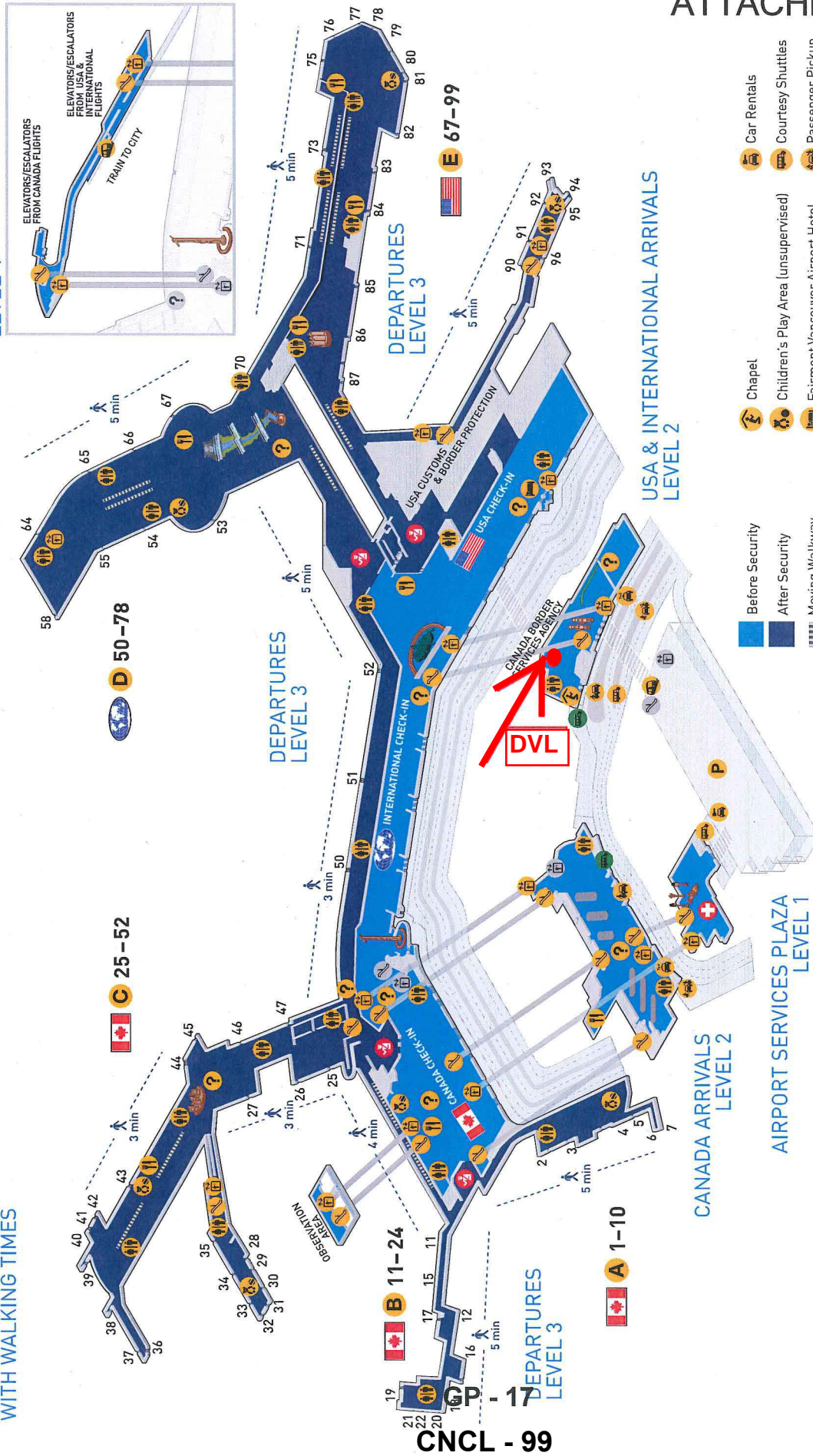
Following the public consultation period, staff reviewed the Liquor Primary Licence application against the legislated review criteria and recommends Council support the application for a 59 person capacity liquor primary facility with operating hours of 9:00 a.m. to 2:00 a.m. as the business is not expected to have a negative impact on the community.



Joanne Hikida
Supervisor Business Licence
(604-276-4155)

MAIN TERMINAL MAP

WITH WALKING TIMES



ATTACHMENT 1

*All washroom facilities are accessible to people with disabilities.



City of Richmond

Report to Committee

To: Planning Committee **Date:** January 23, 2014
From: Cathryn Volkering Carlile **File:**
General Manager, Community Services
Re: Richmond Seniors Advisory Committee 2013 Annual Report and 2014 Work Program

Staff Recommendation

That the "Richmond Seniors Advisory Committee 2013 Annual Report and 2014 Work Program" 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 1992 to advise Council regarding seniors' concerns and the future needs of this growing population. The committee meets on a monthly basis to consider issues referred by City Council, City staff and members of the community. It studies a range of matters deemed of concern to seniors and submits information, options and recommendation to City Council.

This report presents the RSAC 2013 Annual Report and proposed 2014 Work Program, which supports the following 2011-2014 Council Term Goals regarding Community Social Services.

- 2.1 Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.
- 2.4 Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social service issues and the related effects of downloading.
- 2.6 Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

Analysis

1. 2013 Annual Report

The RSAC 2013 Annual Report (Attachment 1) highlights key activities of the committee during the past year. Noteworthy examples include:

- Contributing to the development of the Social Development Strategy by providing valuable input to City staff.
- Actively pursuing Translink regarding the need for access to washrooms at Canada Line stations. A concession was made by Translink to open the washrooms upon request from seniors. The committee will continue to monitor this issue.
- Closely following the changes proposed by Translink with the implementation of the new COMPASS card and noting its potential impact on seniors in the community.
- Continuing to monitor a number of topics of concern to seniors: the development of affordable housing; health issues and programs; safety (e.g. Falls Prevention and Vial of Life program); outreach to isolated seniors; intercultural issues and transportation matters.

2. 2014 Work Program

In 2014, the RSAC will provide Council with advice on matters affecting older adults in the community. The RSAC will contribute to the development of the Older Adult Service Plan update and to any consultations regarding the Minoru Place relocation project.

In addition, it will contribute to Richmond's efforts to seek designation as an Age-Friendly City. It will also continue to monitor transportation issues for seniors, and in particular the implementation of the COMPASS card.

The committee will also continue to monitor various other topics of concern to seniors, as identified in the attached table (Attachment 2). Members will continue to liaise with a wide range of community and senior-specific organizations. City staff will support the RSAC 2014 Work Program as City policies, work programs, time and resources permit.

Financial Impact

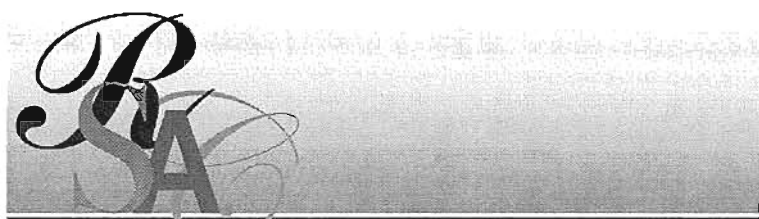
There is no financial impact.

Conclusion

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 older adults in the city. In 2014, the RSAC will focus on supporting Council Term Goals with respect to Community Social Services. Staff recommend approval of the proposed 2014 RSAC Work Program.



Sean Davies
Diversity Services Coordinator
(604-276-4390)



Richmond Seniors Advisory Committee

Serving Richmond since 1991

Richmond Seniors Advisory Committee 2013 Annual Report / 2014 Work Program

2013 Membership:

Seemah Aaron
Olive Bassett
Neil Bernbaum
Aileen Cormack
Mohinder Grewal
Hans Havas (Vice-Chair)
Joan Haws
Kathleen Holmes (Chair)
Sham Jilani
Corisande Pericval-Smith
Jackie Schell
Carol Smith
Doug Symons
Daryl Whiting
Becky Wong

City of Richmond Liaisons:

Cllr. Ken Johnston, Council Liaison
Eva Busich-Veloso, Senior Services Coordinator
Sean Davies, Coordinator, Diversity 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 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 prepared and submitted to City Council for consideration.

The Richmond Seniors Advisory Committee has not received referrals from City Council this past year, although members have continued to identify issues of concern and provide support and advice.

Membership:

The Richmond Seniors Advisory Committee consisted of 15 members this year including one new member. A majority of our members belong to one or more groups or organizations and attend numerous forums and workshops. These members 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 months a year on the second Wednesday of the month. 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 to senior's issues and resources available for seniors located in Richmond community. RSAC members focused on several issues this year including transit washroom access and committee members are closely following Translink's Compass Card project.

Eva Busich-Velloso, Coordinator of Seniors Services, City of Richmond attends RSAC monthly meetings to keep committee members informed on programs, activities and information on wellness affecting senior's health and well being in the Richmond community.

Sean Davies, staff liaison attends all meetings providing committee members with minutes and agendas to ensure this committee fulfills its duties and achieve its goals.

The Richmond Seniors Advisory Committee would like to thank the Mayor Malcolm Brodie and Council for their continuing support of our committee and Council Liaison Ken Johnston for keeping the committee members updated on various issues.

Sani Mursalim, our volunteer web master does not attend monthly meetings but ensures minutes and other information supplied to him is posted to the RSAC web site in order to keep the public awareness of our committee's role at City Hall

Guest Speakers:

Louise Young, Coordinator, Richmond Seniors Network
John Foster, Manager Community Social Development, City of Richmond
Hon. Ralph Sultan, Minister of State for Seniors, British Columbia Government
Mary Jane Lewis, Executive Director for B.C. Centre for Elder Advocacy and Support
Rick Dubras, Executive Director for Richmond Addictions Services Society
Neena Randhawa, Coordinator, Outreach and Advocacy, Chimo Community Services
Belinda Boyd, Leader, Community Engagement, Vancouver Coast Health-Richmond
Deborah Procter, Manager, Emergency Programs
Michael McCoy, Executive Director, Touchstone Family Association

Correspondence / Meetings:

COSCO minutes
E-mail invitation to attend "Seeing Things Differently, Living with Low Vision Forum"
Volunteer Richmond – "Volunteers are Stars"
Copy of a letter to the Mayor re: UBCM motion on Office of the Seniors Advocate
Copy of RSN letter to Translink re: Access to Washroom on Canada Line Station
Copy of letter to Hans Havas, RSN Transportation Chair re: Access to Washroom on Canada Line Stations

Copy of letter to Hans Havas, RSN Transportation Chair re: Travel Smart for Seniors Workshops
Memo from COSCO re: Leadership Training "Passing the Torch: Training New Leaders for Senior
Copy of RSN letter to Premier Christy Clark re: Ministry for Seniors
Thank you card and update letter from Carol Smith
Letter sent to John Foster re: Input into the Social Development Strategy
Thank you letter to Hon. Ralph Sultan for presentation at the April meeting

Member Participation in Forums and Conferences:

Friesen Conference
Moving in Metro

Workplan for 2014 (table attached):

- Continue to gather information on issues affecting seniors in order to provide knowledge and relevant advice to City Council
- Encourage monitoring and reporting on a broad range of topics continue
- Continue to support events in the Richmond community such as Wellness Week and Wellness Fairs
- Maintain our liaison and representation with the Richmond Community Services Advisory Committee, the Falls Prevention Committee, the R.C.M.P., Multi-Cultural Advisory Committee, the Richmond Integrated Addiction System, the Richmond Intercultural Advisory Committee, the Richmond Seniors Network and organization and agencies deemed appropriate

Proposed Budget for 2014:

The RSAC proposes the following budget for 2014.

Meeting Expenses	\$1,000
Expected Events	\$1,000
Seniors Week	
Wellness Fair	
Workshops & forums	
Memberships & Website	\$500
Total	\$2500

Submitted by:

Kathleen Holmes, Chair
Richmond Seniors Advisory Committee
December 2013

RICHMOND SENIORS ADVISORY COMMITTEE

2013 Committee Reports

Isolated Seniors Sub-Committee

This sub-committee meets once a month on the last Monday. This year a new model of care program is being put in place through Vancouver Coastal Health. This was because of the aging population and the growing numbers of isolated and elderly seniors accessing Emergency. Richmond had identified a target population of clients age 80+ or age 70+ with Alzheimer's or other dementia.

Development of a screening tool was used to gain information needed. By using the GP's knowledge of client/family/caregiver it was possible to proactively identify frail patients and those at risk of frailty. This could be an opportunity to prevent or delay decline of this group and enable them to remain in their homes longer.

It also enabled VCH to identify those who could benefit from case management services or who's needs may be met by community services already in place.

Questions on 'CAREGIVER STRESS and CLIENT LONELINESS' are part of the screening test.

As well the Falls Prevention Team are involved with two new initiatives directed at Isolated Seniors. One is a new senior's drop in at the Lang (City Centre) community centre. Minoru Activity Centre, Falls Prevention Team and Volunteer Richmond have partnered to provide a senior's once a month drop in which is being well received as the initial 5 to 10 seniors who attended appear to be those not connected anywhere else.

The second initiative is at Hamilton community centre where a new Wellness Clinic has been put in place that will continue once a month, checking blood pressures, health monitoring health options and information. The Wellness clinics now available to Senior's over 55, now number eight.

Seniors Safety Sub-Committee

Seniors Falls Prevention Committee

Falls continue to be the number 1 reason for hospitalization of seniors. Each year in British Columbia 852 deaths are falls related and 10,091 hospitalization. (*) Much is being done to prevent falls regarding environmental changes by our city works yard staff such as uneven sidewalks, poor lighting and handrails which certainly contribute to falls prevention. Also the many exercise programs offered by the City's community/ senior centre(s) in Richmond.

The Vial of Life is another initiative that is seeing a great deal of interest in the community. It is a program that gives 'First Responders' information they require to treat someone in their home for whom an ambulance has been called. The vial has an information sheet inside with a person's medical history, personal information and what medications they may be taking. This allows them to assess better what treatment they should give to the patient. Those receiving the VOL fill out the questionnaire (provided) fold and place in the vial, place the vial in the fridge. place a vial of life magnet (provided) on the fridge door which alerts the responders to the information they require. One of the many places they are available is the Minoru Activity Centre.

RCMP Multicultural Advisory Committee

Acting as a liaison between the Richmond detachment's Multi-Cultural advisory committee and our Senior's advisory committee allows me to bring pertinent information to our members as well as any safety concerns to the RCMP committee from our seniors. The meetings are quarterly. Officers meet and work with the many ethnic groups bringing people together and offering assistance where needed.

During 2013 there were far too many horrendous vehicle accidents, the greater percentage caused by speed, lack of attention by many drivers still using hand held cell or smart phones despite the fact it is against the law.

The detachment's police boat the 'Fraser Guardian' patrolled the waters around Richmond all summer in order to educate boaters regarding boating and drinking.

Many of our officers take part in programs that have a positive and lasting impact for students. They play an important role in their lives simply by taking part in various sports playing hockey or baseball games (they very often lose!) against our school students, also taking them to hockey games etc. They also sponsor the program 'DARE' (Drug Abuse Resistance) in the elementary schools and in June the graduates of the program received certificates from RCMP officers. The program educates the students how to avoid high risk behaviours and make healthy informed decisions throughout their lives.

Another positive impact for our school students is talking with one of our female officers from their Youth Section as she patrols around our city and rides into school yards on her Quad ATV. This machine allows her to ride into hard to reach areas where she can do positive proactive outreach with children and youth. They also had the opportunity this summer to 'Be a Police Officer for a Day'. A dream most youngsters have come true for several this summer when officers and fireman held day camps at five different community centres across Richmond.

Richmond was selected to enjoy the 'RCMP MUSICAL RIDE' in August, and enjoy it they did! Thousands of Richmond citizens turned out to watch with amazement the formations, drills and riding ability of the officers and the splendid movements of the horses in this historic event. Many officers from our own Richmond detachment put on an excellent display

Respectfully submitted

Olive Bassett

Publicity

We are pleased to report that RSAC has had a request to forward the Terms of Reference, Agendas and Minutes and "How to Run an Advisory Group" to one of our past members now living in Montreal. She has been approached by her City Council to initiate a Seniors Advisory Group, similar to Richmond's City Appointed Committee. By the end of next year, Richmond Seniors will have a sister Advisory Committee in Quebec.

Respectfully submitted

Aileen Cormack

Housing

Richmond appears to be taking a leadership role on the issue of Affordable Housing throughout Metro Vancouver.

The project located at 8111 Granville Avenue has finally reached the construction stage. Having so many partners and lawyers involved it has taken a considerable time to finalize all agreements.

The project at the Kiwanis site on Minoru Boulevard being developed by Polygon is well underway.

The many high rises we now see in Richmond, either have a percentage of affordable housing or the City has received funding for the housing fund that can be used in a myriad of projects. As seniors, we would like the City to consider having a number of affordable housing units be designated for seniors housing.

RSAC looks forward to becoming involved in the planning of the new Seniors Centre at Brighthouse, if indeed it is Council's intention to have a high rise built over the Seniors Activity Centre, which would house seniors in the higher floors with the top floors being purchased to offset a portion of construction costs.

We, as Richmond seniors appreciate what the City and staff have accomplished this year and continue achieving their ambitious goal in housing Richmond's low-income and most vulnerable residents.

Respectfully submitted
Aileen Cormack

TransLink – Public Washrooms

At the end of 2012, I had high hopes that washrooms on the Canada Line would be open between the hours of 10:00 am – 4:00 pm for seniors and other casual users of the Canada Line.

Unfortunately, this is not the case, but at least, TransLink has agreed to open the washrooms when a request is made to Canada Line attendants. I think this small concession is the most we can expect, but RSAC will continue to monitor this issue.

Respectfully submitted
Aileen Cormack

Transportation Committee

The transportation committee has been very active over the past year dealing with issues that were important and concerning seniors. This sub-committee works with both the Poverty Response Committee transportation committee and the Richmond Seniors Network transportation committee. These committees have been sending much correspondence to TransLink concerning many issues.

One major topic that was dealt with was the washroom availability at many Canada Line Stations, mainly Brighthouse & River Rock (Bridgeport). It was decided by TransLink that if any seniors needed to use the washroom facilities that they approach the Green Coats at each station and they would open the facilities for them. It was also discussed that washroom facilities be built at the new proposed Brighthouse bus loop.

These committees also sent letters as to the use of HandyDART service or lack of. We were very lucky to have Mr Peter Hill from TransLink attend a meeting to share some valuable information as to the service improvements within the Richmond area that would make transit an easier means for many seniors.

The committees are currently working with the city in finding easier seniors /disabled access at major bus shelters around the City of Richmond.

Most recently, the committees sent a letter regarding the concession pass for seniors asking that the discounted price be extended to all daytime hours and not just on evenings and weekends. The newly proposed Compass Pass is also causing some major discussion as to how the pass will confuse seniors. A guest from TransLink may be invited to meet with us in 2014.

Transportation is a continuing concern for seniors and the Seniors Advisory Committee will continue to liaise with other community transportation committees to work with Transit as much as possible to make the transition to Compass an easier one.

Submitted by

Hans Havas

Transportation Chair - Richmond Seniors Advisory Council

RSAC 2014 Work Program

This Work Program supports the following Council Term Goals (2011 - 2014):

- 2.1 – Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.
 - 2.4 – Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social services issues and the related effects of downloading.
 - 2.6 – Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.
- Topics monitored or addressed by the RSAC are outlined in the table below.

Richmond Seniors Advisory Committee 2014 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 to completion housing projects that meet the spectrum of affordable housing needs	<ul style="list-style-type: none"> - Continue monitoring new developments that include affordable housing with a specific percentage of units to be allocated to seniors 	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 	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 				
Advise developers seeking to establish seniors housing when requested	<ul style="list-style-type: none"> - Continue monitoring Kiwanis' development of 296 units of seniors affordable housing - Organizing discussions with Dr. Chen and Associates on an Abbeyfield type residence 				
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 				

Richmond Seniors Advisory Committee 2014 Work Program (cont.)

Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Partners	Status
Health					
Monitor quality of health care services	<ul style="list-style-type: none"> - Monitor community concerns: long term care, adult day care - Continue to monitor cleanliness issues at Richmond Hospital - Discuss the issue of changing demographics in community services - Follow up with the Healthy Living Secretariat and appropriate departments re: Aging Well in BC 	<ul style="list-style-type: none"> - Better quality long term care - Increased adult day care - Improved cleanliness at Richmond Hospital - Community health services more responsive to changing demographics - Implementation of Aging Well in BC recommendations 	<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 - RSAC monitors Provincial progress re: Aging Well in BC recommendations - Council advised as necessary 	<ul style="list-style-type: none"> - Vancouver Coastal Health - Richmond Health Services - Community services - Healthy Living Secretariat - Government Departments 	Ongoing
Raise awareness of seniors' health issues	<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 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 	<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

Proposed Richmond Seniors Advisory Committee 2014 Work Program (cont.)

Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Partners	Status
Intercultural/Multicultural Liaison					
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 two 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
RCMP Multicultural Committee Liaison	<ul style="list-style-type: none"> - Attend meetings, monitor activities, report back 	<ul style="list-style-type: none"> - RSAC informed re: RCMP Multicultural activities - RCMP outreach includes seniors' perspective 	<ul style="list-style-type: none"> - RSAC informed about Committee activities - Seniors' perspective contributed to the RCMP 	<ul style="list-style-type: none"> - RCMP 	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, e.g., re: Canada Line, No. 3 Road Improvements 	<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 Place Activity Centre - Translink - HandyDART 	Ongoing
Publicity					
Increase the profile of seniors issues in Richmond	<ul style="list-style-type: none"> - Continue to publicize seniors' issues (e.g., RSAC member writes monthly column for local newspaper) 	<ul style="list-style-type: none"> - Greater public awareness of seniors issues 	<ul style="list-style-type: none"> - RSAC informs the public - Council advised as necessary 	<ul style="list-style-type: none"> - Local media 	Ongoing

Proposed Richmond Seniors Advisory Committee 2014 Work Program					
Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Partners	Status
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
Seniors community committees (formerly the Richmond Seniors Planning Table)					
Monitor the community response following the dissolution of the United Way Seniors Planning Table.	<ul style="list-style-type: none"> - Attend meetings, monitor activities, report back 	<ul style="list-style-type: none"> - New committees addressing seniors issues may be formed 	<ul style="list-style-type: none"> - RSAC has a role participating in any new and relevant committees that are formed. 	<ul style="list-style-type: none"> - Minoru Seniors Society - Volunteer Richmond Information Services 	Under review
Older Adult Service Plan					
Contribute to the update of the Richmond Older Adults Service Plan	<ul style="list-style-type: none"> - Attend meetings, provide input, monitor activities, report back 	<ul style="list-style-type: none"> - Older Adults Service Plan is endorsed by Council and 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 	Update initiated and scheduled for completion in 2014.
Isolated Seniors					
Identify isolated seniors in Richmond	<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 connected with the services available in the community - Follow up is now done by hospital staff to elderly seniors after release from hospital; many of the former isolated are now connected to the community - Seniors will be more informed and aware of services available to them - Seniors with barriers to participation will be able to fully engage in recreation and leisure opportunities. 	<ul style="list-style-type: none"> - More and more isolated seniors are being contacted and made aware of the services available with the community and programs available to them such as the Minoru 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
Reduce the isolation of seniors by coordinating services					



City of Richmond

Report to Committee Fast Track Application Planning and Development Department

To: Planning Committee

Date: January 24, 2014

From: Wayne Craig
Director of Development

File: RZ 13-647579

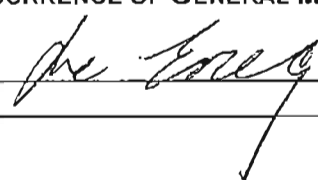
Re: Application by Chris and Mike Stylianou for Rezoning at 11900 and
11902 Kingfisher Drive from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, for the rezoning of 11900 and 11902 Kingfisher Drive from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Item	Details	
Applicant	Chris & Mike Stylianou	
Location	11900/11902 Kingfisher Drive (Attachment 1)	
Development Application Data Sheet	See Attachment 2	
Zoning	Existing: "Single Detached (RS1/E)"	
	Proposed: "Single Detached (RS2/B)"	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Steveston Area Plan Designation	Single-Family	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to build a legal secondary suite within the principal dwelling on one (1) of the two (2) proposed lots.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North:	Two (2) dwellings on large-sized lots zoned "Single Detached (RS1/E)", directly across Kingfisher Drive.
	South:	One (1) dwelling on a large-sized lot zoned "Single Detached (RS1/E)" and a duplex on a large-sized lot zoned "Two-Unit Dwellings (RD1)", directly across Merganser Drive to the south.
	East:	One (1) dwelling on a large-sized lot zoned "Single Detached (RS1/E)", fronting Kingfisher Drive.
	West:	One (1) dwelling on a large-sized lot zoned "Single Detached (RS1/E)" and a duplex on a large-sized lot zoned "Two-Unit Dwellings (RD1)", directly across Merganser Drive to the west.
Rezoning Considerations	See Attachment 3	

Staff CommentsBackground

The proposed rezoning would enable a subdivision to create two (2) smaller lots from an existing large lot at the south-east corner of Kingfisher Drive and Merganser Drive. Each new lot would be a minimum of 12 m wide, and between 417 m² and 510 m² in area. A survey plan of the proposed subdivision is provided in **Attachment 4**. The proposed site plan for the dwellings on the proposed lots is provided in **Attachment 5**.

The subject site contains an existing non-conforming duplex which was constructed in the mid 1970's, and is located in an established residential neighbourhood that has seen limited redevelopment through rezoning and subdivision in recent years. This rezoning application is consistent with the Zoning amendment provisions of Richmond Zoning Bylaw 8500 as it relates to a rezoning application on a site containing a duplex and that is intended to be subdivided into no more than two (2) lots. This rezoning application is also consistent with a similar rezoning application on Merganser Drive, which was approved by Council in 2009. Potential exists for other large-sized lots in the area that contain a duplex to redevelop in a similar manner.

Trees & Landscaping

A Tree Survey and a Certified Arborist's Report were submitted by the applicant, which identify and provide recommendations on tree retention and removal relative to the proposed development. The Tree Survey identifies one (1) bylaw-sized Falsecypress tree on-site, four (4) bylaw-sized Cedar trees and one (1) bylaw-sized Fir tree on City-owned property in the boulevard next to the site, and two (2) bylaw-sized Birch trees on the neighbouring lot to the east at 5280 Merganser Drive. The proposed Tree Retention & Removal Plan is shown in **Attachment 6**.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, has conducted on-site visual tree assessment, and concurs with the recommendations to:

- Remove the bylaw-sized Falsecypress tree (Tree # 6) from the site due to poor condition and structure (i.e. co-dominant stems, unbalanced canopy, visibly sparse); and
- Protect the off-site Birch trees (Trees # 7 & 8) on the neighbouring lot to the west at 5280 Merganser Drive in accordance with the City's Tree Protection Information Bulletin TREE-03.

Consistent with the 2:1 replacement ratio in the Official Community Plan (OCP), the applicant has agreed to plant and maintain two (2) replacement trees on each of the proposed lots (6 cm deciduous calliper or 3.5 m high conifer).

To ensure that the replacement trees are planted and that the yards of these proposed corner lots are enhanced, the applicant must submit the following prior to rezoning:

- A Landscape Plan and cost estimate, prepared by a registered Landscape Architect, for the front and exterior side yards of the proposed lots (i.e. the yards that front onto Kingfisher Drive and Merganser Drive), to the satisfaction of the Director of Development; and
- A Landscaping Security in the amount of 100% of the cost estimate (including fencing, paving, replacement tree and installation costs).

The Landscape Plan must address the following items:

- Include the dimensions of tree protection fencing in accordance with the City's Tree Protection Information Bulletin TREE-03;
- Include the two (2) required replacement trees (6 cm deciduous calliper or 3.5 m high conifer)
- Include a mix of coniferous and deciduous replacement trees; and

- The grade between the City's sidewalk and the landscaping along property lines should be the same;
- All front and exterior side yards along Kingfisher Drive and Merganser Drive must be planted with a combination of lawn, flower beds, flowering shrubs, and ground cover to provide seasonal interest and water permeability;
- If individual shrubs are planted in the front and exterior side yards, they must be of a low height that will not exceed 1.2 m at maturity, and must be located behind any fencing that is proposed;
- Continuous hedges are not permitted in the front and exterior side yards.
- If any fencing is proposed along the front and exterior side yards:
 - it must be setback from the property line and is limited to a maximum height of 1.2 m and must be picket, wicket, or post-rail rather than solid panel;
 - it must incorporate flower beds, flowering shrubs and other low-lying landscaping to provide improved articulation.

The City's Parks department staff has reviewed the Arborist's Report and has conducted a site inspection. Parks has provided the following comments on retention and removal of trees on City-owned property in the boulevard next to the subject site:

- Retain the bylaw-sized Fir tree (Tree # 1) on City-owned property in front of the neighbouring lot to the east (11880 Kingfisher Drive), due to its fair condition and its limited potential impact from proposed development on-site. If the existing driveway on-site is to be removed and replaced with a new driveway, excavation must be done by hand to minimize damage to the root system, and the new driveway on-site must be shifted as far west as possible. Tree protection fencing must be installed at a minimum of 3 m from the main trunk and maintained during construction;
- Remove two (2) bylaw-sized Cedar trees (Trees # 2 and 3) on City-owned property to the north of the subject site due to poor structure and condition from previous topping and limb failure.
- Remove the two (2) bylaw-sized Cedar trees (Trees #4, and 5) on City-owned property to the west of the subject site due to poor condition and structure from previous topping, and due to construction impacts resulting from required site servicing along the Merganser Drive frontage to the west (i.e. storm and water service connections).
- Remove the Cedar hedge that straddles a portion of the west property line of the subject property along Merganser Drive to facilitate proposed development on-site.

The applicant is required to contact the Parks Department four days prior to future removal of Trees # 2, 3, 4, and 5 at future development stage to provide adequate time for staff to post tree removal signage.

The applicant is required to submit a security in the amount of \$1,300 to ensure the survival of the Fir tree on City-owned property in front of 11880 Kingfisher Drive (Tree # 1). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.

To compensate for removal of the four (4) bylaw-sized Cedar trees from City-owned property (Trees # 2, 3, 4, 5), the applicant is required to submit a contribution in the amount of \$3,900 to the City's Tree Compensation Fund to enable the Parks Department to plant new trees along this frontage, space permitting, or elsewhere in the City.

To ensure that the trees identified for retention are protected (i.e., the Fir tree on City-owned property in front of 11880 Kingfisher Drive [Tree # 1], and the off-site Birch trees [Trees # 7 and 8]), the applicant is required to:

- a. Submit a contract with a Certified Arborist for supervision of any works conducted within close proximity to Tree Protection Zones. The contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction, e.g., at demolition, excavation, perimeter drainage, driveway installation stage etc.).
 - Supervision of required sanitary sewer service connection works.
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- b. Tree protection fencing to City standard around retained trees in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Preliminary Architectural Elevation Plans

To illustrate how the future corner lot interfaces will be treated, the applicant has submitted preliminary architectural plans of the proposed building elevations (**Attachment 7**). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the building design is generally consistent with the attached building design. Future Building Permit plans must comply with all City regulations and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design.

Site Servicing & Vehicle Access

There are no servicing concerns with the proposed rezoning.

Vehicle access to the proposed north lot is to be from Kingfisher Drive. Vehicle access to the proposed south lot is to be from Merganser Drive to the south.

Subdivision and Building Permit Stage

At future Subdivision stage, the applicant will be required to pay servicing costs and register utility Rights-of-Way on Title to service the proposed lots (as described below).

At future Building Permit stage, the applicant will be required to complete the following service connection works:

Storm Sewer Works

- Cap and abandon the existing storm service connection on Merganser Drive.
- Provide a new dual storm service connection complete with inspection chamber in a 1.5 m x 1.5 m utility Right-of-Way (ROW) from the existing 300 mm diameter storm sewer at Merganser Drive.

Water Works

- Disconnect the existing water service connection at Kingfisher Drive and cap the connection at the main.
- Provide two (2) new water service connections complete with individual water meters in accordance with Waterworks and Water Rates Bylaw No. 5637 from the existing 150 mm diameter watermain at Merganser Drive, with a 1.5 m x 1.5 m utility Right-of-Way (ROW) for each meter.
- A portion of the existing 150 mm watermain may need to be replaced due to its crossing with the new storm service connection. If required, replacement works are to be done by City crews at the applicant's cost through a receivable.

Sanitary Sewer Works

- The two (2) proposed lots will be serviced:
 - From Merganser Drive to the west, through a Type 2 inspection chamber in a 1.5 m wide x 6 m long utility Right-of-Way (ROW) located near or at the common property line.
 - From the Type 2 inspection chamber, the applicant will be required to provide a 150 mm sanitary lead approximately 18.0 m in length going south to a Type 3 inspection chamber. The sanitary lead shall be installed at an offset of 3.0 m from the west property line to attain the required horizontal clearance and minimize impact to the existing 150 mm watermain located along the west property line. A 6.0 m utility Right-of-Way (ROW) is required along the entire west property line of the proposed south lot;
 - From the Type 3 inspection chamber, the applicant will be required to provide a 150 mm sanitary lead approximately 23.0 m in length going east and to tie-in to existing sanitary manhole located at the south-east corner of the proposed south lot (SMH4177). The sanitary lead shall be installed at a 1.5 m offset from the south property line. A 3.0 m wide utility Right-of-Way (ROW) is required at the entire south property line of the proposed south lot.

