



**City Council
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Monday, March 11, 2024
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- CNCL-11 (1) *adopt the **minutes** of the Regular Council meeting held on February 26, 2024; and*
- CNCL-22 (2) *receive for information the Metro Vancouver **'Board in Brief'** dated February 23, 2024.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Alex Kurnicki, Manager, Parks Programs, to present the 2024 Richmond Street Banners.

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. 18.

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
- Richmond Public Art Program 2023 Annual Highlights and Public Art Advisory Committee 2024 Work Plan
- New Capstan Village Neighbourhood Park Public Art Work Terms of Reference
- Award of Contract 8273Q - Supply and Delivery of Pool Chemicals
- Award of Contract 8180P – Information Technology Service Management Solution
- Refugees and Asylum Seekers in Richmond Shelter

Council Agenda – Monday, March 11, 2024

Pg. # ITEM

- Land use applications for first reading (to be further considered at the Public Hearing on April 15, 2024):
 - Application by HGL Investments Ltd for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” Zone to Permit Education, Commercial and Health Service, Minor uses to the Second and Third floor at 4940 No. 3 Road.
- Food Security and Agricultural Advisory Committee 2023 Annual Report and 2024 Work Program
- 2019-2029 Cultural Harmony Plan: 2022-2023 Update
- Housekeeping Request - Abandonment of Unadopted Bylaws
- Land use application for first, second and third reading:
 - 7560 Ash Street – Rezone from Single Detached (RS1/F)” Zone to the “Single Detached – South McLennan (City Centre) (ZS14)” zone (Lung Designs Ltd. (Danny Lung) – applicant)

5. *Motion to adopt Items No. 6 through No. 16 by general consent.*

6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-34 (1) *the **Parks, Recreation and Cultural Services Committee** meeting held on February 27, 2024;*
- CNCL-38 (2) *the **General Purposes Committee** meeting held on March 4, 2024;*
 (3) *the **Finance Committee** meeting held on March 4, 2024; (distributed separately) and*
- CNCL-42 (4) *the **Planning Committee** meeting held on March 5, 2024;*
be received for information.

Consent
Agenda
Item

Council Agenda – Monday, March 11, 2024

Pg. # ITEM

Consent
Agenda
Item

7. **RICHMOND PUBLIC ART PROGRAM 2023 ANNUAL HIGHLIGHTS AND PUBLIC ART ADVISORY COMMITTEE 2024 WORK PLAN**
(File Ref. No. 01-0100-30-RPAR1-01) (REDMS No. 7546173)

CNCL-45

See Page CNCL-45 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

That the Richmond Public Art Advisory Committee 2024 Work Plan, as presented in the staff report titled “Richmond Public Art Program 2023 Annual Highlights and Public Art Advisory Committee 2024 Work Plan”, dated January 19, 2024, from the Director, Arts, Culture and Heritage Services, be approved.



Consent
Agenda
Item

8. **NEW CAPSTAN VILLAGE NEIGHBOURHOOD PARK PUBLIC ART WORK TERMS OF REFERENCE**
(File Ref. No. 11-7000-09-20-335) (REDMS No. 7570440)

CNCL-53

See Page CNCL-53 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

- (1) *That the Terms of Reference for the public artwork at the New Capstan Village Neighbourhood Park, as presented in the report titled “New Capstan Village Neighbourhood Park Public Artwork Terms of Reference”, from the Director, Arts, Culture and Heritage Services, dated February 5, 2024, be approved;*
- (2) *That additional expenditures in the amount of \$216,925 for the New Capstan Village Neighbourhood Public Artwork and corresponding funding from the Public Art Program reserve be approved; and*
- (3) *That the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.*



Council Agenda – Monday, March 11, 2024

Pg. # ITEM

Consent
Agenda
Item

9. **AWARD OF CONTRACT 8273Q - SUPPLY AND DELIVERY OF POOL CHEMICALS**
(File Ref. No. 11-7143-00) (REDMS No. 7534433)

CNCL-68

See Page CNCL-68 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That Contract 8273Q – Supply and Delivery of Pool Chemicals be awarded to DB Perks & Associates, ClearTech, and Univar Solutions for a three-year term for an aggregate value of \$1,331,700, excluding taxes, as described in the report titled, “Award of Contract 8273Q Supply and Delivery of Pool Chemicals”, dated February 15, 2024, from the Director, Recreation and Sport Services;*
- (2) *That the Chief Administrative Officer and the General Manager, Community Services, be authorized to extend the initial three-year contract, up to the maximum term of five years, for an additional value of \$1,003,300 excluding taxes; and*
- (3) *That the Chief Administrative Officer and General Manager, Community Services, be authorized to execute the contracts and all related documentation with DB Perks & Associates, ClearTech, and Univar Solutions.*



Consent
Agenda
Item

10. **AWARD OF CONTRACT 8180P – INFORMATION TECHNOLOGY SERVICE MANAGEMENT SOLUTION**
(File Ref. No. 04-1300-01) (REDMS No. 7536100)

CNCL-72

See Page CNCL-72 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Contract 8180P – Information Technology Service Management Solution”, be awarded to Kifinti Solutions for a two-year term for an aggregate value of \$454,805.90, as described in the report titled “Award of Contract 8180P – Information Technology Service Management Solution” dated January 12, 2024, from the Director, Information Technology;*
- (2) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to extend the initial two-year contract by five years up to the maximum term of seven years, for an additional value of \$294,774.31;*

Pg. # ITEM

- (3) *That funding in the amount of \$58,201.58 be transferred from the Information Technology Operating Budget to the Capital Project (CY00075 – IT Service Management System Replacement) and the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly; and*
- (4) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract and all related documentation with Kifinti Solutions Inc. over the seven-year term.*

Consent
Agenda
Item

11. **REFUGEES AND ASYLUM SEEKERS IN RICHMOND SHELTER**
(File Ref. No.)

CNCL-78

See Page CNCL-78 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Ask the Federal Government to provide temporary housing for Refugees and Asylum seekers or alternatively pay the City of Richmond for use of city facilities.

Consent
Agenda
Item

12. **APPLICATION BY HGL INVESTMENTS LTD FOR A ZONING TEXT AMENDMENT TO THE “AUTO-ORIENTED COMMERCIAL (ZC40) – NO. 3 ROAD (CITY CENTRE)” ZONE TO PERMIT EDUCATION, COMMERCIAL AND HEALTH SERVICE, MINOR USES TO THE SECOND AND THIRD FLOOR AT 4940 NO. 3 ROAD**
(File Ref. No. ZT 23-026738) (REDMS No. 7531255)

CNCL-82

See Page CNCL-82 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone, to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road, be introduced and given first reading.

Council Agenda – Monday, March 11, 2024

Pg. # ITEM

Consent
Agenda
Item

13. **FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE 2023 ANNUAL REPORT AND 2024 WORK PROGRAM**
(File Ref. No. 01-0100-30-AADV1-01-01/2023) (REDMS No. 7503669)

CNCL-98

[See Page CNCL-98 for full report](#)

PLANNING COMMITTEE RECOMMENDATION

That the Food Security and Agricultural Advisory Committee 2023 Annual Report and 2024 Work Program, as presented in the staff report titled “Food Security and Agricultural Advisory Committee 2023 Annual Report and 2024 Work Program”, dated February 2, 2024, from the Director of Policy Planning, be approved.



Consent
Agenda
Item

14. **2019-2029 CULTURAL HARMONY PLAN: 2022-2023 UPDATE**
(File Ref. No. 08-4055-01/2024) (REDMS No. 7585812)

CNCL-104

[See Page CNCL-104 for full report](#)

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the 2019–2029 Cultural Harmony Plan: 2022–2023 Update, as outlined in the staff report titled “2019–2029 Cultural Harmony Plan: 2022–2023 Update”, dated February 21, 2024, from the Director, Community Social Development, be received for information; and*
- (2) *That the 2019–2029 Cultural Harmony Plan: 2022–2023 Update be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.*



Council Agenda – Monday, March 11, 2024

Pg. # ITEM

Consent
Agenda
Item

15. HOUSEKEEPING REQUEST - ABANDONMENT OF UNADOPTED BYLAWS

(File Ref. No. 08-4105-20-AMANDA) (REDMS No. 7582738)

CNCL-134

See Page CNCL-134 for full report

PLANNING COMMITTEE RECOMMENDATION

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1 of the staff report titled “Housekeeping Request – Abandonment of Unadopted Bylaws”, dated February 20, 2024, from the Director, City Clerk’s Office, be abandoned.



Consent
Agenda
Item

16. APPLICATION BY LUNG DESIGNS LTD. FOR REZONING AT 7560 ASH STREET FROM “SINGLE DETACHED (RS1/F)” ZONE TO SINGLE DETACHED (RS2/E)” ZONE AND “SINGLE DETACHED – SOUTH MCLENNAN (CITY CENTRE) (ZS14)” ZONE

(File Ref. No. RZ 22-021110) (REDMS No. 7550373)

CNCL-137

See Page CNCL-137 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, for the rezoning of 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached - South McLennan (City Centre) (ZS14)” zone, to facilitate a two lot subdivision be introduced and given first, second and third reading; and*
- (2) The Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be abandoned.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

17. **REDUCING EMBODIED CARBON IN THE BUILT ENVIRONMENT**
(File Ref. No. 10-6125-07-04) (REDMS No. 7373808)

CNCL-154

See Page CNCL-154 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllr. Loo

That the industry engagement program outlined in the staff report titled “Reducing Embodied Carbon in the Built Environment” dated January 26, 2024, from the Director of Sustainability and District Energy, be endorsed.



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-176

Regulation of Material on Highways **Bylaw No. 10226**

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



CNCL-183

Consolidated Fees Bylaw No. 8636, Amendment **Bylaw No. 10227**

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

Council Agenda – Monday, March 11, 2024

Pg. # ITEM

CNCL-185 Municipal Ticket Information Authorization Bylaw No. 7321, Amendment **Bylaw No. 10228**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-187 Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, **Bylaw No. 10229**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-189 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10030**
(11540 Railway Avenue, RZ 18-819258)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

18. RECOMMENDATION

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

CNCL-191 (1) *That the **Chair's report** for the Development Permit Panel meetings held on March 24, 2021, and August 23, 2023, be received for information; and*
(2) *That the recommendations of the Panel to authorize the issuance of:*
 (a) *a Development Permit (DP 20-916262) for the property located at 11540 Railway Avenue; and*
 (b) *a Development Permit (DP 22-017484) for the property located at 3588 Ketcheson Road;*
be endorsed, and the Permits so issued.

ADJOURNMENT



Regular Council

Monday, February 26, 2024

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

- R24/4-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on February 12 and February 13, 2024, be adopted as circulated; and*
 - (2) *the minutes of the Regular Council meeting for Public Hearings held on February 20, 2024, be adopted as circulated.*

CARRIED



**Regular Council
Monday, February 26, 2024**

AGENDA ADDITIONS & DELETIONS

The presentation from Gateway Theatre be deleted from the Council agenda and rescheduled to a future meeting.

PRESENTATION

Staff presented an award from NAIOP Vancouver given to the City for being the “Most Business Friendly.” The City received this award due to its municipal fees and approval timelines for industrial development remaining generally consistent and transparent.

COMMITTEE OF THE WHOLE

- R24/4-2
2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:03 p.m.).

CARRIED

3. Delegations from the floor on Agenda items

Item No. 14 – Options for Enforcement of Escort Services and Body Rubs

Crystal Laderas, SWAN Vancouver, read a statement on behalf of Executive Director of SWAN Vancouver, Angela Wu, expressing Ms. Wu’s concerns regarding the escalated bylaw enforcement and increase in bylaw fines at body rub studios. She voiced her concerns that moving forward with these recommendations will endanger these women and that the licenced body rub businesses are the safest places for these women to work. Ms. Wu suggested that staff speak with Community based organizations and learn from other municipalities that have adopted sex work guidelines.



Regular Council
Monday, February 26, 2024

In response to queries from Council, the delegate noted that (i) the sex worker guidelines and the BC Association of Chiefs of Police sex work enforcement guidelines are closely aligned, (ii) the guidelines encourage compassionate interactions with workers to build trust with that community, (iii) bylaw fines issued in Richmond are for unregistered employees, but it is important to review why there is not compliance in this area, and (iv) women working in body rub studios are willing to register but are fearful of the stigma and invasion of their privacy this may bring.

Bronwyn McBride, provided a summary on how enforcement of massage parlours impacts women’s safety and their ability to trust and access police protections. Ms. McBride expressed that licensed workplaces are the safest spaces for women in this work environment. The motions put forward will undermine the safety of women as the increase in enforcement will displace women to unlicensed workplaces putting them at greater risk of violence.

In response to queries from Council, the delegate noted that (i) a licenced indoor space with other workers and security supports in place is important to ensure safety of women working in the sex trade, (ii) sex work cannot be legislated away it can be made safer or less safe, and (iii) these policy and bylaws should be based on consultation with the effected communities to understand what is required to ensure their safety.

- R24/4-3 4. It was moved and seconded
That Committee rise and report (7:30 p.m.).

CARRIED

CONSENT AGENDA

- R24/4-4 5. It was moved and seconded
That Items No. 6 through No. 13 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**
That the minutes of:



Regular Council
Monday, February 26, 2024

- (1) *the Community Safety Committee meeting held on February 13, 2024;*
- (2) *the General Purposes Committee meeting held on February 20, 2024;*
- (3) *the Planning Committee meeting held on February 21, 2024; and*
- (4) *the Public Works and Transportation Committee meeting held on February 21, 2024;*

be received for information.

ADOPTED ON CONSENT

**7. CONTRACT RENEWAL 6722P - SUPPLY AND DELIVERY OF
COMPUTER EQUIPMENT AND RELATED SERVICES**

(File Ref. No. 03-1000-20-6722P) (REDMS No. 7537976)

- (1) *That contract 6722P – Supply and Delivery of Computer Equipment and Related Services, approved by Council on November 23, 2020 for a three-year term be extended for the optional two-year term, to a maximum five-year contract term, thereby expiring November 23, 2025; and*
- (2) *That Contract 6722P Supply and Delivery of Computer Equipment and Related Services for Compugen be increased by \$1,279,084.00 excluding taxes, to fund the renewal of that two-year term; and*
- (3) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the amendment to the contract with Compugen Inc.*

ADOPTED ON CONSENT

**8. REGULATION OF MATERIAL ON HIGHWAYS AND PUBLIC
PLACES PURSUANT TO SECTION 46 OF THE COMMUNITY
CHARTER**

(File Ref. No. 12-8060-20-010226; 12-8060-20-010227; 12-8060-20-010228; 12-8060-20-010229)
(REDMS No. 6448911, 6575576, 6575582, 6575579, 7356654, 7356654, 7591656)

- (1) *That Regulation of Material on Highways Bylaw No. 10226, be introduced and given first, second and third readings;*



Regular Council
Monday, February 26, 2024

- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10227, be introduced and given first, second and third readings;*
- (3) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10228, be introduced and given first, second and third readings; and*
- (4) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10229, be introduced and given first, second and third readings.*

ADOPTED ON CONSENT

9. APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8351 RIVER ROAD, DUCK ISLAND (LOT 87, SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592) AND 8411, 8431 AND 8451 WEST ROAD

(File Ref. No. 08-4105-20- TU 23-033092) (REDMS No. 7528003)

- (1) *That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit for the properties at 8351 River Road, Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) and 8411, 8431 and 8451 West Road be considered at a Public Hearing to be held March 18, 2024 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendations be forwarded to that meeting for consideration:*

“That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the property at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) and 8411, 8431 and 8451 West Road for the purposes of permitting the following:

- a) *Night market event between April 26, 2024 to October 20, 2024 (inclusive) to allow for a maximum of 84 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit;*
- b) *Night market event between April 25, 2025 to October 19, 2025 (inclusive) for a maximum of 83 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit;*



Regular Council
Monday, February 26, 2024

- c) *Night market event between April 24, 2026 to October 18, 2026 (inclusive) for a maximum of 82 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit; and*
 - d) *The night market event as outlined in the report dated February 5, 2024 from the Director, Development be subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules”.*
- (2) *That the Public Hearing notification area be extended to include all properties to the north of Bridgeport Road and West of Great Canadian Way as shown in Attachment 4 to the staff report dated February 5, 2024.*

ADOPTED ON CONSENT

10. APPLICATION BY LUCAS HOGLER FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AND REZONING OF A PORTION OF 12900 STEVESTON HIGHWAY & 11311 RICE MILL ROAD FROM “AGRICULTURE (AG1)” TO “AGRICULTURE (AG3)”

(File Ref. No. 08-4105-20- AG 22-011619; 12-8060-20-010533, RZ 22-011635) (REDMS No. 7471144, 7558619, 7495949)

- (1) *That the application by Lucas Hogler for an Agricultural Land Reserve Non-Adhering Residential Use to allow seasonal farm labour accommodation at 12900 Steveston Highway & 11311 Rice Mill Road be forwarded to the Agricultural Land Commission; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10533, for the rezoning of a portion of 12900 Steveston Highway & 11311 Rice Mill Road from “Agriculture (AG1)” to “Agriculture (AG3)”, and a zoning text amendment to the “Agriculture (AG3)” zone in order to permit more than one seasonal farm labour accommodation located on a lot without an existing single detached housing, be introduced and given first reading.*

ADOPTED ON CONSENT



Regular Council
Monday, February 26, 2024

11. APPLICATION BY JASON LEVELTON FOR AN AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE AND REZONING AT 18431 WESTMINSTER HIGHWAY FROM “AGRICULTURE (AG1)” TO “AGRICULTURE (AG3)”

(File Ref. No. 08-4105-20- AG 22-009023; 12-8060-20-010534, RZ 22-009024) (REDMS No. 7554911, 7556202)

- (1) *That the application by Jason Levelton for an Agricultural Land Reserve Non-Adhering Residential Use to allow seasonal farm labour accommodation at 18431 Westminster Highway be forwarded to the Agricultural Land Commission; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10534, for the rezoning of 18431 Westminster Highway from “Agriculture (AG1)” to “Agriculture (AG3)”, be introduced and given first reading.*

ADOPTED ON CONSENT

12. HAMILTON AREA TRAFFIC CALMING

(File Ref. No. 10-6450-09-01; 12-8060-20-005870) (REDMS No. 7514752)

- (1) *That traffic calming measures outlined in Option 3 for Westminster Highway, as described in the staff report titled “Hamilton Area Traffic Calming”, dated January 12, 2024 from the Director, Transportation, be endorsed;*
- (2) *That speed limits on local roads in Hamilton be reduced from 50 km/h to 30 km/h as described in the staff report titled “Hamilton Area Traffic Calming”, dated January 12, 2024 from the Director, Transportation; and*
- (3) *That staff bring forward amendments to Traffic Bylaw No. 5870 to reflect speed limit reductions for local roads in Hamilton.*

ADOPTED ON CONSENT



Regular Council
Monday, February 26, 2024

13. SWIFT ECO-WASTE MANAGEMENT INC. SOLID WASTE LICENCE APPLICATION - COMPOSTING FACILITY

(File Ref. No. 10-6370-10-02) (REDMS No. 7552849)

That, as outlined in the staff report titled "Swift Eco-Waste Management Inc. Solid Waste Licence Application - Composting Facility" dated January 24, 2024, from the Director, Sustainability and District Energy, and the Director, Public Works Operations, Metro Vancouver be advised that the City of Richmond does not approve the issuance of a Solid Waste Facility Licence application to Swift Eco-Waste Management Inc., and that the preliminary solid waste and air quality comments be forwarded to Metro Vancouver.