Conclusion

This rezoning application to permit subdivision of a large lot containing a duplex into two (2) medium-sized lots zoned "Single Detached (RS2/B)" complies with applicable policies and land use designations contained within the OCP and the Area Plan. The application is consistent with the amendment provisions of Richmond Zoning Bylaw 8500 as it relates to a rezoning application on a site containing a duplex and that is intended to be subdivided into no more than

two (2) lots. Each lot proposed would be a minimum of 12 m wide, and between 417 m² and 510 m² in area.

The list of rezoning considerations is included in **Attachment 3**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw, Amendment Bylaw 9097 be introduced and given first reading.

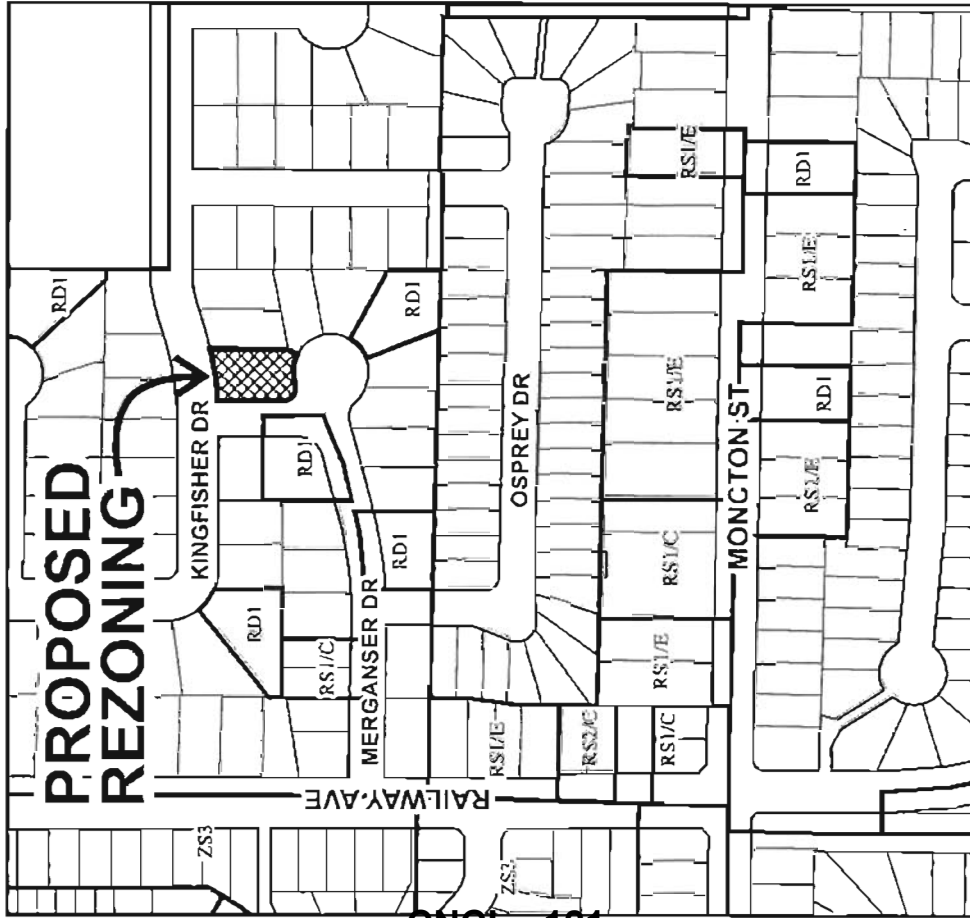


Cynthia Lussier
Planning Technician
(604-276-4108)

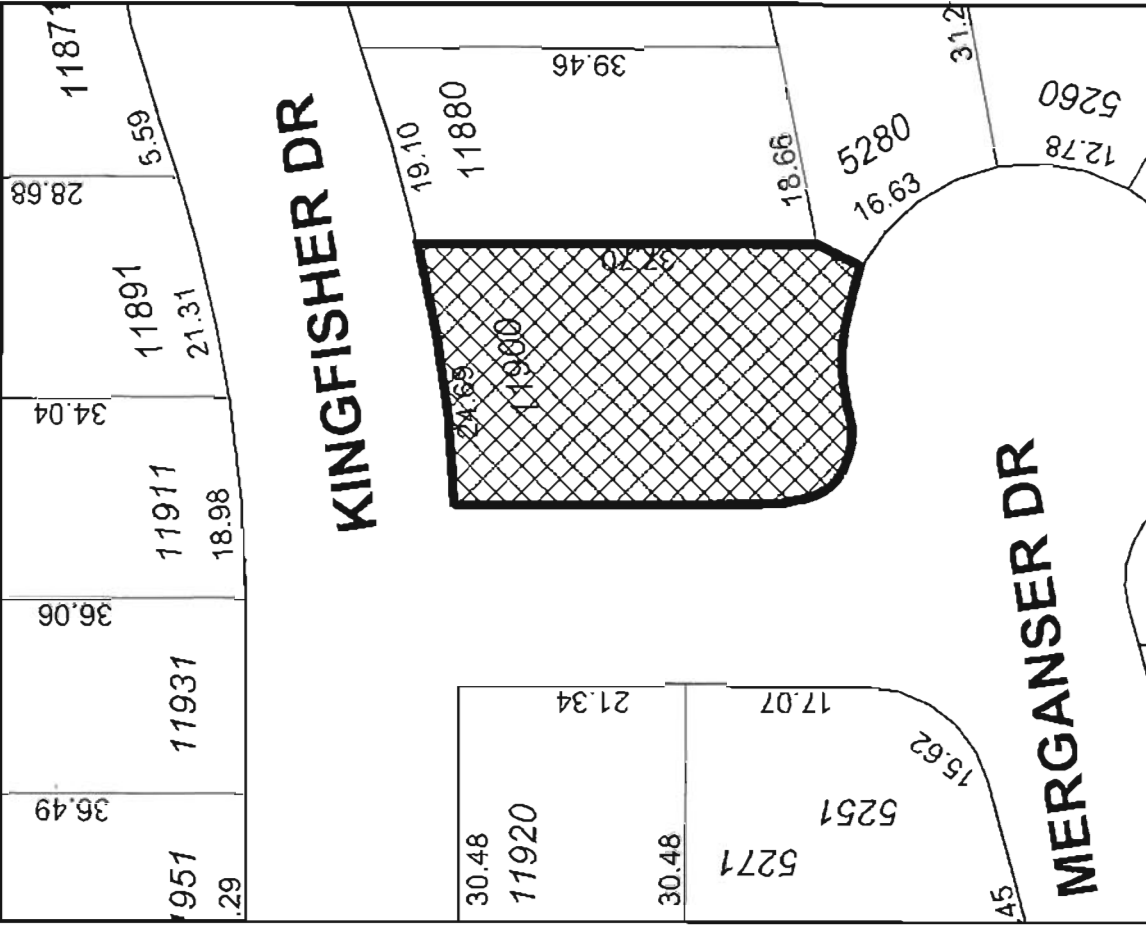
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Rezoning Considerations
- Attachment 4: Survey Plan of Proposed Subdivision
- Attachment 5: Proposed Site Plan
- Attachment 6 Tree Retention & Removal Plan
- Attachment 7: Preliminary Building Elevation Plans



CNCL - 121



RZ 13-647579

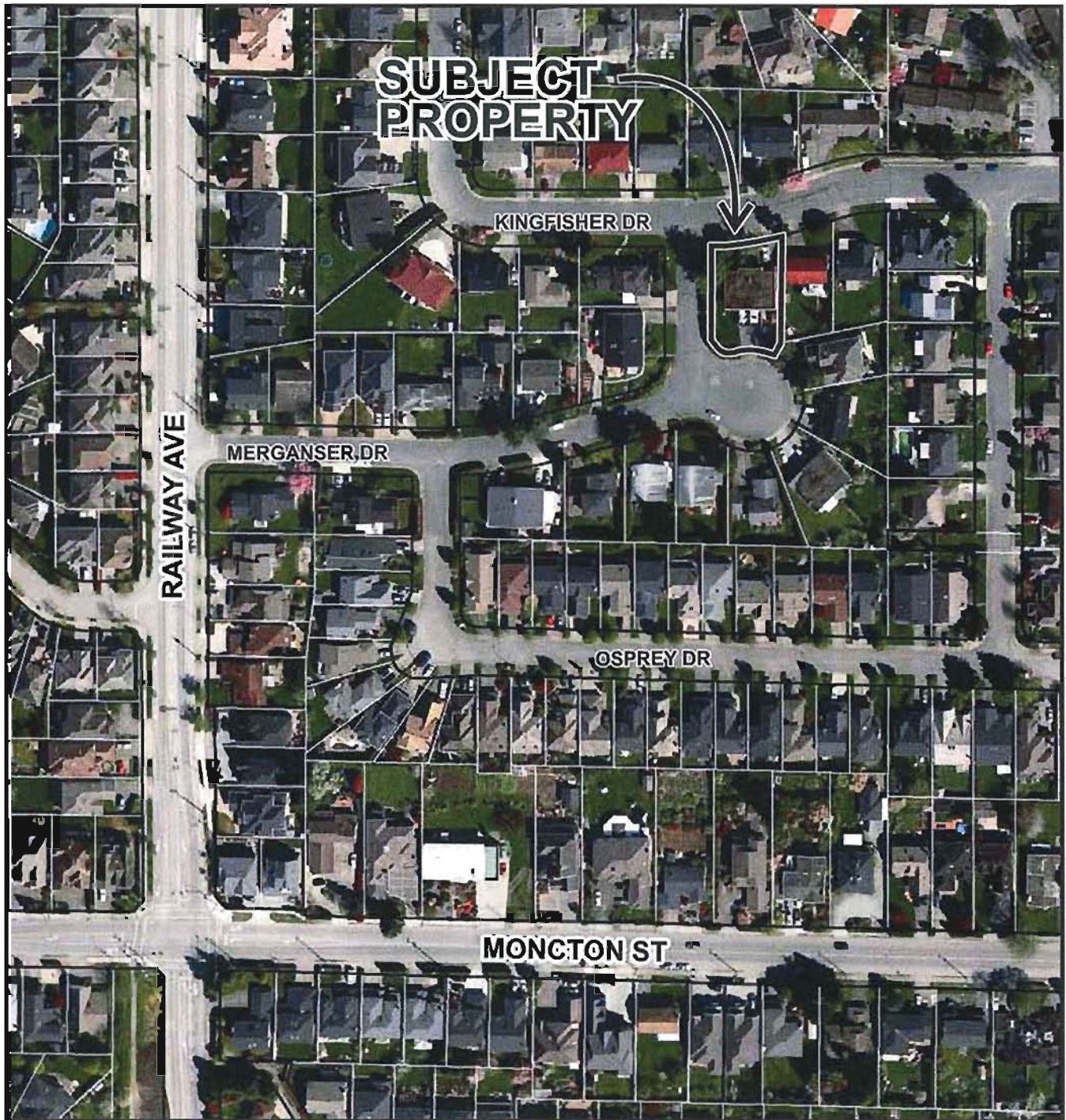
Original Date: 10/15/13

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 13-647579

Original Date: 10/15/13

Revision Date:

Note: Dimensions are in METRES

CNCL - 122



RZ 13-647579

Attachment 2

Address: 11900/11902 Kingfisher Drive

Applicant: Chris & Mike Stylianou

Date Received: October 9, 2013

Fast Track Compliance: January 15, 2013

	Existing	Proposed
Owner	Andreas Stylianou (deceased) Irene Stylianou	To be determined
Site Size (m ²)	927.4 m ² (9,982 ft ²)	Proposed north lot – 417.3 m ² (4,491 ft ²) Proposed south lot – 510.1 (5,490 ft ²)
Land Uses	One (1) duplex	Two (2) single detached dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material	Min. 25%	Min. 25%	none
Setback – Front Yard (m)	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m)	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (Kingfisher Drive)	Min. 6 m or Min. 3 m for corner lots	6 m	none
Setback – Exterior Side Yard (Merganser Drive to the south)	Min. 6 m or Min. 3 m for corner lots	6 m	none
Setback – Rear Yard (m)	Where the exterior side yard is 6 m, a min. 1.2 rear yard is permitted	1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Min. Lot Size	Min. 360 m ²	Proposed north lot - 417.3 m ² Proposed south lot - 510.1 m ²	none
Lot Width	Min. 14 m for corner lots	Approximately 15 m	none

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



**City of
Richmond**

Rezoning Considerations

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

Address: 11900/11902 Kingfisher Drive

File No.: RZ 13-647579

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, the applicant is required to complete the following:

1. Submission of a Landscape Plan for the front yards and exterior side yards of the proposed lots, 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 fencing, paving, replacement tree, and installation costs). The following items must be addressed in the Landscape Plan:
 - Include the dimensions of tree protection fencing in accordance with the City's Tree Protection Information Bulletin TREE-03;
 - Include the two (2) required replacement trees (6 cm deciduous calliper or 3.5 h high conifer)
 - Include a mix of coniferous and deciduous replacement trees;
 - The grade between the City's sidewalk and the landscaping along property lines should be the same;
 - All front and exterior side yards along Kingfisher Drive and Merganser Drive must be planted with a combination of lawn, flower beds, flowering shrubs, and ground cover to provide seasonal interest and water permeability;
 - If individual shrubs are planted in the front and exterior side yards, they must be of a low height that will not exceed 1.2 m at maturity, and must be located behind any fencing that is proposed;
 - Continuous hedges are not permitted in the front and exterior side yards.
 - If any fencing is proposed along the front and exterior side yards:
 - it must be setback from the property line and is limited to a maximum height of 1.2 m and must be picket, wicket, or post-rail rather than solid panel;
 - it must incorporate flower beds, flowering shrubs and other low-lying landscaping to provide improved articulation.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to Tree Protection Zones of the Fir tree (Tree # 1) on City-owned property in front of the neighbouring lot to the east (11880 Kingfisher Drive), and the off-site Birch trees (Trees # 7 and 8) on the neighbouring lot to the east (5280 Merganser Drive). The contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction, e.g. at demolition, excavation, perimeter drainage, driveway installation stage etc);
 - Supervision of required sanitary service connection works; and
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.

3. Submission of a security in the amount of \$1,300 to ensure the survival of the Fir tree on City-owned property in front of 11880 Kingfisher Drive (Tree # 1). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.
4. Submission of a contribution in the amount of \$3,900 to the City's Tree Compensation Fund to enable the Parks department to plant new trees along this frontage, space permitting, upon project completion, or elsewhere in the City.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed within the principal dwelling on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,368) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
7. Registration of a legal agreement on title to ensure that the building design at future development stage is generally consistent with the preliminary architectural plans of the proposed building elevations included as **Attachment 7** to this report.

At Demolition* stage, the following is required to be completed:

- Tree protection fencing must be installed to City standard around Trees # 1, 7, 8 in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

At City Tree Removal* stage, the applicant is required to:

- Contact the Parks department 4 days prior to removal of Trees # 2, 3, 4, and 5 to enable tree removal signage to be posted.

At Subdivision* stage, the following is required to be completed:

- Payment of servicing costs and registration of utility Rights-of-Way on title to service the proposed lots as follows:

Storm Sewer Works

- The applicant is required to cap and abandon the existing storm connection on Merganser Drive.
- The applicant is required to provide a new dual storm service connection complete with inspection chamber in a 1.5 m X 1.5 m utility Right of Way from the existing 300 mm diameter storm sewer at Merganser Drive.

Water Works

- The applicant is required to provide two new water service connections complete with individual water meters in accordance with Waterworks and Water Rates Bylaw No. 5637 from the existing 150 mm diameter AC watermain at Merganser Drive frontage with a 1.5 m X 1.5 m utility Right-of-Way for each meter.

- The applicant is required to disconnect the existing water service at Kingfisher Drive and cap the connection at the main.
- A portion of the existing 150 mm AC watermain may need to be replaced due to its crossing with the new storm service connection. If required, replacement works to be done by City crews at developer's cost through a receivable.

Sanitary Sewer Works

- The two (2) proposed lots will be serviced at Merganser Drive frontage through a Type 2 inspection chamber in a 1.5 m wide x 6.0 m long utility Right-of-Way located near or at the common property line.
- From the Type 2 inspection chamber, provide a 150 mm sanitary lead approximately 18.0 m in length going south to a Type 3 inspection chamber. The sanitary lead shall be installed at an offset of 3.0 m from the west property line to attain required horizontal clearance and minimize impact to the existing 150 mm AC watermain located along the west property line. A 6.0 m utility Right-of-Way is required along the entire west property line of the proposed south lot.
- From the Type 3 inspection chamber, provide a 150 mm sanitary lead approximately 23.0 m in length going east and tie-in to the existing sanitary manhole located at the southeast corner of the proposed south lot (SMH4177). The sanitary lead shall be installed at a 1.5 m offset from the south property line. A 3.0 m wide utility Right-of-Way is required at the entire south property line of the proposed south lot.

General Items

- 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.

At Building Permit* stage, the following is required to be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

[signed original on file]

Signed

Date

SURVEY PLAN OF LOT 334 SECTION 1 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 44470

PARCEL IDENTIFIER (PID): 003-606-996

CIVIC ADDRESS

#11900 KINGFISHER DRIVE
RICHMOND, B.C.

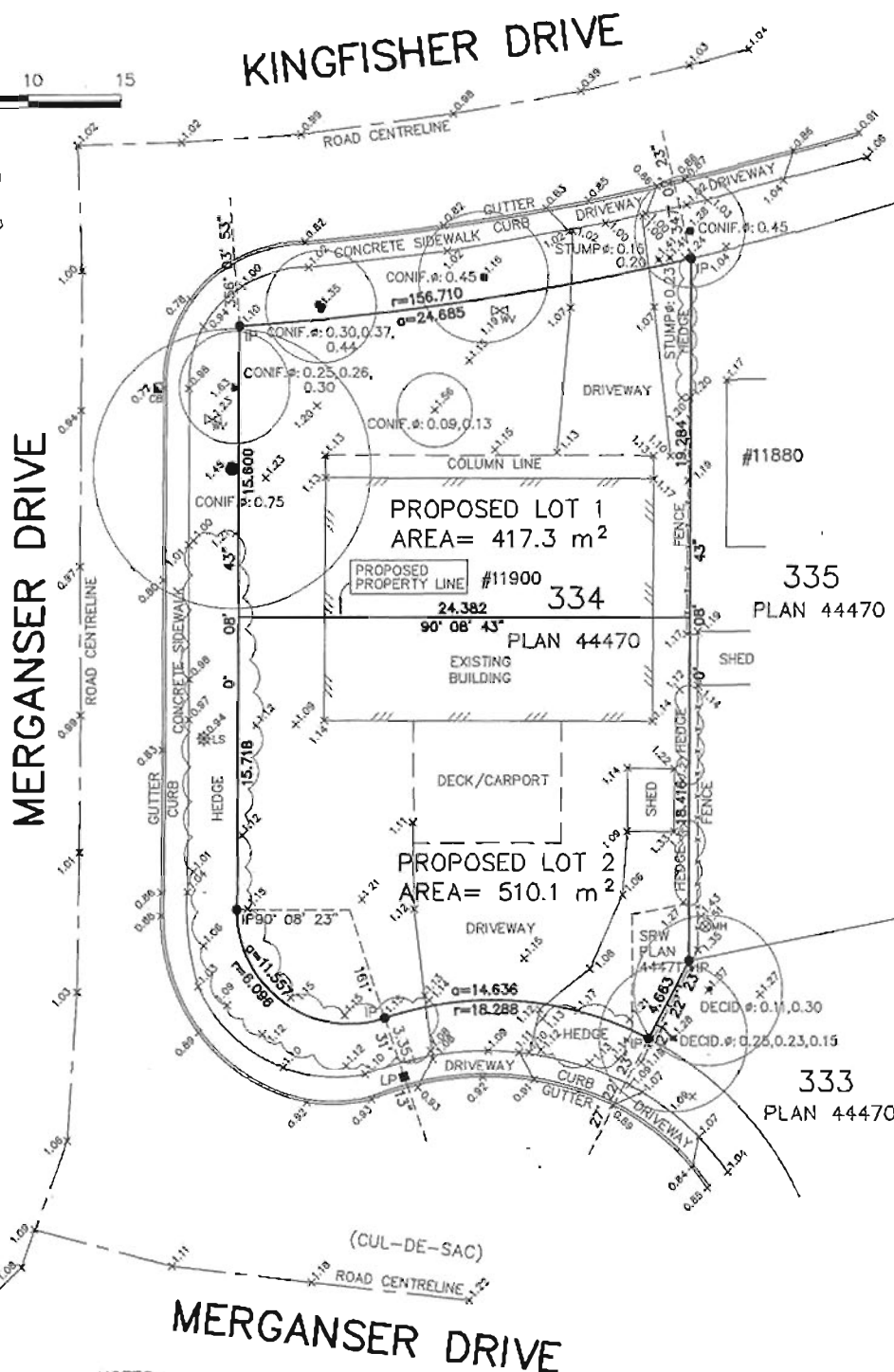
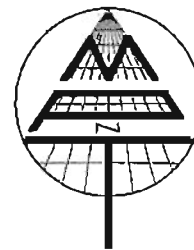
LEGEND

SCALE 1:250



ALL DISTANCES ARE IN METRES.

- x 1.03 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- △ WV INDICATES WATER VALVE
- IP INDICATES IRON POST
- LP INDICATES LEAD PLUG



ZONING:

CURRENT: R1/E
PROPOSED: R1/B

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 16933-002-TPG-001.DWG

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION OF 1.044 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO REVISION FOLLOWING COMPLETION OF LAND SURVEY.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

CNCL-128

Stapleton
B.C.L.S.

DATE OF SURVEY: MAY 28, 2013
DATE OF PLOT: AUGUST 15, 2013

R-13-16933-TPG

CLIENT REF: CHRIS & MIKE STYLIANOU



SITE PLAN

SCALE. 1:200

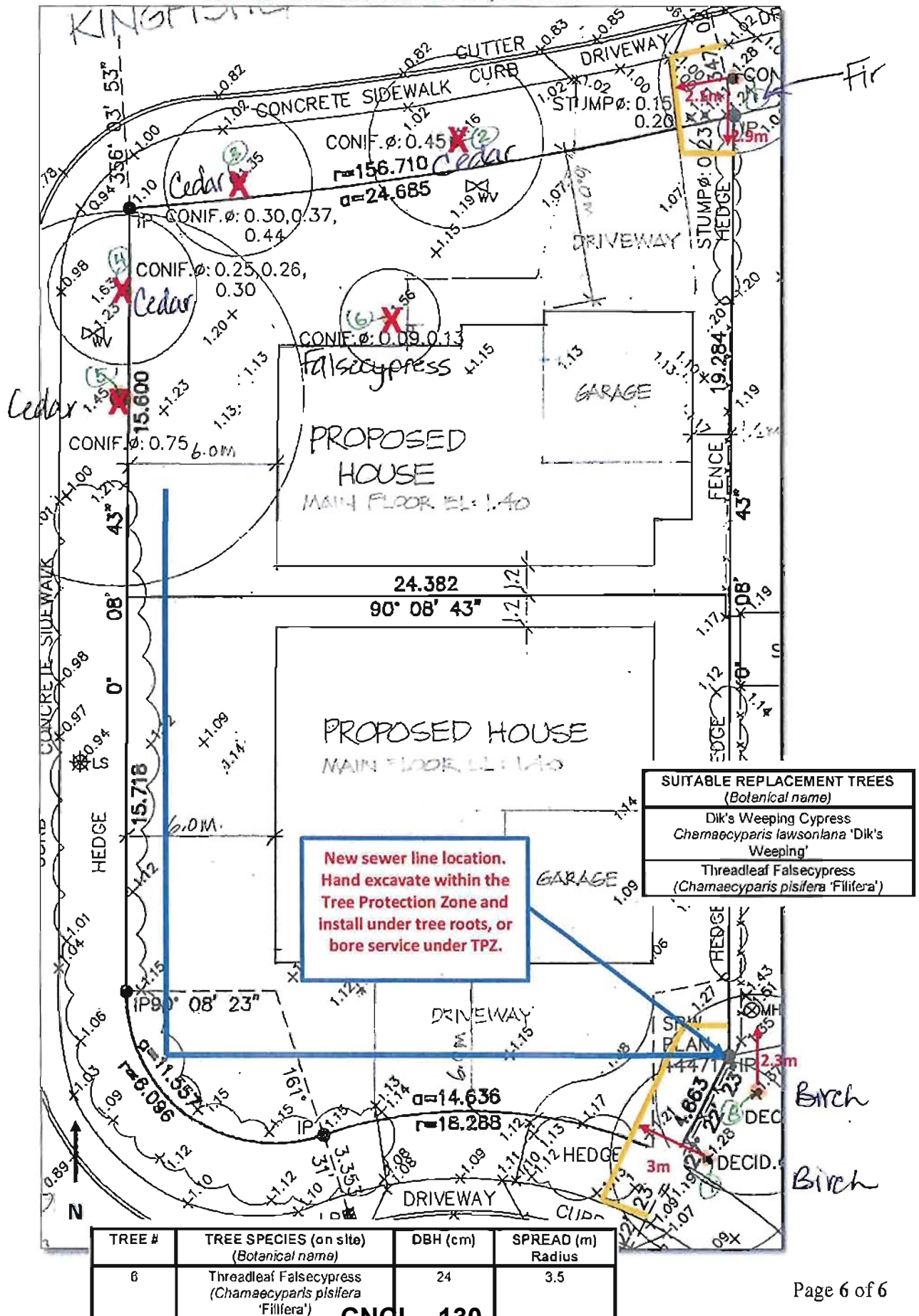
KINGFISHER DRIVE

MORGAN SER DRIVE

PLAN FOR
SUBDIVISION
AT #11900
KINGFISHER DR.
RICHMOND, B.C.

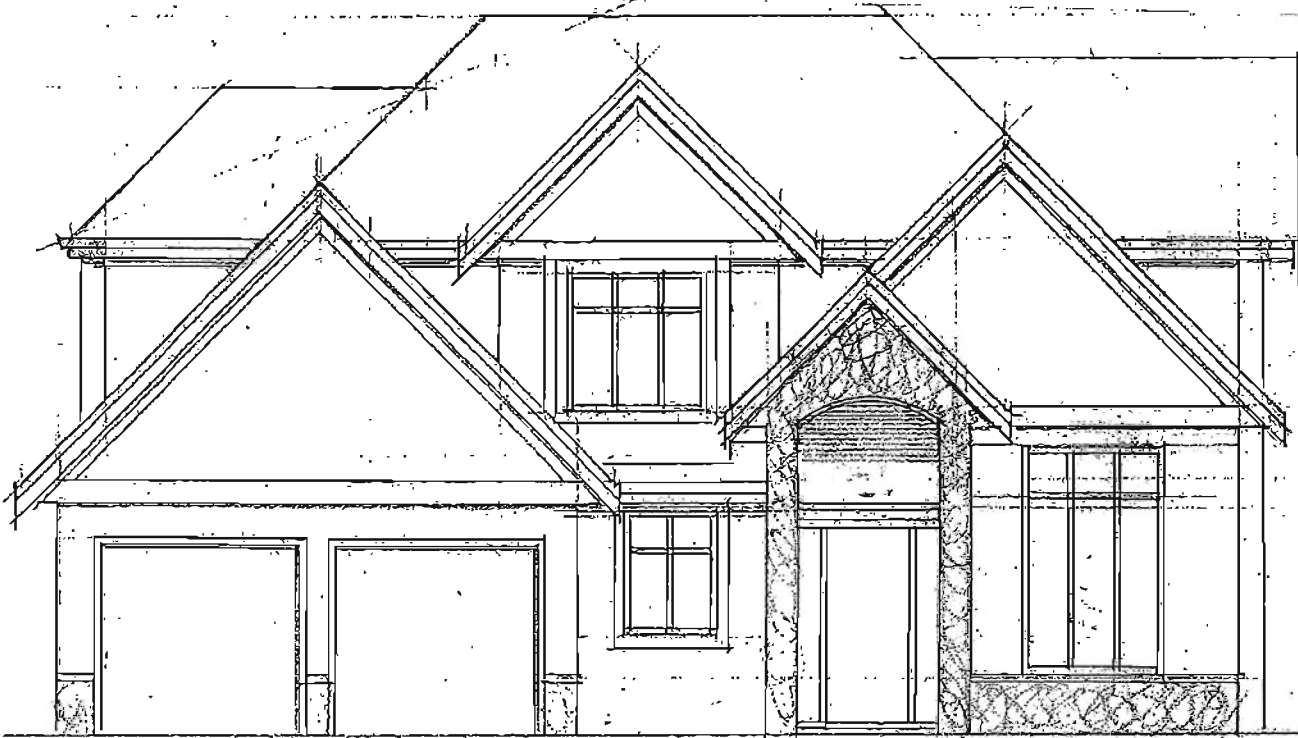
CNCL - 129

Tree Retention & Removal Plan, Scale 1:200



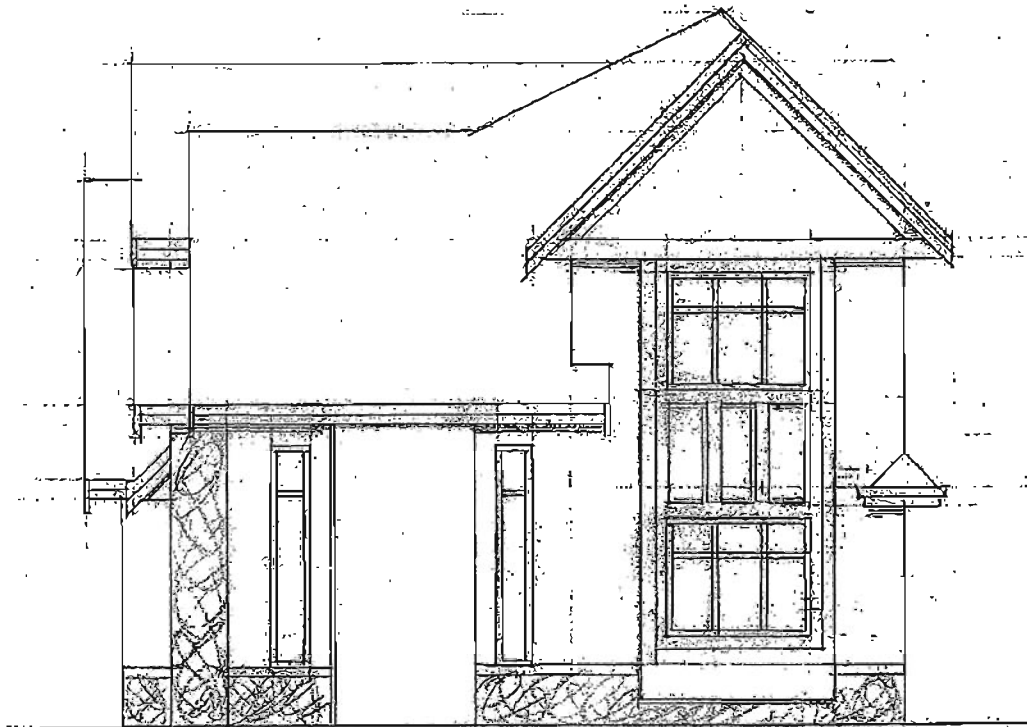
11900 KINGFISHER DRIVE - NORTH LOT

ATTACHMENT 7



FRONT ELEVATION (NORTH)

PRELIMINARY



WEST ELEVATION CNCL - 131

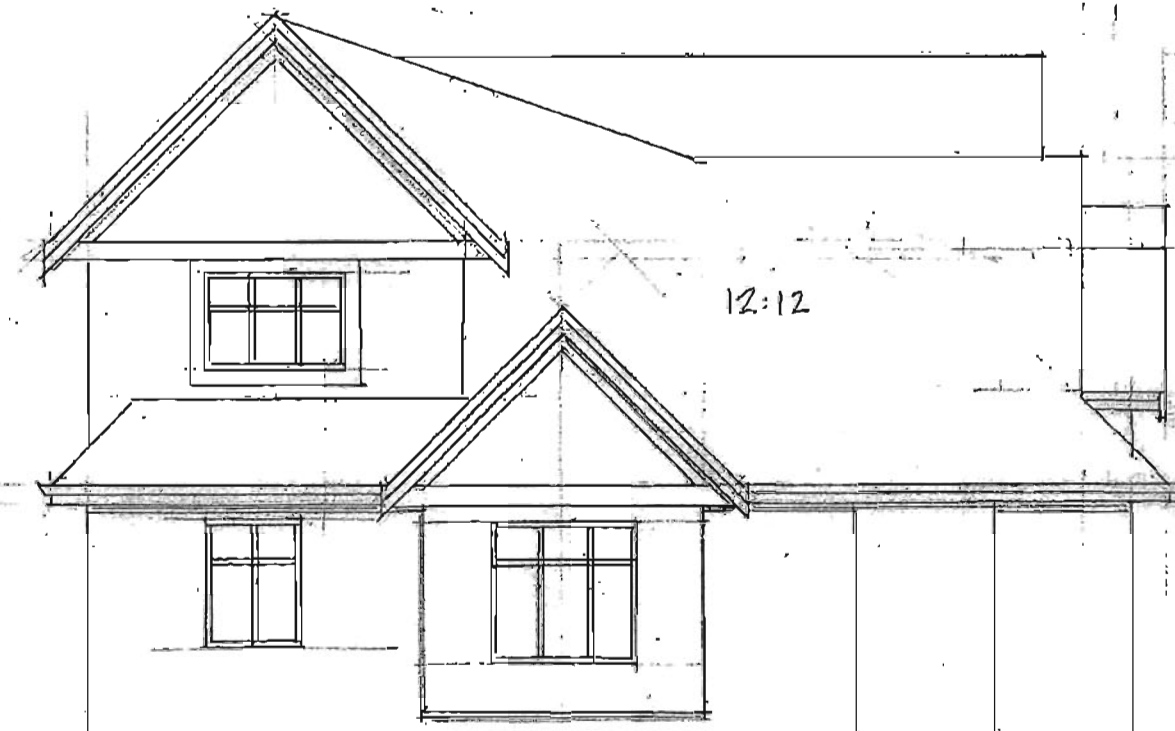
PRELIMINARY

11900 KINGFISHER DRIVE - SOUTH LOT



FRONT ELEVATION (SOUTH)

PRELIMINARY



WEST ELEVATION

CNCL - 132

PRELIMINARY



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9097 (RZ 13-647579)
11900/11902 Kingfisher Drive**

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. 003-606-996

Lot 334 Section 1 Block 3 North Range 7 West New Westminster District Plan 44470

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9097"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development
Date: February 3, 2014
File: RZ 13-641596
Re: Application by Penta Homes (Princess Lane) Ltd. for Rezoning at
4160 Garry Street from Single Detached (RS1/E) to Town Housing (ZT35)
- Garry Street (Steveston)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, to amend the "Town Housing (ZT35) - Garry Street (Steveston)" zone and to rezone 4160 Garry Street from "Single Detached (RS1/E)" to "Town Housing (ZT35) - Garry Street (Steveston)", be introduced and given first reading.

Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Penta Homes (Princess Lane) Ltd. has applied to the City of Richmond for permission to amend the “Town Housing (ZT35) – Garry Street (Steveston)” zone with respect to minimum setbacks and lot area, and to rezone 4160 Garry Street from “Single Detached (RS1/E)” to “Town Housing (ZT35) - Garry Street (Steveston)” to permit the development of five (5) townhouse units (**Attachment 1**).

Project Description

The proposal is to develop five (5) townhouse units on a residual lot of 1,020 m² in area, located on the southeast corner of Garry Street and Yoshida Court in the Steveston Planning Area. To accommodate the proposed development, the applicant has requested amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” zone to revise the minimum lot area, introduce a building setback to Yoshida Court, and introduce a site-specific interior side yard setback.

Site planning is constrained by the small site size. The proposed layout of the units consists of two (2) single-detached dwellings fronting Garry Street, north of a proposed east-west drive aisle that bisects the site. To the south of the drive aisle the developer proposes a building containing three (3) attached units.

The two (2) street fronting units consist of 2 ½ storeys along Garry Street. The rear triplex units present consist of 2 ½ storeys along the interface with the single-family lot to the south at 11720 Yoshida Court. To enable two (2) habitable storeys above individual ground floor garages along the internal drive aisle, the lot grade is proposed to transition down from Garry Street and Yoshida Court towards the centre of the site, with drainage provided through the site out to the existing storm sewer system on Garry Street. The proposed lot grading and preliminary building design achieve competing objectives of flood protection while respecting the two (2) to two and one half (2 ½) storey massing of the surrounding neighbourhood.

Pedestrian unit entries for the detached units front Garry Street, while the pedestrian unit entries for the triplex building front south and are accessed from a pathway that runs along the south property line and leads to Yoshida Court.

A single vehicle access point to the site is proposed from Yoshida Court.

A preliminary site plan, landscape plan and architectural elevation plans are contained in **Attachment 2**.

A Development Application Data Sheet providing a comparison of the development proposal with the relevant Zoning Bylaw requirements is included in **Attachment 3**.

Surrounding Development

Existing development immediately surrounding the site is as follows:

- To the north, across Garry Street, are 23 dwelling units within a townhouse complex on a site zoned "Town Housing (ZT35) - Garry Street (Steveston)".
- To the east, are two (2) single-detached dwellings on lots zoned "Single Detached (RS1/A)", which front Garry Street.
- To the south, is a single-detached dwelling on a lot under Land Use Contract 130, which fronts Yoshida Court.
- To the west, across Yoshida Court, is a single-detached dwelling on a lot under Land Use Contract 130.

Related Policies & Studies

Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is "Neighbourhood Residential" (NRES). The Steveston Area Plan's Land Use Map designation for the subject site is "Multiple-Family" (**Attachment 4**). The proposed development is consistent with these land use designations.

Lot Size Policy 5471

The subject property is located within the area covered by Lot Size Policy 5471, adopted by Council in 2002 (**Attachment 5**). The Lot Size Policy permits the property located at 4160 Garry Street to develop for townhouses. The proposed development to create five (5) townhouse units is consistent with Lot Size Policy 5471.

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 \$2.00 per buildable square foot prior to rezoning (i.e. \$14,273).

Indoor Amenity Space

Consistent with the Official Community Plan and Council Policy 5041, the applicant will be proposing a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund at the Development Permit Application stage in-lieu of providing on-site indoor amenity space.

Outdoor Amenity Space

The applicant is proposing on-site outdoor amenity space consistent with the guideline for townhouse projects in the OCP (i.e. 6 m² per unit, for a total of 30 m²). The space is located towards the centre of the two (2) street-fronting units and is a passive space with no play equipment proposed. The applicant has identified that the subject site is located approximately 400 m southeast of Lord Byng School Neighbourhood Park, and approximately 100 m north of Steveston Community Park, which provide abundant opportunities for children to play within the immediate surrounding area. On this basis, the outdoor amenity space has been designed as an area for residents' passive use, rather than to facilitate children's play.

Public Art

The Public Art Program Policy does not apply to residential development projects containing less than 10 units.

Flood Protection

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. The proposed drawings reviewed as part of the rezoning application process comply with the bylaw by achieving the required minimum Flood Construction Level through a combination of raised lot grading and elevation of the minimum habitable floor level. In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnity Covenant on Title prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which assesses a total of 17 trees on-site or in close proximity to the subject site. There are eight (8) bylaw-sized trees on the subject site, one (1) group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court, and seven (7) bylaw-sized trees and one (1) hedge on City-owned property in the Yoshida Court boulevard along the west property line of the subject site. The Arborist's Report identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17).
- Remove all bylaw-sized trees from the subject site. Specifically:

- one (1) Plum tree, located 1.0 m below the existing sidewalk elevation due to significant impacts associated with proposed lot grading and construction on-site (tag # 1);
- four (4) Pine and Fir trees, due to poor condition from previous topping and pruning for power line clearance, and due to their location 0.6 m below the existing sidewalk elevation (tagged # 3, 4, 5, 6); and
- three (3) fruit trees due to poor condition and structure defects such as basal cavities, fungal conks, blight, and canker (tagged# 14, 15, and 16).

The City's Parks Department staff has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the Fir tree on City-owned property in the boulevard on Garry Street due to its good condition and location, which is not in conflict with the proposed development (tag # 2).
- Remove one (1) Cherry tree and the Cedar hedge on City-owned property in the boulevard along Yoshida Court due to conflict with the proposed vehicle entry to the site (tagged # 9, and 13).
- Remove five (5) Cherry trees on City-owned property in the boulevard along Yoshida Court due to their current condition and structure, the potential impact to the trees from the removal of the Cedar hedge and the required pedestrian improvements along Yoshida Court (tagged # 7, 8, 10, 11, 12).

The final tree retention and removal plan is shown in **Attachment 6**.

To ensure protection of the Fir tree on City-owned property in the boulevard on Garry Street (tag # 2) and the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17), the applicant must submit the following items prior to rezoning approval:

- Submit a contract with a Certified Arborist for supervision of all works proposed in close proximity to Tree Protection Zones. The contract must include the scope of work to be done, as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a survival security in the amount of \$8,200 for the Fir tree (tag # 2), as determined by the City's Parks Department staff. The City will release 90% of the security after construction and landscaping on the future lots is completed, an impact assessment report is submitted by the project arborist, and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to submission of an impact assessment report by the project arborist and subsequent inspection, to ensure the tree has survived.

Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Based on the 2:1 replacement ratio in the Official Community Plan (OCP), 16 replacement trees are required to be planted and maintained on-site. The preliminary Landscape Plan proposes a variety of ground cover, perennial and shrub species, as well as 10 Maple trees on-site (minimum 6 cm calliper) to compensate for the trees removed from the site. To compensate for the balance of required replacement trees not planted, the City will accept a contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund prior to rezoning approval for tree planting elsewhere in the City. At the Development Permit stage, the final Landscape Plan for the proposed landscaping and replacement trees on-site must be enhanced to include a variety of tree species, and a Letter of Credit is required prior to Permit issuance, based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscape costs, fencing, and installation).

With respect to the removal of the Cherry trees on City-owned property in the boulevard along Yoshida Court, the City's Parks Department staff has advised that up to six (6) replacement Cherry trees may be accommodated in the improved boulevard along Yoshida Court. The final number, size, and type of replacement Cherry trees to be planted and maintained in the improved boulevard will be determined as part of the Servicing Agreement for the design and construction of required frontage improvements.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from Yoshida Court through an east-west drive aisle.

Multiple locations along both Garry Street and Yoshida Court are proposed for pedestrian to access the site and for on-site pedestrian circulation. Pedestrian access to main unit entries for the detached dwellings is proposed at the north-east corner of the site from Garry Street and at the north-west corner of the site from Yoshida Court. Pedestrian access to main entries for the triplex units is proposed along the south of the site from Yoshida Court.

Ten (10) resident vehicle parking spaces are proposed within the garages of each unit (2 spaces per unit). With the exception of two (2) parking spaces proposed in a tandem arrangement within the middle unit of the triplex (20% of required parking spaces), all parking spaces are proposed in a side-by-side arrangement. A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title prior to rezoning approval.

One (1) visitor parking space is proposed near the centre of the site, and is accessible from the drive aisle.

Ten (10) resident bicycle parking spaces (Class 1) are proposed within the garages of each unit, and a bicycle rack for one (1) visitor bicycle parking space (Class 2) is proposed near the centre of the site.

The City's OCP requires that a minimum of 20% of on-site parking spaces be provided with a 120V receptacle for electric vehicle charging equipment, and that an additional 25% of parking spaces be constructed to accommodate the future installation of electric vehicle charging

equipment (e.g. pre-ducted for future wiring). Consistent with this requirement, the applicant proposes a receptacle within the garage of each unit; for a total of five (5) receptacles on-site.

Site Servicing, & Off-Site Improvements

As part of the review of this rezoning application, staff in the City's Engineering and Transportation Divisions have identified the following service and transportation infrastructure requirements:

- The proposed development is to connect to the existing storm sewer along Garry Street and the existing tie-in point is to be utilized. If connection is required to the existing storm sewer along Yoshida Court, then the existing storm sewer must be upgraded by the developer to 600 mm (minimum) from the existing manhole located approximately 8.0 m south of the south property line of the subject site (STMH3982) to the existing manhole on Garry Street (STMH3983).
- A shared sanitary sewer connection is not permitted for a single-family and multi-family development. Alterations are required to the existing sanitary sewer inspection chamber, connection and lead at 4180 Garry Street. A 600 mm inspection chamber is required for the proposed development. Additional rights-of-way will be required on the subject site to accommodate the alterations and the 600 mm inspection chamber.
- The developer must submit fire flow calculations signed and sealed by a professional engineer at future Building Permit stage to confirm that there is adequate available water flow to service the site; if the site cannot be serviced using the existing infrastructure, upgrades will be required;
- There is an existing asbestos cement watermain along Garry Street and Yoshida Court. If the watermain is damaged and/or impacted during construction of frontage improvements, then repair and/or replacement will be required at the developer's cost.
- Prior to rezoning approval, the applicant will be required to enter into a Servicing Agreement for the design and construction of frontage improvements. This is to include (but is not limited to):
 - The removal of the existing driveway letdown, and replacement with curb, gutter, and grass boulevard. The design is to be consistent with the existing frontage treatment on Garry Street.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

As part of the review of this rezoning application, staff in the City's Environmental Programs division identified that the proposed development will be serviced with on-site door-to-door garbage, food scraps, and blue box recycling collection. The applicant has demonstrated that the proposed development can accommodate the required service. The proposed width of the drive aisle surface on-site is a 7.0 m (minimum), which allows for the width of the garbage/recycling truck (2.6 m), the width of the required three (3) carts per unit (0.6 m), plus an additional 3.2 m for maneuvering. In the event that the residents of the development wish to convert to a communal storage and collection system in the future, the applicant has provided a small space on the proposed site plan to accommodate for this (e.g., a concrete pad to the south of the drive aisle entrance is proposed for this purpose).

Analysis

The proposed development is generally consistent with the Development Permit guidelines for townhouses contained in the OCP, and has been designed to integrate with the existing surrounding context despite the constraints posed by the small site size and lot grading requirements. Specifically:

- The proposed site plan provides a strong street presence through the placement of detached units with main unit entries fronting Garry Street.
- The proposed site plan and orientation of windows maximizes sunlight to rear yards, exterior side yards, and decks.
- The proposed surface parking is located at the center of the site, away from required yards.
- The proposed passive outdoor amenity space is consistent with the minimum size requirement of 6 m² per unit for a total of 30 m².
- The proposed building scale and form is compatible with the surrounding development as the small buildings present themselves as two and a half storeys on all sides.

A more detailed analysis to determine bylaw compliance and consistency with design guidelines in the OCP will be undertaken as part of the Development Permit Application.

Proposed Amendments to the "Town Housing (ZT35) - Garry Street (Steveston)"

To accommodate the proposed development on a residual corner lot, the applicant has requested amendments to the "Town Housing (ZT35) - Garry Street (Steveston)" zone to revise the minimum lot area, introduce a building setback to Yoshida Court, and introduce a site-specific interior side yard.

Specifically, the following amendments to the zone are proposed:

- The minimum lot area of 1,560 m² will be amended to 1,015 m². The minimum lot area currently established in the zone is based on the size of the smallest lot with this zoning. The proposed amendment to reduce the minimum lot area to 1,015 m² reflects the size of the subject site.

- A minimum setback to Yoshida Court of 3.0 m will be introduced. The proposed setback is acceptable on the basis that the existing road allowance of 14 m provides a suitable buffer to the adjacent single-detached dwelling on the east side of Yoshida Court.
- A minimum interior side yard setback of 2.0 m will be introduced for the subject site only, in recognition of the subject site being a small and constrained residual corner lot. The subject site is 22.3 m wide and the proposed minimum 2.0 m interior side yard is consistent with the minimum side yard required for a minimum 20 m wide lot under the existing "Single Detached (RS1/E)" zoning. Existing development to the east of the subject site is a single-detached dwelling on a compact lot with a minimum 1.2 m interior side yard setback.

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 the Steveston Area Plan, and with the existing neighbourhood context. The Rezoning Considerations contained in **Attachment 7** will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Further refinements to site planning, landscape planning, and architectural character will be made as part of the Development Permit Application review process. The following issues will be further examined:

- A detailed review of compliance with Richmond Zoning Bylaw No. 8500, and 2012 Fire and Building Codes.
- Demonstration that the drive aisle and the location of the proposed visitor parking space in the centre of the site allows for adequate vehicle manoeuvring on-site.
- Opportunities to enhance on-site permeability through the use of additional porous surface materials and soft landscaped areas.
- A detailed review of architectural form and character, landscape design, and the design of architectural elevations, including opportunities for further refinements to exterior cladding materials, window openings, and facade articulation, to address potential adjacency concerns associated with the apparent building height and to break up the appearance of the triplex building.
- Opportunities for accessibility and aging-in-place features to be incorporated into unit design.
- The applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED);

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

Financial Impact

None.

Conclusion

This infill development proposal is for a 5-unit townhouse complex at the south-east corner of Garry Street and Yoshida Court in the Steveston Planning Area. The proposal complies with applicable policies and land use designations contained within the OCP, and continues the pattern of infill development already established at the west end of this block of Garry Street.

Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further design review will be undertaken as part of the Development Permit application review process to ensure a high quality project that is consistent with the guidelines in the OCP and with the existing neighbourhood context.

The list of Rezoning Considerations is included as **Attachment 7**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

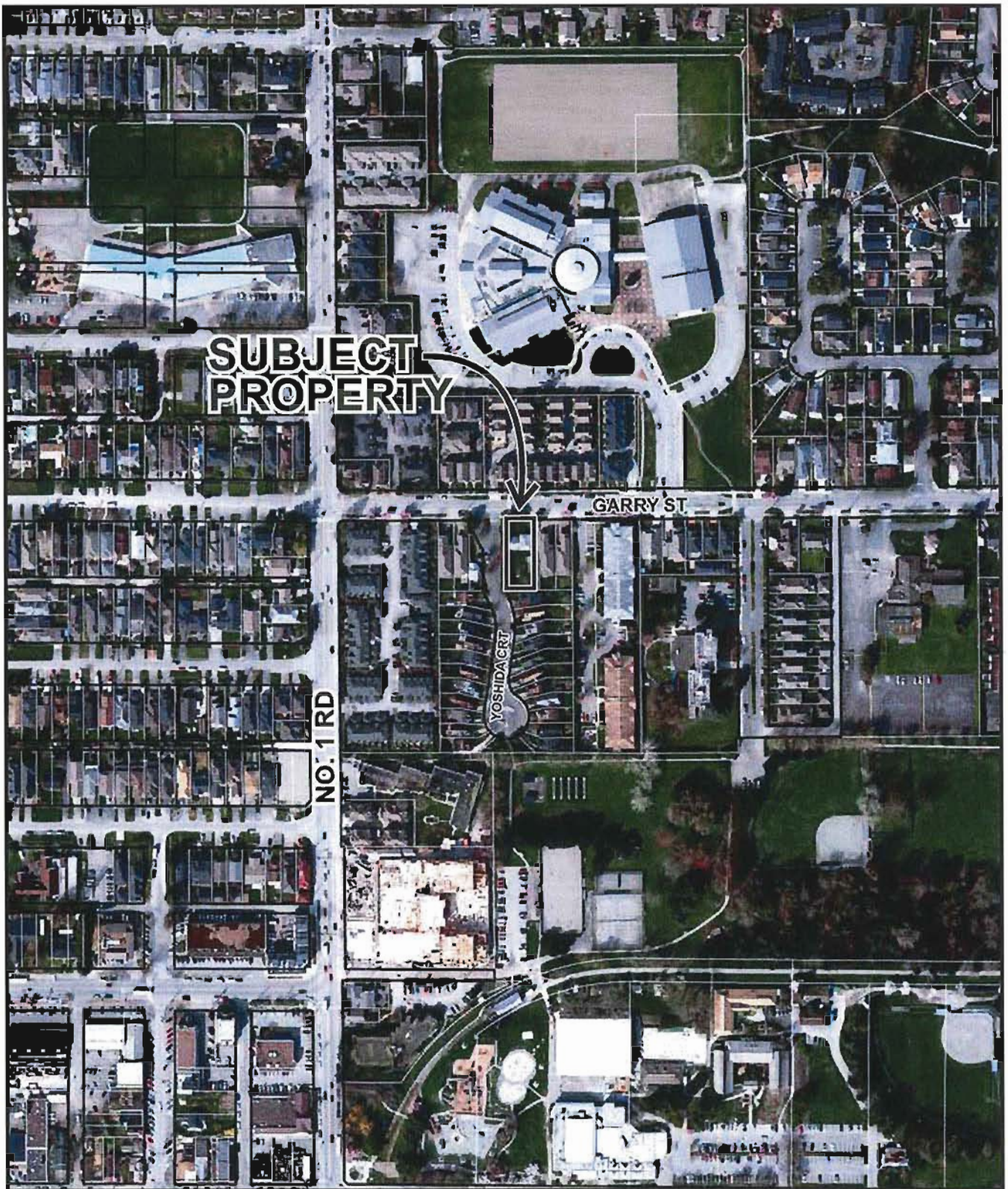
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- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Conceptual Development & Landscape Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan Land Use Map
- Attachment 5: Lot Size Policy 5471
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations Concurrence

Note: Dimensions are in METRES

RZ 13-641596





RZ 13-641596

Original Date: 08/15/13

Amended Date:

Note: Dimensions are in METRES

CNCL - 145

DATE	REVISION
003-20-2013	ISSUED FOR REZONING (AMAR ARCHITECTURE INC.)
004-20-2013	REVISION FOR REZONING
005-20-2013	REVISION FOR REZONING
006-20-2013	REVISION FOR REZONING



THE ANDREWS ARCHITECTS INC.

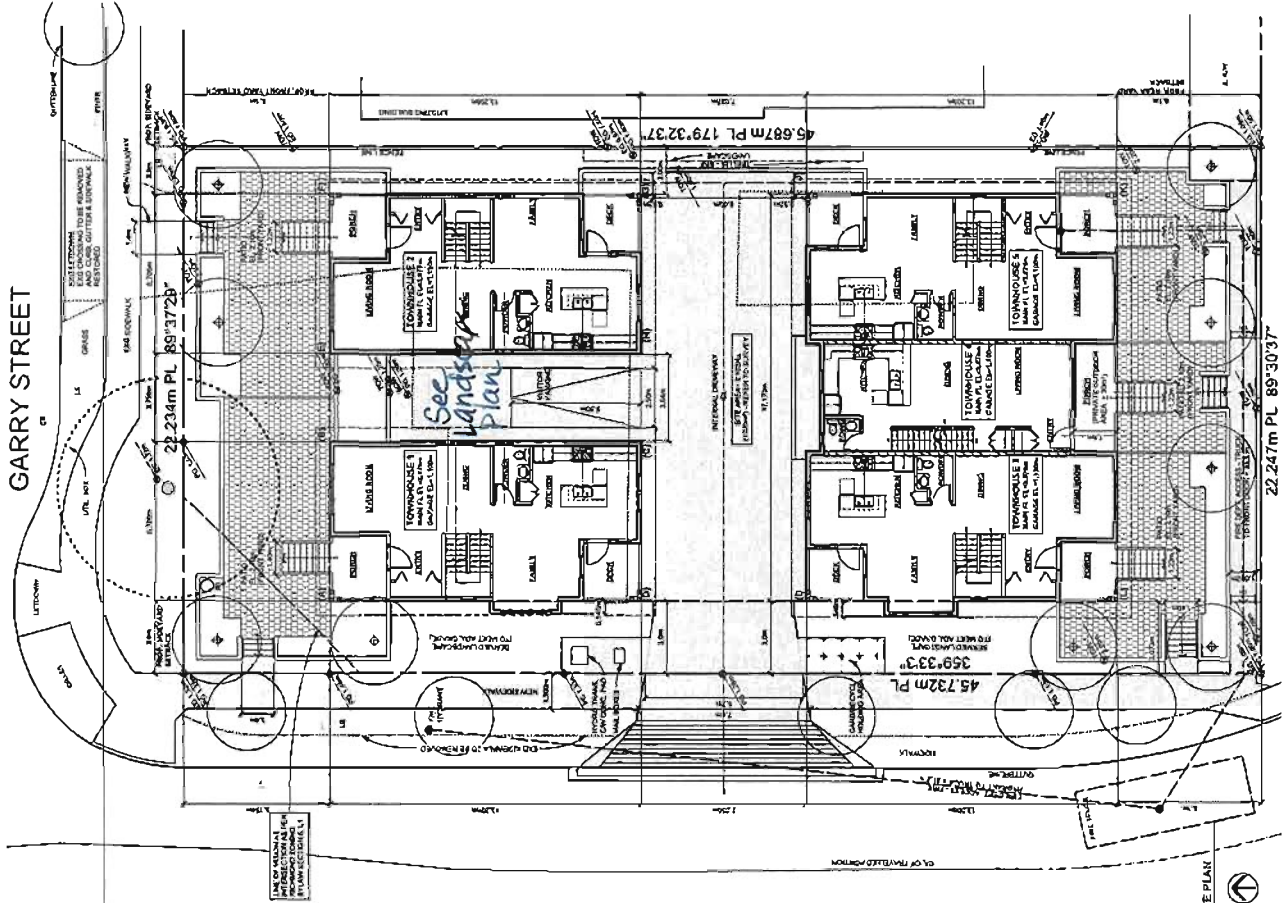
6055 Garry Street
4160 Garry Street
Kamloops, British Columbia

Townhouse Development
REZONING FILE # RZ-13-011596

SITE PLAN

SCALE	1/8" = 1'-0"
DATE	DEC 10 '13
BY	YAA
CHECKED	GA
PROJECT NO.	13-114

A 1.01



DRAWING INDEX		
SHEET NUMBER	SHEET NAME	DATE
A-1.01	GENERAL NOTES	01/22/2014
A-1.02	GENERAL NOTES	01/22/2014
A-1.03	GENERAL NOTES	01/22/2014
A-1.04	GENERAL NOTES	01/22/2014
A-1.05	GENERAL NOTES	01/22/2014
A-1.06	GENERAL NOTES	01/22/2014
A-1.07	GENERAL NOTES	01/22/2014
A-1.08	GENERAL NOTES	01/22/2014
A-1.09	GENERAL NOTES	01/22/2014
A-1.10	GENERAL NOTES	01/22/2014

LANDSCAPING	
1.1	LANDSCAPING PLAN

CIVIL	
1.2	PROPOSED LOT LAYOUT PLAN

CONSULTANT LIST	
1.3	CONSULTANT LIST

AUTOMOBILE PARKING REQUIREMENTS	
1.4	AUTOMOBILE PARKING REQUIREMENTS

BICYCLE PARKING REQUIREMENTS	
1.5	BICYCLE PARKING REQUIREMENTS

PROJECT DEVELOPMENT SUMMARY	
DATE	01/22/2014
PROJECT NAME	PROPOSED LOT LAYOUT PLAN
CLIENT	THE ANDREWS ARCHITECTS INC.
PROJECT LOCATION	6055 GARRY STREET, KAMLOOPS, BC
PROJECT TYPE	REZONING

ZONING REQUIREMENTS	
ZONE	R-1
PERMITTED USES	RESIDENTIAL
SETBACKS	10m
HEIGHT	10m
AREA	10,000 sqm

BUILDING SETBACKS	
SETBACK	10m
SETBACK	10m
SETBACK	10m
SETBACK	10m
SETBACK	10m

FAR - SETBACKS TO ADJACENT LOT	
SETBACK	10m
SETBACK	10m
SETBACK	10m
SETBACK	10m
SETBACK	10m

FINISHED GRADE FOR PROPOSED BLDGS.	
BLDG	10m
BLDG	10m
BLDG	10m
BLDG	10m
BLDG	10m

TOTAL AREA SUMMARY	
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm

FINISHED GRADE FOR PROPOSED BLDGS.	
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BLDG	10m
BLDG	10m
BLDG	10m
BLDG	10m

TOTAL AREA SUMMARY	
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm

FINISHED GRADE FOR PROPOSED BLDGS.	
BLDG	10m
BLDG	10m
BLDG	10m
BLDG	10m
BLDG	10m

TOTAL AREA SUMMARY	
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm
TOTAL AREA	10,000 sqm

SITE PLAN: LANDSCAPE
SCALE 1/100 METER

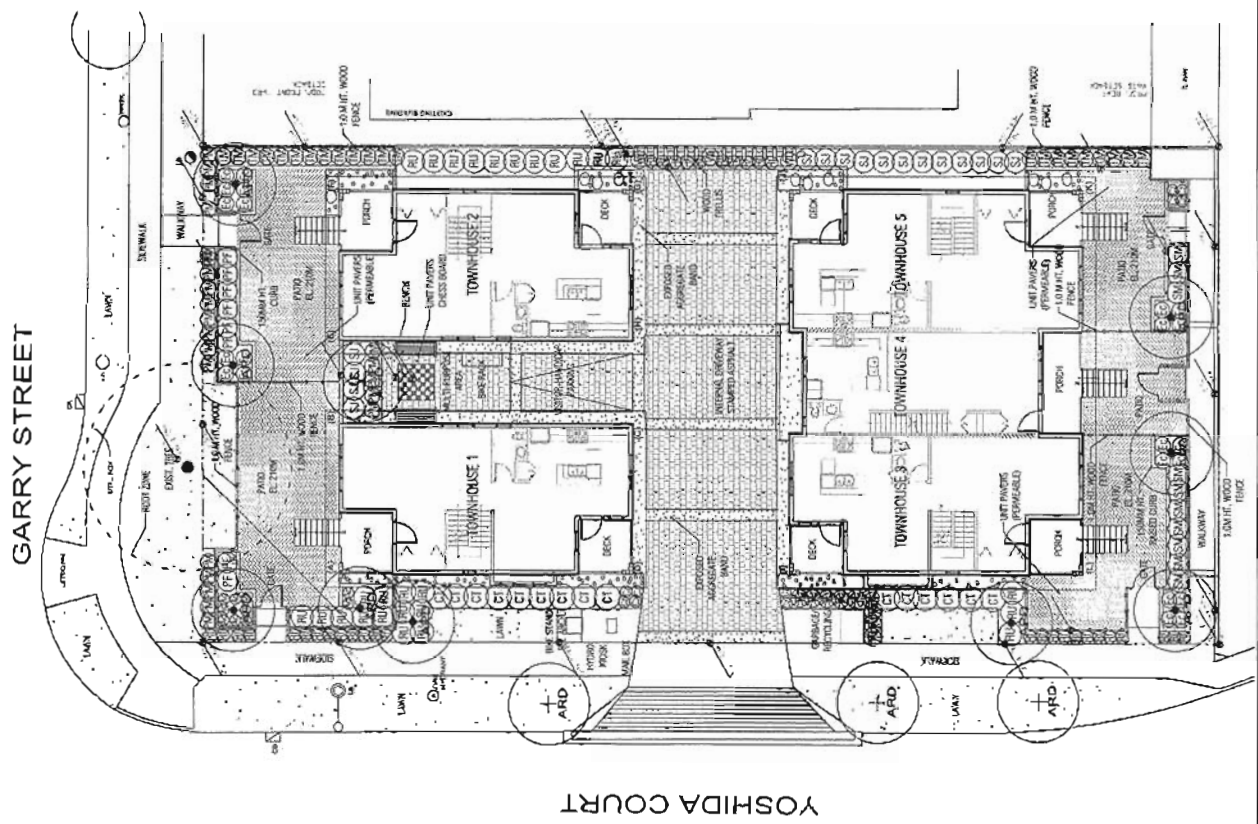


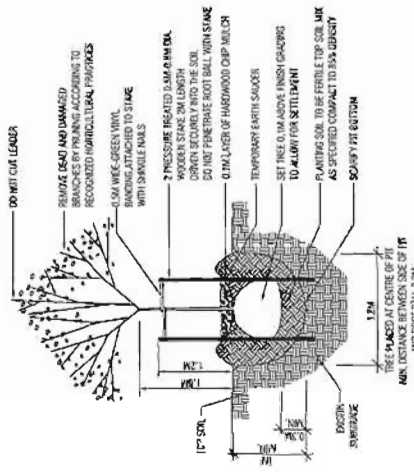
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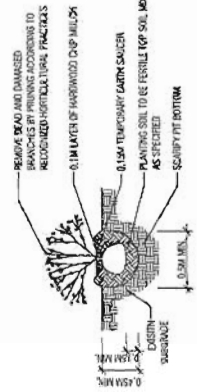
GENERAL LANDSCAPE NOTES:

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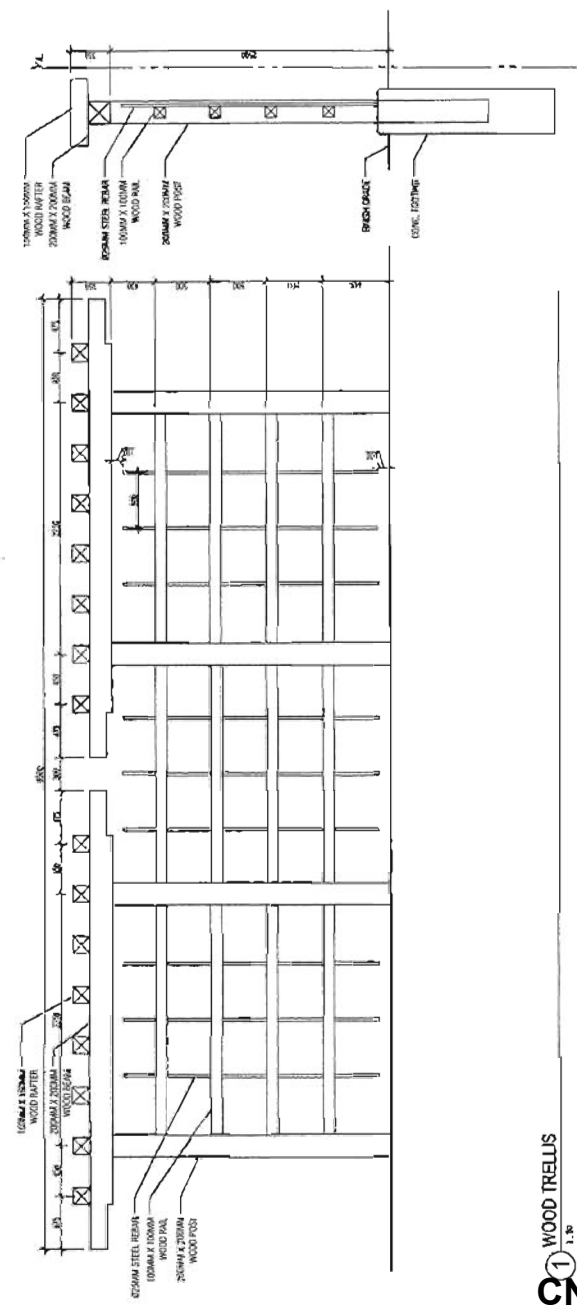
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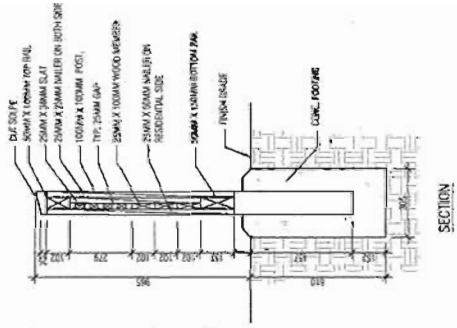
③ ^{NIS} DECIDUOUS TREE PLANTING DETAIL