ADOPTED ON CONSENT

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

COMMUNITY SAFETY COMMITTEE

Councillor Alexa Loo, Chair

14. OPTIONS FOR ENFORCEMENT OF ESCORT SERVICES AND BODY RUBS

(FILE REF. NO. 12-8275-11) (REDMS NO. 7529119, 7578728, 7578731, 7578723, 7578724, 7578755, 7578731, 7599172, 7591915, 7599395)

R24/4-5

It was moved and seconded

(1) *That Option 2 as described in the staff report titled "Options for Enforcement of Escort Services and Body Rub Studios" dated January 16, 2024 from the General Manager, Community Safety be endorsed;*



Regular Council
Monday, February 26, 2024

- (2) *That staff amend the Business Licence Bylaw 7360, the Business Regulation Bylaw No. 7538, the Municipal Ticket Information Authorization Bylaw No. 7321, and the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122.*

The question on the motion was not called as discussion ensued with respect to further researching and reviewing the bylaw amendments and consulting with experts and other municipalities as to their guidelines.

In response to queries from Committee, staff advised that (i) staff follow a standard procedure when conducting inspections, there is a number of different violations that are listed in detail in the bylaws and staff review for compliance for all of those provisions, (ii) the language of “escort service” is no longer used, (iii) staff will provide a memorandum outlining the service use categories within the tourism bylaw as it relates to escort service business types, (iv) the intent of the regulations is to keep workers and customers safe, and (v) as a result of the inspection activity there has been increased compliance from businesses registering their employees.

The question on the motion was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.

PUBLIC ANNOUNCEMENTS

Mayor Brodie read out a statement regarding the resolution adopted by City Council on February 13, 2024 to study the feasibility of a supervised consumption site located at Richmond Hospital confirming that the City would not be proceeding with this matter.

Mayor Brodie announced that:

Olivia Hui was appointed to the Vancouver International Airport Environmental Advisory Committee as the representative from the Advisory Committee on the Environment, for a one-year term to expire on December 31, 2024; and



Regular Council
Monday, February 26, 2024

Cynthia Zhou was appointed to the Richmond Food Security and Agricultural Advisory Committee as the representative from the Advisory Committee on the Environment, for a two-year term to expire on December 31, 2025.

BYLAW FOR ADOPTION

R24/4-6

It was moved and seconded

That Revenue Anticipation Borrowing (2024) Bylaw No. 10532 be adopted.

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R24/4-7

15. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:40 p.m.).

CARRIED

Chuck Puchmayr, Civic Visions Inc and Kenny Gu, owner Zodiac Karaoke Club, 8191 Alexander Road, referred to their submission (copy on file, City Clerk's Office) requesting an extension to their operating hours from 2:00 am to 3:00 am. Noting their observations that young professionals are enjoying entertainment at later hours as many work late and therefore, like to dine and experience leisure and entertainment at a later time.

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

R24/4-8

It was moved and seconded

That staff review the material provided by the delegation and examine the hours of operation of karaoke clubs and night clubs and report back.

The question on the motion was not called as discussion ensued with respect to (i) safety and security at karaoke clubs, (ii) the petition submitted by four karaoke clubs to extend their operating hours, and (iii) current hours of operation.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.



**Regular Council
Monday, February 26, 2024**

- R24/4-9 16. It was moved and seconded
That Committee rise and report (8:51 p.m.).

CARRIED

ADJOURNMENT

- R24/4-10 It was moved and seconded
That the meeting adjourn (8:52 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, February 26, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

For Metro Vancouver meetings on Friday, February 23, 2023

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

Metro Vancouver Regional District

E1.1 2024 Invest Vancouver Management Board Meeting Schedule, Work Plan, and the Invest Vancouver 2024 Annual Plan **APPROVED**

This report contains a summary of the committee work plan, the terms of reference, the Invest Vancouver 2024 Annual Work Plan, and the committee meeting schedule. The committee work plan has been advanced in alignment with the *Board Strategic Plan*, the Board-approved 2024 budget and the *Invest Vancouver 2024 Annual Plan*. The annual plan builds on existing priorities identified in 2023 that aim to position the region for success in a rapidly evolving global economy to advance broadly shared prosperity for residents.

The Board endorsed the *Invest Vancouver 2024 Annual Plan* as presented.

E1.2 Investment Attraction Update **RECEIVED**

Invest Vancouver had a record year for investment attraction, with seven companies expanding in the region, representing 772 jobs and \$1.231 billion in investment. Invest Vancouver worked with 120 leads for companies interested in the Metro Vancouver region. These leads came from a variety of sources including partner referrals, in-market activities which included participating in 15 events outside the region, 12 local business conferences, and hosting 15 delegations. Invest Vancouver also launched a customer relationship management system, and is initiating a new request for information process with member jurisdictions to identify site locations for investors. The Invest Vancouver pipeline for leads now includes 101 opportunities, representing a tenfold increase from this time last year. These opportunities represent the potential for 1,593 jobs and \$1.6 billion in investment. Invest Vancouver will continue to refine processes, improve approaches, target smarter, and add on new initiatives where appropriate in 2024.

The Board received the report for information.

E2.1 UBCM Resolutions Supporting Climate 2050 Priority Advocacy Actions – Provincial Funding for Energy Efficient and Zero Emissions Equipment for Existing Buildings **APPROVED**

The Board endorsed the following resolution, as amended by the Climate Action Committee, to be sent to the LMLGA before the February 28 submission deadline:

Whereas energy-efficient and zero-emissions building equipment provide benefits such as lower annual energy costs and improved resilience to extreme heat events;

And whereas the CleanBC Better Homes and Better Buildings programs provide incentives and rebates to reduce the significant cost barriers to implementing energy-efficiency and zero-emissions retrofits for existing buildings, yet multi-unit residential buildings including affordable housing have limited access to these incentive programs;

Therefore, be it resolved that the UBCM urge the Government of BC to significantly increase funding for provincial incentive programs to support energy-efficient and zero-emissions equipment for existing buildings, to ensure that incentives can leverage pre-2030 replacement cycles for residential and commercial building equipment;

And be it further resolved that UBCM urge the Government of BC to ensure that existing and future incentives and support programs are available for all building types, prioritizing multi-unit rental, affordable, and non-market housing, and building types that are not covered in current incentives and rebates.

E2.2 UBCM Resolutions Supporting Climate 2050 Priority Advocacy Actions – Provincial Funding for Active Transportation Infrastructure **APPROVED**

The Board endorsed the following resolution to be sent to the LMLGA before the February 28 deadline for submissions:

Whereas BC municipalities face significant capital funding challenges in delivering new active transportation infrastructure, which will reduce greenhouse gas emissions, provide lower-cost transportation options to BC residents, bring economic and health benefits to BC communities, and increase resilience of transportation networks, as demonstrated by similar investments in other jurisdictions;

And whereas the Government of BC has invested over \$40 million since 2014 to fund new active transportation infrastructure, has committed an additional \$30 million to fund active transportation infrastructure in *Budget 2022*, and has introduced rebates to support BC residents in choosing e-bikes which were quickly over-subscribed, demonstrating that there is significant latent demand by residents across BC for active transportation options, and *Transport 2050: 10-Year Priorities for TransLink* calls for \$1.5 billion over the next 10 years for capital investments for active transportation infrastructure in the Metro Vancouver region;

Therefore, be it resolved that UBCM urge the Government of BC to expand funding for active transportation infrastructure to at least \$300 million annually over the next 10 years to support the development of protected, connected, and accessible local cycling and walking infrastructure networks across BC, that are integrated into larger regional active transportation and public transit networks.

E2.3 UBCM Resolutions Supporting Climate 2050 Priority Advocacy Actions – Provincial Funding for Electric Vehicle Charger Deployment **APPROVED**

The Board endorsed the following resolution to be sent to the LMLGA before the February 28 deadline for submissions:

Whereas Metro Vancouver has identified that by 2035 up to 350,000 existing parking spots in multi-unit residential buildings in the region will be retrofitted to be electric vehicle (EV) charging ready, and 2,200 to 2,900 public direct current fast charging (DCFC) ports and 32,000 to 47,000 public Level 2 ports will be needed to support anticipated demand for EV charging, requiring significant capital investment in both public charging and multi-unit residential buildings retrofits totaling approximately \$1.2 billion in Metro Vancouver alone by 2035;

And whereas the Government of BC has provided funding for the purchase and installation of EV chargers for home and public charging through the Go Electric EV Charger Rebate Program to complement the rapid increase of EV sales required through the BC Zero-Emissions Vehicle Act reaching 100 per cent by 2035;

Therefore, be it resolved that UBCM urge the Government of BC to expand and enhance the funding available through the CleanBC Go Electric Rebate Program to offer sufficient rebates for charging in multi-unit residential buildings and public charging to support the expected rapid uptake of EVs in BC.

E3.1 Continuous Improvement Project Highlights and Updates **RECEIVED**

With regional affordability and financial sustainability as key strategic priorities for the Metro Board, it is important that regular reporting is provided to the Finance Committee regarding the status of both qualitative and quantitative impacts that many improvements or innovative measures are having on service levels and affordability for regional rate payers. Continuous improvement (CI) is a systematic and ongoing effort to enhance products, services, or processes within an organization with the primary goal to incrementally improve efficiency, quality, and overall performance over time and is integral within Metro Vancouver. Project tracking and reporting will help to ensure transparency, accountability, and successful project outcomes. Currently there are approximately over 100 CI initiatives underway across Metro Vancouver that will form part of ongoing reporting to the Finance Committee.

The Board received the report for information.

E4.1 2024 Regional District Sustainability Innovation Fund Applications **APPROVED**

The Caucus of Committee Chairs is responsible for overseeing the Metro Vancouver Sustainability Innovation Funds, and for making funding recommendations to the respective Metro Vancouver Boards. Staff review and evaluate all proposals that are submitted for consideration. This report presents three projects recommended for funding, totalling \$2,560,000 over three years, through the Regional District Sustainability Innovation Fund. The projects cover a range of climate action areas and affordable housing policy initiatives.

The Board approved the allocation from the Regional District Sustainability Innovation Fund for the following projects:

- Rental Housing Blueprint: Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods for \$2,130,000 from 2024 to 2026
- Comprehensive Assessment and Regulation of Expanded Group of Greenhouse Gases (CARE-3G) for \$230,000 from 2024 to 2025
- Feasibility Study for a Pilot Microgrid Project in the Metro Vancouver Region for \$200,000 from 2024 to 2025

E5.1 Sasamat Fire Protection Service – Capital Facility Reserve Fund

APPROVED

The two existing Sasamat Fire Protection Service fire halls are essential infrastructure. At the October 26, 2023 Sasamat Volunteer Fire Department Board of Trustees meeting, the Trustees endorsed releasing up to \$500,000 from the Sasamat Fire Protection Service’s Capital Facility Reserve Fund to help fund a preliminary design for the replacement of the two fire halls.

The Board approved the release of up to \$500,000 from the Sasamat Fire Protection Service’s Capital Facility Reserve Fund to help fund a preliminary design for the replacement of its two fire halls.

E5.2 Provincial Government’s Use of Non-disclosure Agreements during Engagement

RECEIVED

In December 2023, the Mayors Committee discussed challenges local governments face working with confidential information received from the provincial government during engagement on forthcoming legislation/policy changes. Committee members noted that in some cases, the nondisclosure agreements required by the provincial government are sufficiently restrictive that local government staff are unable to disclose essential information to their elected officials; in other cases, local government elected officials are unable to use or disclose information that is essential for making and implementing public policy decisions for matters within local government jurisdiction. The Board, at its January 26, 2024 meeting, directed staff to report back with a resolution regarding provincial non-disclosure agreements for submission to the Lower Mainland Local Government Association Annual Conference.

The Board received the report for information.

G1.1 Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors

APPROVED

Metro 2050 was adopted by the Metro Vancouver Regional District Board on February 24, 2023. Over its first year, staff have identified some minor inconsistencies in terminology, formatting, numerical references, and mapping that are proposed to be corrected through a Type 3 amendment.

The proposed amendment also includes mapping revisions that stem from Board-accepted regional context statements, regional land use amendments made under the municipal flexibility clause, updates to *Metro 2050* reference maps based on new data (e.g. new sensitive ecosystem inventory map), and corrections to map text and designation boundaries. The proposed revisions are administrative in nature, and do not alter the intent of *Metro 2050*.

The Board initiated the *Metro 2050* amendment process for the *Metro 2050* Type 3 amendment to reflect accepted regional context statements and correct minor errors, then gave first, second, and third readings to the amendment bylaw, then directed staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

G1.2 Metro 2050 Proposed Amendments to Reflect the Electoral Area A Official Community Plan **APPROVED**

Amendments are proposed to *Metro 2050* that will better align its land use designations with the Metro Vancouver Regional District Board-adopted *2018 Electoral Area A Official Community Plan Bylaw* that applies to the majority of the rural and remote portions of the Electoral Area (excluding UBC, UEL, Bowyer Island, Passage Island, and First Nation reserve lands). Staff have identified *Metro 2050* regional land use designation changes to 92 parcels for the Board’s consideration.

These proposed amendments are consistent with *Metro 2050’s* goals and strategies, and bring the *Metro 2050* and OCP land-use designations into closer alignment. They do not alter the intent of *Metro 2050*. These changes are based on a detailed review of the OCP designations relative to *Metro 2050* regional land-use designations and mapping improvements in the rural and remote reaches of the Electoral Area A. Given the nature of the changes, both Type 2 and Type 3 amendments to *Metro 2050* are required. As a result, two separate amendment bylaws are provided to the Committee and Board for consideration. The first requires adoption with a weighted two-thirds majority of the Board and the second requires adoption by a weighted 50-plus-one per cent vote of the Board.

The Board initiated the *Metro 2050* Type 2 and Type 3 amendment processes to reflect the Electoral Area A Official Community Plan; gave first, second, third readings to two amendment bylaws (*No. 1378, 2024* and *No. 1379, 2024*), and directed staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

G2.1 Metro Vancouver Regional District Temporary Borrowing Bylaw No. 1374, 2023 **APPROVED**

At the November 24, 2023 meeting, the Board gave three readings to *Metro Vancouver Regional District Temporary Borrowing Bylaw No. 1374, 2023*. Final adoption by the Board is the last approval step in the bylaw process and will provide the authority for temporary borrowing on behalf of GVWD in the amount not exceeding \$1.833 billion, the amount of the *GVWD Borrowing Bylaw No. 261, 2023*, and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods equivalent to what is used in municipalities and provides the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns.

The Board passed and finally adopted the *Temporary Borrowing Bylaw*.

I 1 Committee Information Items and Delegation Summaries

The Board received delegation summaries from standing committees.

Indigenous Relations Committee – February 1, 2024

Information Items:

E2 Indigenous Cultural Awareness Training Video

Metro Vancouver staff are developing an Indigenous cultural awareness training video. The intent is to make viewing of the video mandatory for all construction crews, contractors, sub-contractors, and staff prior to working on Metro Vancouver infrastructure projects. The purpose of the video is to help create an inclusive, respectful, and welcoming work environment for First Nations representatives visiting or working on Metro Vancouver project sites.

E3 Quarterly Update Report on Reconciliation Activities

This update report provides a summary of reconciliation events and activities undertaken by Metro Vancouver since the last Committee meeting in October 5, 2023 as well as information on upcoming events and activities over the next three months.

Climate Action Committee – February 8, 2024

Information Items:

E2 Climate 2050 Engagement and Public Education Priorities

The Climate 2050 Engagement and Public Education Strategy provides a clear approach for robust engagement, collaboration with others, and broader public support for climate action in support of *Climate 2050*. Priorities in the strategy are described in three spheres — developing the *Climate 2050* roadmaps, implementing specific climate actions, and growing public awareness and support. In 2023, over 500 organizations and agencies were encouraged to participate in the roadmaps development, and over 200 were engaged on the implementation of specific climate actions. Staff estimate over 100 hours of direct delivery through public programs and over 10,000 visits to the climate literacy learning platform. A focus for engagement in 2024 and 2025 is to support the implementation of the priority big moves for *Climate 2050*. This report provides an update on delivery of the Climate 2050 Engagement and Public Education Strategy in its second year of implementation.

E3 Energy Transition Frequently Asked Questions: Public Resource

In response to increasing public attention, and discussions at the Climate Action Committee and MVRD Board, staff have developed a resource of frequently asked questions about the energy transition. The draft resource is included as Attachment 1. It will also be available on the Metro Vancouver website.

Regional Planning Committee – February 9, 2024

Information Items:

E4 Updating Metro 2050 Centres and Corridors Targets – Scope of Work

Metro 2050 commits, as an early action, to updating the dwelling unit and employment targets for Urban Centres and Frequent Transit Development Areas via an amendment. The Updating Centres and Corridors Targets project will undertake the necessary background research and analysis to develop revised targets that are realistic yet ambitious enough to support the achievement of the shared *Metro 2050* goals (e.g., greenhouse gas emission reduction, transit-oriented affordable housing creation, increased transit ridership, putting jobs in transit-friendly and walkable locations), and also provide greater clarity and identify structural improvements to *Metro 2050*'s targets to make them easier to implement. The project will be supported by a consultant and advised by a working group with a targeted completion date of early 2025. Any proposed *Metro 2050* amendments resulting from this project would occur following that in early to mid-2025 at the direction of the MVRD Board.

E5 Regional Industrial Lands Strategy Bring-to-Market Project – Scope of Work

The *Regional Industrial Lands Strategy* was approved by the MVRD Board in mid-2020. It sets out 10 priority actions and 34 recommendations that continue to be implemented. Metro Vancouver is advancing one priority action through the Bring-to-Market project, which entails identifying an underutilized industrial site with the potential to be redeveloped and densified or intensified. The region is experiencing a critical shortage of industrial land. Some of the region's remaining vacant industrial lands suffer from site- or area-specific challenges, such as limited infrastructure, environmental constraints, or under-sized parcels. Where vacant lands have not come to the market due to one or more of these or other challenges, municipalities may support an assessment of the constraints, and the preparation of a Bring-to-Market plan. This project will identify the issues that have prevented the development of the lands for a select site, and prepare a plan to advance development and achieve the host jurisdiction's land use planning and economic development goals.

E6 Invasive Species Best Management Practices – Japanese Beetle Guidebook

Adding to the existing regional library of technical guidance for priority invasive species, Metro Vancouver has worked with the Invasive Species Council of Metro Vancouver, federal and provincial authorities, member jurisdictions, and other local experts to produce a guidebook for the invasive Japanese beetle. This guidebook is designed to introduce local government staff and their contractors to the eradication efforts being undertaken by the multi-agency Japanese beetle response. The document also provides information about current distribution, potential impacts on the agricultural and horticultural sectors in BC, and how to identify, track, report, prevent further spread, and effectively control the Japanese beetle. In addition, the guidebook describes how this species may adapt as our climate changes, increasing the urgency to proactively control and prevent further spread of this high-risk species. An accompanying one-page fact sheet has also been created to raise public awareness.

Caucus of Committee Chairs – February 21, 2024

Information Items:

E2 Climate 2050: Priority Actions to Accelerate Toward our Regional Targets

Metro Vancouver, alongside other similar jurisdictions, is at a critical juncture: The MVRD Board has adopted the necessary targets and plans aligned with the global science to avoid the worst impacts of climate change. The pathway to a zero-emissions and resilient region — the technology, regulations, and investments — is well understood. Metro Vancouver’s *Clean Air Plan* and *Climate 2050* strategy and supporting roadmaps outline the necessary actions and roles. The next step is to move swiftly from comprehensive planning to bold leadership through implementation. This report identifies priority Big Moves needed to accelerate toward the Board-adopted greenhouse gas emissions reduction targets.

Metro Vancouver Housing

E1.1 The Steller (Southwynde Avenue) Affordable Housing Development – Project Budget Update APPROVED

Metro Vancouver Housing is preparing a building permit submission for the Steller (formerly Southwynde Avenue), a six-storey, 122-unit affordable housing redevelopment located in Burnaby. In October 2020, the Board authorized staff to proceed with design and funding applications for the original design concept for a 122-unit rental building including an integrated child care facility with a project budget of \$45.5 million. From 2021 to 2023, site studies were undertaken, an architect and design team was engaged, a construction management team was engaged, and the design and permitting for new building progressed through schematic design, design development and the rezoning application process. Since the original MVHC Board approval in 2020, estimated project costs have increased to \$93.9 million, based on Class C cost estimates prepared in November 2023.

The Board approved the updated project budget of \$93.9 million based on Class C cost estimates for The Steller and authorized project construction financing and take-out mortgage of up to \$26.6 million and a contribution from MVHC development reserves of up to \$22.5 million to fund the design and construction of this affordable housing project.

E1.2 The Connection (Eastburn Square) Affordable Housing Development – Project Budget Update APPROVED

Metro Vancouver Housing is progressing with a site preparation and construction tender for The Connection (formerly Eastburn Square), a six-storey, 174-unit affordable housing redevelopment located on the existing Eastburn Square housing site in Burnaby. In October 2020, the Board authorized staff to proceed with design and funding applications for the original design concept for a 172-unit rental building with a project budget of \$63.8 million. From 2021 to 2023, site studies were undertaken, an architect and design team was engaged, and the design and permitting for new building progressed through schematic design, design development and the rezoning application process.

Through the design development process, the unit count increased from 172 units to 174 units. Since the original Board approval in 2020, the estimated project costs have increased to \$120.8 million, based on Class B construction cost estimates prepared in October and December 2023.

The Board approved the updated project budget of \$120.8 million, based on Class B cost estimates, for The Connection and authorize project construction financing and take-out mortgage of up to \$43.5 million and a contribution from MVHC development reserves of up to \$17 million to fund the design and construction of this affordable housing project.

E1.3 Approval of Borrowing Agreement Between MVHC and MVRD APPROVED

The Board approved a financial strategy about two years ago to use borrowing for major rehabilitation and retrofit projects to front-end the program and take advantage of currently available grants. MVHC is seeking to borrow from the Municipal Finance Authority (MFA), through MVRD, an amount up to \$70 million over the next five years, to fund required and Board approved building envelope repairs, and deep retrofits to reduce greenhouse gas emissions and improve energy efficiency at several of its housing complexes.

Pursuant to Section 179 of the *Community Charter of British Columbia*, under agreement and through an adopted loan authorization bylaw, MVRD may lend to the MVHC, for the purpose of providing public housing. MVHC Board approval to enter into an agreement with MVRD is the first step in the MFA borrowing process. The next step is for MVRD to adopt a *Loan Authorization Bylaw*, to provide the authority for MVRD to borrow from MFA on behalf of MVHC. Adoption of the bylaw requires approval from the MVRD Board, the Inspector of Municipalities, as well as receive electoral assent.

The Board authorized the MVHC officers to enter into an agreement with MVRD authorizing borrowing on behalf of MVHC from the MFA in order to provide funding for MVHC’s capital programs.

Greater Vancouver Water District

E1.1 Lulu-Delta Water Supply Tunnel – Stage Gate 0 APPROVED

The existing Lulu-Delta crossing of the Fraser River between Richmond and Delta near the George Massey Tunnel is a key water main crossing in the region that conveys drinking water from the Seymour Capilano Filtration Plant to Delta and Tsawwassen First Nation.

Following best management practices, a Stage Gate Framework process was implemented for Project Delivery’s high value, risk, and consequence capital projects. This process seeks approval of key milestones through five stage gates from the initiation phase through project close-out. The existing Lulu-Delta crossing is nearing the end of its service life and has reduced pressure capacity due to damage previously sustained due to third-party dredging activities in the Fraser River.

The Board approve Stage Gate 0 for the Lulu-Delta Water Supply Tunnel advancing from the initiation stage to the definition stage.

E1.2 Cambie-Richmond Water Supply Tunnel – Stage Gate 1

APPROVED

The Cambie-Richmond crossing of the Fraser River between Vancouver and Richmond near the Oak Street Bridge is one of the critical crossings in the region that conveys water from the Capilano and Seymour water supply areas to Richmond, Delta, and Tsawwassen First Nation.

Following best management practices, a Stage Gate Framework process was implemented for Project Delivery’s high value, risk, and consequence capital projects. This process seeks approval of key milestones through five stage gates from the initiation phase through project close-out. The definition, or conceptual design, phase for the Cambie-Richmond Water Supply Tunnel was completed in late 2022. Metro Vancouver subsequently short-listed three design engineering firms to participate in the preliminary design request for proposal.

The Board approved Stage Gate 1 for the Cambie-Richmond Water Supply Tunnel advancing from the definition phase to the preliminary design phase.

E2.1 2024 Water Sustainability Innovation Fund Applications

APPROVED

The Caucus of Committee Chairs is responsible for overseeing the Metro Vancouver Sustainability Innovation Funds, and for making all funding recommendations to the respective Metro Vancouver Board. Staff review and evaluate all proposals that are submitted for consideration. This report presents one project recommended for funding, totaling \$1 million, which would be funded through the Water Sustainability Innovation Fund.

The Board approved the allocation from the Water Sustainability Innovation Fund for the Expansion of the Earthquake Early Warning & Structural Health Monitoring Systems project for \$1 million from 2024 to 2026.

G1.1 GVWD Borrowing Bylaw 261, 2023 and GVWD Temporary Borrowing Request Bylaw 262, 2023

APPROVED

On November 24, 2023 the Board gave a third reading to the *Greater Vancouver Water District Borrowing Bylaw No. 261, 2023* and *Greater Vancouver Water District Temporary Borrowing Request Bylaw 262, 2023* and subsequently sent these two bylaws to the Inspector of Municipalities for statutory approval.

Statutory approval of the bylaws was given on January 2, 2024. The Board finally adopted both bylaws.

I 1 Committee Information Items and Delegation Summaries

The Board received one information item from one standing committee.

Water Committee – February 7, 2024

Information Items:

E1 Watershed Fisheries Initiatives Annual Update

Water Services, Liquid Waste Services, Regional Parks, and other Metro Vancouver teams at large collectively contribute to Pacific Salmon conservation and restoration in the region. The GVWD manages and participates in fisheries management and restoration initiatives both upstream and downstream of the primary dams in each of the three water supply areas in the Capilano, Seymour, and Coquitlam River watersheds. 2023 was a good year for adult salmon return numbers aided with a fall drought ending sooner than in 2022. Two new water supply agreements were developed with BC Hydro for fisheries conservation efforts and Sockeye Salmon restoration at Coquitlam. Metro Vancouver strives to continually improve fisheries protection and enhancement initiatives for the recovery of Pacific Salmon populations while collaborating with stewardship groups, First Nations, and agencies under provincial and federal regulatory regimes.

Greater Vancouver Sewerage and Drainage District

E1.1 Award of a Contract Resulting from ITT No. 23-378: Construction Services – Royal Avenue Pump Station Rehabilitation APPROVED

The Royal Avenue Pump Station, located in New Westminister, requires rehabilitation. The scope of work consists of replacing the station electrical equipment, building an expansion to the odour control building for installation of the new electrical equipment above ground, replacing a short forcemain connecting the pump station discharge header to the Royal Avenue control chamber, and replacing the three sewage pumps.

The Board approved award the contract for construction services – Royal Avenue Pump Station Rehabilitation in the amount of up to \$6,845,655 (exclusive of taxes) to Kenaidan Contracting Ltd., subject to final review by the Commissioner.

G1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024 – Fraser Sewerage Area – Surrey (South Campbell Heights) APPROVED

On February 25, 2022, the MVRD Board adopted *Regional Growth Strategy Amendment Bylaw No. 1328, 2021*, which extended the Urban Containment Boundary in Surrey by 223.7 hectares. The bylaw re-designated lands with a Rural regional land use designation to: Mixed Employment; Conservation and Recreation; and Agricultural. It also re-designated 13.4 hectares of existing Mixed Employment lands to Conservation and Recreation.

Surrey requested that the GVS&DD Board consider amending the Fraser Sewerage Area (FSA) by 244.1 ha. The review determined that only 160.6 ha were eligible for sewer services. This request is consistent with the provisions of *Metro 2050*. The *Metro 2050* and Liquid Waste Services technical review indicated a negligible service impact with no material financial impact on the regional sewerage system.

The Board gave first, second, and third readings to the *GVS&DD Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 375, 2024*; then passed, and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

The Board received a lone information item from a single standing committee.

Zero Waste Committee – February 8, 2024

Delegations:

C1 Mary-Em Waddington, Executive Director, BC Technology for Learning Society
Computers for Schools Plus Program Award

Information Items:

E1 Zero Waste Conference 2023

The 2023 Zero Waste Conference occurred November 1 and 2, and was, as with previous events, well-received by participants. Hosted by Metro Vancouver, the conference included international, national, and local speakers and stories, and met its goal of attracting nearly 600 participants. The conference featured the connections between waste prevention, circular solutions, and a heightened emphasis on climate through the theme of “Climate Action through Circularity.” As requested by past participants, the conference included an increase in networking opportunities. In response to input from participants and partnering organizations, this report also introduces the Zero Waste Committee to the intention that in future years, Metro Vancouver shifts to delivering the conference biannually, with the next one in 2025.

Liquid Waste Committee – February 14, 2024

Information Items:

E2 2023 “Wipe It, Green Bin It” Campaign Results

The disposal of fats, oils, and grease (FOG) into the regional sewer system is an ongoing issue that costs the region over \$3 million a year. The 2023 “Wipe It, Green Bin It” campaign ran in the lead-up to Thanksgiving and through November, asking residents to put FOG in their green bins and not down their sinks. The campaign included social media, YouTube, television, transit advertising, Google search, and a website. The campaign produced solid results and delivered over 32 million impressions, 1,050 engagements, one million video views, 7,600 clicks for more information, 6,800 website visits, and reached 940,000 residents through online tactics. Post-campaign survey results show the number of residents who say they dispose of FOG into the drain dropped to 32 per cent in 2023, compared to 45 per cent in 2017. The campaign will run in 2024 using similar timing and refreshed creative.



Parks, Recreation and Cultural Services Committee

Date: Tuesday, February 27, 2024

Place: Council Chambers
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Michael Wolfe
Councillor Laura Gillanders
Councillor Andy Hobbs
Councillor Bill McNulty

Also Present: Councillor Carol Day

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on January 30, 2024, be adopted as circulated.

CARRIED

1. The Chair advised that the presentation by the Richmond Arts Coalition will be deferred to the March 26, 2024 Parks, Recreation and Cultural Service Committee meeting.
2. **RICHMOND PUBLIC ART PROGRAM 2023 ANNUAL HIGHLIGHTS AND PUBLIC ART ADVISORY COMMITTEE 2024 WORK PLAN**
(File Ref. No. 01-0100-30-RPAR1-01) (REDMS No. 7546173)
Discussion ensued in regards to Richmond artist's participation in Doors Open and that staff have extended an invitation for 2024.

It was moved and seconded

That the Richmond Public Art Advisory Committee 2024 Work Plan, as presented in the staff report titled “Richmond Public Art Program 2023 Annual Highlights and Public Art Advisory Committee 2024 Work Plan”, dated January 19, 2024, from the Director, Arts, Culture and Heritage Services, be approved.

CARRIED

3. NEW CAPSTAN VILLAGE NEIGHBOURHOOD PARK PUBLIC ART WORK TERMS OF REFERENCE

(File Ref. No. 11-7000-09-20-335) (REDMS No. 7570440)

Staff presented on the Terms of Reference stating that the administration process including the artist call and the selection of art is being managed by the developer in partnership with City staff, and following the selection process, the preferred art proposal will be brought forward for Council approval at a later date.

In response to queries from Committee, staff noted that (i) as part of the public art process, members of the public are invited to sit on the selection panel, (ii) a report regarding the details of the new community centre for Capstan Village is forthcoming, and (iii) the detailed design process of the Capstan Village Neighbourhood Park development is under review.

Discussion ensued in regards to the outdoor pavilion structure, bus shelters and park design details.

It was moved and seconded

- (1) *That the Terms of Reference for the public artwork at the New Capstan Village Neighbourhood Park, as presented in the report titled “New Capstan Village Neighbourhood Park Public Artwork Terms of Reference”, from the Director, Arts, Culture and Heritage Services, dated February 5, 2024, be approved;*
- (2) *That additional expenditures in the amount of \$216,925 for the New Capstan Village Neighbourhood Public Artwork and corresponding funding from the Public Art Program reserve be approved; and*
- (3) *That the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.*

CARRIED

4. **AWARD OF CONTRACT 8273Q - SUPPLY AND DELIVERY OF POOL CHEMICALS**

(File Ref. No. 11-7143-00) (REDMS No. 7534433)

It was moved and seconded

- (1) *That Contract 8273Q – Supply and Delivery of Pool Chemicals be awarded to DB Perks & Associates, ClearTech, and Univar Solutions for a three-year term for an aggregate value of \$1,331,700, excluding taxes, as described in the report titled, “Award of Contract 8273Q Supply and Delivery of Pool Chemicals”, dated February 15, 2024, from the Director, Recreation and Sport Services;*
- (2) *That the Chief Administrative Officer and the General Manager, Community Services, be authorized to extend the initial three-year contract, up to the maximum term of five years, for an additional value of \$1,003,300 excluding taxes; and*
- (3) *That the Chief Administrative Officer and General Manager, Community Services, be authorized to execute the contracts and all related documentation with DB Perks & Associates, ClearTech, and Univar Solutions.*

CARRIED

5. **MANAGER’S REPORT**

(i) *Snow Angels Program Update*

Staff updated Committee on the Snow Angels program which assists residents that are elderly, ill, or have mobility concerns with shoveling of snow around their homes and walkways, noting that 79 volunteers registered with 67 applications requesting assistance. Staff added that January had two major snow events with approximately 170 volunteer hours recorded.

Discussion ensued in regards to (i) recognizing the volunteers, (ii) the distribution of areas where the volunteers were used, and (iii) using social media to encourage more residents to volunteer for the Snow Angels program.

(ii) *Pink Shirt Day*

Staff reminded Committee that Pink Shirt Day is February 28, 2024 and encouraged staff to wear pink to promote kindness, anti-bullying and to foster a culture of inclusivity, respect and safety.

(iii) The Suitcase Project by Kayla Isomura

Staff informed that “The Suitcase Project”, by Kayla Isomura is on display in the Japanese Fisherman’s Benevolent Society Building at the Steveston Museum. The exhibit explores cultural identity and dispossession of Japanese Canadian and Japanese American internment during the Second World War through photographs, short films, interviews as well as stories from past and present Steveston residents.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:18 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, February 27, 2024.

Councillor Chak Au
Chair

Mizuguchi, Andrea
Legislative Services Associate



General Purposes Committee

Date: Monday, March 4, 2024

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Absent: 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 General Purposes Committee held on February 20, 2024, be adopted as circulated.

CARRIED

DELEGATIONS

1. (1) Andrea Hunter, Richmond resident, expressed concerns with the proposed alternate layout to the Steveston Transit Exchange, referencing her submission (copy on file, City Clerk's Office).
Discussion ensued regarding potential environmental impacts.
- (2) Denis Agar, Movement: Metro Vancouver Transit Riders, spoke on the Steveston Transit Exchange, noting the benefits of a centrally located bus exchange.

General Purposes Committee
Monday, March 4, 2024

- (3) Er Jun Ma, Movement: Metro Vancouver Transit Riders, spoke on the Steveston Transit Exchange, referencing his submission (copy on file, City Clerk's Office).

Discussion ensued regarding possible alternate locations for the bus exchange.

FINANCE AND CORPORATE SERVICES DIVISION

2. AWARD OF CONTRACT 8180P – INFORMATION TECHNOLOGY SERVICE MANAGEMENT SOLUTION

(File Ref. No. 04-1300-01) (REDMS No. 7536100)

It was moved and seconded

- (1) *That Contract 8180P – Information Technology Service Management Solution”, be awarded to Kifinti Solutions for a two-year term for an aggregate value of \$454,805.90, as described in the report titled “Award of Contract 8180P – Information Technology Service Management Solution” dated January 12, 2024, from the Director, Information Technology;*
- (2) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to extend the initial two-year contract by five years up to the maximum term of seven years, for an additional value of \$294,774.31;*
- (3) *That funding in the amount of \$58,201.58 be transferred from the Information Technology Operating Budget to the Capital Project (CY00075 – IT Service Management System Replacement) and the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly; and*
- (4) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract and all related documentation with Kifinti Solutions Inc. over the seven-year term.*

CARRIED

General Purposes Committee
Monday, March 4, 2024

ENGINEERING AND PUBLIC WORKS DIVISION

3. **REDUCING EMBODIED CARBON IN THE BUILT ENVIRONMENT**
(File Ref. No. 10-6125-07-04) (REDMS No. 7373808)

In response to queries from Committee, staff noted that (i) the report outlines an engagement process that will feature collaboration with stakeholders and other municipalities to gain insight on effective strategies and understand opportunities and challenges in achieving low embodied carbon outcomes in the construction sector, (ii) Building Information Modeling is standard for large construction projects, (iii) as more municipalities establish policies and/or set direction on performance targets for embodied carbon content in new buildings and major renovations, it could encourage the Province to implement regulations or requirements, and (iv) it is not expected that there would be an additional cost associated with the reporting requirements and projects and materials with lower embodied carbon often have upstream savings, leading to cost savings for manufacture.

It was moved and seconded

That the industry engagement program outlined in the staff report titled “Reducing Embodied Carbon in the Built Environment” dated January 26, 2024, from the Director of Sustainability and District Energy, be endorsed.

CARRIED

Opposed: Cllr. Loo

COUNCILLOR CAROL DAY

4. **REFUGEES AND ASYLUM SEEKERS IN RICHMOND SHELTER**
(File Ref. No.)

Discussion ensued regarding the need for increased shelter capacity and financial support from the Federal government for more housing.

Committee directed staff to draft a sample resolution to be forwarded to the LMLGA.

It was moved and seconded

Ask the Federal Government to provide temporary housing for Refugees and Asylum seekers or alternatively pay the City of Richmond for use of city facilities.

CARRIED

General Purposes Committee
Monday, March 4, 2024

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:48 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, March 4, 2024.