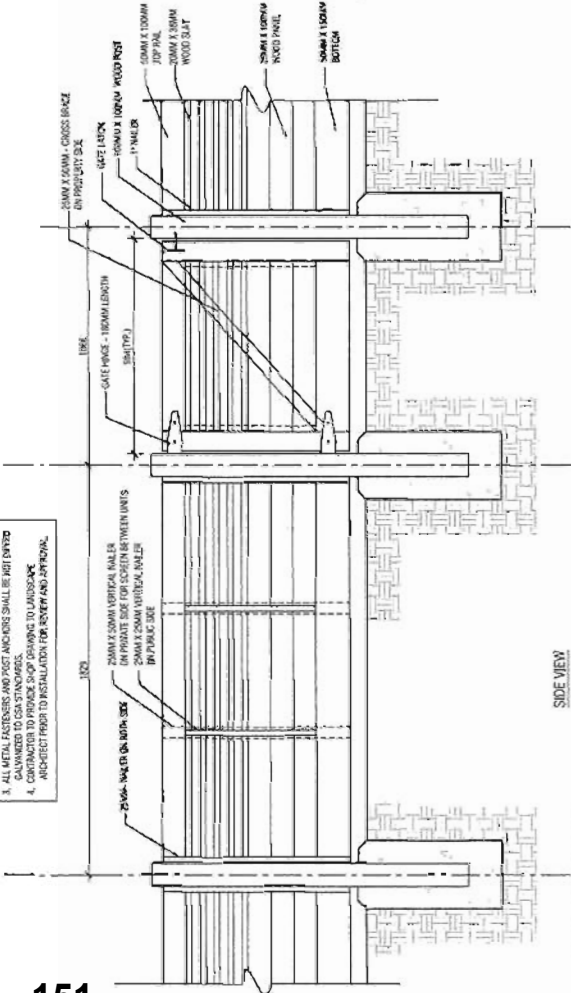
4 SHRUB PLANTING DETAIL NPS



CN ① **WOOD TRELLIS**
1.80



SECTION



SIDE VIEW

② 3' HT. WOOD FENCE 1:20



RZ 13-641596

Attachment 3

Address: 4160 Garry Street

Applicant: Penta Homes (Princess Lane) Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Wendy Arlene Simmonds	To be determined
Site Size (m ²):	1,020 m ²	1,020 m ²
Land Uses:	Single detached dwelling	Five (5) townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
702 Policy Designation:	The subject site is eligible for townhouse development	No change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT35) - Garry Street (Steveston)
Number of Units:	1	5

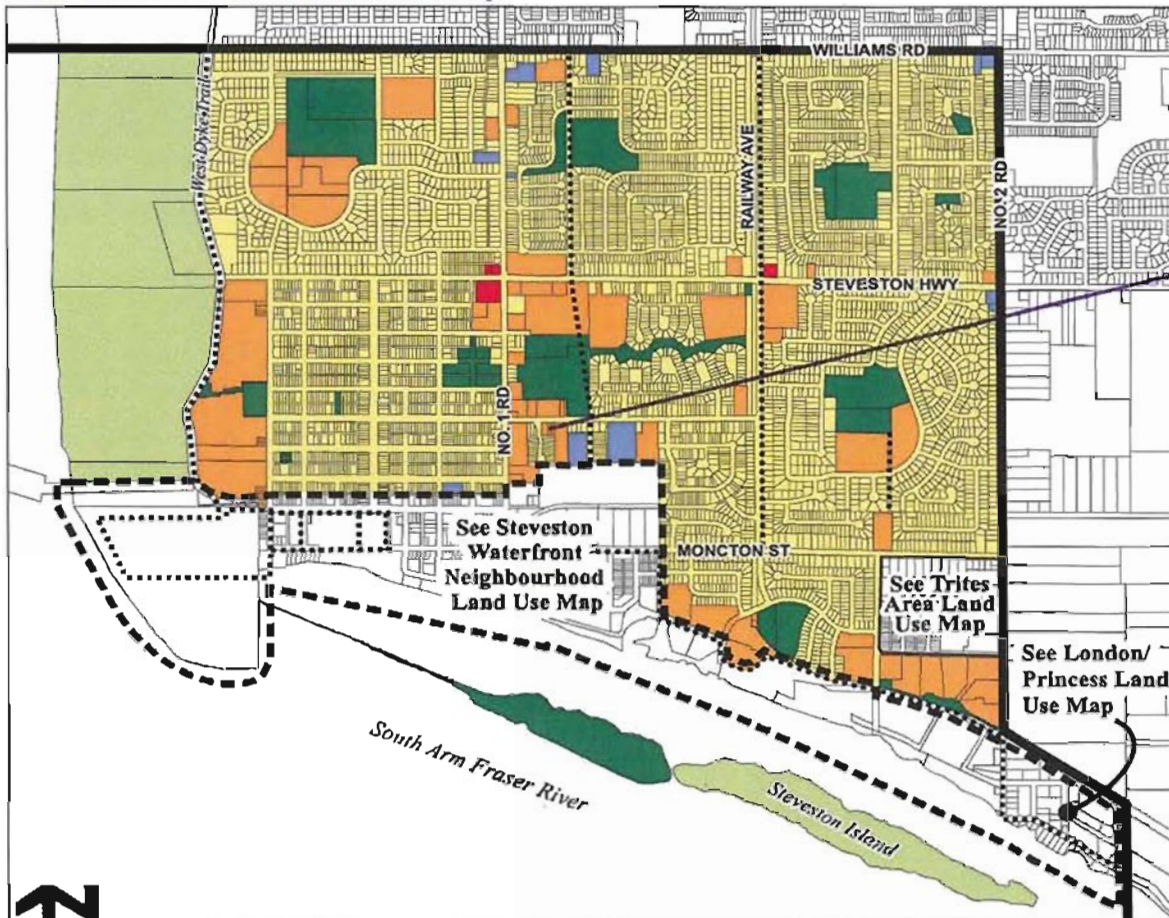
On Future Subdivided Lots	OCP Guideline & Proposed Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	Max. 0.65	none permitted
Lot Coverage – Building:	Max. 40%	Max. 40%	none
Lot Size (min. dimensions):	1,560 m ²	1,015 m ²	none
Setback – Front Yard (m):	Min. 6.0 m	6.1 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.1 m	none
Setback – Yoshida Court (m)	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard (m)	Min. 2.0 m	2.0 m	none
Height (m):	Max. 11.3 m	10.3 m	none
On-site Vehicle Parking Spaces:	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	none
Tandem Parking Spaces:	Max. 50% of Resident Spaces Permitted	20% (2 Resident Spaces)	none
On-site Bicycle Parking Spaces – Resident (Class 1)/ Visitor (Class 2)	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	none







On Future Subdivided Lots	Bylaw/OCP Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu (\$5,000)	none
Amenity Space – Outdoor:	Min. 30 m ²	30 m ²	none

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

City of Richmond

Steveston Area Land Use Map

Bylaw 7783
2010/04/12


	Single-Family		Institutional
	Multiple-Family		Conservation Area
	Commercial		Trail
	Public Open Space		Steveston Area Boundary
			Steveston Waterfront Neighbourhood Boundary



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council – July 29, 2002	POLICY 5471
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7	

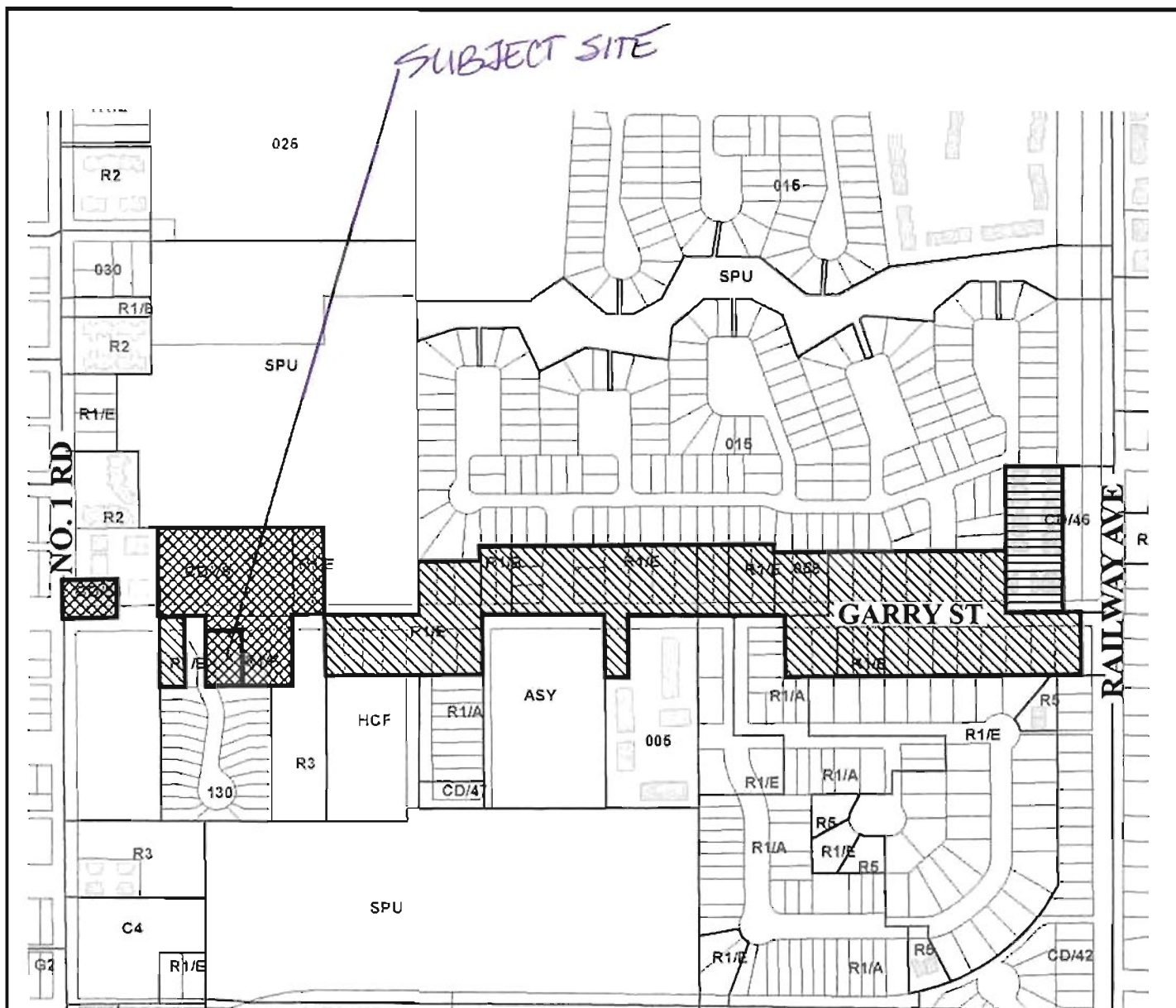
POLICY 5471:

The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

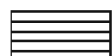
That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)



Townhouse or single-family lots.



16 detached townhouse units that
resemble single-family homes.

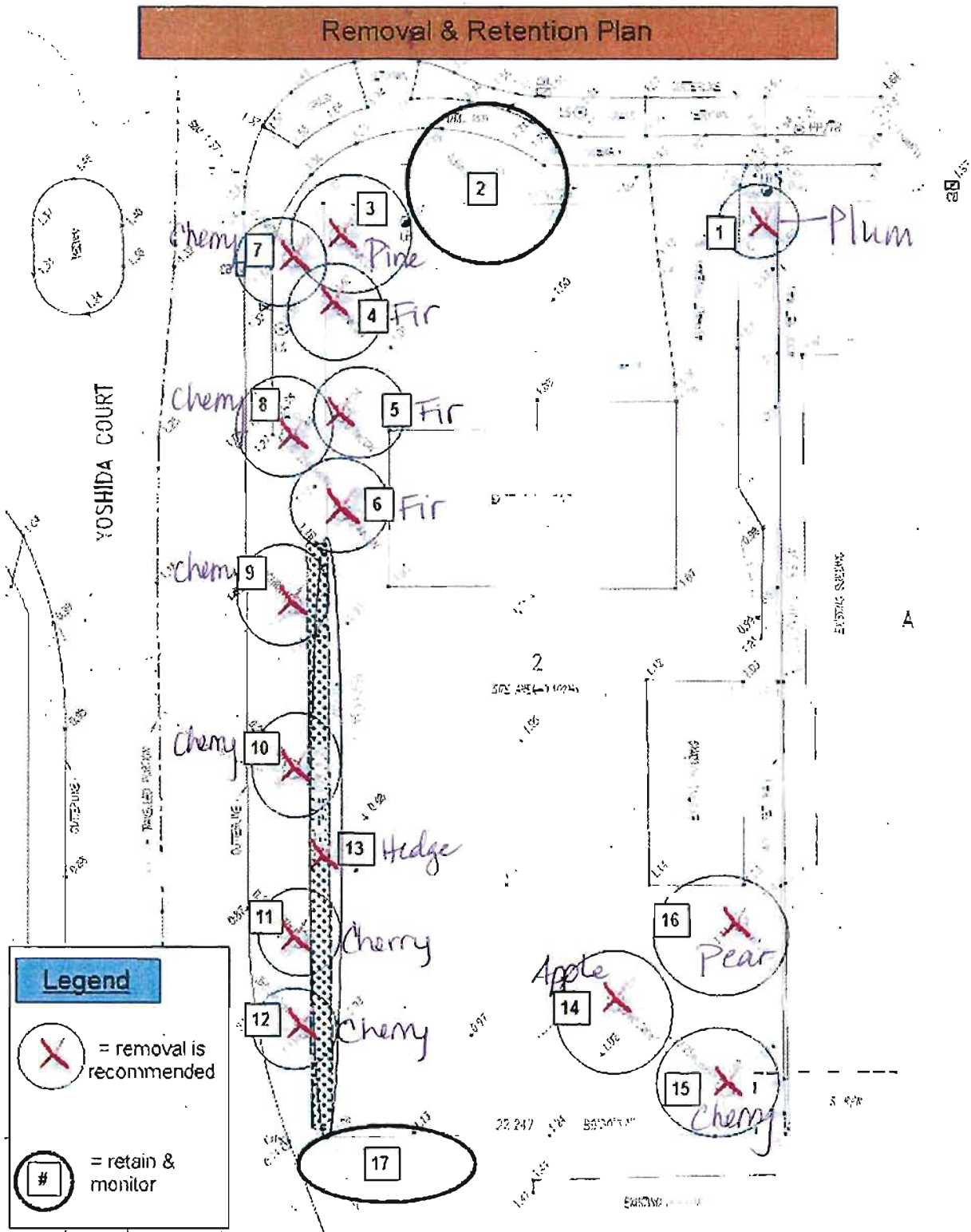


Policy 5471 Section 02-3-7 CNCL - 156

Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES



Tree #	Species	DBH (cm)	Tree Protection Zones (as per bylaw)
17	Red Tip Photinia (<i>Photinia x fraseri</i>); Western Red Cedar (<i>Thuja plicata</i>)	10 to 20	TPZ to be placed at no less than 1.0 m north of fence line; to span from blvd to extend to end of photinia at east side; to encompass entire group on all sides affected
2	Grand Fir – <i>Abies grandis</i>	52 CNCL - 157	TPZ to be placed along sidewalk edge at north side; placed at no less than 3.0 m from base of tree at all sides; to encompass entire tree on all sides affected



**City of
Richmond**

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

Address: 4160 Garry Street

File No.: RZ 13-641596

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, the following items must be completed:

1. City acceptance of the developer's voluntary contribution of \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting six (6) of the required ten (10) replacement trees on-site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all works proposed in close proximity to tree protection zones. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$8,200 for the Fir tree (tag # 2) to be retained. The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to inspection, to ensure the tree has survived.
4. Registration of a flood indemnity covenant on title.
5. Contribution of \$1,000 per dwelling unit (e.g. \$5,000) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.
6. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$14,273) to the City's Affordable Housing Reserve Fund.
7. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
8. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
9. Enter into a Servicing Agreement* for the design and construction of frontage improvements. This is to include (but is not limited to):
 - The removal of the existing driveway letdown, and replacement with curb, gutter, and grass boulevard. The design is to be consistent with the existing frontage treatment on Garry Street.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

Prior to Demolition Permit* Issuance, the following items must be completed:

- Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* Issuance, the following items must be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9108 (RZ 13-641596)
4160 Garry Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Inserting the following new subsections directly after Section 17.35.6.3:
 - “ 4. The minimum **setback** to Yoshida Court is 3.0 m.
 5. The minimum **interior side yard** is 2.0 m on the following **site** only:
 - a) 4160 Garry Street
P.I.D. 009-217-665
Lot 2 Section 2 Block 3 North Range 7 West New Westminster
District Plan 23406 ”
 - ii. Replacing Section 17.35.8.2, with the following:
 - “2. The minimum **lot area** is 1,015 m².”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**TOWN HOUSING (ZT35) – GARRY STREET (STEVESTON)**”.

P.I.D. 009-217-665
Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 23406

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9108**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>ul</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

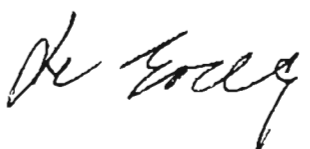
To: Planning Committee
From: Wayne Craig
Director of Development
Date: February 7, 2014
File: RZ 13-639815
Re: Application by 1348 Productions Incorporated for Rezoning at 11320 Horseshoe Way from Industrial Business Park (IB1) to Licensed Health Canada Pharmaceutical Production (ZI11)

Staff Recommendation

1. That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9110, to add land use policies in Section 3.0 of the OCP specific to the management of Health Canada licensed medical marihuana production facilities and medical marihuana research and development facilities in the City, be introduced and give first reading.
2. That Bylaw 9110, having been considered with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act.
3. That Bylaw 9110, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy, be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, to create the "Licensed Health Canada Pharmaceutical Production (ZI11)" zoning district and rezone 11320 Horseshoe Way from "Industrial Business Park (IB1)" to "Licensed Health Canada Pharmaceutical Production (ZI11)", be introduced and give first reading.


Wayne Craig
Director of Development

WC:ke
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Finance Division	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	

Staff Report

Origin

1348 Productions Incorporated (MediJean) has applied to the City of Richmond for permission to rezone 11320 Horseshoe Way (**Attachment 1** – the “subject site”) from “Industrial Business Park (IB1)” to “Licensed Health Canada Pharmaceutical Production (Z111)” in order to permit the development of a Health Canada licensed medical marihuana production facility.

Background

On December 16, 2013, Council adopted Richmond Zoning Bylaw 8500, Amendment Bylaw 9071, which inserted land use definitions for a “medical marihuana production facility” and “medical marihuana research and development facility” into the Zoning Bylaw. These additions together with other amendments result in both a medical marihuana production and/or research and development facility not being permitted in any zoning district in the City. Therefore, a rezoning application to be reviewed on a case-by-case basis and considered by Council through the normal statutory process is required for any such use.

Health Canada Marihuana for Medical Purposes Regulations

In June 2013, Health Canada’s new *Marihuana for Medical Purposes Regulations (MMPR)* were enacted, which replace the former Marihuana Medical Access Regulations (MMAR). Health Canada is currently transitioning from the old MMAR (all licenses issued under the former program will expire by March 31, 2014) into the new MMPR. Health Canada is reviewing applications across Canada from proponents applying to become a licensed producer of medical marihuana. The new MMPR will result in the creation of a new commercial industrial sector responsible for research and development, commercial production, processing, packaging and shipping/distribution of medical marihuana. Highlights of Health Canada’s new MMPR program include:

- Production in residential dwellings will no longer be permitted.
- All aspects of medical marihuana growth, cultivation, processing, storage, research and development, shipping/distribution and administrative functions are to be centralized and contained in a secured facility.
- A licensed producer will have the ability to conduct research and development, test and produce a wide-variety of strains.
- Storefronts and retail outlets will not be permitted.
- All medical marihuana distribution will be by a secured courier to a registered client.
- Key facility personnel must hold a valid security clearance to be reviewed and confirmed by Health Canada.
- The Health Canada license application process will ensure that a facility meets security, safety, quality control, record keeping, inventory and monitoring requirements to avoid product theft.

Project Description

The subject site is zoned “Industrial Business Park (IB1)” and is 4,047 sq. m (43,560 sq. ft.) in area and contains an existing 2,241 sq. m (24,126 sq. ft.) industrial building. The proposal involves the conversion of the existing light industrial building into a medical marihuana production facility, to be lawfully licensed by Health Canada through the MMPR.

The applicant is requesting to rezone the subject site to permit a “medical marihuana production facility”, as currently defined in the City’s Zoning Bylaw 8500, to cultivate medical marihuana. Additional activities accessory to the production of medical marihuana include research and development functions, product processing, storage, packaging, shipping/distribution and administrative offices. As regulated by Health Canada’s MMPR, no retail/storefront activities are permitted.

The following is a floor area breakdown of the proposed activities in the existing building:

- Growing/Production: 511 sq. m (5,497 sq. ft.)
- Research and Development: 171 sq. m (1,840 sq. ft.)
- Processing/Drying/Storage: 395 sq. m (4,257 sq. ft.)
- Shipping/Distribution/Packaging: 237 sq. m (2,546 sq. ft.)
- Supporting Offices and Administration: 298 sq. m (3,204 sq. ft.)
- Circulation: 468 sq. m (5,039 sq. ft.)

Tenant improvements to the interior of the building will be made to convert the building to a proposed medical marihuana production facility. A small upper floor mezzanine (183 sq. m or 1,973 sq. ft.) will be added to the existing mezzanine and is proposed to be utilized for medical marihuana production/research and development. The total proposed floor area of the facility will be 2,425 sq. m (26,100 sq. ft.). Upgrades to the building’s heating, ventilation and cooling systems, addition of sprinklers throughout and new mechanical systems and facility security infrastructure to accommodate this type of business will also be completed (**Attachment 2**).

Findings of Fact

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

Building Permit Issued and Existing Use of the Building

In October 2013, a building permit was issued to the proponent to undertake interior tenant improvements works to the building to be used for an office and storage space to support research and development activities.

The applicant has confirmed they have the appropriate authorizations from Health Canada to undertake these medical marihuana research and development activities. This research and development permit granted by Health Canada does not allow for any commercial production and sale of medical marihuana.

Surrounding Development

To the North: A site zoned “Industrial Business Park (IB1)” that contains an existing light industrial building.

To the East: A site zoned “Industrial Business Park (IB1)” that contains an existing light industrial building. Directly to the north east of the subject site is the RCMP Richmond Detachment headquarter building.

To the South: A site zoned “Industrial Business Park (IB1)” that contains an existing light industrial building.

To the West: Across Horseshoe Way, light industrial buildings on “Industrial Business Park (IB1)” zoned properties.

Related Policies & Studies

2041 Official Community Plan (OCP) – Existing Land Use Designations

The subject site is designated “Mixed Employment” in the 2041 OCP:

Those areas of the City which provides for residential, commercial, industrial, office and institutional uses. Marina uses and waterborne housing are permitted on the waterfront, in which case the retail sales is limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public.

The proposed rezoning complies with the existing 2041 OCP land use designation as it is primarily an industrial operation and no OCP amendment is required to re-designate the site.

Proposed 2041 Official Community Plan Text Amendments

As currently all medical marihuana production and medical marihuana research and development facilities are not a permitted use in any zoning district City-wide, the proposed facility requires a cautious management approach, as it would be a new land use and its potential impacts are unknown. To protect the City's social, economic, land use and environmental interests, avoid possible long term negative effects and ensure minimal City costs, staff recommended that the City first establish OCP policies and review the facility proposal based on them. The proposed OCP amendment policies have been prepared based on a review of the rezoning proposal details. They will assist in protecting the City's interests, enabling one medical marihuana production facility (which includes research and development activities), minimizing any negative impacts and ensuring community safety. The proposed rezoning to allow a medical marihuana production facility complies with the proposed OCP amendment policies, and zoning and other regulatory requirements. No OCP map designation changes are required. It is noted that Council may consider other facility proposals on a case-by-case rezoning basis.

Flood Plain Designation and Protection Bylaw 8204

In accordance with the City's Flood Plain Designation and Protection Bylaw 8204, a flood plain covenant identifying a minimum flood construction level of 2.9 m will be secured and registered on title as a rezoning consideration attached to this proposal.

Consultation

Official Community Plan Bylaw Preparation Consultation Policy 5043

Staff reviewed the rezoning and OCP amendment proposal in accordance with OCP Bylaw Preparation Consultation Policy 5043. Based on this review, staff recommend that OCP Amendment Bylaw 9110, be forwarded to the Agricultural Land Commission (ALC) for review and comment in advance of the Public Hearing.

Referral to the Ministry of Transportation and Infrastructure

This rezoning was referred to the Ministry of Transportation and Infrastructure (MOTI) staff for review and preliminary approval based on the distance from the subject site to the Highway 99/Steveston Highway interchange. Preliminary approval has been granted by MOTI staff. Final approval from the MOTI will be a rezoning consideration to be completed as part of the proposed development.

Public Input

City staff have received 5 pieces of correspondence submitted by the proponent in relation to the proposal as follows (refer to **Attachment 4** for copies of the correspondence):

- Letter from proponent (Jean Chiasson – Chief Executive Officer, MediJean) providing a general overview of the proposed facility and vision towards this new industrial sector.
- Letter from Colin Leech-Porter, M.D. summarizing his clinical experience with patients and administration of medical marihuana as a means of effective treatment and his interactions and professional relationship with MediJean.
- Three letters from patients who have provided testimonials about the benefits of medical marihuana.

Staff Comments

Planning and Land Use

The subject site is surrounded by a mix of light industrial and office business park activities and no sensitive land uses (i.e., residential, schools, parks, conservation areas and other community institutional uses) are located adjacent to or within close proximity to the subject site. The nearest residential area is located approximately 450 m (1,475 ft.) to the north in the Shellmont neighbourhood. There are no other sensitive land uses within an approximate 400 m (1,312 ft.) radius from the subject site.

The proposed OCP policies specific to Health Canada licensed medical marihuana production facilities and medical marihuana research and development facilities support the approach which requires rezoning applications to be reviewed and considered on a case-by-case basis. As this is a new land use in the City and its potential impacts are not fully known, a cautious approach is recommended in the proposed OCP policies by allowing only one medical marihuana production facility and not permitting any additional facilities City-wide. In future, should other rezoning applications be submitted for another medical marihuana production facility or a medical marihuana research and development facility, they will be reviewed on a case-by-case basis and additional amendments to the proposed OCP policies will be needed.

Zoning Approach

On December 16, 2013, Council adopted Zoning Amendment Bylaw 9071, which created land use definitions for “medical marihuana production facility” and “medical marihuana research and development facility”. This Bylaw also added land use regulations in Zoning Bylaw 8500 to not allow these uses City-wide, thus requiring a rezoning application to be considered by Council through the normal statutory process (including a Public Hearing).

In order to address the subject application, staff propose the creation of a new site-specific zoning district, as follows:

- The zone is based on the subject site’s existing “Industrial Business Park (IB1)” zoning, with additional uses permitted.
- As permitted uses, “medical marihuana production facility” and “medical marihuana research and development facility”, as currently defined in the City’s zoning bylaw will be included. An additional zoning regulation is proposed that does not allow any other unrelated permitted uses to occur in a building that is being used for medical marihuana production and/or research and development facilities.

Engineering

No upgrades to City sanitary, storm and water systems are required due to the proposed use on the site. New connections to the City water, storm and sanitary sewer systems will be required to service the subject site through the forthcoming building permit for the proposed uses. Fire flow calculations are also required to be submitted and confirmed by the applicant’s engineering consultant at future building permit to confirm there is adequate flow.

Transportation

A Traffic Impact Assessment (TIA) has been submitted by a professional traffic engineer to examine transportation related issues associated with the proposal. Transportation staff have reviewed the submitted TIA and generally concur with the consultant’s assessment that the traffic impacts to the surrounding area are minimal and that the on-site parking and loading provisions are adequate based on Zoning Bylaw 8500 requirements and proposed operations of the facility.

Transportation staff have also identified the need to implement additional pedestrian infrastructure upgrades across the frontage of the development site in the form of a 1.5 m paved pathway to be located behind the existing curb within the City road allowance. Design and construction of this walkway will be done through a City Work Order and must be completed prior to final inspection of the Building Permit.

Business Licensing

Should City Council approve the proposed rezoning, Business License Division staff will bring forward a separate report for Council consideration of various Bylaw amendments to administer and regulate this type of Business. Those Bylaw amendments would include the Business Licence Bylaw to identify the Business Licence Application requirements for this type of business, regulatory bylaws to support community safety efforts and to establish a Licence Fee. This separate report will be brought forward for Council consideration at a future date.

RCMP Comments

RCMP staff reviewed the overall facility security measures and protocols for the proposed medical marihuana production facility on the subject site and are satisfied that the proponent's security proposal meets the RCMP's standards for this type of facility operation.

Richmond Fire Rescue

To address fire, life and safety issues as required in Fire Protection and Life Safety Bylaw 8306, a fire safety plan is required to be approved by Richmond Fire Rescue staff prior to completing the building permit. The following are requirements and components to be included in the fire safety plan:

- Prepared by an appropriate fire safety consultant, with supporting information from a building code consultant where deemed necessary.
- Demonstrate compliance with applicable *BC Building Code*, *BC Fire Code*, Building Regulation Bylaw 7230 and other applicable federal, provincial and municipal regulations.
- Emergency procedures to be used in case of fire.
- Training and appointment of designated supervisory staff to carry out fire safety duties.
- Documents showing the type, location and operation of fire emergency system(s).
- The scheduling and holding of fire drills, supported with documentation.
- The control of fire hazards.
- Inspection and maintenance of facilities for the safety of the building's occupants.

Building Approvals

If rezoning approval is granted to permit a medical marihuana production facility on the site and in accordance with Building Regulation Bylaw 7230, submission of a building permit is required to undertake tenant improvement works and modifications to the building and to address the change of use in the building.

Analysis and Examination of IssuesFacility Security Provisions

Health Canada requires medical marihuana production and/or research and development facilities to be contained in a fully secured building. Facility security requirements are identified in the Health Canada's MMPR and *Directive on Physical Security Requirements for Controlled Substances*. Through the licensing application with Health Canada, an applicant must demonstrate how a proposed facility will meet and/or exceed Federal regulations and the specific security measures to be implemented. Health Canada approval to become a licensed producer will not occur until they are satisfied that the proposed security measures comply with the Federal regulations and are fully implemented (confirmed through on-site inspections undertaken by Health Canada staff). Health Canada has also confirmed that licensed production facilities will be inspected annually to ensure security measures remain.

The security measures included for the proposed medical marihuana production facility on the subject site involve multiple, overlapping layers of physical measures and active/electronic surveillance. RCMP staff have reviewed the proposed security measures and are satisfied that the proponent's security proposal meets the RCMP's standards for this type of facility operation.

Mitigating Impacts to the Surrounding Area

Minimal impacts to the surrounding businesses and industrial operations are anticipated. The proponent has outlined that the operations of the proposed medical marihuana production facility will be fully contained in the existing secured facility.

The proponent's building engineer consultant has confirmed that all heating, ventilation and air conditioning (HVAC) equipment to be installed on the proposed facility will comply with the provisions of the City's Noise Regulation Bylaw 8856. Furthermore, the proponent's consultant has also noted that the HVAC system is designed to filter all air exhausted from and drawn into the facility through a series of charcoal filters and that no odour outside of the facility is anticipated.

Health Canada – Confirmation of Approval

The proponent submitted an application to Health Canada to become a licensed producer under the MMPR in August 2013. Health Canada is currently reviewing the application. To ensure that rezoning approval is not granted to allow a medical marihuana production facility in advance of approval from Health Canada, a rezoning consideration is included in this report to receive confirmation of license approval by Health Canada under the MMPR (**Attachment 5**).