Mayor Malcolm D. Brodie
Chair

Shannon Unrau
Legislative Services Associate



Planning Committee

Date: Tuesday, March 5, 2024

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Andy Hobbs

Absent: Councillor Chak Au

Also Present: Councillor Michael Wolfe (by teleconference)

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on February 21, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY HGL INVESTMENTS LTD FOR A ZONING TEXT AMENDMENT TO THE “AUTO-ORIENTED COMMERCIAL (ZC40) – NO. 3 ROAD (CITY CENTRE)” ZONE TO PERMIT EDUCATION, COMMERCIAL AND HEALTH SERVICE, MINOR USES TO THE SECOND AND THIRD FLOOR AT 4940 NO. 3 ROAD**
(File Ref. No. ZT 23-026738) (REDMS No. 7531255)

It was moved and seconded

Planning Committee
Tuesday, March 5, 2024

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone, to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road, be introduced and given first reading.

CARRIED

2. **FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE 2023 ANNUAL REPORT AND 2024 WORK PROGRAM**
(File Ref. No. 01-0100-30-AADV1-01-01/2023) (REDMS No. 7503669)

In response to queries from Committee, staff noted that the Food Security and Agricultural Advisory Committee members are coordinating with the Parks department to explore opportunities for farmers markets and other farm related events and staff will provide Council with a copy of the Local Food map which is updated on an annual basis by the City’s Economic department.

It was moved and seconded

That the Food Security and Agricultural Advisory Committee 2023 Annual Report and 2024 Work Program, as presented in the staff report titled “Food Security and Agricultural Advisory Committee 2023 Annual Report and 2024 Work Program”, dated February 2, 2024, from the Director of Policy Planning, be approved.

CARRIED

3. **2019-2029 CULTURAL HARMONY PLAN: 2022-2023 UPDATE**
(File Ref. No. 08-4055-01/2024) (REDMS No. 7585812)

Discussion ensued with respect to (i) free English language classes for new immigrants, (ii) facilitating intercultural exchange and understanding between Richmond’s diverse cultural communities through intercultural celebrations and events and community based dialogues, and (iii) enhanced engagement with residents and newcomers.

Committee directed staff to send a copy of the 2019-2029 Cultural Harmony Plan: 2022-2023 Update to the faith groups located along No. 5 Road and to the Council School Board Liaison Committee with a copy of the original strategy, as well as add the update to the Intercultural Committee work plan.

It was moved and seconded

(1) That the 2019–2029 Cultural Harmony Plan: 2022–2023 Update, as outlined in the staff report titled “2019–2029 Cultural Harmony Plan: 2022–2023 Update”, dated February 21, 2024, from the Director, Community Social Development, be received for information; and

2.

Planning Committee
Tuesday, March 5, 2024

- (2) *That the 2019–2029 Cultural Harmony Plan: 2022–2023 Update be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.*

CARRIED

4. **HOUSEKEEPING REQUEST - ABANDONMENT OF UNADOPTED BYLAWS**

(File Ref. No. 08-4105-20-AMANDA) (REDMS No. 7582738)

It was moved and seconded

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1 of the staff report titled “Housekeeping Request – Abandonment of Unadopted Bylaws”, dated February 20, 2024, from the Director, City Clerk’s Office, be abandoned.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:13 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, March 5, 2024.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** January 19, 2024

From: Marie Fenwick, Director, Arts, Culture and Heritage Services **File:** 01-0100-30-RPAR1-01/2024-Vol 01

Re: **Richmond Public Art Program 2023 Annual Highlights and Public Art Advisory Committee 2024 Work Plan**

Staff Recommendation

That the Richmond Public Art Advisory Committee 2024 Work Plan, as presented in the staff report titled “Richmond Public Art Program 2023 Annual Highlights and Public Art Advisory Committee 2024 Work Plan”, dated January 19, 2024, from the Director, Arts, Culture and Heritage Services, be approved.

Marie Fenwick
 Director, Arts, Culture and Heritage Services
 (604-276-4288)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO	

Staff Report

Origin

On July 27, 2010, Council approved the updated Richmond Public Art Program Policy 8703 and Terms of Reference for the Richmond Public Art Advisory Committee (RPAAC). RPAAC provides advice and acts as a resource to City Council and staff on the City's Public Art Program.

This report presents the 2023 highlights of the Richmond Public Art Program to Council for information and the proposed RPAAC 2024 Work Plan found in Attachment 1 for approval.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

Analysis

Richmond Public Art Program

The Public Art Program plays a key role in shaping, animating and enriching public space, instilling civic pride and contributing to community identity. Artwork placed in the public realm has the power to engage the public, celebrate culture, broaden the diversity of arts experiences and opportunities, serve as an educational resource to expand public awareness and understanding of the arts, stimulate conversations, strengthen and support the arts community, and inspire creativity.

Since Council's adoption of the Public Art Program Policy in 1997, the Public Art Program's collection has grown to a total of 406 works of public art with 199 works currently on display around Richmond. Documentation of public art that is performance-based or otherwise ephemeral in nature is archived on the Public Art Program website.

Public art adds value to public and private development, enriches the public realm for residents and visitors to Richmond and advances Richmond's standing as a model for high quality urban development. The City provides leadership in integrating public art with major civic facilities as well as small-scale public infrastructure. The private development public art program provides an avenue for developers to contribute to creating a liveable and desirable place to live, work and play. The Community Public Art Program engages Richmond residents in art making, discussions and public events. The Public Art Education Program provides learning opportunities for both the general public and emerging, professional artists.

2023 Richmond Public Art Program Highlights

The following represents the key activities and achievements of the City's Public Art Program through the civic, community, private development and educational programs in 2023:

- Through the Richmond Community Mural Program, five new murals were completed throughout Richmond:
 - *Gillnetter at Night* by Mark Anderson at Pacific Net and Twine;
 - *Journey Home* by Nicole Larsen at Steveston Outdoor Pool;
 - *Dog Days* by Rory Doyle at South Arm Outdoor Pool;
 - *Movements That Makes Us* by Ben Evelyn at Mitchell Elementary School; and
 - *Patchwork of Unity* by Ho Lay Hoon at 22855 McLean Avenue.
- Public Art partnered with the Richmond Arts Centre to present an installation by Dolores Altin and Elvira Monteforte at the Library/Cultural Centre plaza on BC Family Day as part of the Richmond Children's Arts Festival. The artwork aimed to raise awareness of plastic pollution in oceans, and water as a precious resource to be protected for future generations.
- Works by six Richmond artists were featured at the No. 3 Road Art Columns located at Aberdeen and Lansdowne Canada Line Stations.
- The following works were installed through the Civic Public Art Program:
 - *Typha* by Charlotte Wall and Puya Khalili at Hollybridge Way at Middle Arm Waterfront Greenway; and
 - *Leaping Home* by Celan Bouillet at the Richmond Animal Shelter.
- Three community engagement projects were completed as part of the Engaging Artists in Community Program:
 - *Creative Community Resilience* by J Peachy with Ferris Elementary School in partnership with Richmond Emergency Programs;
 - *Garden Time* by Aaron Friend Lettner with Sharing Farm and Terra Nova Nature School; and
 - *Weaving Lives Together* by Mariana Frochtengarten in partnership with East Richmond Community Association at Tait Riverfront Park, in collaboration with Tait Elementary School.
- One new work was installed through the Private Development Public Art Program:
 - *Fireside* by Nathan Lee at 6611 Pearson Way.
- There were four Public Art tours:
 - Public Art Bus Tour during Doors Open,
 - Newcomers Public Art Bus Tour during Doors Open,

- Public Art Bus Tour during Culture Days, and
 - Public Art Self-Guided Mural Tour during Culture Days.
- In partnership with Parks Services and Transportation, 14 traffic cabinets and two utility boxes were wrapped with works by Richmond artists.
 - Two photo-based works at Lansdowne and Aberdeen Canada Line stations were installed as part of the Capture Photography Festival in partnership with Richmond Art Gallery.
 - As part of the Art at Work professional development program, three free workshops were offered: Tax Basics for Artists, Conservation and Maintenance: Best Practices for Artists Working in Public Art, and Applying for Public Art Calls.
 - 22 Richmond artists were contracted for Public Art commissions.
 - Public Art — in partnership with Community Social Development and community partners Richmond Multicultural Community Services, Minoru Seniors Society and City Centre Community Association — completed a year-long project to foster awareness, learning and action on topics of anti-racism, discrimination and intersectionality. *Mosaic Firefly: Richmond Edition* engaged 15 youth and 15 seniors through 20 workshops and gatherings, culminating in two public performances. The project was made possible through a \$90,000 grant from the Department of Canadian Heritage.
 - The City of Richmond was awarded the Creative Cities Network of Canada's Public Art Legacy Award at the annual Creative Cities Network of Canada Summit held in St. John's, Newfoundland and Labrador. The award honours *Sea to Sky*, completed in 2021, the five-storey integrated glass artwork by Musqueam artist Thomas Cannell located on No. 3 Road as part of the Keltic Development.

2023 Richmond Public Art Advisory Committee Highlights

In 2023, RPAAC provided informed advice to staff and Council on a range of projects. Highlights included:

- nine monthly meetings with high attendance;
- participation in educational opportunities and public events, such as the annual RPAAC Public Art Tour, public art tour of the City of Surrey's public art collection and unveiling of public art works;
- reviews and recommendations on private development public art project plans and monthly updates on Advisory Design Panel reviews;
- input to staff on civic Artist Calls; and
- observing roles at civic and private public art selection panel meetings.

2024 Richmond Public Art Advisory Committee Work Plan

The Richmond Public Art Advisory Committee's 2024 Work Plan (Attachment 1) outlines the proposed activities for the volunteer committee in 2024. The Work Plan was reviewed by the Richmond Public Art Advisory Committee on January 16, 2024.

As a Council-appointed Advisory Committee, RPAAC, advises on all aspects of public art policy, planning, education and promotion, including the allocation of funds from the City's designated Public Art Reserve. Highlights of the 2024 Work Plan are noted below:

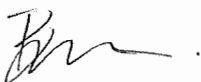
- Raise awareness and understanding of the importance of public art in the City through promotion and participation in educational opportunities and public events;
- Advise on strategies, policies and programs to achieve excellence in art in the public realm including researching best practices and advising on opportunities for artists;
- Propose and support City programs, initiatives and events that advance public art in the City including Lulu Speaker Series, Doors Open Richmond and Culture Days;
- Review and, through staff reports, provide recommendations to Council on public art project plans developed by City staff and private development public art consultants; and
- Provide input to staff in the development of an annual Public Art Program report to Council, including an RPAAC annual work plan.

Financial Impact

None.

Conclusion

Public art animates the built and natural environment with meaning, contributing to a vibrant city in which to live, work and visit. The 2023 highlights of the Richmond Public Art Program and proposed Public Art Advisory Committee 2024 Work Plan demonstrate a high level of professionalism, volunteerism and commitment to quality public art in Richmond.



Biliana Velkova
Public Art Planner
(604-247-4612)

Att. 1: Richmond Public Art Advisory Committee 2024 Work Plan and Membership List

Richmond Public Art Advisory Committee 2024 Work Plan

The RPAAC 2024 Work Plan is based on the Terms of Reference for the Committee and is proposed as follows:

Initiative	Actions	Expected Outcomes
1. Raise awareness and understanding of the importance of public art in the City		
a. Public involvement in the selection process for public art	Encourage community members to participate on public art selection panels through an open call for volunteers	Richmond residents are involved in civic and community cultural life
b. Education and professional development for RPAAC members (workshops, bus tours, local conferences and symposiums)	Identify and register for professional development opportunities and City programs (such as Art at Work)	Develop and expand knowledge of best practices
c. Guest speakers for RPAAC meetings	Identify key guest speakers for RPAAC meetings for 2024	RPAAC members better informed on public art issues and equipped to share this information with Council, as and when directed
d. Support public art communication platforms	Promote existing and future platforms (mobile, print and web) that showcase the Public Art Collection	Public better informed about the public art collection, location, and artists
2. Advise on strategies, policies and programs to achieve excellence in art in the public realm		
a. Program Policy and Best Practices	Participate in review processes and, as needed, identify and prioritize potential research on policy and administration	Policy and administrative procedures are reviewed
b. Terms of Reference (TOR) and Selected Artworks for Civic Projects	Provide advice and recommendations to staff regarding Terms of Reference and selected artworks	TOR and selected artworks are reviewed by RPAAC prior to Council review and endorsement
c. Community Public Art Programs	Advise on development and implementation of the Community Public Art Programs	Promote the Community Public Art Program

d. Artwork conservation, de-commissioning and maintenance of the Civic Public Art Collection	Review as required	Review priorities for conservation and maintenance as required
e. RPAAC representation on public art juries for Civic projects	Represent RPAAC on public art juries for Civic projects as observers	Policy and administrative procedures are followed
3. Support City programs, initiatives and events that advance public art in the City		
a. Promote Public Art	Encourage community members to participate in City programs (such as Culture Days, Doors Open, etc.)	Develop community connection and awareness of public art
4. Review and submit recommendations on private development public art plans		
a. Private Development Public Art Plans including Terms of Reference for public art projects	Review private development public art plans	Provide advice and recommendations to consultants and staff
b. RPAAC representation on public art juries for private projects	Represent RPAAC on public art juries for private projects as observers	Policy and administrative procedures are followed
c. 2024 RPAAC Annual Work Plan to City Council	Advise as required prior to sharing with Council	RPAAC Work Plan is shared with Council and the public

RICHMOND PUBLIC ART ADVISORY COMMITTEE
Current Membership List 2024

Total Membership: 9	Authority: ToR	Staff Liaisons: Biliana Velkova
Total Appts By Cncl: 9	Length Of Term: 1 Yr/2 Yrs	Local: 604.247.4612
Cncl Rep: Cllr. Kash Heed	Term Limits: 4 terms	

Members	Date First Appointed	Date of Most Current Re-appointment	Date Appointment Expires
Ms. Bronwyn Bailey	11/12/2019	12/20/2023	12/31/2025
Ms. Sabrina Bhojani	12/20/2023	12/20/2023	12/31/2025
Mrs. Ceri Chong	11/12/2019	12/20/2023	12/31/2025
Mr. Paul Dufour	11/12/2019	12/20/2023	12/31/2025
Mr. Frank Ducote	12/21/2022	12/21/2022	12/31/2024
Ms. Victoria Grigorenko	12/21/2022	12/21/2022	12/31/2024
Mr. Jose Larano	11/23/2020	12/21/2022	12/31/2024
Ms. Allison Liu	12/06/2021	12/20/2023	12/31/2025
Mr. Jerome Teo	11/23/2020	12/21/2022	12/31/2024



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
Date: February 5, 2024

From: Marie Fenwick
 Director, Arts, Culture and Heritage Services
File: 11-7000-09-20-335/Vol 01

Re: **New Capstan Village Neighbourhood Park Public Artwork Terms of Reference**

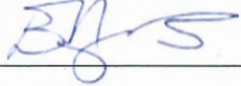

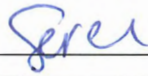
Staff Recommendations

1. That the Terms of Reference for the public artwork at the New Capstan Village Neighbourhood Park, as presented in the report titled "New Capstan Village Neighbourhood Park Public Artwork Terms of Reference", from the Director, Arts, Culture and Heritage Services, dated February 5, 2024, be approved;
2. That additional expenditures in the amount of \$216,925 for the New Capstan Village Neighbourhood Public Artwork and corresponding funding from the Public Art Program reserve be approved; and
3. That the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.

CM Fenwick

Marie Fenwick
 Director, Arts, Culture and Heritage Services
 (604-276-4288)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

As part of the Polygon Talistar (formerly Talisman) development at 3488 and 3420 Ketcheson court, 3588 and 3599 Ketcheson Road (formerly 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road), the developer proposes to install a public artwork in the new Capstan Village Neighbourhood Park being constructed by the developer at 8811 Cambie Road. This report presents the terms of reference for the public artwork opportunity for Council's approval.

This report supports Council's Strategic Plan 2022-2026 Focus Area #6

A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

6.2 Enhance the City's network of parks, trails and open spaces.

6.3 Foster intercultural harmony, community belonging, and social connections. 6.5 Enhance and preserve arts and heritage assets in the community.

Analysis

Background

The Polygon Talistar development is a four phase, mid-rise to high-rise, high-density, mixed-use project in the City Centre's Capstan Village. Council approved the development's rezoning application (RZ 18-836123) on June 12, 2023. As secured through the rezoning, the developer will be delivering a public artwork in the New Capstan Village Neighbourhood Park. The New Capstan Village Neighbourhood Park Concept Plan was approved by Council at the regular Council meeting on December 12, 2022. The detailed design process is currently underway with construction expected to take place 2024-2025.

City Centre and Capstan Village Public Art Plans

The City Centre Public Art Plan identifies guiding principles that create continuity throughout the City Centre and its individual villages. The City Centre is a rapidly growing urban core that includes new businesses, housing, parks and pedestrian precincts as well as arts and entertainment hubs. Public art plays an important part in animating the urban core with artworks that offer visitors and residents intimate and "discovered" artworks. Public art situated in strategic locations also helps to create a sense of place while providing geographic locators and wayfinding signals. The City Centre Public Art Plan's vision is to enrich Richmond's urban identity through inspirational and purposeful art in the public realm.

The Capstan Village Public Art Plan supplements the City Centre Public Art Plan and it offers a long-term guide for development partners, public art consultants, design consultants, artists and community members to realize engaging public art that is well-integrated in a meaningful way.

In keeping with the City Centre Area Plan's vision for Capstan Village and the Richmond Arts District, the thematic framework celebrates the area's unique location as a waterfront community. The theme of "A Waterfront Arts District: Geography, History and Culture" is a way of exploring, through art, Capstan Village's physical, historical and cultural place in Richmond and its connection to adjacent City Centre Villages and neighbouring communities.

New Capstan Village Neighbourhood Park

The New Capstan Village Neighbourhood Park will be bounded by Garden City Road to the east, Cambie Road to the south and the Polygon Talistar development to the north. It is prominently located in Capstan Village, a transit-oriented urban village on the north side of Richmond's City Centre. The entire site can be reached within a 5 to 10-minute walk of the forthcoming Capstan Canada Line Station. The park will provide a diverse range of programs and amenities for all to enjoy.

Working in concert with the overall architecture and landscape design of the Talistar development, the New Capstan Village Neighbourhood Park will invite multi-generational social interaction, with a diversity of multi-purpose open spaces. Supporting lively community activity as well as moments of contemplation, the park will provide residents and visitors a place to play, gather and relax.

New Capstan Village Neighbourhood Park Public Artwork Terms of Reference

The Public Art Terms of Reference for the New Capstan Village Neighbourhood Park Public Artwork (Attachment 1) was developed in consultation with City staff. The Terms of Reference describes the art opportunity, themes, site description, scope of work, budget, eligibility criteria, selection process, selection criteria, project schedule and submission requirements.

The Terms of Reference was presented to and endorsed by the Richmond Public Art Advisory Committee (RPAAC) on October 31, 2023.

Public Artwork Location and Materials

There are two key locations for this public art opportunity. The selected artist or artist team may choose to integrate an artwork design into either the large circular pathway in the centre of the park or the outdoor pavilion located at the south entrance, off Cambie Road. The artist or artist team may also propose a combination approach utilizing both locations.

Long-term maintenance and public safety will be key considerations for the design. As they will be contracted early in the development process, the artist or artist team will have the opportunity to become an integral member of the design team, and will be given as much creative license as possible to activate the space, integrating art to the site, responding to its community context in a meaningful way.

Public Artwork Themes, Aims and Objectives

In response to the guiding principles of the City Centre and Capstan Village Public Art Plans, the public artwork will have a strong visual presence to signal arrival and welcome to the new Capstan Village Neighbourhood Park. Shortlisted artists will be invited to respond to the themes related to local ecology, sustainability, flora and fauna. Shortlisted artists will be encouraged to explore contemporary forms of artistic expression and approaches to create an engaging and tranquil art experience for the area.