Financial Considerations – Tax Assessment

In November 2013, the BC Assessment Authority (BCAA) provided clarification that a Health Canada licensed medical marihuana production facility will qualify for farm classification for property tax purposes. A property owner must submit an application for a farm class review to determine eligibility.

A property obtaining farm class status through the BCAA for portions of the property under this classification would result in a decrease in assessed value and a reduction in the amount of municipal taxes collected for the subject property. It is anticipated that a medical marihuana production facility that is located in a designated industrial area will require typical access to City infrastructure and potentially result in increased service demand for City services (i.e., police, fire and community safety resources). This would shift the tax burden of providing these services to other tax payers if the site was granted farm class status.

The proponent has identified that they do not intend to apply to BCAA for farm classification and they intend to pay the property taxes based on the current assessment classification. The subject site is currently classified as Class 6 – Business/Other. To secure this approach, a legal agreement will be required that identifies the property owner will not apply to the BCAA to obtain farm class status on the subject site and will pay City taxes in keeping with the applicable tax rate based on the current classification for the property by the BCAA. This legal agreement will be secured as a rezoning consideration.

Change of Use and Remediation of Building

If the rezoning application is approved, the existing building will contain a number of specific building improvements and systems to support the operation of a medical marihuana production facility. If at any time in the future, the medical marihuana production facility ceases operations on the subject site, the remediation of the building to ensure health and safety standards remains a priority so that it can be used/occupied by other tenants in accordance with zoning. Therefore,

staff recommend that a legal agreement be registered on the subject site (as a rezoning consideration) that will:

- Place notice on title of the subject property that the site and building has been used as a medical marihuana production facility.
- Upon cessation of the use of the facility as a medical marihuana production facility, require the business operator of the medical marihuana production facility to:
 - Engage an appropriate professional consultant to assess the building and all supporting mechanical, electrical, plumbing and HVAC systems and make recommendations to remediate the building and site to address any environmental health, building safety and other issues as determined by the professional consultant;
 - Undertake all necessary works to fully remediate the building and site; and
 - Submit verification from the professional consultant that the building and site has been remediated to the satisfaction of the professional consultant and to inform any potential purchasers of the subject site of this remediation.
- The City will not process any subsequent permit or license applications on the subject site until the City receives confirmation that the required assessment of the building has been completed by a professional consultant and that all recommended remediation works have been completed to the professional consultant's satisfaction.

Financial Impact or Economic Impact

None anticipated.

Conclusion

The rezoning proposal is for a Health Canada licensed medical marihuana production facility on the subject site to enable the growing, production and cultivation of medical marihuana and supporting activities that include research and development functions, product processing, storage, packaging, shipping/distribution and administrative offices. Overall, the proposal is consistent with the existing 2041 OCP Mixed Employment land use designation and all community safety and technical issues surrounding the proposed facility have been addressed.

In conjunction with the rezoning application for the subject site, staff are recommending amendments to the 2041 Official Community Plan to strategically manage Health Canada licensed medical marihuana production and/or research and development facilities City-wide and includes policies to ensure community safety and minimize any negative impacts to the surrounding area and community. The proposed rezoning complies with the proposed amendments to the 2041 OCP.

On this basis, staff recommend that Richmond 2041 Official Community Plan Bylaw 9100, Amendment Bylaw 9110 be introduced and given first reading. It is further recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, be introduced and given first reading.



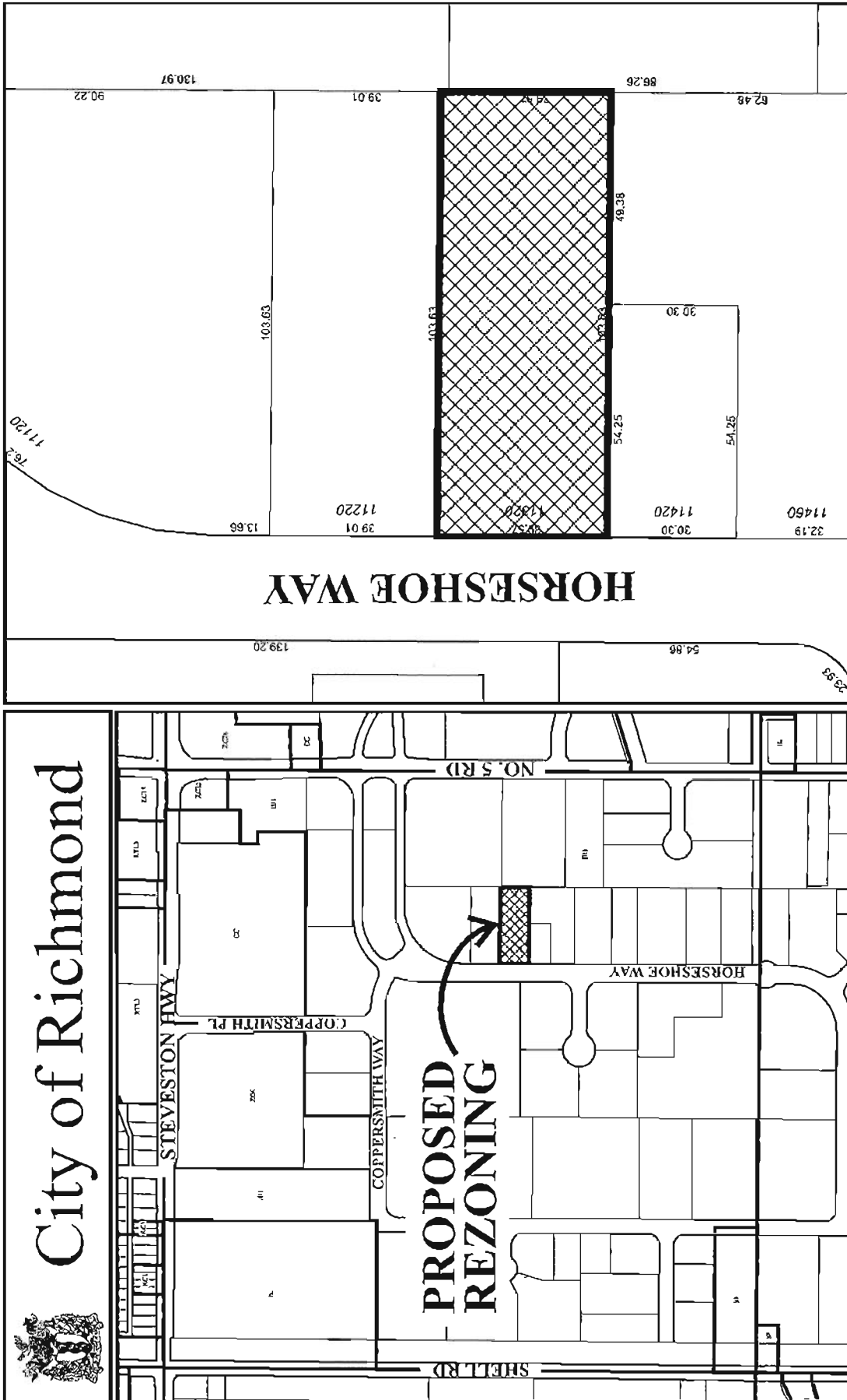
Terry Crowe
Manager, Policy Planning



Kevin Eng
Planner 2

KE:cas

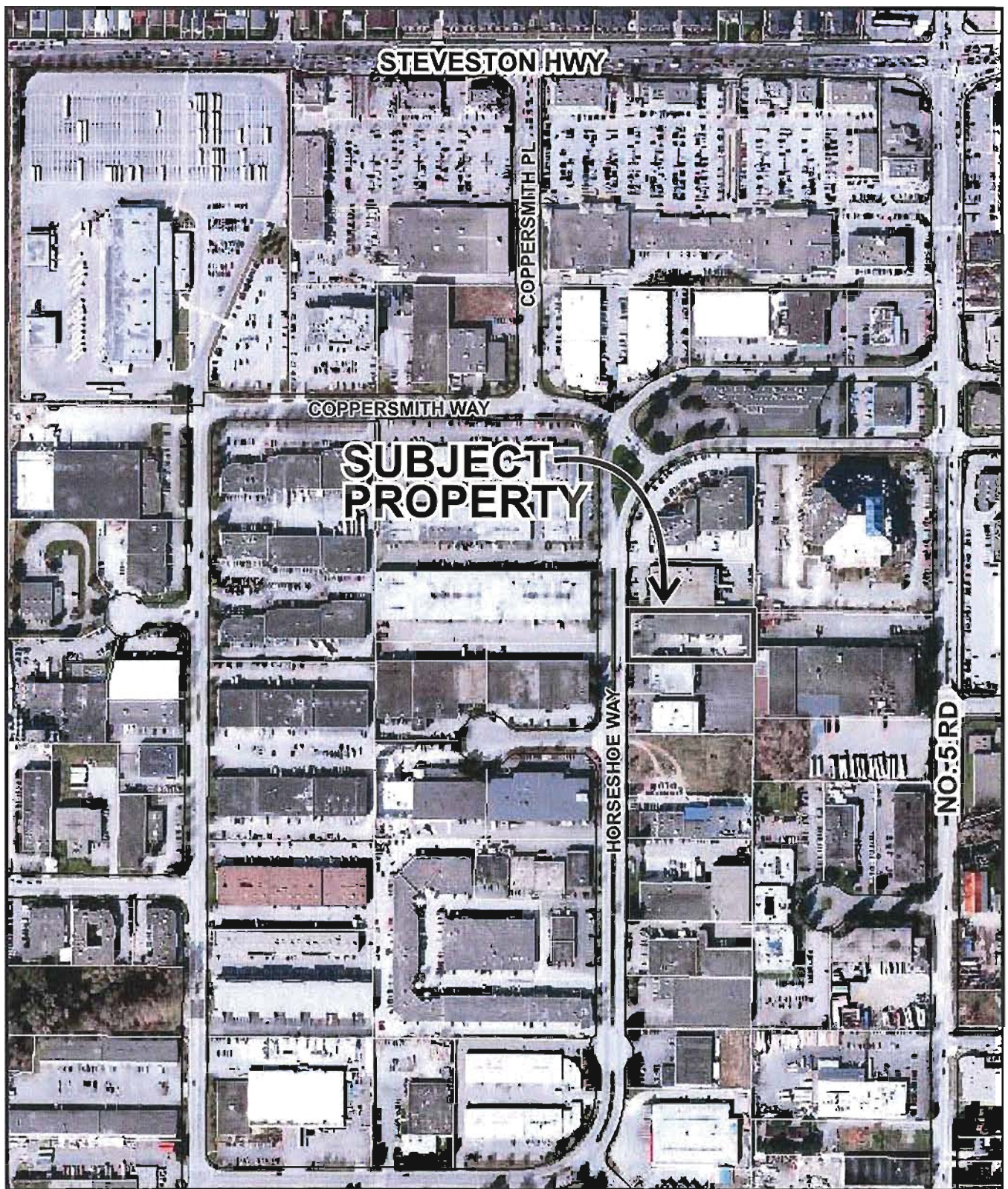
- Attachment 1: Location Map
- Attachment 2: General Site Plan and Floor Area Breakdown
- Attachment 3: Development Application Data Sheet
- Attachment 4: Public Correspondence
- Attachment 5: Rezoning Considerations Concurrence



Original Date: 07/02/13
 Revision Date:
 Note: Dimensions are in METRES

RZ 13-639815





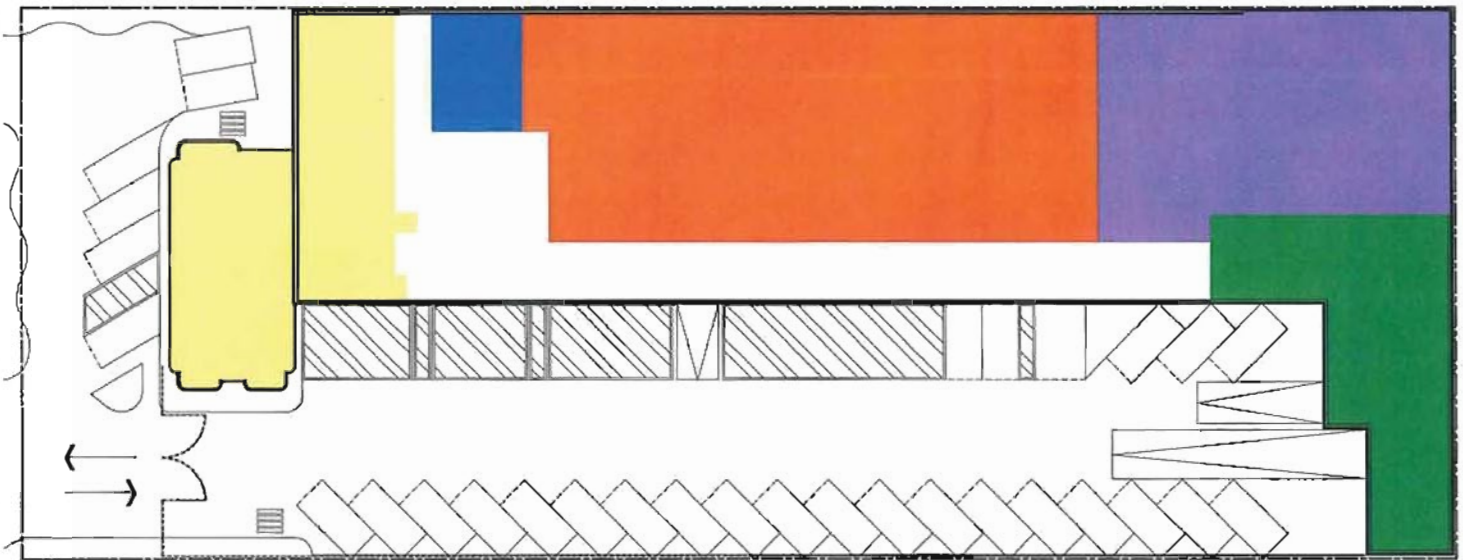
RZ 13-639815

Original Date: 07/02/13

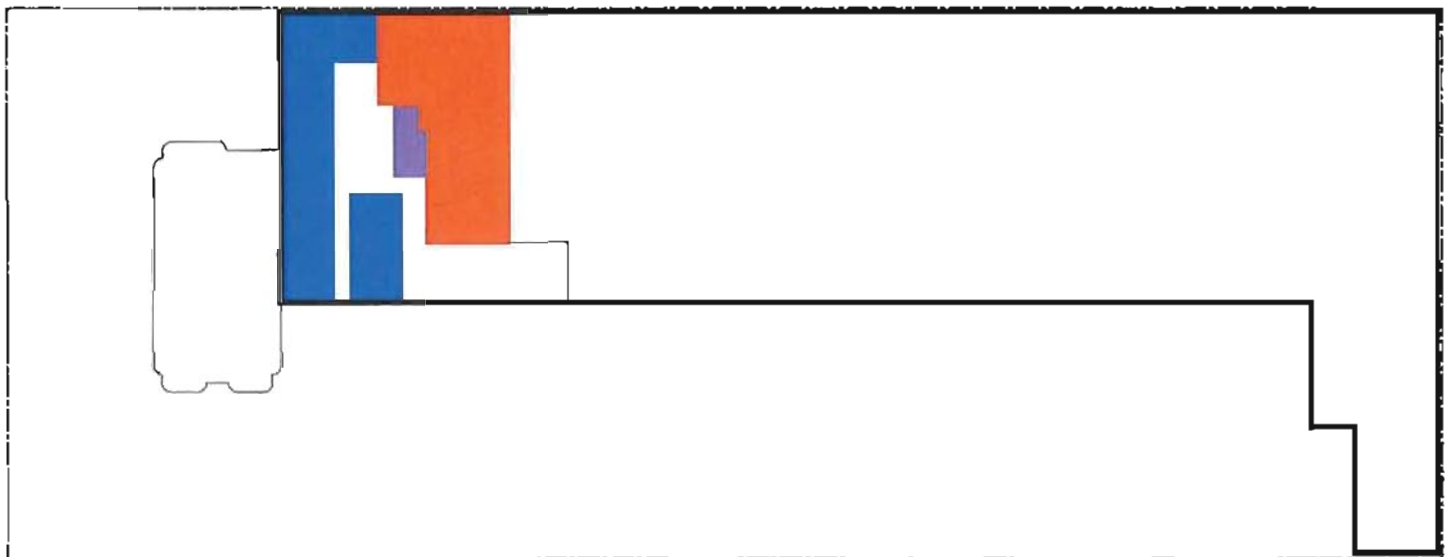
Amended Date:

Note: Dimensions are in METRES

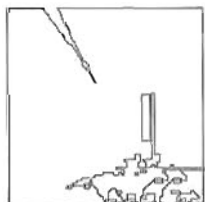
- 1. GROWING/PRODUCTION = 8497 sf
- 2. R&D ACTIVITIES = 1840 sf
- 3. SUPPORTING OFFICE & ADMIN = 3204 sf
- 4. PROCESSING/DRYING/STORAGE = 4257 sf
- 5. SHIPPING/DISTRIBUTION/PACKAGING = 2546 sf
- 6. CIRCULATION = 5039 sf



1 MAIN LEVEL FLOOR PLAN
A1.0 SCALE: NTS
HORSESHOE



2 UPPER LEVEL FLOOR PLAN
A1.0 SCALE: NTS
HORSESHOE



AZUREAN ARCHITECTURE INC.
ARCHITECTS SINCE 1977
3-1000 Hudson Street Vancouver V6H 3A5 Canada
+1 (604) 752-1987 info@azurean.com

OWNER:

1348 Productions
11320 Horseshoe Way
Richmond, B.C.

REVISION/ISSUE DATE:

05 JAN 2014 Issue for Rezoning

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and, 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification and/or correction.

PROJECT:

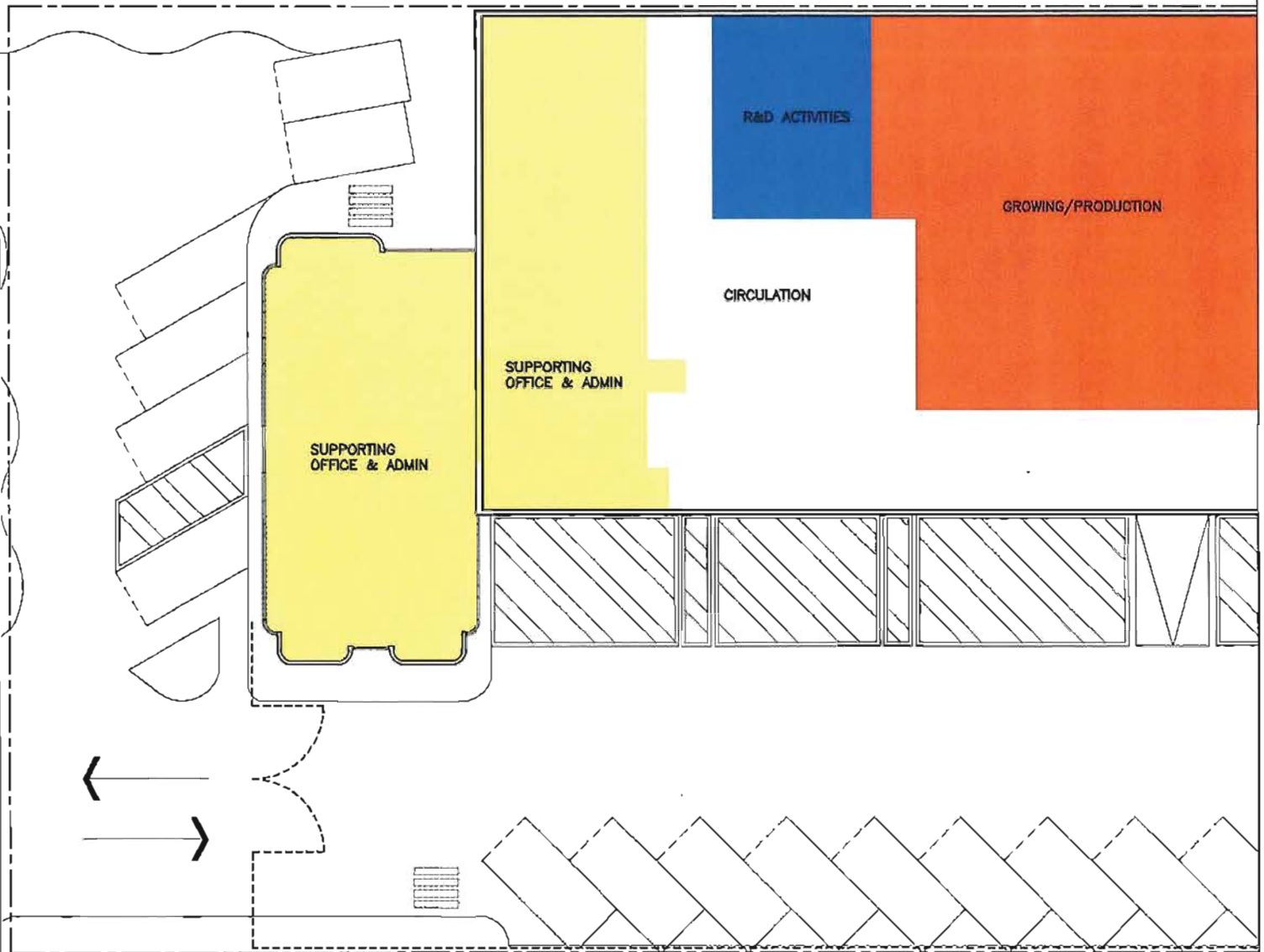
Proposed MediJean
Licensed Medical
Marijuana
Production Facility

11320 Horseshoe Way
Richmond, BC

Areas - Upper Flr

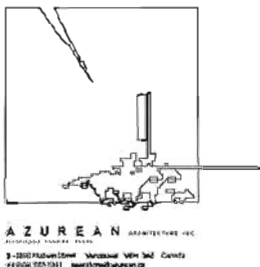
A1.0b

- 1. GROWING/PRODUCTION = 8497 sf
- 2. R&D ACTIVITIES = 1840 sf
- 3. SUPPORTING OFFICE & ADMIN = 3204 sf
- 4. PROCESSING/DRYING/STORAGE = 4257 sf
- 5. SHIPPING/DISTRIBUTION/PACKAGING = 2548 sf
- 6. CIRCULATION = 5039 sf



1 MAIN LEVEL FLOOR PLAN

A2.0 SCALE: NTS
HORSESHOE



OWNER:
1348 Productions
11320 Horseshoe Way
Richmond, B.C.

REVISION/ISSUE DATE:
06 JAN 2014 Issue for Rezoning

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

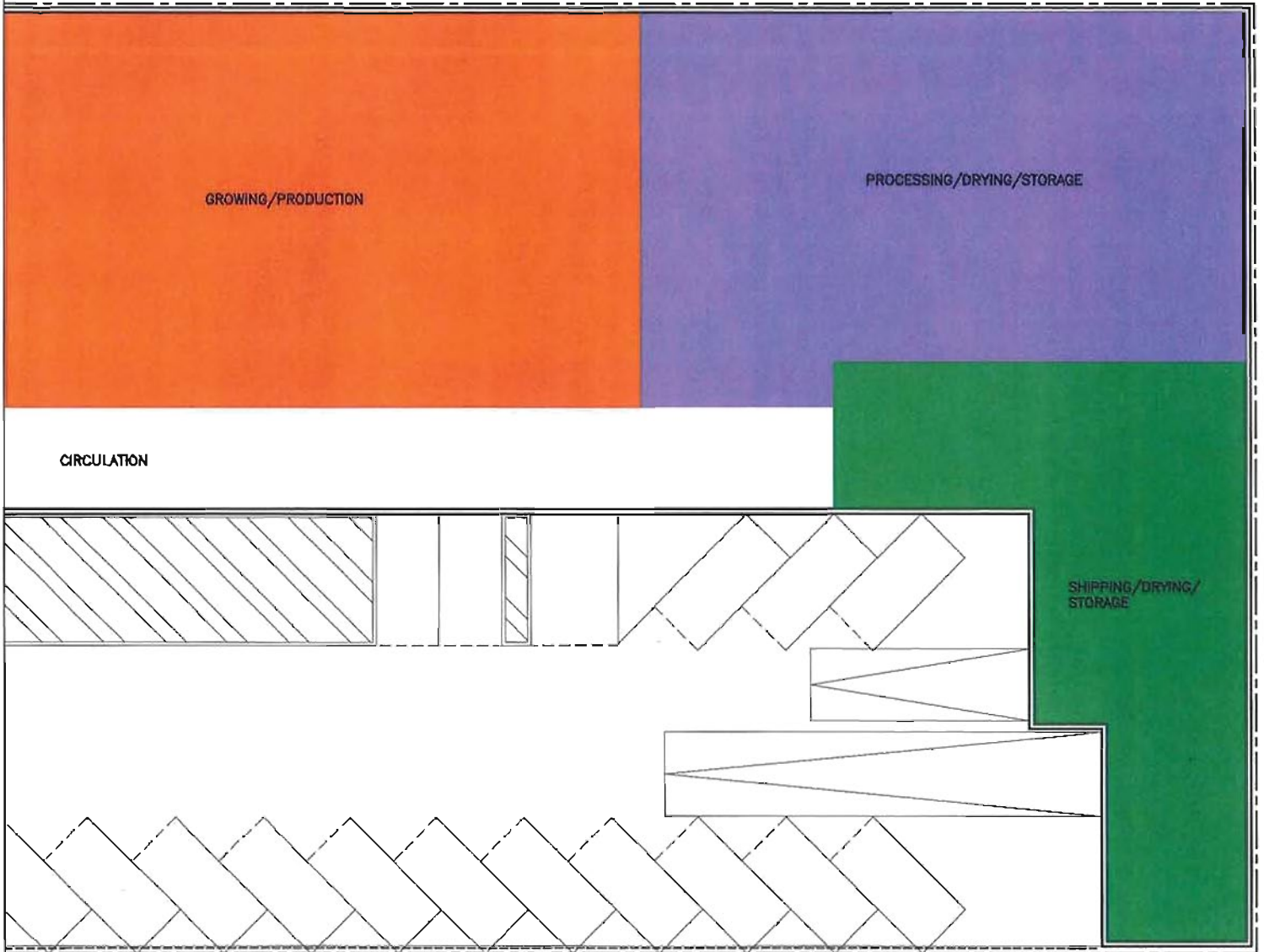
Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification.

CNCL-176

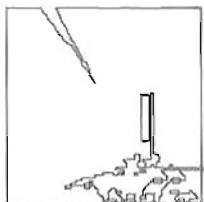
PROJECT:
**Proposed MediJean
Licensed Medical
Marijuana
Production Facility**
11320 Horseshoe Way
Richmond, BC

Areas - Main Floor
A2.0b

- 1. GROWING/PRODUCTION = 8497 sf
- 2. R&D ACTIVITIES = 1840 sf
- 3. SUPPORTING OFFICE & ADMIN = 3204 sf
- 4. PROCESSING/DRYING/STORAGE = 4257 sf
- 5. SHIPPING/DISTRIBUTION/PACKAGING = 2548 sf
- 6. CIRCULATION = 5039 sf



1
MAIN LEVEL FLOOR PLAN
 A3.0 SCALE: NTS
 HORSES+40E



AZUREAN ARCHITECTURE INC.
 3-3000 Hudson Street Vancouver V6H 3A5 Canada
 +1 (604) 762-1941 operations@azurean.ca

OWNER:

1348 Productions
 11320 Horseshoe Way
 Richmond, B.C.

REVISION/ISSUE DATE:

06 JAN 2014 Issue for Rezoning

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and, 2) the remaining Contract Documents. The Contractor shall bring these discrepancies to the attention of the Architect for clarification and resolution.

CNCL-177

PROJECT:

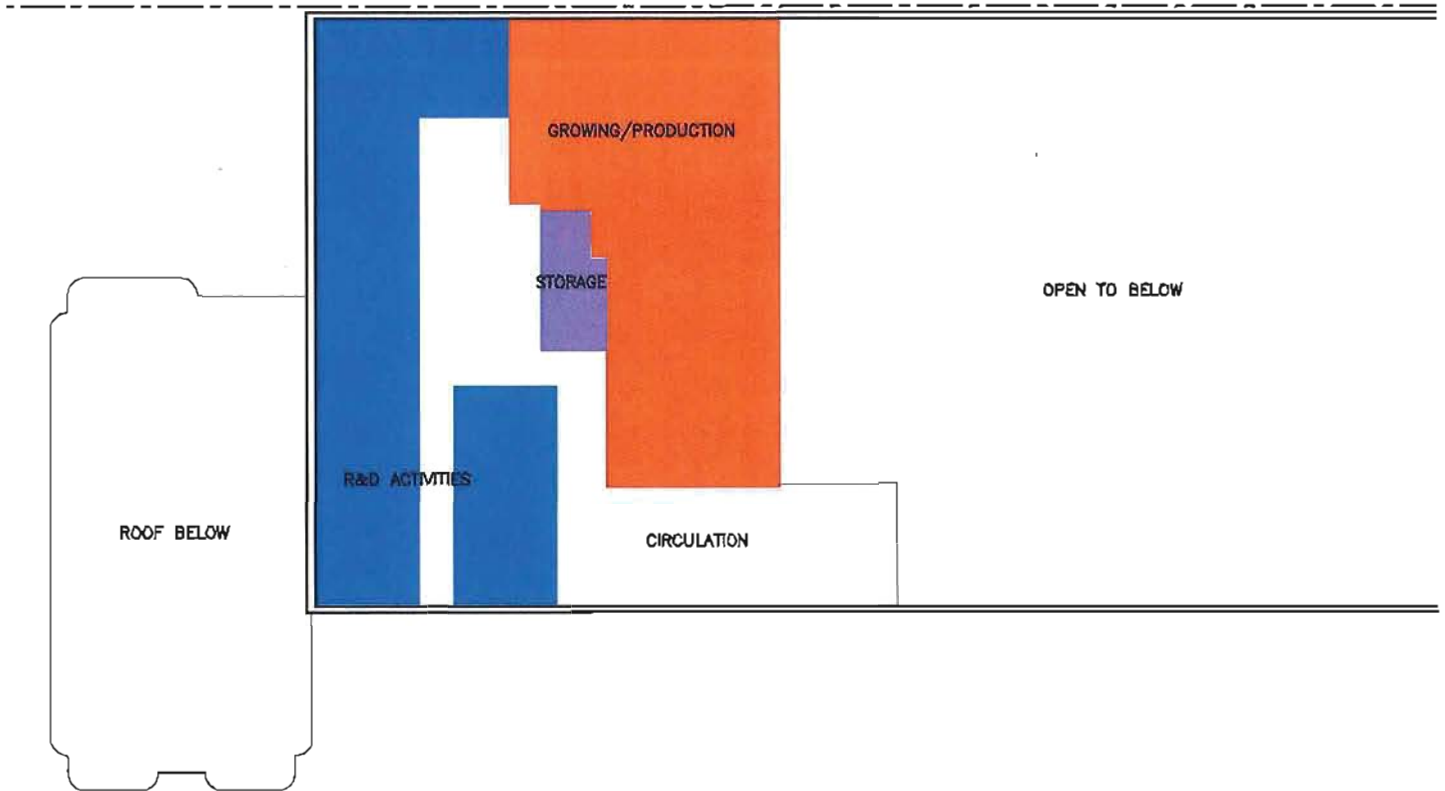
**Proposed MediJean
 Licensed Medical
 Marijuana
 Production Facility**

11320 Horseshoe Way
 Richmond, BC

Areas - Main Floor

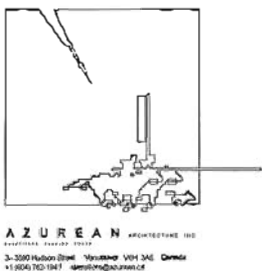
A3.0b

- 1. GROWING/PRODUCTION = 8497 sf
- 2. R&D ACTIVITIES = 1840 sf
- 3. SUPPORTING OFFICE & ADMIN = 3204 sf
- 4. PROCESSING/DRYING/STORAGE = 4257 sf
- 5. SHIPPING/DISTRIBUTION/PACKAGING = 2548 sf
- 6. CIRCULATION = 5039 sf



1 UPPER LEVEL FLOOR PLAN

A4.0 SCALE: 1/8" = 1'-0"
HORSESHOE



OWNER:

1348 Productions
11320 Horseshoe Way
Richmond, B.C.

REVISION/ISSUE DATE:

06 JAN 2014 Issue for Rezoning

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and, 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification and/or proceeding with the Work.

PROJECT:

Proposed MediJean
Licensed Medical
Marijuana
Production Facility

11320 Horseshoe Way
Richmond, BC

Areas - Upper Flr

A4.0b



RZ 13-639815

Attachment 3

Address: 11320 Horseshoe Way

Applicant: 1348 Productions Incorporated (MediJean)

	Existing	Proposed
Owner:	1348 Productions Incorporated	No Change
Site Size (m ²):	4,097 m ²	No Change
Land Uses:	Office, storage and research and development	Medical marihuana production facility including accessory research and development, processing, storage, shipping/distribution and administrative offices.
OCP Designation:	Mixed Employment	No change - complies
Zoning:	Industrial Business Park (IB1)	New Licensed Health Canada – Pharmaceutical Production (ZI11) zoning district

On Future Subdivided Lots	Proposed New Zoning District	Proposed	Variance
Floor Area Ratio:	Max. 1.0 FAR	0.59 FAR	none permitted
Lot Coverage – Building:	Max. 60%	50%	none
Setback – Front Yard (m):	Min. 3.0 m	10.5 m Min.	none
Height (m):	12 m	6.4 m	none
Off-street Parking Spaces – Total:	31	31	none

- On-Site Bicycle Parking Requirements – Seven Class 1 spaces; Eight Class 2 spaces
- On-Site Loading Space Requirements – 1 large size loading space and 2 medium size loading spaces are required. The large loading space can be used to accommodate 2 medium sized loading spaces if the medium sized spaces are placed front-to-back.

Other:

COPY

Mayor Malcolm Brodie
 City of Richmond
 Mayor's Office
 6911 No. 3 Road
 Richmond, British Columbia
 V6Y 2C1 Canada



January 21, 2014

Hand Delivered

Dear Mayor Brodie,

Happy New Year to you and your family. This year offers all of us a great opportunity to continue to make a positive difference in people's lives.

First, let me begin by thanking you for the professionalism and support MediJean has received from you, your colleagues and your staff at the city. Developing effective protocols to properly deal with the medical marijuana initiative is by no means a simple matter. You, along with the efforts of your colleagues and staff, have gone to great strides to work out a process that may well become a precedent for other municipalities across the country as they also strive to work out solutions for this new industry. In doing so, you are ensuring the protection of your constituents' best interests by giving the municipality the opportunity to evaluate the merits of every proposed business participant and every potential site. This is a smart, well thought out approach and we support you in these efforts.

We believe that this industry has the potential to offer great value to the community-at-large, and as we have stated from the beginning, it is our intention to develop and continue developing a long-term partnership with all stakeholders, including: the different levels of government, Law Enforcement professionals, Doctors, Nurses, patients, prospective patients and the entire community. MediJean has a clear vision: to be the gold standard by which all companies in this industry will be compared. We will not rest in our efforts to always ensure that:

- we are providing the best medicine for the patients who rely on us,
- we are doing our part to ensure the public is protected,
- we are contributing to the science and body of research to help all Canadians,
- we earn the right to be considered an important part of the community.

We chose the City of Richmond as the location for our headquarters because we recognized that this is a municipality that has a long history of working with pharmaceutical and technology companies. MediJean is a bio-pharmaceutical company and technology development company, and the R&D we are conducting is cutting edge in this field. We employ Ph.Ds and other specialists to ensure we are leading the industry, both in the research we are doing on cannabis medicine and the quality standards we employ in our processes. In fact, our goal is to consistently exceed the requirements of the Canadian Food and Drug Act and the quality standards established by the World Health Organization (W.H.O.).

One of the elements that distinguishes us from other approaches in this industry is the IT "eco-system" we have developed to make certain that our operation is fully auditable from seed to harvest to packaging to the courier delivering the finished product to the patient. This ecosystem is designed to protect the privacy of the patient and allow them to contribute their "non-personal" data to be used in on-going clinical trials. Through the R&D we are doing on the plant itself to the clinical trials we will be conducting, MediJean will be presenting the Canadian public



with an offering that is unlike any other and we are proud to be doing this from within the City of Richmond.

As you are aware, we have worked diligently with your staff to ensure our facility, which houses our headquarters is state-of-the-art; the laboratory, vault, IT eco-system, distribution components and grow technology exceed all of the City's requirements. As a result, we are well positioned to meet the demands of you and your constituents as we proceed through rezoning in the coming weeks. We are looking forward to the upcoming Planning Committee meeting and the subsequent Council meetings thereafter.

We have stated that it is clear to us that any medical marijuana facility that operates within the City of Richmond must be in an industrial area and must not impact the usable agricultural land, nor residents in residential zones. Furthermore, it is our belief that an industrial facility must exceed the expectations of Fire and Rescue, Hydro, and have no impact on the community in any noticeable shape or form. We also believe it is helpful to place any facility of this nature in close proximity to the RCMP to help fight against the stigma associated with the expiring regulations and therefore showing openness and transparency. We are serious about developing a strong and positive relationship with the Law Enforcement community, and continue to make efforts to invite the RCMP to tour our operations whenever they are available to do so; this invitation is also open to Fire and Rescue and, of course, yourself.

In addition to being open and transparent with our partners, we will be paying our taxes, unveiling corporate responsibility measures, and creating jobs. Currently we employ over 30 people directly and double that when you consider all of our sub-contractors; several of whom are local businesses. Add up all of the points I have already mentioned with the fact that to date our business investment tops over \$10 million and you see why we are and will continue to be considered leaders in this industry.

Health Canada has developed these new regulations for this industry and we have accepted the challenge of being leaders in it. We understand we were among the first to receive the R&D exemption that enabled us to grow marijuana for medical research and we are the only company that has taken the appropriate steps to educate the public on medical cannabis in general. For example, you can see some of our education efforts in action at our website <http://medicalmarijuana.medijean.com>.

Thank you again for your support. We are looking forward to continuing to develop this partnership. As part of that, I would welcome your call anytime at 604.277.2247. I look forward to establishing a closer relationship with you, perhaps over coffee or lunch on occasion. MediJean wants to be your partner and part of that is working together to ensure you have a full understanding of everything we are doing to enable you to inform your constituents when appropriate.

Yours sincerely,

Jean Chiasson,
Chief Executive Officer, MediJean

CC: Council, City of Richmond
George Duncan, Chief Administrative Officer, City of Richmond



Joe Erceg, Deputy CAO and GM Planning and Development, City of Richmond
Wayne Craig, Director of Development, City of Richmond
Terry Crowe, Manager, Policy Planning Division, City of Richmond
Kevin Eng, Planner, Policy Planning Division, City of Richmond
Anton Mattadeen, Chief Strategy Officer, MediJean
Deb Salahor, Program Manager, MediJean
Justin Ferguson, VP Business Development, Pathway Group

COLIN LEECH-PORTER M.D., F.R.C.P. (Canada)

#7 – 3596 West 27th Avenue
Vancouver, BC, V6S 1P8, Canada
TEL. 604-737-0600, FAX 604-737-1671
E-mail: colinlp@shaw.ca

November 9, 2013

Re: "MediJean"

To whom it may concern:

I, Colin Leech-Porter, am a psychiatrist practising in Vancouver, BC.

Over the past year I have done consultations on many patients who were referred to me by their family doctor or a walk-in clinic doctor, but whose coming to me was initiated by their contact with MediJean.

The patients whom I have seen have come with a variety of problems and have told me very clearly that they have benefitted from the use of marijuana. Their marijuana use is primarily through various oral forms which include teas, butters, cookies, juicing and occasionally I have approved vaporization as well.

I have seen patients with a variety of problems including everything from systemic disease such as Multiple Sclerosis, to people who have become paraplegic or have been in various accidents which have left them with continued pain. I have also seen patients whose primary problems are mild depression or anxiety and insomnia.

I have also seen a number of patients who have had problems with prescribed drugs and/or buying street drugs, which include everything from opiates through crack and cocaine, heroin, alcohol, etc. They have told me that they have reduced their consumption of prescribed or illicit medication by the use of marijuana.

I have been impressed with the way in which MediJean (the company) have done business. I have visited their lab and have seen their security and production, besides discussing how they intend to deal with the necessary research with respect to marijuana.

The people at MediJean have discussed the number of varieties of marijuana there are. I have seen how they propose to do research and get feedback from the various prescribing doctors.

Among the various strains of marijuana that are available, there are a number of characteristics which would lead one to prescribe a different variety for a different condition. I think that both the geneticist and other staff at MediJean have a good understanding of what may work well and they are going through the process of setting up computer programs that will assess and collate that data.

The staff at MediJean are addressing the concerns that health care professionals, practitioners and patients may have. They are working towards establishing a research protocol which will aid practitioners in prescribing for their patients.

2.../

November 9, 2013

Re: MediJean

Page 2

I expect to be involved on an advisory basis within the MediJean Corporation and look forward to working with them.

It is my opinion that MediJean Corporation is operating in a very professional way and we can expect some very exemplary research to come from the company which will help practitioners in the prescription of the various forms of marijuana.

Yours truly,

A handwritten signature in cursive script, appearing to read "C. Leech-Porter".

C. Leech-Porter, M.D.

CL-P/mgl

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

January 17, 2014

Dear Mayor and Council,

I am an active middle aged woman, a wife and mother. Ten years ago I was diagnosed with Multiple Sclerosis. With this particular disease, I suffer from neuropathic pain, the disfunction of my nerve endings results in the sensation of electrical shock "jolts" throughout my body. These jolts wake me up during sleep and keep me awake, therefore, it has become common for me to have sleeps of merely 3 to 5 hours each night. This has become my normal circumstance, and after several years it has become exhausting. Exhausting... not to mention that the lack of quality sleep is exacerbating other health issues and the complications of MS.

For the past couple years I have accepted the medical attention of specialists who were helping me under the existing Health Canada medical marijuana program and who are now a part of MediJean and I trust their expertise. The results speak for themselves.

Since engaging the specialists who are now with MediJean and beginning their treatments I have experienced a very significant decline in pain at my nerve endings, the electrical shocks during sleep have disappeared. I am now able to stand more comfortably and am sleeping through the night, 7 to 10 hours undisturbed....I feel like a new person. I'm sure my family is noticing the difference.

It is imperative that I am able to continue my treatment under the new Health Canada program and a major part of that is working with a provider that I trust. For me, these are the specialists at MediJean. In my opinion, there are a number of "medical pretenders" out there but MediJean is distinguished by it's professionalism, and they are the specialists that I feel comfortable trusting my health to.

Linda Lachappelle
Vancouver, BC

MediJean
11320 Horseshoe Way
Richmond, BC V7A 4V5

November 09, 2013

Dear MediJean,

I anxiously await your completion of Health Canada requirements and getting your facility operational. I have had the pleasure of working with members of your team through the expiring Health Canada program and appreciate the professionalism and care they took to work with me to find a solution that helped my health. Being somebody who requires this medicine is frankly scary; since quality assurance is so important, it is imperative to be able to trust your producer. I was relieved to find out that you will be starting a company under the new Health Canada program and when I read about your focus on R&D and Quality Assurance it made me extremely happy - you guys actually seem to understand.

I have had two back reconstruction surgeries in the last two years and also have further spinal disease throughout my back, including narrowed foramina in 6 areas, conjoined vertebrae and severe arthritis.

Medical marijuana has eased the muscle spasms surrounding the surgical area, thus eliminating pain, enabling me to exercise or do household chores. It also eliminated my persistent nausea related to my back condition and eases the discomfort of arthritis in my neck. Medical marijuana has been able to target the areas where I need help and otherwise leave me able to function quite well.

Throughout my life I have tried every type of pain medication possible and medical marijuana is the only one that works on so many levels.

Thank you for your help under the old program. For my health, I really need you to be successful with the startup of MediJean.

Warmest Regards,
Marion Parker

MediJean
11320 Horseshoe Way
Richmond, BC V7A 4V5

November 14, 2013

Dear MediJean,

I currently suffer from severe Irritable Bowel Syndrome, severe depression and anxiety.

It had been recommended to me that I try medical marijuana as a possible solution to my problems. I was skeptical because of the stigma that surrounds this medicine. However, after doing research and talking to professionals I decided it was worth a try. The results have been tremendous. Medical marijuana has completely changed my life, made me functional in a way that I never thought was possible.

As with any pharmaceutical medication, you don't simply take a shot in the dark and trust a certain medicine to treat your ailments. I need you to get your Health Canada approval and get your facility operational. I have reviewed your approach and it is clear you are the leaders in the industry. Your recognition of the quality assurance component and the efforts you are taking to show what a credible company looks like are a relief to me.

Life is not life without being able to enjoy the company and life events of loved ones. Without the medical marijuana I am not able to live my life to the fullest.

Thanks for being a credible company in this emerging industry.

Sincerely,

Sylvia Boyd



Rezoning Considerations

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

Address: 11320 Horseshoe Way

File No.: RZ 13-639815

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
3. Submission of documentation, to the satisfaction of the Director of Development, confirming approval/issuance of the appropriate license from Health Canada through the Marihuana for Medical Purposes Regulations (MMPR) to undertake medical marihuana production by the proponent on the subject site. The proponent/applicant also will provide any necessary authorizations/consent for the City to contact Health Canada to obtain information on the status of the license.
4. Registration of a legal agreement on title ensuring that the property owner will not apply to the BC Assessment Authority (BCAA) to obtain farm class status on the subject site and will pay City taxes in keeping with the applicable tax rate based on the current subject site's land classification by the BCAA (Class 6 – Business/Other).
5. Registration of a legal agreement on title that will:
 - a) Place notice on title of the subject property that the site and building has been used as a medical marihuana production facility.
 - b) Upon cessation of the use of the facility as a medical marihuana production facility, require the business operator of the medical marihuana production facility to:
 - Engage an appropriate professional consultant to assess the building and all supporting mechanical, electrical, plumbing and HVAC systems and make recommendations to remediate the building and site to address any environmental health, building safety and other issues as determined by the professional consultant;
 - Undertake all necessary works to fully remediate the building and site; and
 - Submit verification from the professional consultant that the building and site has been remediated to the satisfaction of the professional consultant to inform any potential purchasers of the subject site.
 - The City will not process any subsequent permit or license applications on the subject site until the City receives confirmation that the required assessment of the building has been completed by a professional consultant and that all recommended remediation works have been completed to the professional consultant's satisfaction.

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

1. Submission of a Fire Safety Plan to Richmond Fire Rescue staff for review and approval in accordance with Fire Protection and Life Safety Bylaw 8306 of which the following requirements will apply:
 - a) Prepared by an appropriate fire safety consultant, with supporting information from a building code consultant where deemed necessary.
 - b) Demonstrate compliance with applicable BC Building Code, BC Fire Code, Building Regulation Bylaw 7230 and other applicable federal, provincial and municipal regulations.
 - c) Emergency procedures to be used in case of fire.
 - d) Training and appointment of designated supervisory staff to carry out fire safety duties.
 - e) Documents showing the type, location and operation of fire emergency system(s).
 - f) The holding of fire drills, with appropriate documentation.
 - g) The control of fire hazards.

- h) Inspection and maintenance of facilities for the safety of the building's occupants.
- i) Richmond Fire Rescue must approve the fire safety plan prior final inspection occurring for the Building Permit on the subject site.
2. Completion of a City work order to design and construct a 1.5 m wide asphalt pathway along the subject site's frontage and contained within the existing road dedication (Horseshoe Way).
 - a) An engineered design is required to be submitted by the applicant's consulting engineer for review and approval by City staff.
 - b) Based on the approved design, the City will complete a cost estimate of all works to be completed and the developer/proponent will submit a deposit to the City for the estimated amount to complete all of the works (based on the amount of the cost estimate) for City staff to complete all works based on the approved design.
 - c) All works will be at the sole cost of the developer/proponent, including any costs that exceed the original cost estimate and deposit amount submitted to the City.
3. New connections to the City's storm and sanitary sewer system where the existing "pot to pot" service hook-up is to be abandoned/removed and the new service is to be connected directly to the City's storm and sanitary sewer system. A new water service is required to replace the existing 35 year old connection. Fire flow calculations are also required to be submitted and confirmed by the applicant's engineering consultant to confirm there is adequate flow.
4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

- Signed Copy on File -

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9109 (RZ 13-639815)
11320 Horseshoe Way**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following zone into Section 23 – Site Specific Industrial Zones:

“23.11 **Licensed Health Canada Pharmaceutical Production (ZI11)**

23.11.1 **Purpose**

The zone provides for a range of **general industrial uses** and stand alone **offices**, with a limited range of compatible uses. The zone also allows for **medical marihuana production facility** and **medical marihuana research and development facility**.

23.11.2 **Permitted Uses**

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- broadcasting studio
- child care
- commercial storage
- commercial vehicle parking and storage
- contractor service
- education, commercial
- emergency service
- government service
- health service, minor
- industrial, general
- library and exhibit
- manufacturing, custom indoor
- medical marihuana production facility
- medical marihuana research and development facility
- office
- recreation, indoor

- **recycling depot**
- **recycling drop-off**
- **restaurant**
- **utility, minor**
- **vehicle body repair or paint shop**
- **vehicle repair**

23.11.3 **Secondary Uses**

- **residential security/operator unit**

23.11.4 **Permitted Density**

1. The maximum **floor area ratio** is 1.0.

23.11.5 **Permitted Lot Coverage**

1. The maximum **lot coverage** is 60% for **buildings**.

23.11.6 **Yards & Setbacks**

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on adjacent and/or abutting developments.
2. There is no minimum **interior side yard** or **rear yard**.

23.11.7 **Permitted Heights**

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

23.11.8 **Subdivision Provisions and Minimum Lot Size**

1. There is no minimum **lot width**, except for an **animal shelter** which must have a minimum **lot width** of 60.0 m.
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except for an **animal shelter** which must have a minimum **lot area** of 2.0 ha.

23.11.9 Landscaping & Screening

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

23.11.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided in according to the standards set out in Section 7.0.

23.11.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
 2. A **building** used as a **medical marihuana production facility** and **medical marihuana research and development facility** must not contain any other permitted **uses** in the same **building** at any given time unless they are directly related to the **principal use** of a **medical marihuana production facility** or **medical marihuana research and development facility**.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**LICENSED HEALTH CANADA PHARMACEUTICAL PRODUCTION (ZI11)**”.

P.I.D. 003-865-924

Lot 46 Section 1 Block 3 North Range 6 West New Westminster District Plan 56980

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9109**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>B/C</i>
APPROVED by Director or Solicitor <i>al</i>



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9110
(Health Canada Licensed Medical Marihuana Production Facilities and
Medical Marihuana Research and Development Facilities)**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by adding the following text to Section 3.0 Connected Neighbourhoods with Special Places:

**“3.6.5 Health Canada Licensed Medical Marihuana Production, and
Research and Development Facilities**

OVERVIEW

In June 2013, Health Canada enacted the *Marihuana for Medical Purposes Regulations (MMPR)* to better manage the research, production and distribution of medical marihuana.

In December 2013, Council amended the Zoning Bylaw to not permit medical marihuana production facilities and medical marihuana research and development facilities in any zoning district City-wide, as they were a new land use, their potential impacts were unknown and it is desirable to prevent the unnecessary proliferation of facilities. Over time, if Council receives requests to approve medical marihuana production facilities and medical marihuana research and development facilities, to protect the City's interests, Council may consider such proposed facilities, on a case-by-case review basis, subject to meeting rigorous social, community safety, land use, transportation, infrastructure, environmental and financial planning, zoning and other City policies and requirements. This section establishes the policies and requirements, by which such proposed facilities may be considered and, if deemed appropriate, approved.

TERMS

In this section, the following terms apply:

- “Medical Marihuana Production Facility” - means a facility for the growing and production of medical marihuana in a fully enclosed building as licensed and lawfully sanctioned under Health Canada’s *Marihuana for Medical Purposes Regulations* (as amended from time to time), including the necessary supporting accessory uses related to processing, testing, research and development, packaging, storage, distribution and office functions that are directly related to and in support of growing and cultivation activities.

- “Medical Marihuana Research and Development Facility” – means a facility for the research and development of medical marihuana only in a fully enclosed building as lawfully sanctioned by Health Canada under the Controlled Drugs and Substances Act (as amended from time to time).

OBJECTIVE 1

Protect the City's social, economic, land use and environmental interests when considering proposed medical marihuana production facilities and medical marihuana research and development facilities by preventing their unnecessary proliferation, avoiding long term negative effects, and ensuring minimal City costs.

POLICIES

- a) Limit medical marihuana production facilities and medical marihuana research and development facilities, through the rezoning process, to one facility in an OCP designated Mixed Employment or Industrial area. Any future proposals for a medical marihuana production facility or a medical marihuana research and development facility may be considered on a case-by-case basis and may require additional OCP amendments.
- b) A medical marihuana production facility must:
 - i. Be located in a standalone building, which does not contain any other businesses;
 - ii. Have frontage on an existing, opened and constructed City road, to address infrastructure servicing and emergency response requirements;
 - iii. Avoid negatively affecting sensitive land uses (e.g., residential, school, park, community institutional); and
 - iv. Not emit any offensive odors, emissions and lighting to minimize negative health and nuisance impacts on surrounding areas.
- c) Medical marihuana production facility applicants shall engage qualified professional consultants to prepare required studies and plans through the City's regulatory processes (e.g., rezoning, development permit, building permit, other).
- d) Medical marihuana production facility applicants shall ensure that proposals address the following matters, through the City's regulatory processes (e.g., rezoning, development permit, building permit, other):
 - i. Compliance with City social, community safety, land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions) financial and other policies and requirements;
 - ii. Compliance with all federal, provincial and regional (e.g., Metro Vancouver) policies and requirements;
 - iii. Compliance with the City Building Regulation Bylaw, Fire Protection and Life Safety Bylaw, Noise Regulation Bylaw, Business License Bylaw, Business Regulation Bylaw and other related, applicable City Bylaws; and
 - iv. Compliance with the current BC Building Code, BC Fire Code, BC Fire Services Act, BC Electrical Code, and other related codes and standards.

- e) The applicant/owner of a Health Canada licensed and City approved medical marihuana production facility shall be responsible for full remediation of the facility should it cease operations or upon closure of the facility.
- f) Consultation with stakeholders on a proposed medical marihuana production facility shall be undertaken as deemed necessary based on the context specific to each proposal."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9110"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 2px;"> CITY OF RICHMOND APPROVED by <i>KE</i> APPROVED by Manager or Solicitor <i>TC</i> </div>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: January 24, 2014

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

File: 12-8060-20-
009099/Vol 01

Re: Amendment Bylaws for Water and Sewer

Staff Recommendation

That

- a) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 9099 be introduced and given first, second, and third readings; and
- b) Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9101 be introduced and given first, second, and third readings.

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

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Sewerage & Drainage	<input checked="" type="checkbox"/>	
Water Services	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Waterworks and Water Rates Bylaw No. 5637 (the “Water Bylaw”) and Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551 (the “Sewer Bylaw”) govern the use of and access to the City’s water distribution system and drainage and sewer system, respectively. Updates to the bylaw are required periodically to address new or emerging issues.

Analysis

The following is a description of the recommended changes to the Water Bylaw, as proposed with Amendment Bylaw No. 9099 (Attachment 1), and the Sewer Bylaw, as proposed with Amendment Bylaw No. 9101 (Attachment 2).

Water Bylaw Amendments

Mandatory Water Metering for Single-Family Dwellings

Starting in 2014, unmetered single-family dwellings will receive mandatory water meters through the Universal Single-Family Water Meter Program. Other single-family metering programs (volunteer, watermain construction, water service maintenance, building permit applications valued at over \$75,000) will continue in parallel with the new universal program. The proposed Water Bylaw amendment includes the requirement for all single-family dwellings to be metered.

Metered Water Charge Guarantee

The current Water Bylaw provides a first-year guarantee to single-family properties where, if a customer’s metered water charge is substantially higher than the flat water charge over the first 12 months, they would be eligible to receive a credit for the difference. The proposed Water Bylaw amendment extends the eligibility criteria to single-family properties with water meters installed through the Universal Single-Family Water Meter Program.

Toilet Rebate Requirements

The proposed Water Bylaw amendment includes the addition of WaterSense as an accepted toilet performance certification. WaterSense, which is a US Environmental Protection Agency (EPA) Program, ensures that products conform to water efficiency specifications.

The proposed bylaw amendment also revises the date-of-construction requirement for the dwelling submitting the toilet rebate application, in order to correspond with the last change in the BC Plumbing Code.

Reduced Rate for Water Leaks on Private Property

The current Water Bylaw provides a reduced rate for leaked water when a leak is promptly repaired by the property owner (within 96 hours). The reduced leak rate applies to a maximum of two consecutive billing quarters, where the water charge is determined based on average

historical usage at the regular rate, plus excessive usage at the leak rate. This fee adjustment occasionally results in hardship for the property owner, particularly when a leak is undetected until the meter is read, which could be up to three months later.

The proposed Water Bylaw amendment revises the fee adjustment by charging for consumption based only on average historical usage at the regular rate, for a maximum of two consecutive quarters. In addition, the proposed amendment expands the criteria from only underground leaks to all types of leaks, and increases the time for repairing the leak to 14 days.

Sewer Bylaw Amendments

Metered Sewer Charge Guarantee

Sewer is charged based on water consumption for properties with water meters. The proposed Sewer Bylaw amendment includes the same water meter charge guarantee as the proposed Water Bylaw amendment.

Reduced Rate for Water Leaks on Private Property

The current Sewer Bylaw provides monetary relief to properties that have leaks by charging a reduced rate when a leak is promptly repaired by the property owner. The proposed revision to the sewer fee adjustment charges for consumption based only on average historical usage at the regular rate, for a maximum of two consecutive quarters. In addition, the proposed amendment expands the criteria from only underground leaks to all types of leaks, and increases the time for repairing the leak to 14 days.

Drainage System Infrastructure Replacement Fee

The proposed Sewer Bylaw amendment revises the drainage system infrastructure replacement fee to \$133.68, to correspond with the amount presented to Council at the November 25, 2013 Regular Council Meeting.

Financial Impact

None.

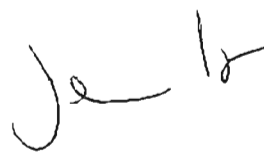
Conclusion

Amendment Bylaw No. 9099 proposes changes to Waterworks and Water Rates Bylaw No. 5637, and Amendment Bylaw No. 9101 proposes changes to the Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551. These amendment bylaws include mandatory water metering for single-family dwellings, extending the eligibility criteria for the metered charge guarantee to

meters installed through the universal program, a new accepted performance certification for toilet rebates, revised fee adjustment for leaks on private property, and revised drainage system infrastructure replacement fee.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(4075)



Jason Ho, P.Eng.
Project Engineer
(1281)

LB:jh



**Waterworks and Water Rates Bylaw No. 5637
Amendment Bylaw No. 9099**

The Council of the City of Richmond enacts as follows:

1. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended:

- (a) by deleting sections 13(d) and substituting the following:

- “(d) Every owner of a **one-family dwelling** or **two-family dwelling** which has a **water meter** installed:

- (i) pursuant to section 14(b) or section 22A of this bylaw; or

- (ii) as a consequence of a **City** infrastructure renewal program,

- will receive a credit to be applied to future water charges equal to the difference between the metered charges for the first 12 months of consumption subsequent to the initial meter reading for billing purposes and the amount that would have been payable on a flat rate basis, provided:

- (iii) the metered charges exceed the flat rate by more than \$10;

- (iv) the **property owner** submits a request for the credit to the **City** in writing within 15 months of the initial metered billing start date; and

- (v) there has been no change in ownership of the property.”

- (b) by deleting section 14 and substituting the following:

- “14. **Right to Substitute a Meter Service**

- (a) The **General Manager, Engineering & Public Works** shall have the right at any time to substitute a meter service in lieu of an ordinary service to any premises.

- (b) Commencing January 1, 2014, the **General Manager, Engineering & Public Works** shall establish a schedule for substituting a meter service in lieu of an ordinary service for all existing **one-family dwellings** in the **City** that do not have meter service, and the **City** will supply and install **water meters** at these **one-family dwellings** at no charge to the **property owner**.

- (c) For **water meters** installed pursuant to section 14(a) or (b), meter rates will be payable from the time such meter is installed notwithstanding that the **customer** may have paid in advance a flat rate for the current year which has not expired, but a rebate of part of such advance payment proportionate to the unexpired part of the current year shall be credited and allowed to the **customer's** meter rate account for such meter service."

(c) by deleting subsection 22B(a)(i) and substituting the following:

"(i) the **dwelling unit** was constructed prior to October 3, 2011;"

(d) by deleting subsection 22B(a)(iii) and substituting the following:

"(iii) the replacement toilet is approved by the Canadian Standards Association (CSA), the Canadian Uniform Plumbing Code (CUPC), the Warnock Hersey (WH) Mark or WaterSense; and"

(e) by deleting sections 25A and substituting the following:

"25A. Leaks

Notwithstanding section 25, in the case of a leak in the **customer's waterworks**, if:

- (a) the **General Manager, Engineering & Public Works** is satisfied that the **customer** did not know or could not reasonably have known about the leak; and
- (b) the **customer** repairs the leak to the satisfaction of the **General Manager, Engineering & Public Works** within 14 days of the **customer's** discovery of the leak,

the **City** will charge the **customer** in accordance with section 25B below for both the billing period in which the leak was discovered and the previous billing period.

25B. Leak Calculation

- (a) When a **customer** qualifies under section 25A above, the **City** will determine the average amount of water recorded by the **water meter** per billing period for the **customer's** property over the last twelve months, or if that information is unavailable, by using the average for all users with the same type of property (as categorized in Schedule B or C, as applicable) over the past 12 months (the "**average amount**").
- (b) If the amount recorded by the **water meter** for the billing period in which the leak was discovered is greater than the **average amount**, or if the amount recorded by the **water meter** for the previous billing period is greater than the **average amount**, the **customer** will pay, for both the billing period in which the leak was discovered and the previous billing

period, the regular rate per cubic metre (in Schedule B or C, as applicable) for all amounts recorded up to the **average amount**.”

- (c) Where the **General Manager, Engineering & Public Works** is satisfied that a **customer** was not notified of a leak until more than 30 days after the **City** became aware of the leak, the **customer** will pay the regular rate per cubic metre (in Schedule B or C, as applicable) for the period from the most recent billing until notification was provided, based on the **average amount** for that period.”

(f) by deleting the following from item 1 of Schedules B and C:

“Undetected leak rate per cubic meter (per section 25B of this bylaw) \$0.6996”

2. This Bylaw is cited as “**Waterworks And Water Rates Bylaw No. 5637, Amendment Bylaw No. 9099**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>JB</i>
APPROVED for legality by Solicitor <i>h</i>

MAYOR

CORPORATE OFFICER



Drainage, Dyke and Sanitary Sewer Bylaw No. 7551 Amendment Bylaw No. 9101

The Council of the City of Richmond enacts as follows:

1. The **Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended:

- (a) by deleting section 2.1.2 and substituting the following:

“2.1.2 Every **property owner** whose property has been connected to the **City drainage system** must pay the **drainage system** infrastructure replacement fee of \$133.68 per property for the period January 1 to December 31 of each year.”

- (b) by adding the following after section 2.1.2:

“2.1.3 Every owner of a **one-family dwelling** or **two-family dwelling** which has a water meter installed:

- (a) pursuant to the universal or voluntary water metering program under section 14(b) or 22A of the *Waterworks and Water Rates Bylaw No. 5637*; or

- (b) as a consequence of a **City** infrastructure renewal program,

will receive a credit to be applied to future sewer charges equal to the difference between the metered charges for the first 12 months of consumption subsequent to the initial meter reading for billing purposes and the amount that would have been payable on a flat rate basis, provided:

- (c) the metered charges exceed the flat rate by more than \$10;

- (d) the **property owner** submits a request for the credit to the **City** in writing within 15 months of the initial metered billing start date; and

- (e) there has been no change in ownership of the property.”

(c) by deleting section 2.3A and substituting the following:

“2.3A Leaks

2.3A.1 In the case of a leak in a **metered property**’s waterworks, if:

- (a) the **General Manager, Engineering and Public Works** is satisfied that the **property owner** did not know or could not reasonably have known about the leak; and
- (b) the **property owner** repairs the leak to the satisfaction of the **General Manager, Engineering and Public Works** within 14 days of the **property owner**’s discovery of the leak,

the **City** will determine and charge **sanitary sewer** user fees in accordance with section 2.3A.2 for both the billing period in which the leak was discovered and the previous billing period.

2.3A.2 The following applies if a **metered property** qualifies under section 2.3.A.1 above:

- (a) The **City** will determine the average amount of water recorded for the **metered property** per billing period for the last twelve months, and if that information is unavailable, by using the average for the same type of property over the past 12 months (the “**average amount**”).
- (b) If the amount of water recorded for the **metered property** for the billing period in which the leak was discovered is greater than the **average amount**, or if the amount recorded for the **metered property** for the previous billing period is greater than the **average amount**, the **property owner** will pay the regular **sanitary sewer** metered rate specified in Part 2 of Schedule B for all amounts recorded up to the **average amount**.”

(d) by deleting the following from item 2 of Schedule B:

“Underground leak rate per cubic metre of water exceeding average amount (as defined in Section 2.3A.2(a)):	\$ 0.8577”
---	------------

2. This Bylaw is cited as "Drainage, Dyke and Sanitary Sewer Bylaw No. 7551, Amendment Bylaw No. 9101".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. 53
APPROVED for legality by Solicitor M

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** January 22, 2014
From: John Irving, P.Eng. MPA **File:** 10-6340-20-
Director, Engineering P.11203/Vol 01
Re: Canadian National Railway Company Agreements with the City Related to
Railway Crossings for City Capital and Other Infrastructure Projects

Staff Recommendation

That:

1. the City enter into agreements related to railway crossings (including, without limitation, Crossing Agreements and Right of Entry Agreements) with Canadian National Railway Company from time to time as needed in connection with the construction and maintenance of current and future City capital and other infrastructure projects, and
2. the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to sign such agreements on behalf of the City.

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

Att. 1

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

Staff Report

Origin

The City maintains a network of approximately 650 km of roadways that serve the travel needs of Richmond's residents and businesses. As this network is upgraded to meet future needs, some of the upgraded roadways may encroach into land controlled by external agencies and require agreements with the relevant authorities.