The project will join a growing number of artworks as part of the City's Public Art Collection in Capstan Village. The new public artwork will contribute to the City Centre's cultural identity and the Capstan Village's significance within the downtown core, as the City's Arts District.

Public Art Artist Selection Process

A two-stage artist selection process will be implemented and will follow the Richmond Public Art Program Policy guidelines as outlined in the Public Art Program Administrative Procedures Manual. The Artist Call will be open to artists residing in British Columbia.

Following the selection process, the preferred artwork concept proposal will be brought forward to the Richmond Public Art Advisory Committee for endorsement and to Council for approval in Fall 2024, in order to proceed with the detailed design and installation phases of the artwork in 2025.

Costs and Funding

Council approval is requested to increase the 2024 Public Art operating budget by \$216,925 for the new Capstan Village Neighbourhood Park public artwork funded by developer contributions into the Public Art Program reserve. If approved, the Consolidated 5 Year Financial Plan (2024-2028) will be amended accordingly.

The amount allocated for the artwork is \$175,650. The artwork budget covers all costs associated with the creation of the artwork, including artist fee, artwork design, fabrication and installation. Polygon Talistar will be responsible for all base costs of the pavilion structure and concrete circular pathway. Any maintenance and repairs required for the artwork will be the responsibility of the Public Art Program and will be included as part of the estimated Operational Budget Impact (OBI) when the artist concept is presented to Council for approval.

Financial Impact

None. The increased expenditures of \$216,925 will result in no tax impact, as the amount can be funded by the Public Art Program reserve.

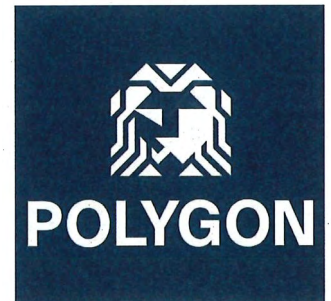
Conclusion

The Richmond Arts Strategy: 2019-2024 recognizes that the arts are integral to vibrant communities. This public art project will play a significant role in creating inclusive spaces for all within Capstan Village and Richmond's rapidly growing and diverse urban core. By infusing creativity and imagination in our public spaces, residents and visitors alike can experience a greater sense of pride in our communities, contributing to quality of life, health and wellness, and community-building.



Biliana Velkova
Public Art Planner
(604-247-4612)

Att. 1: New Capstan Village Neighbourhood Park Public Artwork Terms of Reference



**PROJECT TERMS OF REFERENCE
CALL FOR EXPRESSIONS OF
INTEREST**

**New Capstan Village
Neighbourhood Park
Public Artwork**

8811 Cambie Road, Richmond, BC

SUBMISSION DEADLINE | TBC

BALLARD FINE ART
ART ADVISORY

CALL FOR ARTISTS



Precedent image for the City Park at Talistar Development, Richmond, BC

Polygon Homes, in partnership with the City of Richmond, invites Expressions of Interest (EOIs) from professional artists or artist teams to design a permanent public artwork integrated on the circular pathway and/or outdoor pavillion park entrance fronting Cambie Road at the new City Park at the Talistar Park development in Capstan Village.

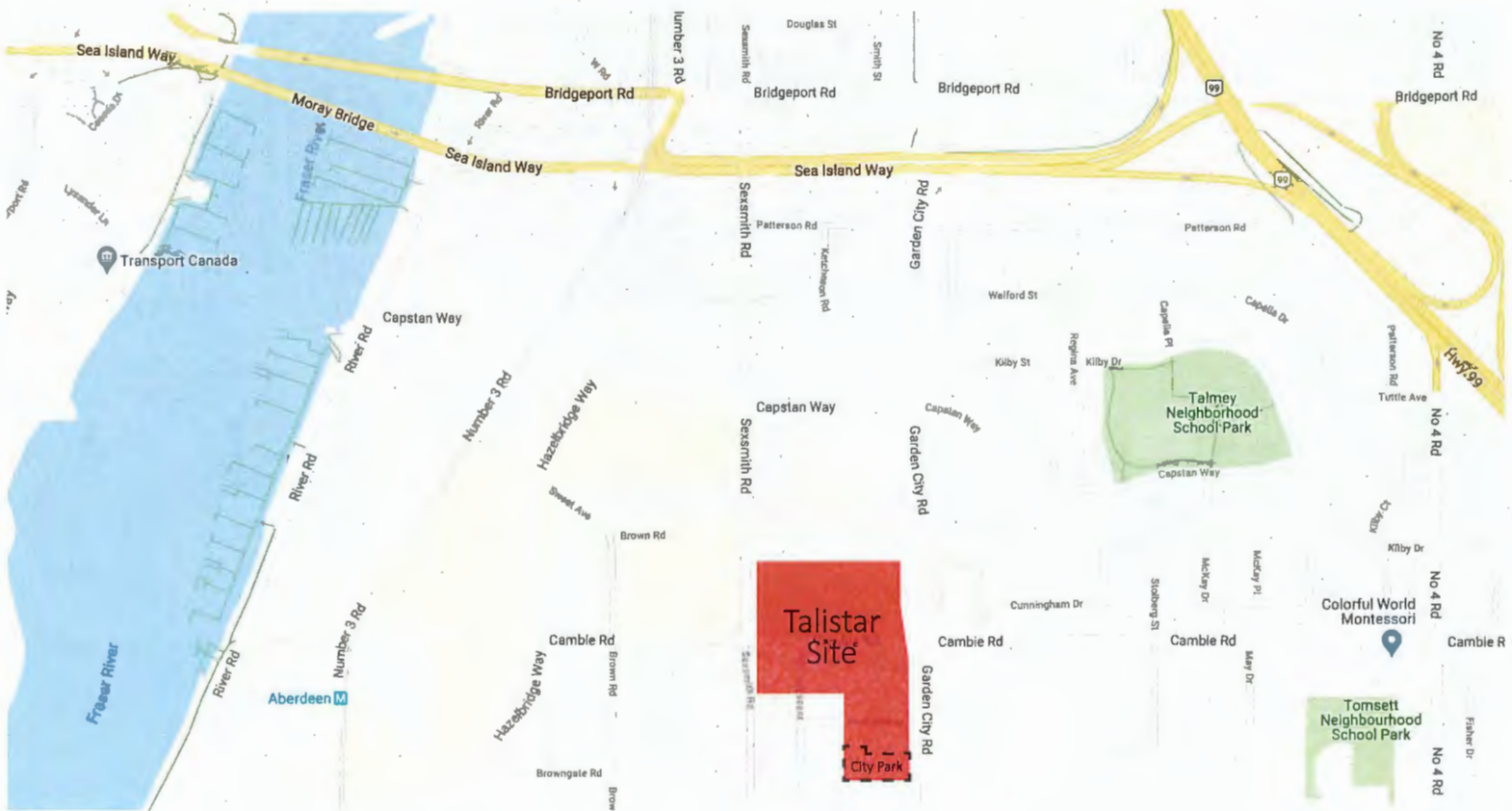
The artist selection process is a two-stage open call involving a selection panel and an artist shortlist. Only artists who are shortlisted for the public art opportunity will be required to develop a concept proposal.

PUBLIC ART BUDGET	\$175,650 CAD
ELIGIBILITY	Open call for local, regional and Canadian artists or artist teams with commensurate experience
DEADLINE FOR SUBMISSIONS	TBC
PUBLIC ART COMPLETION	2026/2027
Please send all submissions to:	nicole@ballardfineart.com

PROJECT DETAILS

PROJECT ADDRESS 8811 CAMBIE ROAD, RICHMOND, BC
PARK SITE AREA 4,756 SM

CONTEXT PLAN



Context Map of Capstan Village showing the Talistar site in red and City Park outlined in black dotted line

PROJECT DESCRIPTION

The City Park is a new natural habitat neighbourhood park located at the southeast corner of Polygon's Talistar development. Bounded by Capstan Way, Garden City, Cambie, and Sexsmith Roads, in Richmond City Centre's Capstan Village, Talistar is envisioned as a complete multi-family community set to enliven this growing enclave. The Talistar development at large is comprised of four sites, with the new City Park located adjacent to Site 1 at the southeast corner of the development. The new City Park is linked to the rest of the development by the pedestrian pathway connection running north-south from the centrally located amenity facility at Site 4 of the Talistar development.

The new City Park is envisioned as a natural habitat with the retainment of significant trees, featuring a children's play area, and offering a key social gathering space adjacent to the Talistar development. Guided by a set of landscape principles and inspired by the forest, meadow, and rain garden character of the surrounding community, distinctive vegetation types will be prominently featured in the Park Landscape design, and thoughtfully repeated throughout the development site to ensure consistency.

The new City Park retains existing tree cover, featuring a natural habitat and local forest. Sited at the southeast edge of the development, framed by Garden City Road and Cambie Road, the new City Park is highly accessible to residents and visitors in the area, providing opportunity for connecting with nature and the outdoors. Working in concert with the overall architecture and landscape design of the Talistar Park development, the design of the new City Park invites multi-generational "play" and social interaction, with a diversity of multi-purpose open spaces. Supporting lively community activity as well as moments of quietude and contemplation, the City Park provides residents and visitors a place to play, gather, and relax.



Reference to History



Flexibility



Immersive Garden

GUIDING PRINCIPLES FOR PUBLIC ART

- Reflect the vision and spirit of the City Park at Talistar project
- Integrate well to the site, architectural design and public realm
- Thoughtfully consider the unique historic, social, and cultural contexts of the Capstan Village community
- Offer good public accessibility, visibility and engagement opportunities for diverse audiences
- Reflect the Richmond City Centre thematic "Honoring Yesterday, Celebrating Today, and Building Tomorrow" and the Capstan Village thematic "A Waterfront Arts District: Geography, History and Culture"
- Strive for the highest quality of artistic expression and standards

PUBLIC ART THEMES

Broad thematic to be considered by artists:

- Sustainability and Environment
- Ecology
- Local birds, flora and fauna
- Place for quiet introspection

The broad thematic of the public artworks will support the vision and goals of the project.

PUBLIC ART OPPORTUNITY

There are two key site locations for this public art opportunity. An artist may select to create an artwork to integrate into Site #1, or Site #2, or employ a combined approach utilizing both the Circular Pathway (Site #1) and the Outdoor Pavilion (Site #2.)

Polygon is seeking a local or regional artist to develop a compelling public artwork that speaks to diverse audiences and offers layers of engagement. The selected artist will be given as much creative license as possible to integrate art to the public realm and community contexts in a meaningful and lasting way. The artist will be selected early in the development process with the opportunity to become an integral member of the design team.

Site #1: Circular Pathway

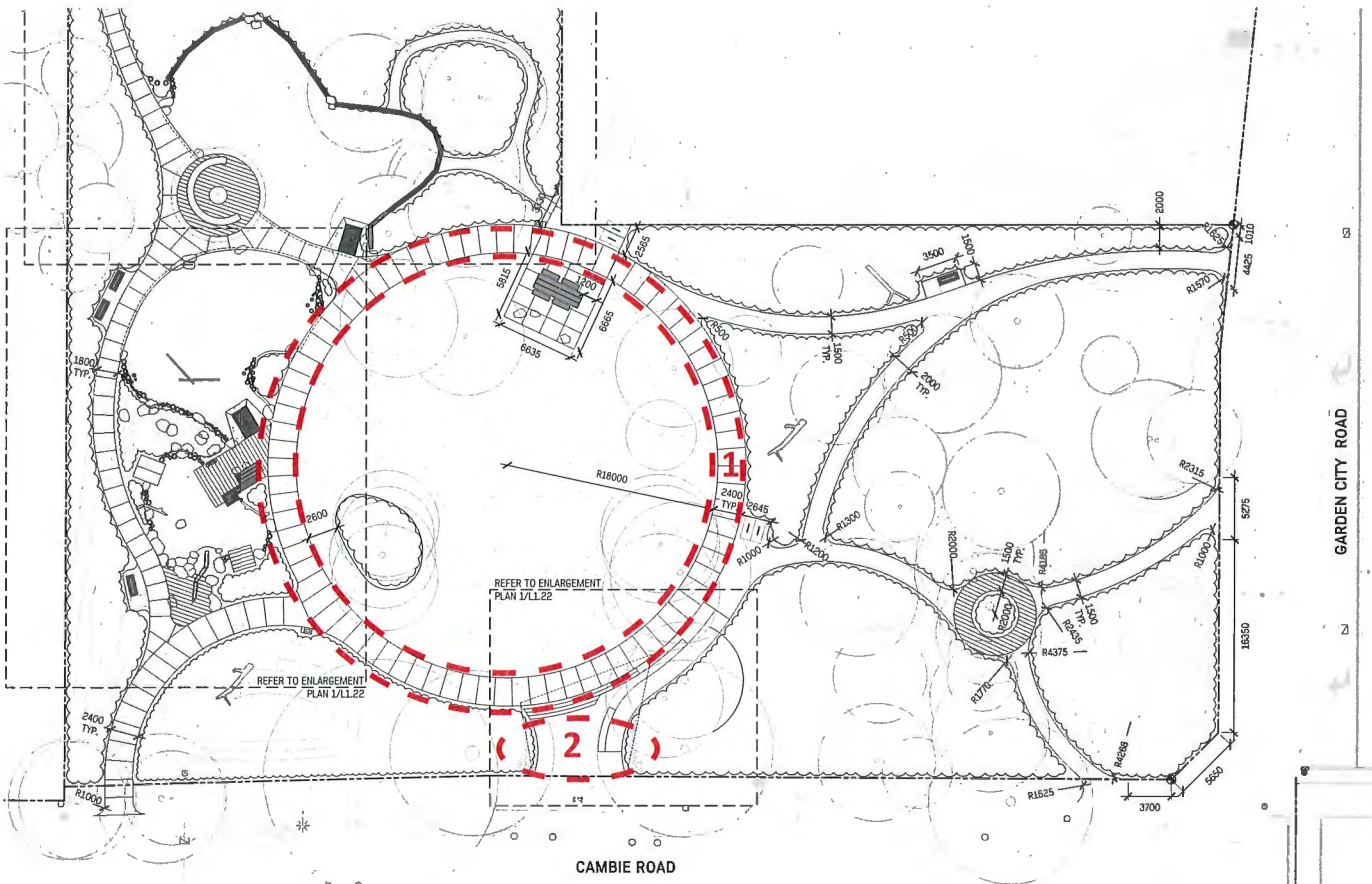
- Artwork to be integrated with concrete ground plane*
- May include light (any lighting elements need to be bird-friendly)
- Accessibility and visibility needs a strong consideration

*Possible requirement of template/stamp to be included in budget

Site #2: Outdoor Pavillion Park Entrance fronting Cambie Road

- Artwork to be integrated with the pavilion*
- Located at entrance, welcomes visitors to the park

*Possible requirement of above base cost work to be included in budget



Landscape Plan showing public art opportunity site locations marked in red

Long-term maintenance and public safety will be key considerations for an artist or artist team. Selected early in the development process, the artist will have the opportunity to become an integral member of the design team, and will be given as much creative license as possible to activate the space, integrating art to the site and its community context in a meaningful and engaging way.

The public art will be carefully considered, in keeping with the vision of the development as well as the City of Richmond's public art program. In partnership with the City of Richmond, Polygon Homes proposes to host an enduring public artwork as part of the City Part at Talistar development that speaks to diverse audiences, inviting engagement and dialogue while celebrating and enhancing local culture.

PUBLIC ART BUDGET

The amount allocated for the artwork budget for the City Park project is **\$175,650.00** plus GST. The artwork budget covers all costs associated with the creation of the artwork, including the artist fee, artwork design and fabrication, artwork installation, engineering certificates, construction coordination and site preparation including footings, lighting, general public liability insurance, artwork storage (if required), and artwork delivery. Polygon will be responsible for all base costs of the pavilion structure and concrete circular pathway.

Public Artwork Budget.....\$175,650.00

SUBMISSION REQUIREMENTS

ARTIST ELIGIBILITY

The call for expressions of interest is an open call for local, regional and Canadian artists or artist teams with commensurate experience.

SELECTION PROCESS

The selection process is a two-stage open call with a voting selection panel. All stages of the selection process will be facilitated by Ballard Fine Art Ltd.

In stage one of the selection process, artists will submit an Expression of Interest (EOI) for consideration by the selection panel. The panel will consist of 5 voting members, comprised of 3 arts professionals from the local art community and 2 members from the Polygon design team including the landscape architect. In addition, representatives from the City of Richmond including the Public Art Planner and Parks Planner, as well as an RPAAC observer will be invited to participate in a non-voting advisory capacity. The City advisors will be invited to attend the selection panel meetings and provide commentary on the shortlisted artist nominations, artist concept proposals, and final artist considered for selection. Upon the close of the open call, the selection panel will meet to review all submissions and determine a shortlist of 3 artists to develop a concept proposal for the public art opportunity.

In stage two, the shortlisted artists will be invited to present a concept proposal to the selection panel. The shortlisted artists will be oriented to the public art opportunity, project, site, and community contexts, with an opportunity to meet with the developer and design team. Each shortlisted artist will be paid an honorarium of \$1,500 for their work, paid upon receipt and presentation of the concept proposal.

EXPRESSION OF INTEREST REQUIREMENTS (DIGITAL FORMAT ONLY)

- i) Cover letter briefly outlining the artistic approach to the site and public art opportunity (500 words maximum)
- ii) Current CV (2 pages maximum)
- iii) Maximum of 10 high quality digital images of past work submitted as a folder link from WeTransfer, Dropbox, GoogleDrive, and/or OneDrive etc.
- iv) Annotated image list of past work including: title, medium, date, dimensions, budget, corresponding image number, and brief description of the artwork (30 word maximum)
- v) Complete artist contact information

Please email submissions by **<DATE TBC> at 9:00am PDT** to:

nicole@ballardfineart.com

Subject Line: Polygon City Park at Talistar - Public Art EOI Submission- Artist Last Name(s)

Please note: Incomplete submissions will not be accepted. Due to the number of submissions received, only shortlisted artists will be contacted. If no submission warrants consideration, Polygon Homes reserves the right not to award the commission.

PUBLIC ART TIMELINE

Artist Open Call Posted	TBC
Artist Submissions Due	May 2024
Selection Panel Meeting – Review Open Call Artist Submissions	June 2024
Short-listed Artists’ Invitation	June 2024
Artist Orientation Meeting	July 2024
Selection Panel Meeting - Artist Presentations.....	September 2024
Final Artist Selection	September 2024
Artist Contract	Fall 2024
Art Installation.....	TBD

* DATES ARE BEST ESTIMATED TARGETS AND SUBJECT TO CHANGE



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** February 15, 2024

From: Keith Miller, Director, Recreation and Sport Services **File:** 11-7143-00/Vol 01

Re: **Award of Contract 8273Q – Supply and Delivery of Pool Chemicals**

Staff Recommendation

1. That Contract 8273Q – Supply and Delivery of Pool Chemicals be awarded to DB Perks & Associates, ClearTech, and Univar Solutions for a three-year term for an aggregate value of \$1,331,700, excluding taxes, as described in the report titled, “Award of Contract 8273Q Supply and Delivery of Pool Chemicals”, dated February 15, 2024, from the Director, Recreation and Sport Services;
2. That the Chief Administrative Officer and the General Manager, Community Services, be authorized to extend the initial three-year contract, up to the maximum term of five years, for an additional value of \$1,003,300 excluding taxes; and
3. That the Chief Administrative Officer and General Manager, Community Services, be authorized to execute the contracts and all related documentation with DB Perks & Associates, ClearTech, and Univar Solutions.