The purpose of this report is to seek authorization for the Chief Administrative Officer and the General Manager, Engineering and Public Works to execute agreements related to railway crossings (including, without limitation, Crossing Agreements and Right of Entry Agreements) on behalf of the City with Canadian National Railway Company ("CN Rail") from time to time as needed in connection with the construction and maintenance of current and future City capital and other infrastructure projects.

Analysis

The Westminster Highway / Nelson Road widening project is being constructed to improve the traffic flow in the East Richmond area. As part of the project, two rail crossings will need to be upgraded and widened to match the new roadworks. These are located on Nelson Road south of Blundell Road and Westminster Highway east of No.9 Road.

These rail crossings are under the authority of CN Rail. CN requires the City to enter into written agreements prior to approving the upgrades to these crossings. Staff require Council approval to enter into the proposed agreements due to the indemnity and release clauses contained within them as indemnities represent unfunded contingent liability for the City and consequently require express Council authorization.

Financial Impact

The cost of the two identified rail crossings is included in Capital Projects 41263 (Nelson Road Improvements) and 41268 (Westminster Highway Improvements).

If the City is called upon its obligation to indemnify CN Rail for these or any other such agreements, then it is possible there could be costs payable by the City. Such costs cannot be quantified at this time.

Conclusion

Maintaining the City's road network is essential to ensuring the smooth flow of people and goods in Richmond. Periodic upgrades at highly congested areas will be required to reduce delays to traffic. Upgrades to rail crossings will be required in some locations as part of these road upgrades. To complete this work, the City will be required to enter into agreements related to railway crossings (including, without limitation, Crossing Agreements and Right of Entry Agreements) with CN Rail from time to time as needed.

A handwritten signature in blue ink, appearing to be 'Milton Chan', is written over a light blue rectangular background.

Milton Chan, P.Eng
Manager, Engineering Design & Construction
(604-276-4377)

MC:mc



To: Public Works and Transportation Committee **Date:** January 24, 2014
From: John Irving, P.Eng, MPA **File:** 10-6000-01/2013-Vol
Director, Engineering and Public Works 01
Re: **Sustainable High Performance Building Policy Update**

Staff Recommendation

1. That the City's Sustainable "High Performance" Building Policy – City Owned Facilities Policy #2306 be rescinded.
2. That the City adopt the revised Sustainable "High Performance" Building Policy – City Owned Facilities as per the attached report from the Director of Engineering dated January 24, 2014.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	
REVIEWED BY POLICY AND PROCEDURES SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

In support of Council Term Goal #8.1 (*“Continued implementation and significant progress towards achieving the City’s Sustainability Framework, and associated targets”*) and in the context of ongoing corporate energy planning and Council’s adoption of the Community Energy and Emissions Plan, a Resource Management Study for Corporate Buildings Energy Use was completed to estimate the projected energy demand from corporate buildings over the next twenty years.

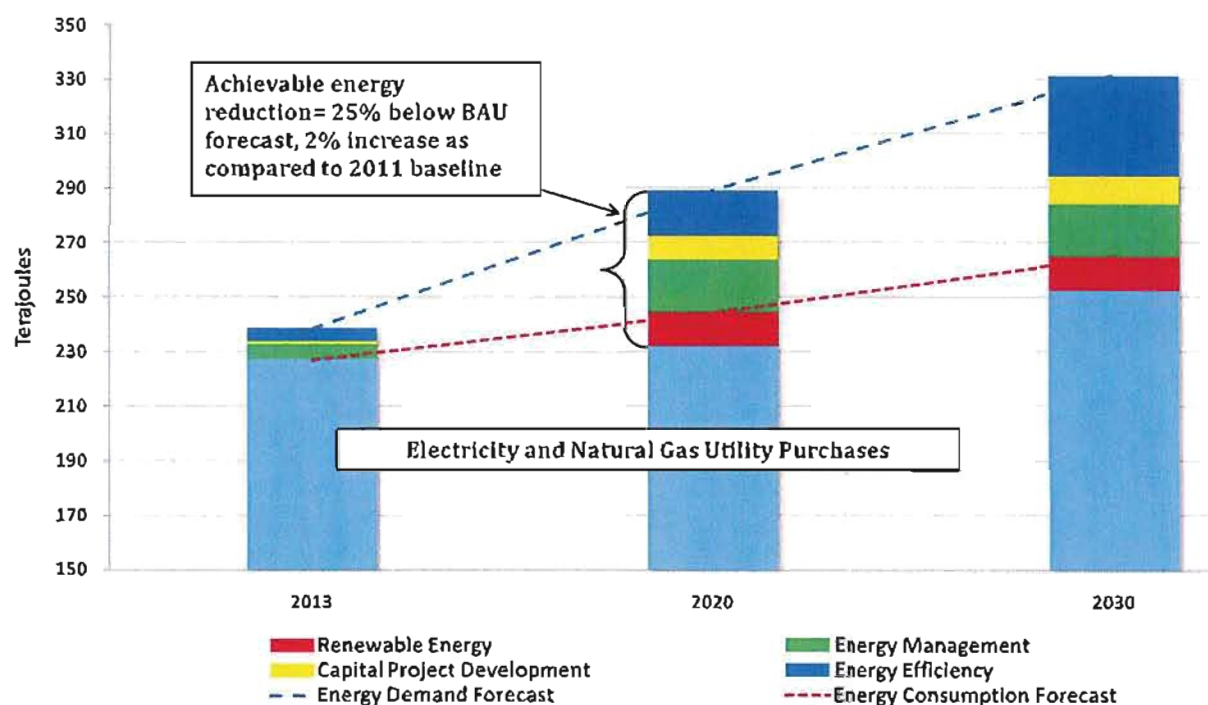
The study examined the impacts to corporate building energy use that may result from increased service levels to serve a growing population. Evaluating costs and benefits for implementing energy efficiency strategies were central to the study. Based on key findings, a report was brought forward to Council to seek support for revising the Sustainable High Performance Building Policy. On June 24, 2013, Council endorsed the following recommendations:

1. That the High Performance Building Policy No. 2306 be updated to include specific emphasis on corporate energy and GHG emissions targets and conservation priorities that reduce long term energy consumption and operational costs.
2. That staff report back to Council with the updated High Performance Building Policy No. 2306.

The existing policy is presented as **Attachment 1**. This report summarizes key findings of the policy review and the proposed revised policy (**Attachment 2**).

Background

In 2012, 72% of the City’s corporate energy use and 67% of the City’s GHG emissions were from corporate buildings. With anticipated population growth over the next 20 years, a resulting increased demand for corporate infrastructure and services are expected, creating the potential for increased energy use and GHG emissions. With no additional mitigating measures in place beyond Building Code regulated efficiency gains, it is estimated that corporate building energy use could increase by up to 25% and GHG emissions could increase by 22% by 2020, as compared to 2007 to 2009 average energy usage.



Energy Consumption Forecast and City Energy Resources to 2031

Over the last 15 years, significant resources have been put towards increasing energy efficiency and reducing GHG emissions at the City's corporate buildings, with greater than expected results. Staff efforts included the setting of specific management objectives and evaluation criteria for the development of City buildings culminating in the adoption of the Sustainable "High Performance" Building Policy (HPBP) for City Owned Facilities (#2306) in 2005. The policy established the Leadership in Energy and Environmental Design (LEED®) rating system as the measurement tool for new buildings and major renovations. The policy sets clear direction for the sustainable construction of City buildings, targeting better than code construction. The results of the HPBP have been evident with the following exceptionally well-designed civic buildings: Community Safety building (renovation), Steveston Fire Hall No.2, Hamilton Community Centre, Richmond Olympic Oval, Sea Island Fire Hall No.4, and Hamilton Fire Hall No.5.

Analysis

As the City plans to replace infrastructure over the coming years, an updated high performance building policy is well timed to have a positive impact on building planning, design, construction and maintenance processes. Standards, construction methods, technology, and building codes have improved since 2005, when the current policy was adopted. In addition, in December 2013, the BC Building Code was updated with new energy performance requirements and now references more stringent energy standards. This policy update aims to help ensure that the sustainable development of the City of Richmond's corporate buildings moves forward with these changes and allows the City to continue to strive for better than code facilities.

During the review of the City's current policy and of industry best practices, the following opportunities were identified that, if implemented, would strengthen corporate building practices:

1. Acknowledge that the most important operating asset in any new building are its people.

2. Establish direction for collecting specific energy reduction, efficiency, or renewable energy LEED® credits
3. Formalize direction for efficient building operations once buildings are constructed and for existing buildings
4. Utilize an integrated design process (IDP) for new buildings, major renovations, and developer delivered spaces. An IDP is a collaborative approach to building planning and design can help achieve higher performing buildings that meet occupant needs, increases energy and water efficiency, and reduces long term operational and maintenance costs.
5. Embed energy use and GHG emissions targets to help drive building design and system decision making processes

Best Practices Review

Currently the leading edge of sustainable building design involves looking at LEED® and beyond for new buildings criteria, with more time and effort put towards the building planning and design stages. Some trends include the following:

- LEED® Gold “plus” – with targeted or mandatory points from specific LEED® categories to achieve increased energy and operational efficiency.
- Net Zero Energy and Net Positive buildings – buildings that on an annual basis produce as much or more energy as they use.
- Living Building Challenge – includes stringent requirements for only sustainable products and materials to be used during construction, and energy efficiency is measured after the building has been operating with a net zero requirement.
- Formal Integrated Design Process (IDP) for new buildings – through a collaborative team approach during building planning and design, the vision, goals, and objectives for a building and its performance are defined and maintained throughout the entire construction process to reduce costly backtracking and redesign.
- Increased focus on passive design approach for building construction – passive design looks to maximize energy efficiency and occupant comfort through minor building architecture alterations to allow for optimized interactions between the building and its environment, and reduce the need for active mechanical systems (such as maximizing the use of daylight and natural ventilation). As compared to energy efficiency retrofits at operating buildings, passive design alterations during building construction can have a dramatic effect on operational costs and efficiencies for significantly less cost.
- Building Energy Performance monitoring and certification – LEED® for new construction encompasses sustainable design guidelines for new facilities, but increasingly there is interest in energy performance monitoring and benchmarking for operating buildings such as Canadian Energy Star®¹ certification.

¹ Energy Star® certified buildings, refers to buildings that meet strict North American energy performance standards. Typically these buildings use 20–30% less energy and cause fewer greenhouse gas emissions than comparable buildings.

- Energy reduction targets – There are a few municipalities in the region that have adopted corporate GHG reduction targets. No jurisdiction in the region (except the City of Seattle) was identified to have adopted a corporate building energy reduction target. Richmond has committed to becoming carbon neutral through Council’s endorsement of the Working Towards Carbon Neutrality: Implementation Strategy, and has an opportunity to take a leadership position through the adoption of a building energy target.

Attachment 3 contains for more detailed best practice information.

Options

Based on the above findings and staff analysis, the following options are proposed for consideration.

Option 1 – Maintain the existing policy (Not Recommended)

If the option to not proceed with this update was chosen, City staff would continue to strive and work on increased energy efficiency and reduced GHG emissions at civic facilities through collaboration with consultants for new buildings and through system improvements to existing buildings.

This option is not recommended. Through the review of current building standards, best practices and internal processes, it was determined that an updated policy and additional guidance would be useful to the corporation.

Option 2 – Adopt the revised Sustainable High Performance Building Policy (Recommended)

Updating the High Performance Building Policy as per Attachment 2 is recommended.

Highlights of the revised policy improvements include:

1. Acknowledgement that a “sustainable” building needs to ensure that occupant comfort and functionality allow for high levels of productivity and overall happiness.
2. Clear targets for new buildings in regards to energy performance with targets of 10 points in the LEED® Optimize Energy Performance criteria – 10 pts currently is equal to 24% better than code (ASHRAE 90.1 – Energy Standards for Buildings).
3. Guidance on following an integrated design process for building planning and design, to help ensure that new civic facilities and spaces meet occupant needs, maximize energy efficiency, maximize water efficiency, and reduce long term operational and maintenance costs in the most cost effective way.
4. Reference to sustainable operation and maintenance guidelines for new and existing buildings, including requirements for the re-commissioning of the City’s civic facilities. This guideline will help enable new buildings to be maintained at a high performing level, as would be expected, and is also applicable to existing buildings by setting a high performance operational guideline to target and strive for.
5. Embedded overall building energy use and GHG emissions targets for no net increase in building energy use and GHG emissions as compared to the 2012 baseline, while incorporating all new energy demands from any increase in infrastructure and service demand.

6. Include a long term stretch goal for the City to strive to build net zero energy and carbon neutral buildings by 2030.

These changes were considered in the context of the planned construction of Fire Hall No.1 and No.3 and the Aquatic and Older Adults Centre. Specific performance requirements for *Optimize Energy Performance* criteria would have a significant effect on reducing energy operational costs and GHG emissions liability. Table 1 provides a summary of the analysis and shows that despite the 100% increase in floor space for these four replacement facilities, energy use would grow by only 55% and GHG emissions by 40% if specific points in *Optimize Energy Performance* criteria are achieved.

Table 1: Energy Use and GHG Emission Comparison for Fire Halls No.1 and No. 3 and the Minoru Aquatic Centre (including the Older Adults Centre): Existing, Construction with the current High Performance Building Policy, and revised High Performance Building Policy

Construction Scenarios	Energy Consumption (GJ)	Energy Cost (current rates)	GHG emissions (tCO ₂ e)	GHG emissions liability/year	Bldg Area (ft ²)
Actual Energy Consumed in Existing Operations (2012)	24,657	\$276,875	1,040	\$26,005	77,256
Estimated Energy Performance with EXISTING HPBP (LEED Gold)	43,484	\$487,138	1,839	\$45,982	147,500
Estimated Energy Performance with UPDATED HPBP (LEED Gold w/ 10 Energy & Atmosphere Points)	32,613	\$365,353	1,379	\$34,487	147,500
LEED Gold vs LEED Gold with 10 Energy & Atmosphere Points	10,871	\$121,784	460	\$11,496	0

Adopting this revised policy update will not prevent staff from pursuing greater energy and operational efficiency gains where strong economic business cases exist. As the City is exploring the increased use of district energy and has experience maintaining renewable energy technologies, analysis will be undertaken to determine the most efficient and cost effective options for the new Minoru Park precinct of buildings (Aquatic Centre and Older Adults Centre) and Fire Hall No.1). Part of this analysis will include an assessment of the feasibility of connecting these facilities to the City's district energy system and/or installing technologies that facilitates heat sharing between buildings. With these initiatives, the City has the potential to build a "showcase" net zero energy certified building at one of the new facilities in Minoru Park.

Financial Analysis

Recently approved Phase 1 projects in the Major Capital Facilities program and Fire Hall No.3, have been budgeted to meet the LEED® Gold standard, as per the current High Performance Building Policy. Through design optimization and available incentives, staff are reviewing the feasibility of achieving specific points from LEED's Optimize Energy Performance criteria within the current budget projections Phase 1. Similarly, achieving net zero energy and/or carbon neutral operations for one or more of the Phase 1 facilities will require further analysis to determine feasibility.

With respect to financial implications of the policy on future capital programs, it is anticipated that achieving energy-specific LEED points has potential for impacting future corporate building planning, design, implementation, and operation budgets, either increasing or decreasing total investments required. Where capital costs are increased due to energy efficiency measures, lower operating costs would be anticipated, as compared to a building that does not implement Optimize Energy Performance criteria, thus creating payback opportunities for additional investments. The main intent of the policy is to ensure greater emphasis on planning, design and construction practices that lead to innovative outcomes. For instance, high performance buildings are increasingly including passive heating and cooling technologies that can be used to replace costly mechanical systems.

Financial Impact

Staff anticipate that the new policy will have no additional financial impact on future capital projects, as compared to how they are currently budgeted. As per the current approach, each building project will be evaluated on its own merits and circumstances, recognizing that the suite of energy management measures will be tailored to the project, its user groups and the allocated budget. Staff already use acceptable payback periods and life cycle costing during the planning and design process as matter of regular business in an effort to optimize capital and operating expenditures.

Conclusion

The City of Richmond has shown leadership with regards to energy efficient corporate building operations. The City has been consistently recognized by BC Hydro as being a Power Smart Leader for its commitment to reduce energy use and corresponding GHG emissions. An updated Sustainable High Performance Building Policy with strong, better than code targets for energy efficient new buildings and spaces, and improved internal process and requirements will allow the City of Richmond to continue to be proactive when it comes to energy efficiency at its new and existing corporate buildings. In the context of the Council's recently adopted Community Energy and Emissions Plan, the proposed new policy has the potential to stand out as a model for pragmatic, but innovative, private development in the City.



Levi Higgs
Corporate Energy Manager
(604-244-1239)

Attachment 1	Existing – Sustainable High Performance Building Policy – City-Owned Facilities	REDMS# 1409383
Attachment 2	Proposed – Sustainable High Performance Building Policy – City-Owned Facilities	REDMS# 3988334
Attachment 3	Detailed Best Practice Review	REDMS# 4065692

**POLICY 2306:**

It is Council policy to:

1. **Undertake Comprehensive Financial Consideration**

Projects for new buildings and major renovations will be evaluated based on considerations of life-cycle costing and initial financial investment requirements.

2. **Incorporate High Performance Attributes into Building Design and Construction to the Maximum Extent Possible**

- LEED® BC will be used as the standard by which to assess building performance.
- That LEED Gold accreditation be set as the desired standard of building performance for new City buildings greater than 2000 sq.m (approximately 20,000 sq.ft).
- The City will seek to meet the performance standards of LEED Silver certification as a minimum requirement for major renovations to existing facilities and new City Buildings smaller than 2000 sq.m (20,000 sq.ft), but may not necessarily seek formal accreditation.

3. **Pursue Continual Improvement Through Building Retrofit and Efficient Building Maintenance**

Existing facilities and equipment will be upgraded to higher efficiencies as budgets and circumstances allow, and where the change offers a simple payback of no more than five years.

Equipment will be maintained to energy-efficient standards.

4. **Foster Awareness and Innovation**

A continuous education program in resource efficiency procedures and practices will be maintained.

All employees will be encouraged to suggest and initiate projects that will save energy and optimize efficiencies in other resource areas (natural and financial).



5. **Undertake Regular Monitoring and Reporting**

Corporate energy consumption and extent to which the City has met its LEED building objectives will be monitored and reported on a regular basis using existing City reporting tools.



Page 1 of 1

Adopted by Council: TBD

Policy TBD

File Ref: 06-2045-00
Vol 1**SUSTAINABLE "HIGH PERFORMANCE" BUILDING POLICY – CITY OWNED FACILITIES****POLICY TBD:**

It is Council policy to:

1. Ensure that newly constructed civic buildings or spaces are built with consideration of occupant safety, comfort and indoor environmental quality, in the context of approved budgets.
2. Ensure effective internal stakeholder engagement is carried out through an integrated design process during the planning, design, implementation, and completion of new facilities or spaces and associated outdoor areas. An integrated design process utilizes a collaborative design approach, involving consultants, staff and user group representatives, to set a well defined vision and performance objectives for new building or spaces, and to identify strategies for achieving the desired outcomes.
3. Incorporate high performance attributes into new civic facility or space design and construction to the maximum extent that relate to:
 - The most current Leadership in Energy and Environmental Design (LEED®) New Construction (NC) classification will be used as the standard by which to assess new facility construction. LEED® Gold certification be set as the desired target of building performance for new City buildings.
 - That at a minimum score of 10 points be targeted from LEED® Optimize Energy Performance criteria where a lifecycle assessment demonstrates reductions in operational costs and/or payback periods are within acceptable levels.
 - For other criteria of LEED® for NC, consideration will be given to measures that reduce energy and water use, reduce maintenance and operational costs, reduce greenhouse gas emissions, and optimize indoor environmental quality.
4. Follow sustainable operation and maintenance best practices guidelines for new and existing buildings, which emphasize conservation, optimized building performance, and continued improvement in energy use, water efficiency, and indoor environmental quality.
5. Maximize energy and operational efficiency through the selective re-commissioning of civic facilities on an on-going basis. Re-commissioning is a form of quality assurance testing that is carried out to ensure that building physical plant systems operate as effectively as possible given occupancy patterns and building function.
6. Target no net increase in corporate building energy use and related greenhouse gas emissions, as compared to 2012 levels by:
 - Aiming to not increase energy demand or GHG emissions when constructing replacement infrastructure; and/or
 - Striving to offset increased energy demand and GHG emissions through reductions at other civic facilities.
7. Aim to construct net zero energy and carbon neutral corporate buildings by 2030.

Best Practices Review

Building Design and Construction standards

Currently the leading edge of sustainable building design is looking at LEED® and beyond LEED when it comes to sustainable new buildings criteria, with more time and effort put towards the building planning and design stages. Some of the leading edge sustainable building requirements and actions that jurisdictions in the region have in place include the following;

- LEED® Gold “plus” – with targeted or mandatory points from specific LEED® categories to achieve increased energy and operational efficiency.
 - The City of Vancouver “Green” Rezoning policy requires that suitable new buildings achieve a minimum of 63 LEED® for new construction points (Gold level of certification), with a minimum of six points obtained from the Optimize Energy Performance criteria, one point from the Water Efficiency criteria, and one point the Storm Water criteria.
 - UBC has developed a LEED® implementation guide for new buildings, which has mandatory and optional LEED® point requirements, including a minimum of twelve Optimize Energy Performance points for new facilities.



Figure 1: UBC CIRIS building – certified LEED® Platinum

- Energy Net Zero and Net Positive buildings – buildings that on an annual basis produce as much or more energy as they use.
 - Recent regional examples of this type of sustainable building are the UBC Centre for Interactive Research on Sustainability (CIRIS), the SFU campus UniverCity daycare, and the City of Vancouver VanDusen Garden visitor centre.

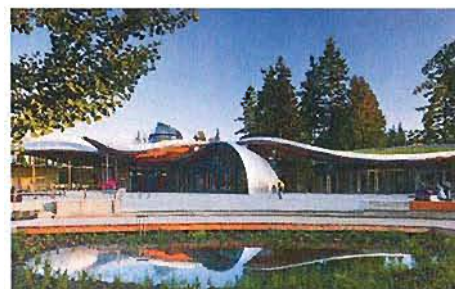


Figure 2: VanDusen Garden visitor centre

- Living Building Challenge – includes stringent requirements for only sustainable products and materials to be used during construction (low or no VOC paint and plastics, locally sourced material), and energy efficiency is measured after the building has been operating with a net zero requirement.
 - The three facilities mentioned above (UBC CIRIS, UniverCity daycare, and VanDusen visitor centre) were constructed to the Living Building Challenge standards.

- The Living Building Challenge is administered through the International Living Future Institute, which has less stringent certification for buildings that can demonstrate Net Zero energy performance.
- Formal Integrated Design Process (IDP) for new buildings – where a collaborative team approach by consultants and engineers during building planning and design is undertaken to ensure that the vision, goals, and objectives for a building and its performance are realized, without undue backtracking and redesign. Part of the purpose of an IDP is to maximize efficiencies and functionality at the outset of the project in order to provide the most cost effective sustainable high performing building.
 - Regional District of Nanaimo and the Province of Manitoba have prescriptive expectations of what their integrated design process for building construction consists of.

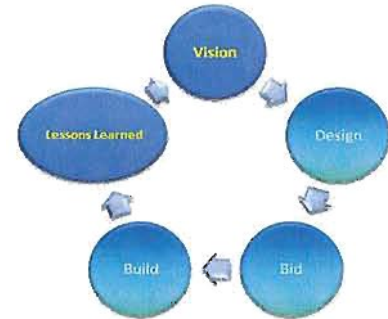


Figure 3: Integrated Design Process diagram

- Increased focus on passive design approach for building construction – a passive design approach for new building looks to maximize energy efficiency and occupant comfort through minor building architecture alterations to allow for optimized interactions between the building and its environment, and reduce the need for active mechanical systems. Typically, as compared to energy efficiency retrofits at operating buildings, energy efficient passive design alterations before the building is constructed can have a dramatic effect on operational costs and efficiencies for significantly less cost.
 - City of Vancouver passive design toolkit.
- Building Energy Performance monitoring and certification – LEED® for new construction encompasses sustainable design guidelines for new facilities, but increasingly there is interest in energy performance monitoring and benchmarking for operating buildings.
 - EnergyStar Portfolio manager is currently being used widely in North America as a performance and benchmarking tool. This online tool can be used to benchmark energy and water use and GHG emissions, and can provide a high energy efficient operating building with ongoing recognition if it achieves 75% or higher rating – Certified EnergyStar Building.



Figure 4: Energy Star Certified building promotion

Corporate Energy and GHG reduction targets in the region

Partly due to the voluntary legislative commitment by municipalities to be carbon neutral and to reduce GHG emissions, most municipalities in the region and BC have adopted community GHG

reduction targets, with some adopting energy reduction targets as well, similar to the City of Richmond commitment to reduce community GHG emissions by 33% and energy use by 10% % by 2020 as compared to 2007 levels.

There are only a few that have adopted GHG reduction targets for their corporate operations, and none that were identified that have adopted corporate energy reduction targets (Seattle is the nearest identified jurisdiction with corporate building energy reduction target).

Table 1: Corporate GHG and energy reduction targets

City	Energy Target	GHG Target
City of Vancouver	-	Carbon Neutral by 2020
District of Nanaimo	-	Carbon neutral by 2030
City of North Vancouver	-	25% reduction by 2020 (2007)
City of Surrey	-	20% reduction by 2020 (2007)
City of Coquitlam	-	30% reduction by 2015 (2005)
City of Seattle	20% reduction by 2020 (2008)	-
University of BC	-	66% reduction by 2020 (2007) Carbon Neutral by 2050
Kwantlen University (Richmond)	-	33% reduction by 2020 (2007) 80% reduction by 2050 (2007)

Pros and Cons of LEED® New Construction as a Building Performance Standard

The key advantages and disadvantages with continuing to use LEED® were assessed, and are summarized as follows:

- Advantages

- Industry accepted and well established -
 - LEED® for new construction has been a building design standard in Canada for over 11 years, and it has been become well established within various building development stakeholders
- Locally and regionally recognized -
 - LEED® for new construction is a standard and a brand that Council, corporate staff, and the public recognize, which allows for the City of Richmond's sustainable corporate building efforts to be more easily publicized



- As BC building codes improve, it is anticipated that LEED® standards will improve along with the changes -
 - Using LEED® will allow the organization to continue to target building better than code buildings.
- Includes the requirement for a commissioning agent -
 - Involving a commissioning agent from the onset of a project helps to ensure that the design intent of the building owner is carried through with throughout the different stages of planning, design, and construction.

- Disadvantages

- LEED® for new construction does not specifically consider building operations and maintenance -
 - LEED® for new construction focuses on building design and not operational standards. There is a separate LEED® program, for existing buildings, which can be used for operating buildings, but the program is stringent.
- LEED® for new construction does not specifically consider the building's GHG emission performance -
 - Currently LEED® for new construction does not prioritize measures that look to reduce long-term GHG emissions related to building operation.
- Value engineering for LEED® points -
 - If and when budget constraints occur on a project, typically what will transpire is that LEED® credits will be sought from the most inexpensive categories, which may have no bearing on the operational efficiency of the building and does not take into consideration life cycle costing.

Dr. A. S. Minhas

310-7031 Westminster Hwy, Richmond, B.C. V6X 1A3
Tel: (604) 273-3336 Fax: (604) 273-7630

February 20, 2014



Dear Mr. Mayor and the Richmond City Council Members:

Re: Richmond Hospital Sleep Laboratory

Thank you for this opportunity to address you.

I am writing to solicit your support for the Richmond Hospital (RH) Sleep Laboratory. It is being planned to move this lab to UBC Hospital for reasons that are not good enough.

The Richmond Hospital physicians unanimously rejected the idea of moving the sleep laboratory out of Richmond in a motion passed in in our quarterly medical staff meeting in January.

Instead of moving the sleep lab to another part of Richmond Hospital (RH), it is being discussed/planned to move it completely out of Richmond to Vancouver. This would be akin to closing or moving ambulatory care, radiology, endoscopy, gynecology or another clinical/surgical service without any discussion with the citizens of Richmond.

Two of our extremely skilled and bright surgeons worked hard to start a weight loss (bariatric) surgery program in Richmond Hospital recently. This is one of 2 centers in BC approved by the Provincial Ministry of Health. Much like the sleep laboratory it has increased recognition for the Richmond Hospital. As we work to develop the Richmond hospital into a centre of excellence, it is important that we retain the programs that we have worked hard to build. The growing bariatric surgical program at the hospital works closely with the sleep lab as most bariatric patients have sleep apnea and have to be tested. The hospital's ability to service these needs of the bariatric program will be severely compromised if the sleep lab is moved out of Richmond.

Forcing the Richmond citizens go to UBC Hospital will pose great hardship for most of these patients. The distances involved and traffic on the road will end up discouraging patients from having the necessary testing.

I have been a citizen of Richmond for 25 years. I am a Sleep Medicine specialist, Internist and Psychiatrist. I have been practicing medicine in Richmond since March 1989. I helped establish the sleep laboratory in the Richmond Hospital. This sleep lab was founded in 1991 with private donations from the Richmond citizens and other sources. It is located on the ward 3 North in Richmond Hospital.

The sleep laboratory helps diagnose and treat serious sleep disorders that may lead to early death if not addressed quickly and appropriately by qualified physicians.

Since its inception 22 years ago this sleep laboratory has helped thousands of Richmond citizens stay healthy and has helped prevent heart attacks, strokes and road and other accidents. It has helped patients

with high blood pressure, depression and diabetes become more responsive to their treatment. It has helped prevent marital issues and sexual dysfunction. It has helped our heart failure and chronic pain patients (on narcotic medicines) so that they don't stop breathing in their sleep and live longer. It has helped patients with sleep apnea live healthier and productive life. A large segment of Richmond population is especially vulnerable to obstructive sleep apnea.

The Richmond Hospital was like a cottage hospital when I first came here in 1989. We were routinely asked to move patients to Vancouver that could otherwise be easily treated here. It took a lot of dedicated work by the hospital staff, physicians and administrators to change this hospital to a first class operation. Losing any service from this hospital should be totally unacceptable. We do not want to become a cottage hospital again.

We certainly don't want to be turned into a cottage hospital by blinkered people in Richmond Hospital who started a secretive negotiation to move the sleep laboratory with no input from anybody outside a small circle sitting in a backroom. Just remember the fate of Delta Hospital where the decisions to downgrade the facility were seemingly made by people other than the citizens. The hospitals are just too important to leave their fate to a group of nameless faceless people.

It is also an unfortunate reality that over the last many years the top administrators of this hospital seemingly have had no real vested interest in the betterment of this hospital. They seem to take jobs in this hospital with a goal to find another position downtown as soon as they can. They use Richmond Hospital as a stepping stone to advance their careers and end up serving the goals that may not be in Richmond's best interest.

Any reasonable person with Richmond's best interest would reject the plan to close any service out of hand. The Richmond Hospital should expand and not shrink its services. This is why the Richmond Hospital physicians unanimously rejected the idea of moving the sleep laboratory out of Richmond our last quarterly staff meeting. The idea and the process of moving the sleep lab sets a very bad precedence for the future and may encourage others to act dismember the Richmond Hospital arbitrarily. The opaque process of moving sleep lab out of Richmond can easily be seen as a hostile act towards this hospital.

The Richmond Hospital (RH) needs to expand the number of acute care beds on 3 North. Since the sleep laboratory occupies two 4-bed rooms on 3N it is being planned to move the lab from this floor.

There is enough space available in RH to relocate the lab, e.g., 5 North or Rotunda. These were clinical spaces and a plethora of offices and meeting rooms now. All we need is 1000 to 1200 square feet space. There is a lot more space available that can be freed up in Richmond Hospital.

This important 22 year old mature clinical service surely takes precedence over offices that are presently occupying clinical space.

I should also add here that the sleep lab has been financially self-supporting and generated very significant amounts of much needed revenues for this hospital over the last 22 years. It has the potential to substantially increase these revenues.

Respectfully submitted by Dr. Avinder S Minhas



Business Licence Bylaw No. 7360, Amendment Bylaw No. 9090

The Council of the City of Richmond enacts as follows:

1. Business Licence Bylaw No. 7360, as amended, is further amended by deleting subsection 2.1.27.3(a) and substituting the following:

“(a) for use as Class A taxicabs is 97; and”
2. This Bylaw is cited as **“Business Licence Bylaw No. 7360, Amendment Bylaw No. 9090”**.

FIRST READING

JAN 27 2014

SECOND READING

JAN 27 2014

THIRD READING

JAN 27 2014

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8421 (RZ 08-419773)
6471/6475 WILLIAMS ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA J (R1/J)**.

P.I.D. 002-173-689

Strata Lot 1 Section 30 Block 4 North Range 6 West New Westminster District Strata Plan NW1989 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

AND

P.I.D. 002-173-697

Strata lot 2 Section 30 Block 4 North Range 6 West New Westminster District Strata Plan NW1989 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 and Development Bylaw 5300, Amendment Bylaw 8421"**.