Keith Miller
 Director, Recreation and Sport Services
 (604-247-4475)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Purchasing	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The City's current contract with the pool chemical suppliers, DB Perks & Associates (DB Perks) and ClearTech expires February 29, 2024. This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

4.2 Seek improvements and efficiencies in all aspects of City business.

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

Analysis

Procurement Process

The City issued a Request for Quotation 8273Q – Supply of Pool Chemicals (RFQ 8273Q) on November 24, 2023. RFQ 8273Q closed on December 22, 2023, and received five bids. The contract terms are indicated as an initial three-year term, renewable for up to two additional, one-year periods to a maximum of five years, upon agreement of both the City and the contractor.

Bidders were requested to provide a quotation based on required product mix and service capability to efficiently and cost-effectively supply quality products as per the requirements. Bids were assessed on experience, pricing, capacity, systems, customer service and sustainability.

Review

As a result of the analysis, DB Perks, ClearTech and Univar Solutions are the preferred suppliers.

ClearTech provided the lowest price for chlorine. DB Perks, ClearTech and Univar Solutions, in combination, are able to supply all stabilizing chemicals at the lowest price. No one bidder is able to provide all the required chemicals on their own.

Together, DB Perks, ClearTech and Univar Solutions provide the best value to the City. In RFQ 8273Q, a total of 16 chemicals were grouped into three categories. Bidders are providing pricing based on City estimated quantities.

Bidders that only provided pricing on specific chemicals are noted as a partial bid. Table 1 below outlines a summary of bids submitted for RFQ 8273Q.

Table 1: Summary of Bid for RFQ 8273Q

	Automated Aquatics	Brenntag	Cleartech	DB Perks	Univar Solutions
Bulk Chlorine & Balancing Chemicals	Not Included	\$240,845	\$146,749*	Not Included	\$31,890 (partial bid)
Stabilizing Chemicals & Filter Media	\$96,911	\$93,034 (partial bid)	\$83,137*	\$125,368	\$66,485* (partial bid)
Algaecide & Misc. Chemicals	\$141,463	Not Included	Not Included	\$112,032*	Not Included
Taylor Water Test Reagents	Not Included	Not Included	Not Included	\$15,000*	Not Included
Estimated Cost to the City **	Not Applicable	Not Applicable	\$209,228	\$127,032	\$14,780

*Recommended bidder of the product category.

**Chart totals will not add up as only required products from the respective bidder are included.

Pricing will be fixed for the first year of the contract, with an annual review occurring at each one-year interval with the contractors and the City to justify any price increase. A price increase will be a mutual decision between the City and the contractor with any increase or decrease in price supported by contractor documentation or market indexes. In the past five years, pool chemical contracts have shown an approximate five per cent annual increase. The total value of the initial three-year contract term is estimated at \$1,331,700, exclusive of taxes, including a yearly five per cent increase and 20 per cent contingency. The maximum five-year contract is estimated at \$2,335,000 which includes a yearly five per cent increase and a 20 per cent contingency for potential volume increases on chemicals required.

Financial Impact

None. Funding is available within the City's Operating Budget and Consolidated Five Year Financial Plan.

Conclusion

Staff recommend that Contract 8273Q – Supply and Delivery of Pool Chemicals be awarded to DB Perks, ClearTech, and Univar Solutions as the successful bidders, as they represent the best value to the City. The initial contract term would be for a period of three years with the possibility to extend for two additional one-year terms, to a maximum of five years upon mutual consent of both parties. This is for an estimated total value of \$2,335,000.



Kirsten Close
Manager, Aquatics & Community Wellness
604-238-8041



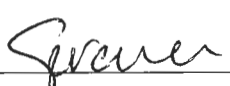


To: General Purposes Committee **Date:** January 12, 2024
From: Grant Fengstad **File:** 04-1300-01/2024-Vol
Director, Information Technology 01
Re: **Award of Contract 8180P – Information Technology Service Management Solution**

Staff Recommendation

1. That Contract 8180P – Information Technology Service Management Solution”, be awarded to Kifinti Solutions for a two-year term for an aggregate value of \$454,805.90, as described in the report titled “Award of Contract 8180P – Information Technology Service Management Solution” dated January 12, 2024, from the Director, Information Technology;
2. That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to extend the initial two-year contract by five years up to the maximum term of seven years, for an additional value of \$294,774.31;
3. That funding in the amount of \$58,201.58 be transferred from the Information Technology Operating Budget to the Capital Project (CY00075 – IT Service Management System Replacement) and the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly; and
4. That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract and all related documentation with Kifinti Solutions Inc. over the seven-year term.

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

REPORT CONCURRENCE		
ROUTED TO: Finance Department Law	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Information Technology (IT) requires the use of a Service Management product that aligns to industry best practices known as ITIL (IT Infrastructure Library) which provides the framework and process behind the delivery of Information Technology services. The current system (LANDesk) was implemented in 2014 is currently used to manage services provided by Information Technology, including case management (requests and reported technical issues), change management and asset management.

The system provides the ability for internal customers to send requests for services or to report technical issues to the Help Desk. Requests and reports of incidents are created as cases and managed by Information Technology to their completion.

In 2017, LANDesk was acquired by Ivanti, who also operate as a software company. However Ivanti have since decided not to further develop the LANDesk system, with the last version available in 2018. This means that the City will no longer receive security updates or patches, and effectively is at “end of life”.

Given this situation, the City issued a Request for Proposal (RFP) to source a new system to replace the LANDesk system. The procurement of a new Information Technology Service Management (ITSM) solution will enable Information Technology to better support City users and manage our production environment by effectively facilitating the tasks and workflows associated with delivery of quality services.

This report presents the results of the submissions received for Contract 8180P through a publically tendered process.

This report supports Council’s Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

4.2 Seek improvements and efficiencies in all aspects of City business.

Analysis

Procurement Process

The City issued a Request for Proposal (RFP) 8180P – Information Technology Service Management Solution on BC Bid on May 16, 2023, which closed on June 30, 2023.

The RFP scope was for the supply of software that meets the City’s technical and operational requirements, including initial implementation support, and the provision of ongoing maintenance support services that will be required throughout the term of the contract.

Seven proposals were received by the closing date from the following proponents:

1. PartnerVP
2. Freshworks Inc.
3. Kifinti Solutions Inc.
4. Avante Solutions Inc.
5. Customizo Solutions Inc.
6. Deloitte
7. Fujitsu Consulting Inc.

Review Process

The Proposals were evaluated by City staff and consisted of a two-phased evaluation process. The first phase involved independent reviews of each Proposal, which assessed the financial proposals, ability to meet technical requirements, program approach, implementation, corporate background and proposed team.

Table 1 provides a summary of the financial proposals received, with scores awarded by the evaluation team based on the criteria listed above.

Table 1 – Phase 1 Evaluation Summary

Company	Financial Proposals (based on the maximum seven-year contract term)	Total Evaluation Score (out of 100)
PartnerVP	\$612,115.00	54.46
Freshworks, Inc.	\$685,055.38	52.40
Kifinti Solutions Inc.	\$1,270,226.00	63.34
Avante Solutions, Inc.	\$1,734,960.00	64.83
Customizo Solutions Inc.	\$1,906,505.00	65.85
Deloitte	\$2,436,715.00	63.43
Fujitsu Consulting Inc.	\$4,404,072.00	59.05

*Does not include applicable taxes

Phase I Evaluation Summary

Although all seven Proposals received were reviewed and scored by staff, only the submission from Kifiniti Solutions Inc. (Kifinti) progressed to the second evaluation phase. Although Kifiniti had the fourth highest score, the Proposal met all of the City’s technical requirements and their Proposal outlined a comprehensive methodology for the provisioning of the solution, including qualified resources to feasibly accomplish the City’s objectives, including a migration strategy from the City’s existing system.

Staff decided not to progress the other Proposals to the second evaluation phase due to the following reasons:

- PartnerVP proposed the lowest cost to deliver the solution, however their proposal did not meet all of the City’s technical and functional requirements.
- Freshworks Inc. proposed the second lowest cost to deliver the solution, however their submission did not provide sufficient information on how all of the required services would be delivered.
- The Proposals received from Avante Solutions, Inc., Customizo Solutions Inc., Deloitte and Fujitsu Consulting Inc. were significantly higher than the allocated budget.

Phase 2 Evaluation Summary

Upon concluding Phase 1, Kifinti was shortlisted and invited to participate in Phase 2 of the evaluation process which included an interview, demonstration and a proof of concept environment which was evaluated and scored by staff.

Kifinti further clarified and validated information included in their Proposal.

Testing performed on the solution was deemed by staff to have sufficiently met the required technical and performance requirements. Table 2 presents the total awarded by the evaluation team after the second phase.

Table 2 – Phase 2 Evaluation Summary

Company	Score out of 100
Kifinti Solutions Inc.	69%

Financial Analysis

The original, proposal submitted by Kifinti Solutions Inc. was based on a SaaS (software as a service) solution that was delivered through the “cloud”. The original financials associated with that proposal were as follows:

Table 1 - Original Proposal (excluding applicable taxes)

	Implementation Fee	Subscription Fee	Total
Initial Contract Term	\$213,700.00	\$270,840.00	\$484,540.00
Extended Contract Term (Years 3 to 7)	\$0.00	\$785,686.00	\$785,686.00
Total	\$228,659.00	\$1,130,589.82	\$1,270,226.00

During the Phase 2 evaluation, further discussions resulted in Kifinti Solutions Inc. advising the City that they could also provide a “premise-based” option where the City would procure full-use perpetual licenses and pay for annual maintenance and support services. The costs associated with that offering were as follows:

Table 2 - Revised Proposal (excluding applicable taxes)

	Implementation Fee	License Fee	Support & Maintenance	Total
Initial Contract Term	\$159,600.00	\$181,276.93	\$113,928.97	\$454,805.90
Extended Contract Term (Years 3 to 7)	\$0.00	\$0.00	\$294,774.31	\$294,774.31
Total	\$159,600.00	\$181,276.93	\$408,703.28	\$749,580.21

The combined implementation fee and one-time license fee exceeds the amount that was previously approved by Council in 2023 for this capital project. However, the ongoing annual savings realized with this revised proposal exceed the additional one-time costs. Staff recommend that Council approve the contract award as the revised proposal based on perpetual licensing and on premise-based installation results in cost savings of \$520,646 over the seven-year term.

Financial Impact

Council previously approved funding in the amount of \$286,483 for this capital project during the 2023 Capital Budget process. The additional capital costs of \$58,201.58 (\$54,394 + \$3,807.58 PST) can be accommodated within the IT operating budget. An amount of \$58,201.58 will be transferred from the IT operating budget to the capital project and the Consolidated 5-Year Financial Plan (2024-2028) amended accordingly.

Table 3 – Total Contract Value (excluding applicable taxes)

Description	Costs
Initial Two-Year Contract Term (Implementation and Operating)	\$454,805.90
Contract Extension of five year term	\$294,774.31
Total value	\$749,580.21

Conclusion

Staff recommend that Contract 8180P – Information Technology Management Solution be awarded to Kifinti Solutions Inc. as it represents the best value to the City for an initial two-year term, with the option to extend the contract for a further five-year term, for an estimated total value of \$749,580.21.



Niloufar Torabi
 Manager Business & Enterprise Services,
 Information Technology
 (604-276-4317)

NT:gf

From: Carol Day <carol@carolday.net>

Sent: February 21, 2024 7:34 AM

To: Brodie, Malcolm <MBrodie@richmond.ca>; Duggan,Chris <CDuggan@richmond.ca>; Jesson,Claudia <CJesson@richmond.ca>

Subject: MOTION Refugees and Asylum seekers in Shelter

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Chris Duggan, Mayor Bordie and Claudia Jesson

I have been working with Bill McNulty, MLA Henry Yao , MP Wilson Miao and MP Parm Bains along with Salvation Army managers and the homeless outreach task force on this issue for a number of months and here is my Motion for the next General Purposes committee meeting.

Motion : REFUGEES AND ASYLUM SEEKERS IN RICHMOND SHELTER

Ask the Federal Government to provide temporary housing for Refugees and Asylum seekers or alternatively pay the City of Richmond for use of city facilities.

Background :

The Richmond shelter at Ironwood has an average of approx 32.5% of their beds occupied by refugees and asylum seekers which then results in an average of 20 homeless people on a waiting list every night. A complete list of the total refugees for 2023 was provided by Salvation Army Management and is attached. The Federal government should reimburse the City of Richmond for the 201 refugees who stayed in the Richmond Shelter in 2023.

The Salvation Army is required by BC Housing to accept anyone who comes through the door even though refugees and Asylum seekers are a federal responsibility. Please see the attached Client Eligibility information provided by the Salvation Army management.

Council should write the federal government and appropriate Ministers to ask them to provide temporary housing and services for refugees and asylum seekers to give relief from the overcrowded Richmond Shelter and allow Richmondites to access our local Shelter.

OPTIONS could include:

Renting Hotel space example the Steveston Hotel

Renting houses that could house multiple clients

Building MODULAR Housing potentially on YVR or Musqueam land in months

<https://www.modular.org/2022/01/28/inside-the-modular-building-process/>

--

--

Best regards,

Carol Day

Salvation Army homeless shelter

Out Reach workers must be able to access beds. What can we do to make that happen?

After hours outreach worker need access to the emergency flex rooms, the three rooms in the front how do we make them available for overnight.

I need a copy of the Original contract can you provide that ?

Pet Policy allowed for pets but I understand that the Shelter no longer allows pets why ?

Refugees and immigrants are taking up beds and I am working with the federal government to access federal funds for those people. Can you provide access to the number of beds go to refugees and immigrants so I can get you the funds to reimburse Richmond House.

I feel we need modular housing units built by the Federal government for the federal refugees and immigrants the help they need instead of using our Richmond Shelters .

**The Salvation Army
 Richmond House Emergency Shelter
 Monthly Admissions/Housed Data CY 2023**

Month	Admissions		% of Refugees
	Total	Refugees	
January	56	13	23.20%
February	27	5	18.50%
March	55	13	23.60%
April	61	13	21.30%
May	51	17	33.30%
June	35	9	25.70%
July	68	18	26.50%
August	70	33	47.10%
September	53	18	34.00%
October	72	22	30.60%
November	40	14	35.00%
December	44	26	59.10%
Total	632	201	31.80%

CLIENT ELIGIBILITY

- Individuals who are experiencing Homelessness or At Risk of Homelessness aged nineteen (19) or older are eligible for Services under the Emergency Shelter Program.
- A Client's ability to access Services and remain in the shelter is generally determined by their behaviour towards other Clients and staff, and Clients should not be refused Services unless extenuating health or safety issues are present (e.g. assaults/threats to Clients or staff and/or medical needs beyond what the shelter can accommodate).



To: Planning Committee

Date: February 20, 2024

From: Wayne Craig
Director, Development

File: ZT 23-026738

Re: Application by HGL Investments Ltd for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” Zone to Permit Education, Commercial and Health Service, Minor uses to the Second and Third floor at 4940 No. 3 Road.

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:ac
Att. 5

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

HGL Investments Ltd. (Directors: C. Howe, Lincoln Leong, Winston Leong, Nelson Leong) has applied to the City of Richmond for permission to amend the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road. The subject site is currently occupied by a three-storey commercial and office building. A map and aerial photograph showing the location of the subject site is included in Attachment 1.

Background

The site is subject to “Land Use Contract (LUC 040)”, which is set to automatically expire on June 30, 2024. The site was rezoned in 2017 to establish underlying zoning with the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9745 on October 16, 2017. This established the “Auto-Oriented Commercial (ZC40) – No 3 Rd (City Centre)” zone which permits Education, Commercial and Health Service, Minor uses on the ground floor in keeping with LUC 040. The proposed zoning text amendment outlined in this report would allow the Education, Commercial and Health Service, Minor uses be permitted on the second and third storeys of the building. The applicant is only looking to amend the zoning as they do not anticipate securing Education, Commercial and Health Service, Minor tenants prior to the expiration of LUC 040 on June 30, 2024.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Alexandra Street, Commercial buildings on properties zoned "Auto-Oriented Commercial (CA)".

To the South: Across Alderbridge Way, Lansdowne Mall site zoned "Auto-Oriented Commercial (CA)". Current rezoning (RZ 23-011557) and Development Permit Application (DP 23-011558) for Phase 1A of a multi-phased redevelopment.

To the East: Across Hazelbridge Way, a commercial building on a property governed by Land Use Contract 079, with an underlying zoning designation of Restaurant Commercial (ZC42) – Alderbridge Way (City Centre).

To the West: Across No. 3 Road, commercial buildings on a lot zoned "Auto-Oriented Commercial (CA)" with an application in circulation for Development Permit (DP 23-011292) to facilitate minor alterations to a commercial building on site.

Existing Site Context

There is an existing three-storey commercial retail/office building surrounded by parking on the site.

Related Policies & Studies

Official Community Plan/ City Centre Area Plan

The subject property is designated as “Commercial (COM)” in the Official Community Plan (OCP) and the City Centre Area Plan designation for the subject site is "Urban Centre T5 (25m)" and "Urban Centre T5 (35m)". The zoning text amendment is consistent with these designations and the Aberdeen Village (2031) Land Use Map (Attachment 3).

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the *City's Zoning Bylaw 8500*.

Analysis

Transportation and Site Access

Vehicular access to the subject site is provided via all four fronting roads including No. 3 Road, Alderbridge Way, Alexandra Road and Hazelbridge Way. Ongoing access in this manner is acceptable to the City's Transportation department. A Traffic Study was conducted by Bunt & Associated Engineering Ltd. to understand existing parking facilities in relation to forecasted demand and subsequently reviewed by the City's Transportation department. Transportation confirmed they have no concerns.

Pedestrian improvements to enhance safety and internal circulation on the site have been included in the proposal. Pedestrian connectivity between the existing on-site sidewalks and city sidewalks will be enhanced at three locations as shown on the landscape plan. Two new connection points will be provided to Alexandra Road to the north and one to Hazelbridge Way to the east (Attachment 4). The latter involves removal of one parking stall which is supported by the information provided and subsequent review by Transportation staff.

Landscaping and Tree Protection

The existing landscaping on the site is in compliance with Richmond's Zoning Bylaw 8500. The applicant has agreed to enhance the existing landscaping buffer along Alderbridge Way as a condition of approval (Attachment 4). This includes the removal of overgrown shrubs and replacement with low evergreen ground cover and a mix of low maintenance, broadleaf evergreen and native shrubs. All existing trees will be retained through these works.

To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including all materials, installation, and a 10 per cent contingency) prior to final rezoning approval.

The removal and replacement of landscaping materials, as well as the installation of porous pavers, will necessitate works in close proximity to existing trees. The applicant has submitted a Certified Arborist Report to confirm the landscaping improvements, as well as the enhanced pedestrian connections, will not negatively impact the trees. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$5000.00 Tree Survival Security for one tree to be retained.
- Prior to commencing landscaping works on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Sustainability

The applicant has agreed to install four EV charging units to Level 2 Charging as a sustainability improvement for this application. The EV charging units for the commercial development will be secured by legal agreement registered on Title prior to rezoning bylaw adoption.

Site Servicing

There are no site servicing concerns and no frontage improvements are required for this property at this time given the limited scope of the application.

In the future, road dedication, frontage improvements and other site securing requirements will be required where the property is redeveloping, in accordance with the City Centre Area Plan.

Financial Impact or Economic Impact

None.

Conclusion

The purpose of this Zoning Text Amendment application is to amend the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10535 be introduced and given first reading.



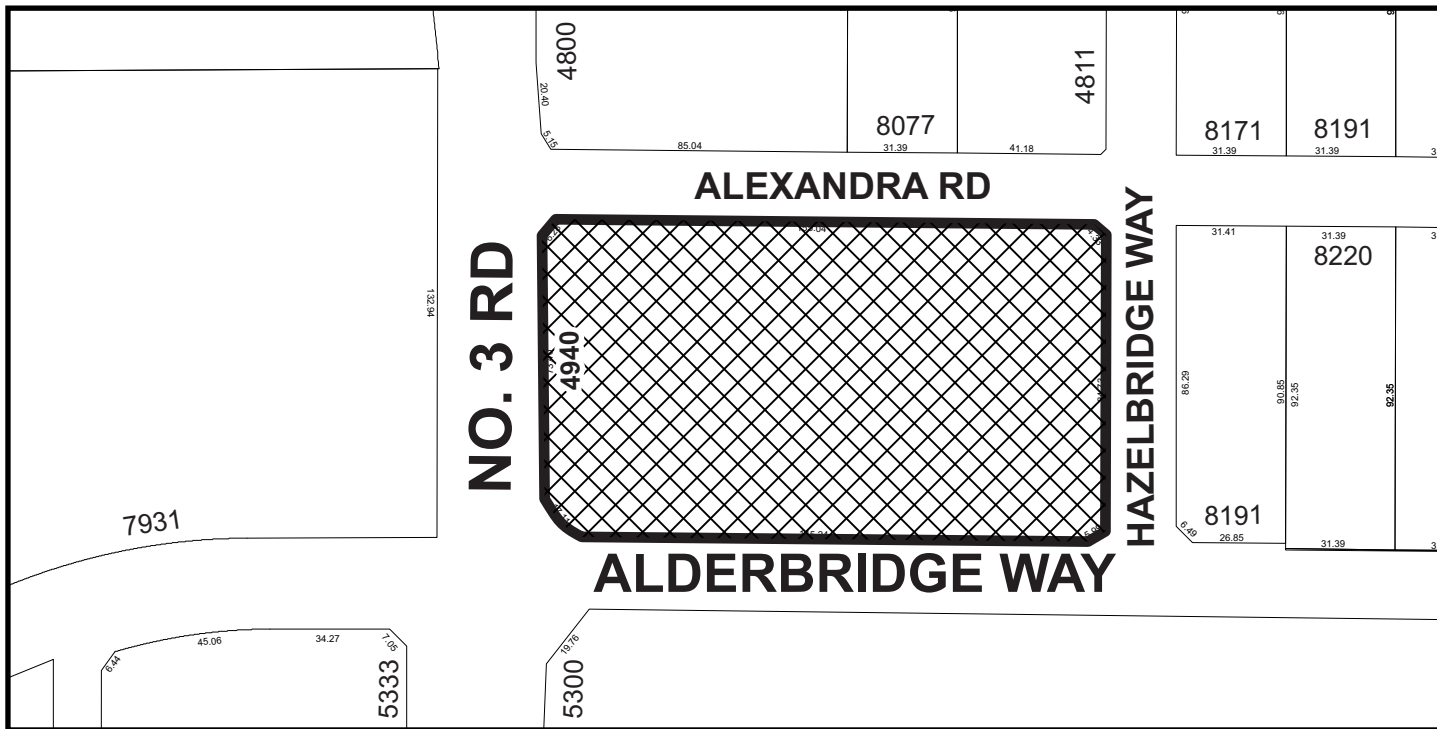
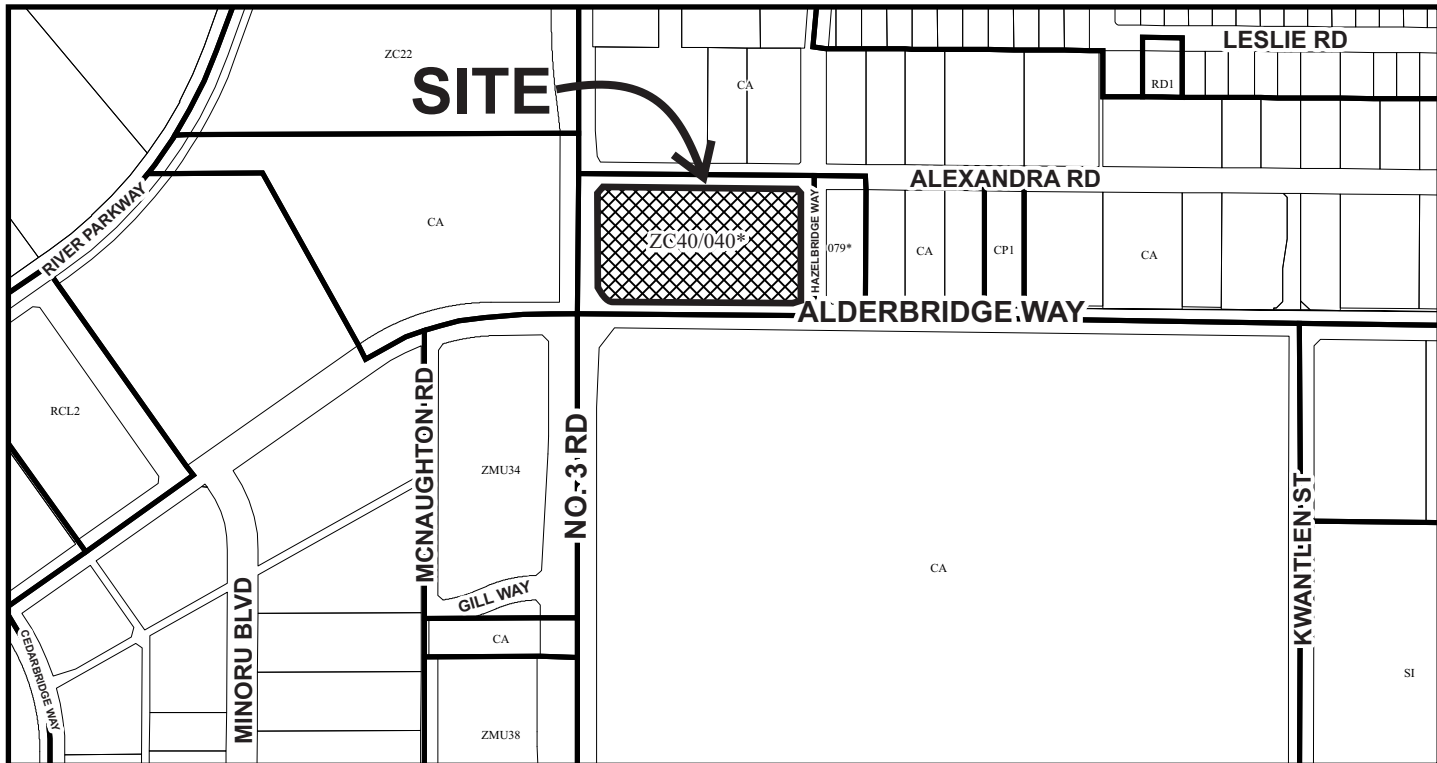
Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:he

- Att. 1: Location Map & Aerial Photo
 2: Development Application Data Sheet
 3: Aberdeen Village (2031) Land Use Map
 4: Landscape Plan
 5: Rezoning Considerations



City of
Richmond



	<h1>ZT 23-026738</h1>	<p>Original Date: 09/07/23</p>
		<p>Revision Date: 02/15/24</p>
		<p>Note: Dimensions are in METRES</p>



ZT 23-026738

Attachment 2

Address: 4940 No. 3 Road

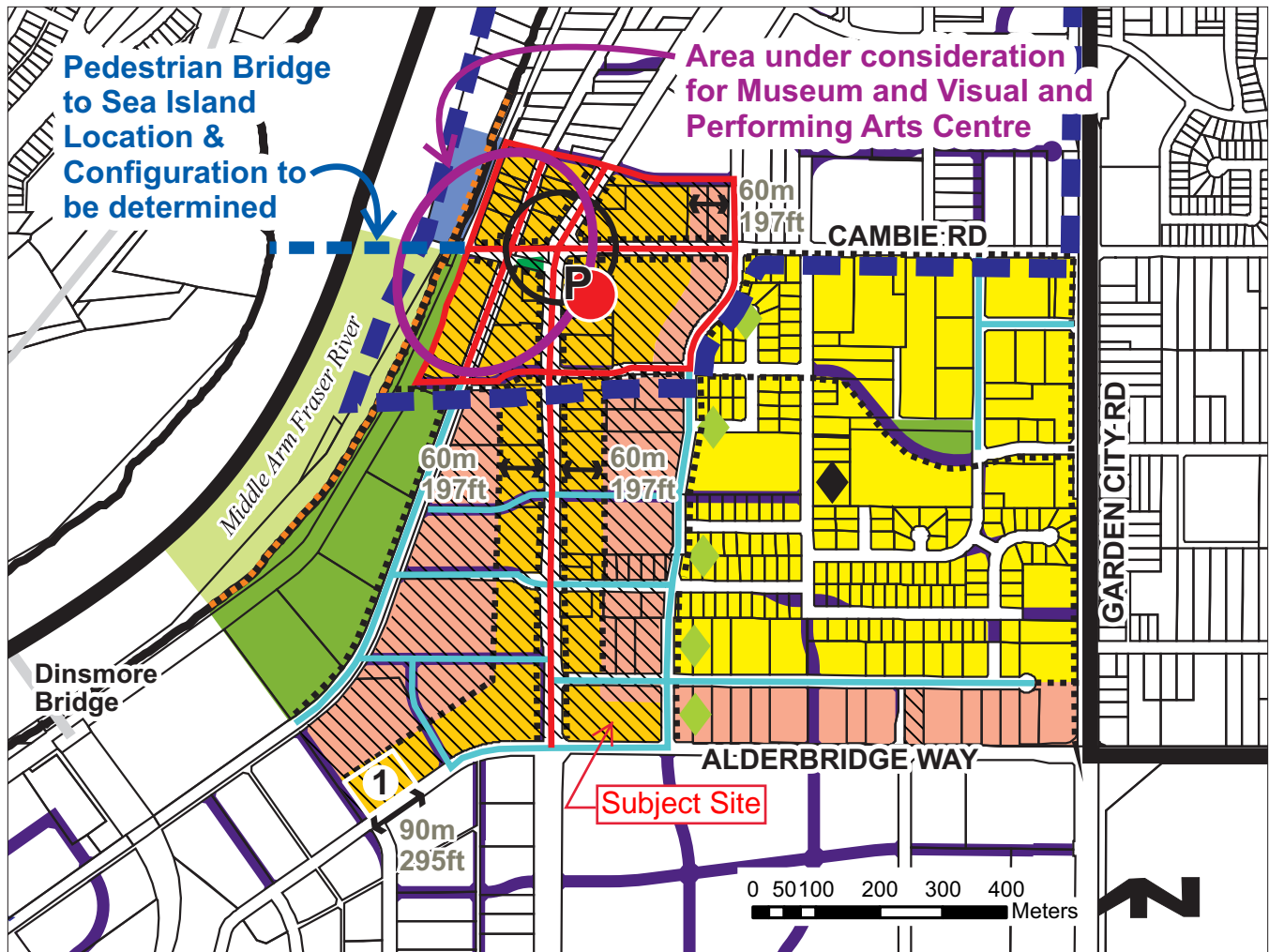
Applicant: HGL Investments Ltd.

Planning Area(s): City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	H G L Investments Ltd	No Change
Site Size (m²):	14, 578 m ²	No Change
OCP Designation:	Commercial, Mixed Use	No Change
Area Plan Designation:	Urban Centre T5	No Change
Zoning:	Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)	No Change
Education, Commercial and Health Service, Minor uses	Permitted on first storey	To be permitted on second and third storey, in addition to the first storey.

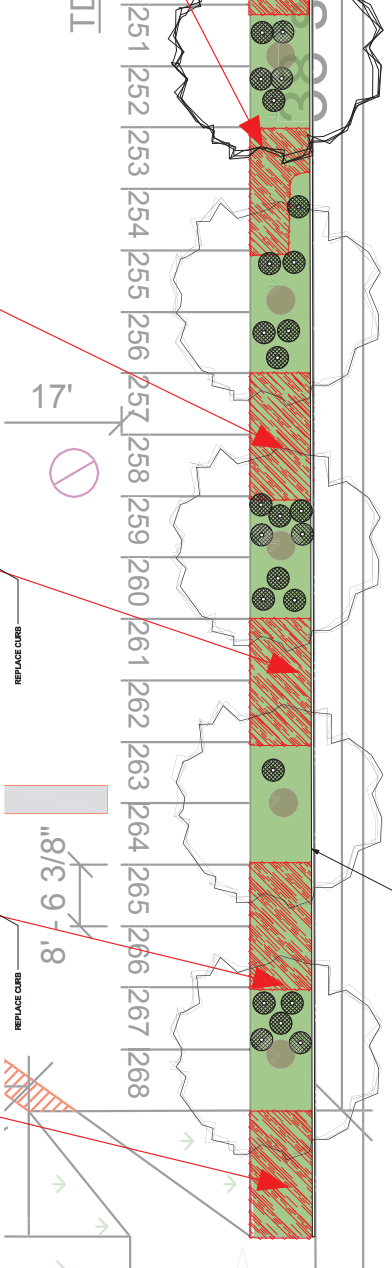
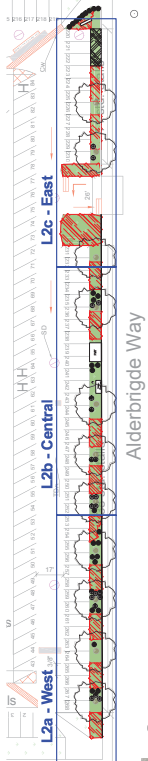
Specific Land Use Map: Aberdeen Village (2031)

Bylaw 10020
2019/05/21

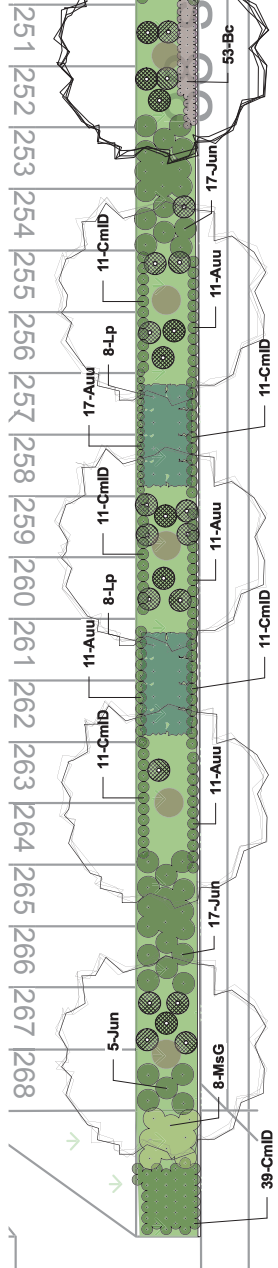


	General Urban T4 (25m)		Non-Motorized Boating & Recreation Water Area		Proposed Streets		
	Urban Centre T5 (35m)		Marina (Residential Prohibited)		Pedestrian-Oriented Retail Precincts-High Street & Linkages		
	Urban Centre T5 (25m)		Village Centre Bonus		Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages		
Location where site specific maximum building heights apply:		Institution		Pedestrian Linkages		Richmond Arts District	
	(33m)		Waterfront Dyke Trail		Canada Line Station		Transit Plaza
	Park		Park-Configuration & location to be determined		Village Centre: No.3 Road & Cambie Road Intersection		

Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.



2 Landscape Demolition and Retained Plant Plan West
Scale: 1/8" = 1'-0"



4 Landscape Planting Plan West
Scale: 1/8" = 1'-0"



ID	Latin Name	Common Name	Quantity	Scheduling Status
1	SHRUBS			
101	Asplenium nidus	Rock Fern	150	RF 100
102	Asplenium nidus	Rock Fern	150	RF 100
103	Asplenium nidus	Rock Fern	150	RF 100
104	Asplenium nidus	Rock Fern	150	RF 100
105	Asplenium nidus	Rock Fern	150	RF 100
106	Asplenium nidus	Rock Fern	150	RF 100
107	Asplenium nidus	Rock Fern	150	RF 100
108	Asplenium nidus	Rock Fern	150	RF 100
109	Asplenium nidus	Rock Fern	150	RF 100
110	Asplenium nidus	Rock Fern	150	RF 100
111	Asplenium nidus	Rock Fern	150	RF 100
112	Asplenium nidus	Rock Fern	150	RF 100
113	Asplenium nidus	Rock Fern	150	RF 100
114	Asplenium nidus	Rock Fern	150	RF 100
115	Asplenium nidus	Rock Fern	150	RF 100
116	Asplenium nidus	Rock Fern	150	RF 100
117	Asplenium nidus	Rock Fern	150	RF 100
118	Asplenium nidus	Rock Fern	150	RF 100
119	Asplenium nidus	Rock Fern	150	RF 100
120	Asplenium nidus	Rock Fern	150	RF 100
121	Asplenium nidus	Rock Fern	150	RF 100
122	Asplenium nidus	Rock Fern	150	RF 100
123	Asplenium nidus	Rock Fern	150	RF 100
124	Asplenium nidus	Rock Fern	150	RF 100

2024-02-20 Issue for Planning Amendment
2024-02-08 Issue for review
2024-02-02 Draft Renovation Concept
Date Issue Notes



Prospect & Refuge
LANDSCAPE ARCHITECTS
4025 South Potomac Avenue, DC 20013
(202) 462-1000 prospectandrefuge.com

4940 No 3 Rd Landscape Reno for R2 amendment

Project Name: 4940 No 3 Rd Landscape Reno for R2 amendment
Project No: 2024-003
Date: 2024-02-20
Author: AS

Project Manager: AS
Scale: AS

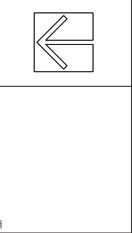
L1a

LEGEND

- Shubs to be removed - ADD 7.5 mm topsoil and 7.5 mm composted bark mulch and topsoil.
- Wood chipping pile to be placed along edge of existing shrub washed - under 0.8m tall.
- Existing shrubs retained - topsoil and 7.5 mm composted bark mulch.
- Existing Tree
- New Zone Slopes
- New 1" x 4" kerolan stone path - 80mm deep 2' x 2' panels in herringbone or equivalent.

NOTE: All new work and plantings to be done under the supervision of the project architect.