FIRST READING

SEP 22 2008

A PUBLIC HEARING WAS HELD ON

OCT 20 2008

SECOND READING

OCT 20 2008

THIRD READING

OCT 20 2008

OTHER REQUIREMENTS SATISFIED

FEB 17 2014

ADOPTED

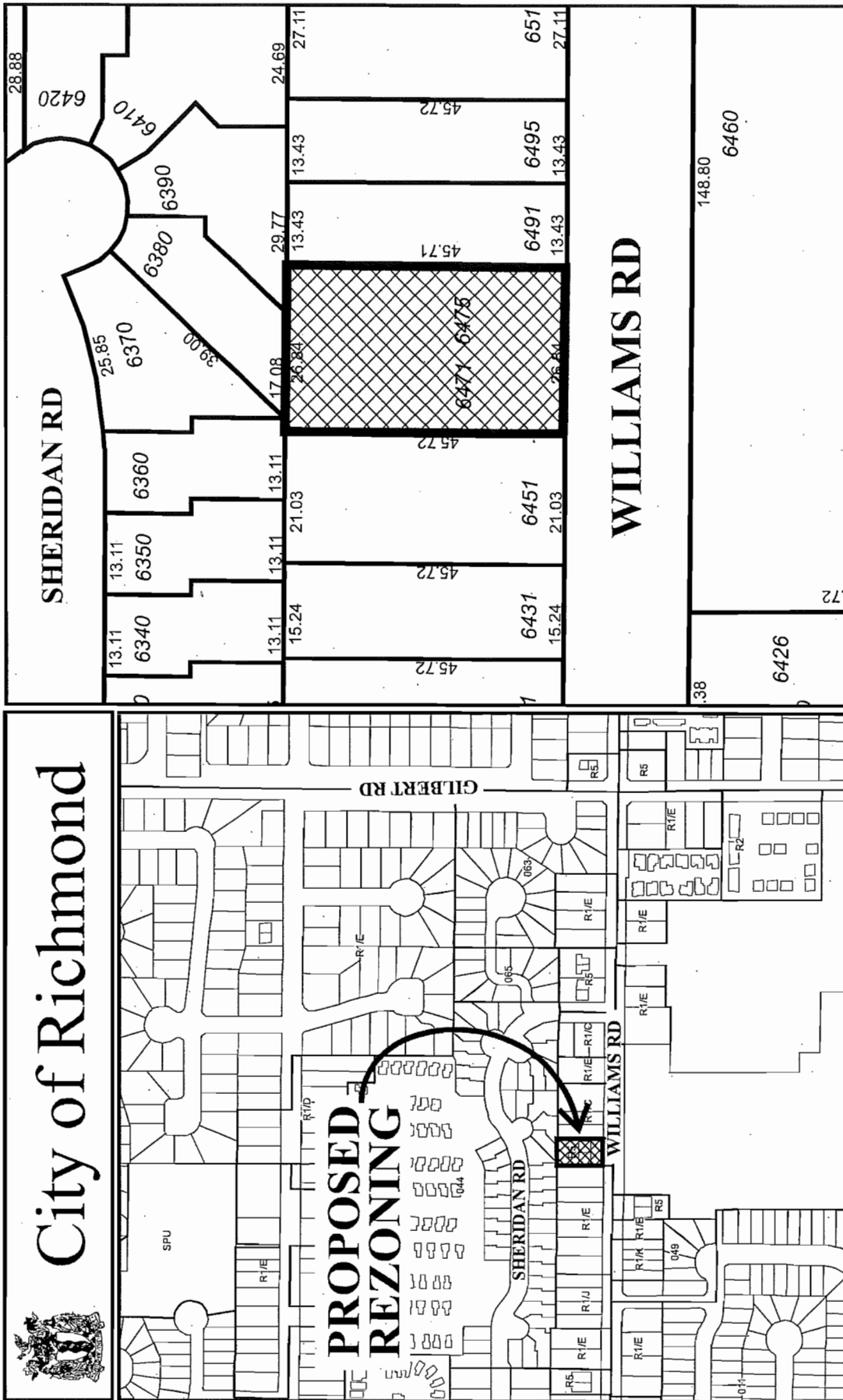
MAYOR

CORPORATE OFFICER





Note: Dimensions are in METRES





**Richmond Zoning Bylaw 8500
Amendment Bylaw 8824 (RZ 11-585027)
10020 AQUILA 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 **COACH HOUSES (RCH)**.

P.I.D. 004-132-360

Lot 25 Block 11 Section 35 Block 4 North Range 6 West New Westminster District Plan 18549

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8824"**.

FIRST READING

NOV 14 2011

A PUBLIC HEARING WAS HELD ON

DEC 20 2011

SECOND READING

DEC 20 2011

THIRD READING

DEC 20 2011

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

FEB 18 2014

ADOPTED

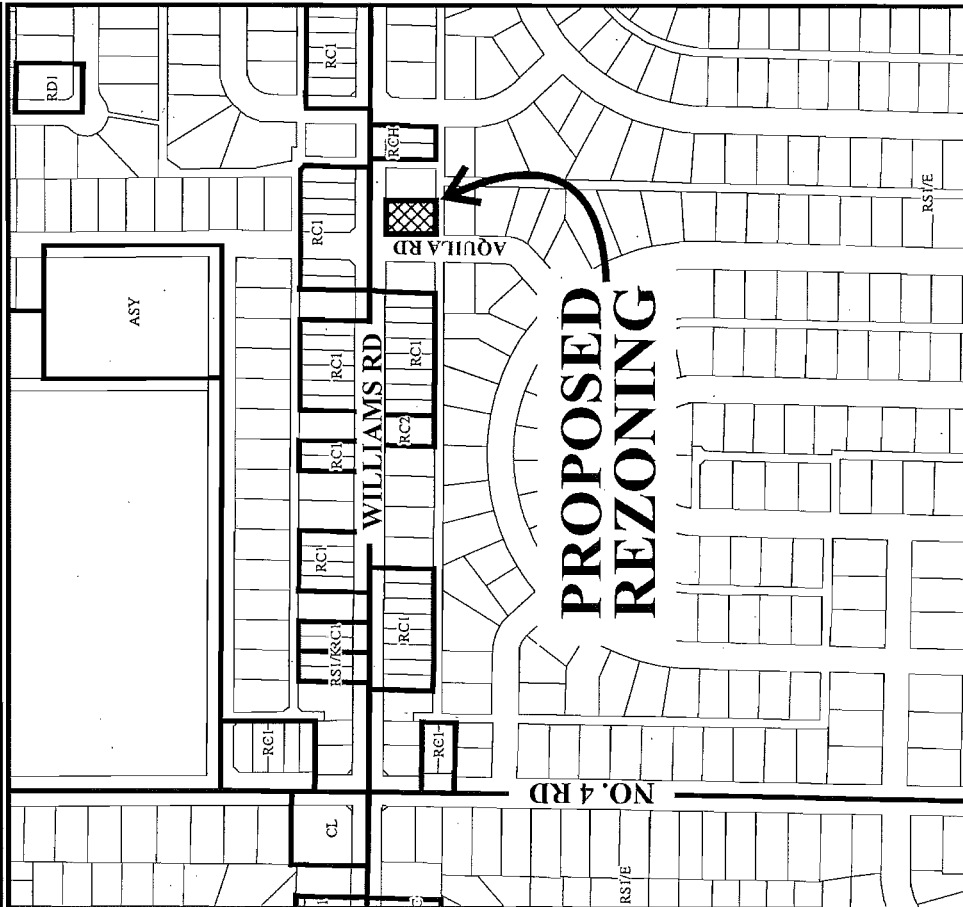
MAYOR

CORPORATE OFFICER

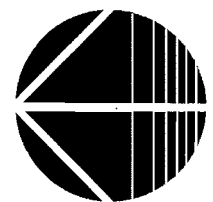
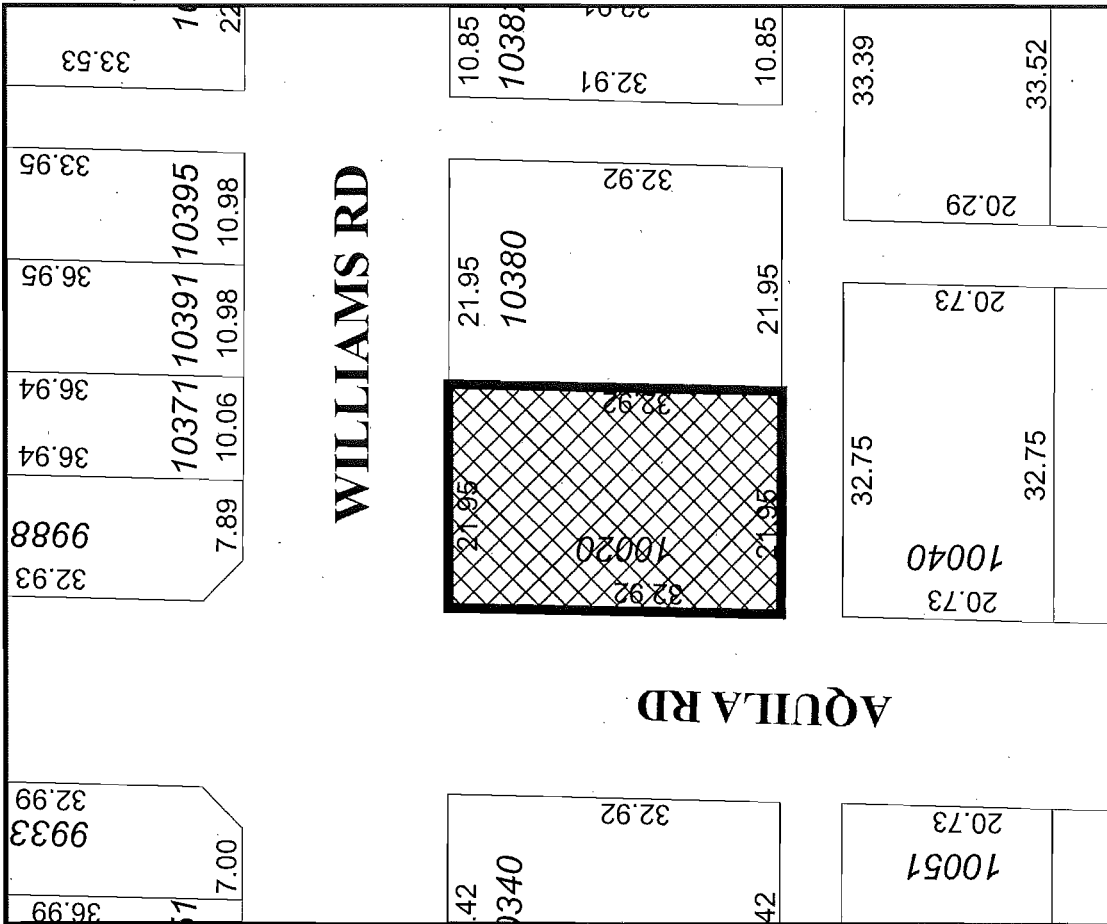




City of Richmond



CNCL - 230



RZ 11-585027

Original Date: 07/28/11

Revision Date:

Note: Dimensions are in METRES



**Development Permit Panel
Wednesday, January 29, 2014**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cathryn Carlile, General Manager, Community Services
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 15, 2014, be adopted.

CARRIED

2. Development Permit 13-630032

(File Ref. No.: DP 13-630032) (REDMS No. 4017355)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 6711, 6771 and 6791 Williams Road

INTENT OF PERMIT:

1. Permit the construction of 14 townhouse units at 6711, 6771 and 6791 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum ratio of tandem parking spaces from 50% to 58% of the total residential parking spaces required.

Development Permit Panel

Wednesday, January 29, 2014

Applicant's Comments

Ken Chow, Interface Architecture Inc., and Mary Chan Yip, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) landscaping and open space design, and (iii) architectural form and character reflective of the Yarmish Heritage House.

In response to queries, Mr. Chow indicated that end units were at 2.5 storeys with no windows overlooking into the adjacent properties and that existing hedges in the back end of the site will be retained.

Panel Discussion

In response to queries from the Panel, the following additional information was provided:

- the hedges positioned along the back of the site are in good condition with some other sections requiring some maintenance;
- the King Crimson Maple tree will be preserved;
- with input from the Yarmish Family, the development will include metal plaques that will acknowledge the history of Yarmish House;
- previous tenants and members from the Yarmish Family were able to salvage some building materials from Yarmish House including some coloured glass windows; and
- in order to maintain access to the outdoor amenity area and because of the landscaping and site layout, additional tandem parking spaces were needed.

In response to queries it was noted that staff worked with the applicant and Heritage Planner during the rezoning stage to ensure appropriate documentation of the Yarmish House. Staff and the applicant will develop appropriate text for the commemorative heritage plaque to be posted on the site.

Staff Comments

Wayne Craig, Director of Development, noted that staff is working with the applicant to ensure that design intent of the stepping back of the end unit is achieved. He further noted that the roof form is designed to mimic Yarmish House. He added that there is a servicing agreement with the applicant with regards to the frontage improvement and storm sewer upgrades associated with the development.

In response to queries from the Panel, Mr. Craig indicated that adding an additional surface parking stall in the front of the amenity space would remove the need for the tandem parking variance but would compromise access to the amenity space.

Correspondence

None.

Development Permit Panel
Wednesday, January 29, 2014

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 14 townhouse units at 6711, 6771 and 6791 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum ratio of tandem parking spaces from 50% to 58% of the total residential parking spaces required.*

CARRIED

3. New Business

None.

4. Date Of Next Meeting: Wednesday February 12, 2014

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:53 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 29, 2014.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk



**Development Permit Panel
Wednesday, February 12, 2014**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Victor Wei, Chair
Terry Crowe, Manager Policy Planning
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:32 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 29, 2014, be adopted.

CARRIED

2. Development Permit 12-615584

(File Ref. No.: DP 12-615584) (REDMS No. 4127633)

APPLICANT: Jacky Chan

PROPERTY LOCATION: 7180 Gilbert Road

INTENT OF PERMIT: That the attached plans involving changes to the tree management plan and landscape plans be considered in General Compliance with Development Permit (DP 12-615584)

Development Permit Panel

Wednesday, February 12, 2014

Applicant's Comments

Daryl Tyacke, Landscape Architect, Eckford, Tyacke and Associates, briefed the Panel on the relocation of a Monkey Puzzle tree on the site. However, during the relocation process, it was discovered that the tree had dry rot and could no longer be transplanted to the new location. He noted that the applicant is proposing to replace the Monkey Puzzle tree with a specimen Serbian Spruce tree.

Staff Comments

Wayne Craig, Director of Development, advised that the applicant submitted an arborist report detailing the unsuccessful relocation of the Monkey Puzzle tree due to the dry rot. Staff have reviewed the arborist's report and have no objections with the proposed replacement Serbian Spruce tree.

Panel Discussion

In response to queries, Mr. Tyacke noted that the Serbian Spruce tree species is not indigenous to the area but was selected for its size, columnar shape and its suitability to the local climate. It was further noted that the Serbian Spruce tree is taller compared to the Monkey Puzzle tree and will be a much more prominent feature within the development.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the tree management plan and landscape plans be considered in General Compliance with Development Permit (DP 12-615584).

CARRIED

Development Permit Panel

Wednesday, February 12, 2014

3. Development Permit 13-630413

(File Ref. No.: DP 13-630413) (REDMS No. 4130261)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9431, 9451, 9471 and 9491 Williams Road

INTENT OF PERMIT: That a Development Permit be issued which would permit the construction of 20 townhouse units at 9431, 9451, 9471 and 9491 Williams Road on a site zoned "Medium Density Townhouses (RTM2)".

Applicant's Comments

Yoshi Mikamo, Yamamoto Architecture Inc., and Denitsa Dimitrova, Landscape Architect, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design, (iv) exterior colour scheme, and (v) the play equipment in the outdoor children's play area.

Staff Comments

Mr. Craig noted that the applicant is integrating four existing trees into the development. Also, he provided renderings of the outdoor children's play area (attached to and forming part of these minutes as Schedule 1) and further noted that staff are satisfied with the proposed play equipment used for the outdoor children's play area.

Panel Discussion

Discussion ensued with regards to the exterior colour scheme of the proposed development and it was noted that the revised exterior colour scheme would use lighter colours.

Discussion further ensued and it was noted that the applicant is working with the City on the demolition of the existing buildings and the recycling of the demolition materials.

In reply to queries, Ms. Dimitrova indicated that the newly proposed play equipment has a smaller footprint compared to the previously proposed play equipment and would not overlap the tree protection area. Also, she further noted that the proposed trees planted adjacent to the outdoor amenity area would be small and columnar so that they would not act as a barrier when the amenity area is expanded in the future.

Discussion ensued and in reply to queries, Ms. Dimitrova noted that unit C lacks an additional tree in the front in order to keep the space open and welcoming. However, she indicated that privacy concerns can be addressed by planting an additional tree in front of the unit.

Development Permit Panel
Wednesday, February 12, 2014

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel supported the development with recommendations to plant an additional tree in front of unit C in order to address potential privacy concerns.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 20 townhouse units at 9431, 9451, 9471 and 9491 Williams Road on a site zoned "Medium Density Townhouses (RTM2)".

CARRIED

4. Development Permit 13-636863

(File Ref. No.: DP 13-636863) (REDMS No. 3980127)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7175 and 7191 Moffatt Road

INTENT OF PERMIT: That a Development Permit be issued which would permit the construction of 10 three-storey townhouse units at 7175 and 7191 Moffatt Road on a site zoned "High Density Townhouses (RTH1)".

Applicant's Comments

Matthew Cheng, Matthew Cheng Architecture Inc., and Denitsa Dimitrova, Landscape Architect, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design.

Staff Comments

Mr. Craig noted that the proposed development addresses the City's development permit guidelines. Also, he spoke favourably of the applicant retaining all of the trees in the adjacent site and noted that an arborist is monitoring the trees during the construction process.

Development Permit Panel

Wednesday, February 12, 2014

Gallery Comments

Weihong Chen, 7231 Moffat Road together with realtor, Jenny Xu, Sutton Group West Coast Realty, expressed concerns related to privacy and noise matters due to the proposed setback distance and a lack of proposed trees on the south perimeter of the site adjacent to her property. Also, Ms. Xu expressed her concerns with regard to the potential impact to the property values of the adjacent property if the stated privacy concerns are not addressed.

Panel Discussion

In reply from queries the Panel, Ms. Dimitrova commented that privacy concerns can be addressed by adding additional trees and shrubs and potentially widening the landscape strip along the south perimeter.

Correspondence

None.

Panel Discussion

In response from queries from the Panel, Mr. Cheng noted that the outdoor amenity is positioned so that it can receive sunlight. Also, he noted that the sustainability features list is based on the Built Green Checklist.

In reply to queries, Mr. Craig noted that the main driveway would only serve the residents of the proposed development with no pedestrian access through to the adjacent site on the west side.

The Panel supported the development with recommendations that the applicant work with staff to increase the privacy screening along the south perimeter of the site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 10 three-storey townhouse units at 7175 and 7191 Moffatt Road on a site zoned "High Density Townhouses (RTH1)".

CARRIED

5. New Business

None.

Development Permit Panel
Wednesday, February 12, 2014

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:21 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, February 12, 2014.

Victor Wei
Chair

Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, February 12, 2014.

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.01.11	REV. PAVING	MA
2	12.02.11	NEW SITE PLAN	MA
3	13.04.11	NEW SITE PLAN	MA
4	13.04.11	LOT COVERAGE PLAN	NT
5	13.06.12	NEW SITE PLAN	MA
6	13.06.12	NEW SITE PLAN	MA
7	13.06.12	NEW SITE PLAN	MA
8	13.06.12	NEW SITE PLAN	MA
9	13.06.12	NEW SITE PLAN	MA
10	13.06.12	COMBINED PLAN AREA ADDED	MA
11	13.06.12	REV. PLAY AREA	MA
12	13.06.12	REV. PLAY-MAK COMMENTS	MA

CLIENT:

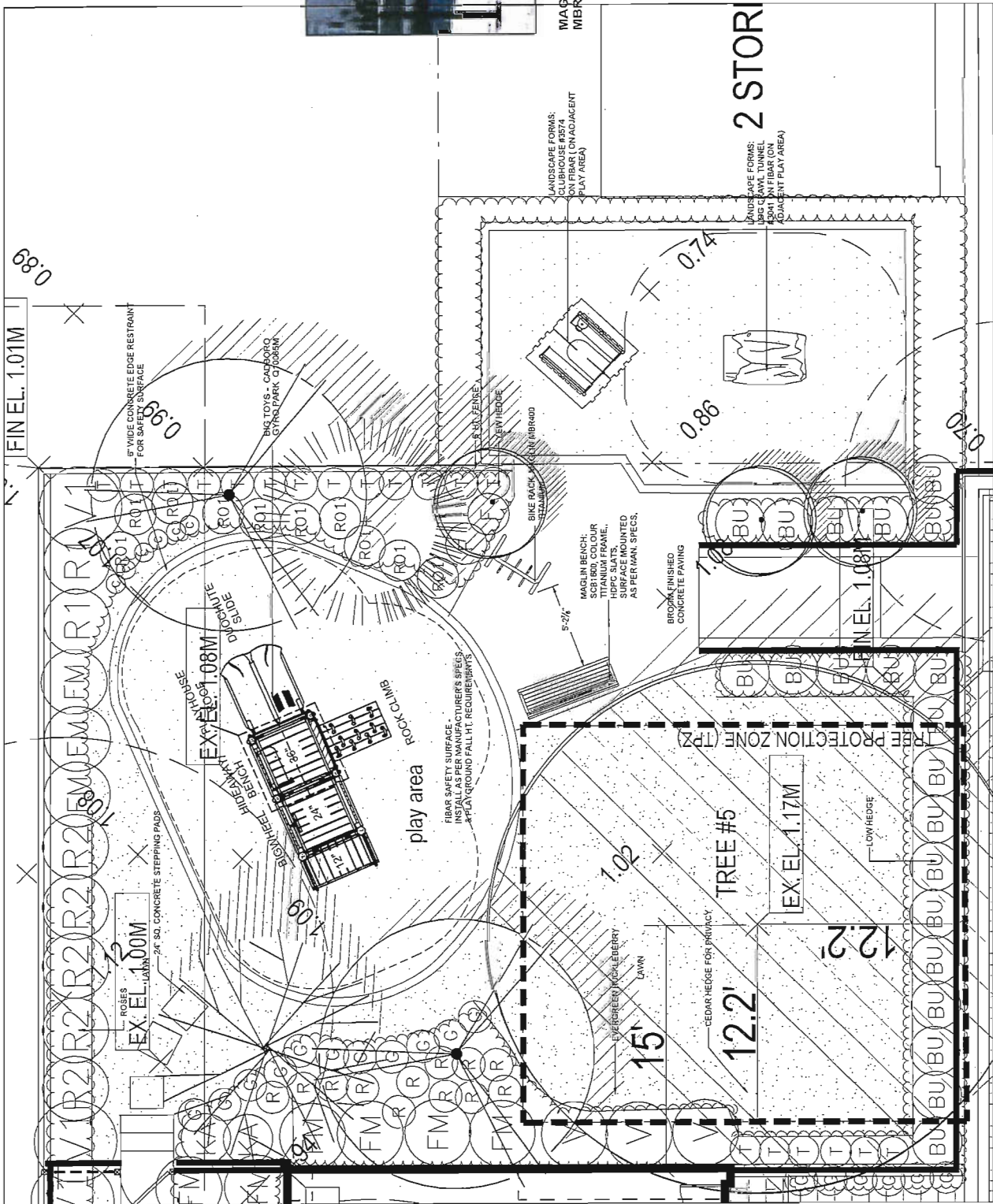
PROJECT:

TOWNHOUSE DEV.
9431, 9451, 9471 & 9491
WILLIAMS RD.
RICHMOND, B.C.

DRAWING TITLE:
PLAY AREA
ENLARGEMENT

DATE: 12 APR. 16
SCALE: 1/4"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: OF 8

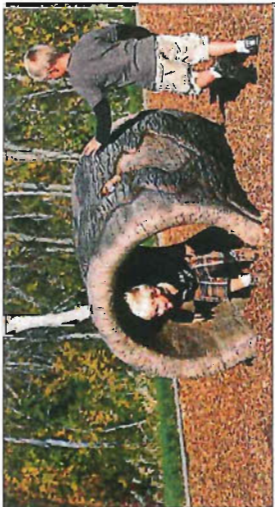
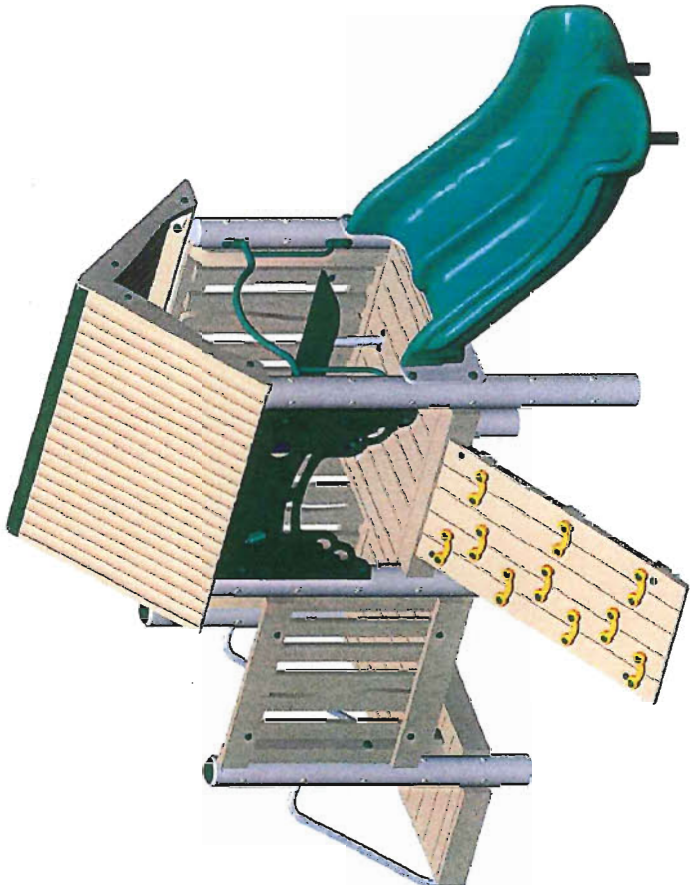
CCC



**MAGLIN BIKE RACK -
MBR400, TITANIUM**



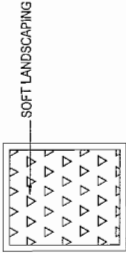
MAGLIN BENCH - SCB1600, TITANIUM FRAME, HDPC SLATS



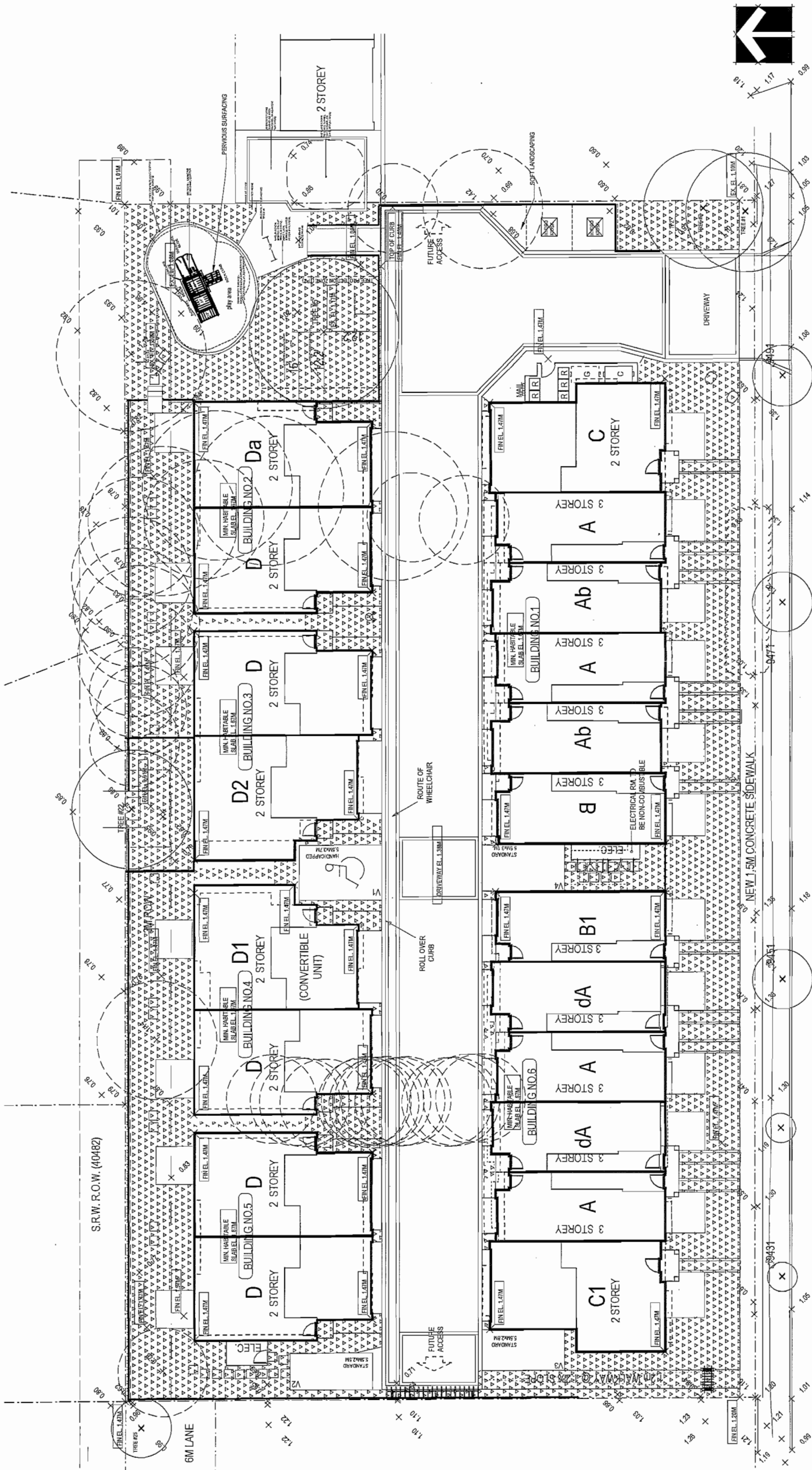
LANDSCAPE STRUCTURES - LOG CRAWL TUNNEL & PLAY HOUSE
SUGGESTED PLAY EQUIPMENT FOR ADJACENT PROPERTY

SEAL:

SURFACE LEGEND



TOTAL SOFT LANDSCAPE AREA= 9271.1 sq. ft. (25.5%)



NO.	DATE	REVISION DESCRIPTION	DR.
1	12/04/11	REV. APPROVED	MM
2	12/05/14	REV. SITE PLAN	MM
3	12/05/14	REV. SITE PLAN	MM
4	13/04/15	REV. SITE PLAN	MM
5	13/04/15	ADDED WORKS & HYDRO	MM
6	13/07/15	BUILDINGS 1 & 2 REV.	MM
7	13/07/15	NEW SITE PLAN	MM
8	13/07/15	NEW SITE PLAN	MM
9	13/07/15	NEW SITE PLAN	MM
10	13/07/15	MIN. COMMENTS	MM
11	14/04/20	REV. PLAY AREA	MM
12	14/04/20	REV. PLAY AREA	MM

CLIENT:

PROJECT:

TOWNHOUSE DEV.
9431, 9451, 9471 & 9491
WILLIAMS RD.
RICHMOND, B.C.

DRAWING TITLE
LOT COVERAGE
PLAN

DATE: 12 APR 16
SCALE: 3/32"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: MM

DRAWING NUMBER:
3H
OF 8

PMG PROJECT NUMBER:

12070-30-2P



City of Richmond

Report to Council

To: Richmond City Council
From: Victor Wei
Chair, Development Permit Panel

Date: February 19, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01

Re: Development Permit Panel Meeting Held on February 12, 2014

Staff Recommendation

1. That the changes to the tree management plan and landscape plans at 7180 Gilbert Road be deemed to be in general compliance with the Development Permit (DP 12-615584) issued for that property.



Victor Wei
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 12, 2014.

GENERAL COMPLIANCE TO DP 12-615584 – JACKY CHAN – 7180 GILBERT ROAD
(February 12, 2014)

The Panel considered an application for changes to the tree management plan and landscape plans to be considered in General Compliance with approved Development Permit (DP 12-615584).

Mr. Daryl Tyacke, Landscape Architect, of Eckford, Tyacke and Associates, briefed the Panel on the relocation of a Monkey Puzzle tree on the site. During the relocation process, the project arborist discovered that the tree had dry rot and could no longer be transplanted to the new location. He noted that the applicant is proposing to replace the Monkey Puzzle tree with a specimen Serbian Spruce tree.

Staff advised that the applicant submitted an arborist report detailing the unsuccessful attempt to relocate the Monkey Puzzle tree due to the dry rot. Staff have reviewed the arborist's report and have no objections with the proposed replacement Serbian Spruce tree.

In response to Panel queries, Mr. Tyacke noted that the Serbian Spruce tree species is not indigenous to the area, but was selected for its size, columnar shape and its suitability to the local climate. It was further noted that the Serbian Spruce tree is taller compared to the Monkey Puzzle tree and will be a much more prominent feature within the proposed development.

No public correspondence was received regarding the General Compliance request.

The Panel recommends that the revisions be approved.