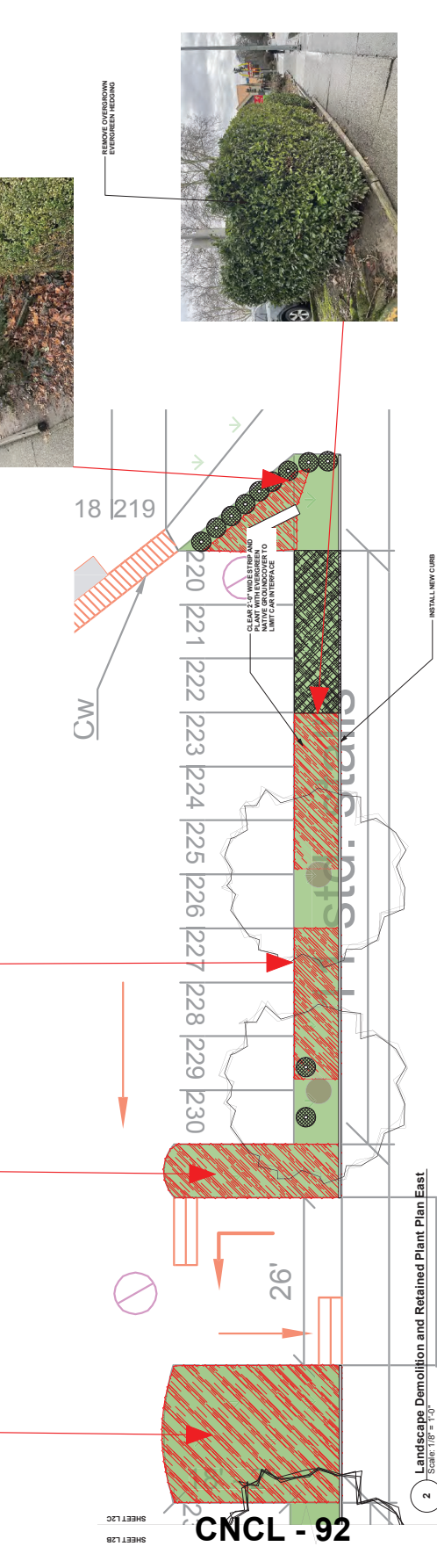
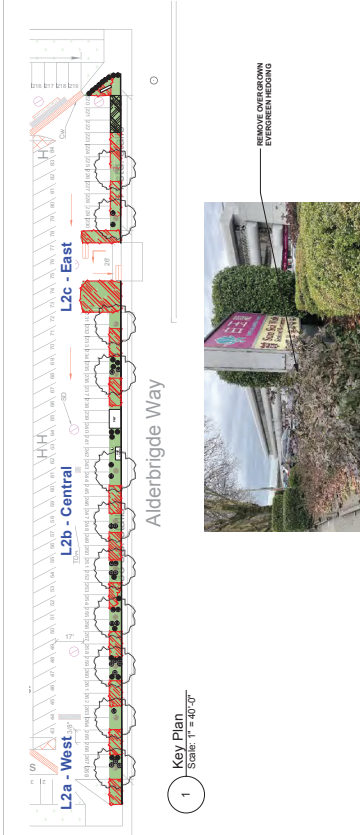
2024-02-20 Issue for Planning Amendment
 2024-02-08 Issue for review
 2024-02-02 Draft Renovation Concept
 Date Issue Notes



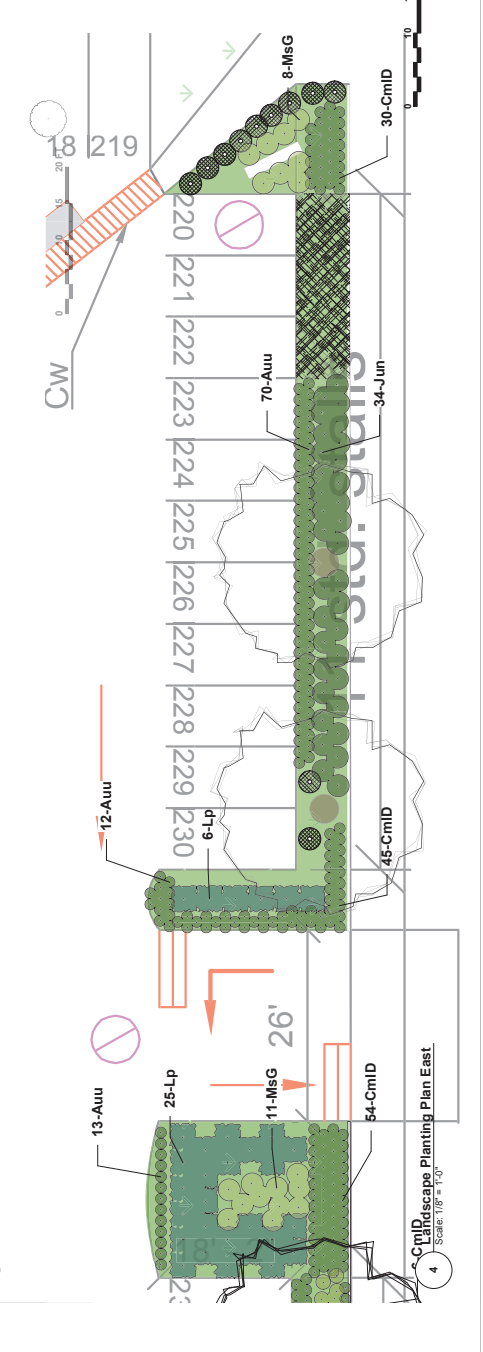
Prospect & Refuge
 LANDSCAPE ARCHITECTS
 4940 No 3 Rd Landscape Reno for RZ amendment

Project No: 2128-013
 Date: AS Noted
 Project Name: 4940 No 3 Rd Landscape Reno for RZ amendment
 Revision: AS

Scale: L1c



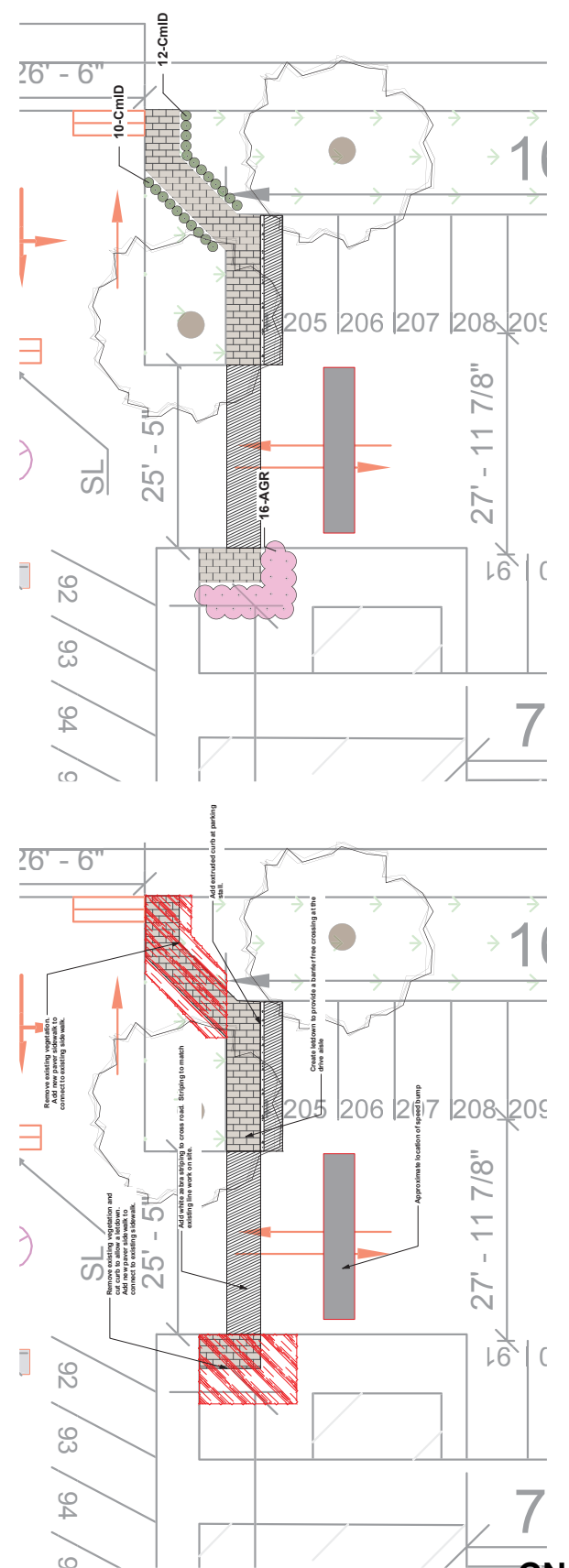
Plant Name	Quantity	Species	Plant Size
70-Auu	150	70-Auu	150
8-MsG	150	8-MsG	150
30-CmID	150	30-CmID	150
18-219	150	18-219	150
220-230	150	220-230	150



CNCL - 92

- LEGEND**
- Shrub to be removed - JUDO 75 mm topsoil and 75 mm compost bed bark match dirt adjacent.
 - Wood Chalking Corn to be in area and match adjacent side walk edge
 - Existing shrub retained - under 6" in height
 - Existing shrubs to be retained - topsoil with 75 mm compost bed bark match
 - Existing Tree
 - New Zone Stripes
 - New 6" x 6" white square pavers arranged in a grid pattern in Harvest L or equivalent

NOTE: All removal of vegetation to be done under the approval of the project architect.



2 Hazelbridge Pedestrian Connection-Planting.
Scale: Approx. 1/8"=1'



Plant Name	Quantity	Species/Notes
Aspen	1	Plant 10
Boxwood	12	Plant 10
Juniper	2	Plant 10
Yucca	1	Plant 10
Small Tree	2	Plant 10
Large Tree	1	Plant 10
Shrub	4	Plant 10
Flower Bed	1	Plant 10
Grass	1	Plant 10
Paving	1	Plant 10
Light Fixture	1	Plant 10
Watering System	1	Plant 10
Miscellaneous	1	Plant 10
Other	1	Plant 10
Total	28	Plant 10



Prospect & Refuge
LANDSCAPE ARCHITECTS
1025 South Park Avenue, Waukegan, IL 60087
815.891.8888
www.prospectandrefuge.com

4940 No 3 Rd Landscape Reno for RZ amendment

Date: 2024-02-20
2024-02-08
2024-02-02

Issue No: 01

2024-02-20 Issue for Planning Amendment
2024-02-08 Issue for Review
2024-02-02 Draft Refinement Concept

Date: 2024-02-02
Issue No: 01

Prospect & Refuge
LANDSCAPE ARCHITECTS
1025 South Park Avenue, Waukegan, IL 60087
815.891.8888
www.prospectandrefuge.com

4940 No 3 Rd Landscape Reno for RZ amendment

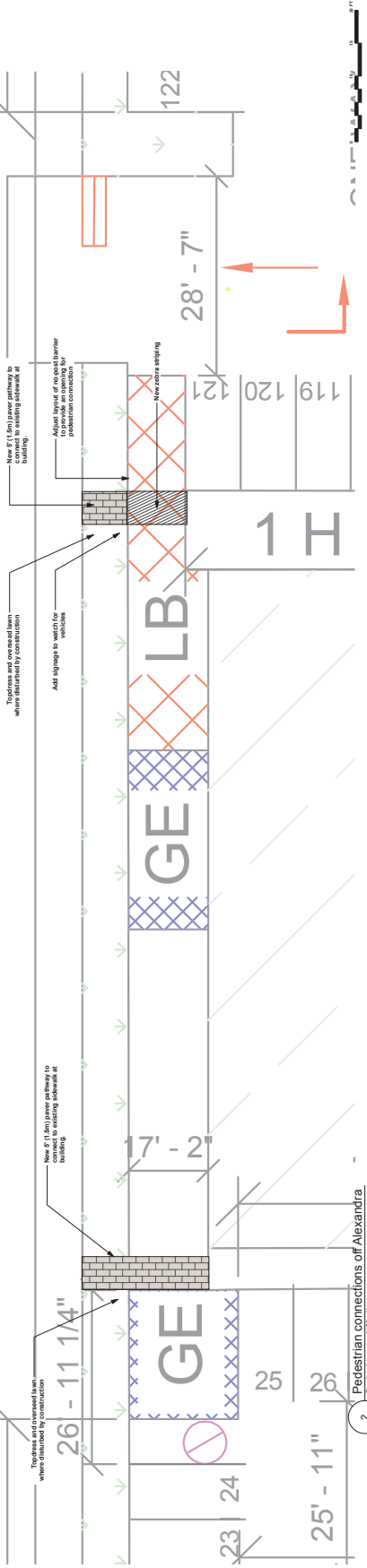
Project Name: 4940 No 3 Rd Landscape Reno for RZ amendment
Issue No: 01
Scale: AS

Project No: 2128-03
Issue No: AS

Project Name: Prospect & Refuge
Issue No: L1d

Alexandra

td. stalls



2 Pedestrian connections of Alexandra
Scale: Approx. 1/8"=1'

LEGEND

- Shrubs to be removed - JUDO 75 mm topsoil and 75 mm compost bed bark must be replaced.
- Wood Chipping Com to be used and replaced to match any edge.
- Existing shrub retained - under 6.0m tall
- Existing shrubs to be retained - topsoil and 75 mm compost bed bark
- Existing Tree
- New Zero Slopes
- New 6" (1.5m) wide paving with 100mm 75 mm compost bed bark, Harvest, or equivalent.

NOTE: All removal work activities to be done under the approval of the project architect.



- Add signage if required for safety.
- Add white zones adjacent to match existing on site.
- Adjust layout of no post barrier to allow access across loading zone.



Cut or remove the Post barrier to allow pedestrian connection

New 6" (1.5m) wide paving with 100mm 75 mm compost bed bark to be used for the driveway



New 6" (1.5m) wide paving with 100mm 75 mm compost bed bark to be used for the driveway

CNCL - 94

2024-02-20	Issue for Planning Amendment
2024-02-09	Issue for review
2024-02-02	Final Revocation Concept
Date	Issue Notes

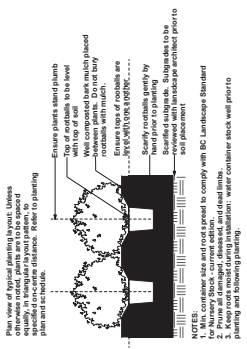
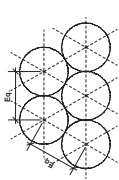


Prospect & Refuge

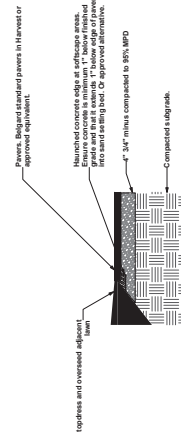
LANDSCAPE ARCHITECTS
1022 South First Avenue, Melbourne, VIC 3123
Phone: 03 9594 1000
Email: info@prospectandrefuge.com.au

4940 No 3 Rd Landscape Reno for RZ amendment

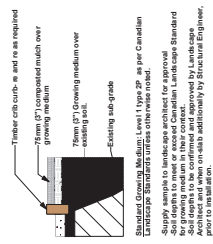
Project Name	4940 No 3 Rd Landscape Reno for RZ amendment
Project No.	2024-03
Project Manager	AS
Scale	AS Noted
Sheet No.	L1e



1 Shrub and Perennial Planting
Scale: 1/2" = 1'-0"



2 Concrete Unit Pavers
Scale: 1/2" = 1'-0"



3 Top Soil
Scale: 1/2" = 1'-0"

2024-02-20	Issue for Planning Amendment
2024-02-09	Issue for review
2024-02-02	Final Renovation Concept
Date	Issue Notes
<p>Prospect & Refuge LANDSCAPE ARCHITECTS 4025 S. Fraser Street, Vancouver, BC V6R 1B3 Tel: 604.681.1111 www.prospectandrefuge.com</p>	
<p>4940 No 3 Rd Landscape Reno for RZ amendment</p>	
<p>Project No: 2024-03 Issue No: AS Noted Revision No: AS Drawing No: L1f</p>	



City of
Richmond

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

Address: 4940 No. 3 Road

File No.: ZT 23-026738

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, the developer is required to complete the following:

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$13,957.89 (including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any landscaping or construction activities occurring on-site.
3. Submission of a Tree Survival Security to the City in the amount of \$5000.00 for one tree to be retained. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging equipment for the use of the commercial tenants and others as determined to the satisfaction of the City. More specifically, a minimum of 4 of the required parking spaces must be provided with Level 2 EV charging.
6. Receipt of a Letter-of-Credit for Electric Vehicle (EV) Charging Infrastructure in the amount of \$10,000.00. To accompany the EV charging security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.



Richmond Zoning Bylaw 8500
Amendment Bylaw 10535 (ZT 23-026738)
4940 No 3 Road

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 22.40 [Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)] by deleting Section 22.40.11.2 and replacing it with the following:

“2. Notwithstanding Section 22.40.11.1, the following permitted uses may be located on the second and third storeys, in addition to the first storey:

- a) education commercial
b) health service, minor
c) office”.

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 10535”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry corresponding to the reading stages.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 2, 2024
From: John Hopkins **File:** 01-0100-30-AADV1-01/2023-Vol 01
 Director, Policy Planning
Re: **Food Security and Agricultural Advisory Committee 2023 Annual Report and 2024 Work Program**

Staff Recommendation

That the Food Security and Agricultural Advisory Committee 2023 Annual Report and 2024 Work Program, as presented in the staff report titled “Food Security and Agricultural Advisory Committee 2023 Annual Report and 2024 Work Program”, dated February 2, 2024 from the Director of Policy Planning, be approved.

John Hopkins
 Director, Policy Planning
 (604-276-4279)

Att. 3

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

The Food Security and Agricultural Advisory Committee (FSAAC) advises Council on food security and agricultural issues referred by Council or staff. In accordance with the Terms of Reference for the FSAAC, this report summarizes the activities of the Committee in 2023 (Attachment 1) and recommends a 2024 Work Program (Attachment 2) for consideration and approval by Council. The Committee reviewed and endorsed the proposed 2024 Work Program at the FSAAC meeting held on February 1, 2024.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.4 Support agriculture and local food systems to enhance food security.

Analysis

2023 Annual Report

The detailed FSAAC 2023 Annual Report is contained in Attachment 1, and includes the following highlights:

- Reviewed and commented on a total of four development proposals related to or impacting agricultural activities. This included Agricultural Land Reserve (ALR) Development Permit, Development Variance Permit, ALR Non-Adhering Residential Use and rezoning applications.
- Received information from Community Bylaws staff on the application and enforcement process for soil deposit and removal applications to the City and Agricultural Land Commission (ALC).
- Received information from Community Bylaws staff on bylaw enforcement in the ALR, specific to property use issues.
- Received updates from the Fraser Delta Farmland Protection and Stewardship Group on supporting farmers to protect natural areas on their farms through a potential regional conservation fund.
- Received information from Environment staff on the City's Riparian Management Areas (RMAs) in the ALR.

2024 Work Program

The Committee endorsed the proposed 2024 Work Program at their February 1, 2024 meeting. The FSAAC 2024 Work Program is contained in Attachment 2, and includes the following highlights:

- Review and comment on development proposals and soil deposit and removal applications forwarded to FSAAC by staff or Council.
- Receive updates and comment on various City policies and initiatives related to agriculture and food security forwarded to FSAAC by staff or Council.
- Receive updates and comment on projects impacting agriculture from the City's Engineering, Parks, Transportation and Environment Departments.
- Receive updates from external stakeholders on issues impacting agriculture and food security, including Ministry of Agriculture, ALC, Metro Vancouver and others.
- Explore opportunities to raise public awareness of local farming, farmer's markets, and local food products, produce and programs, in coordination with Economic Development staff.

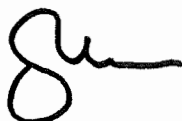
The FSAAC 2024 Work Program will be revised as necessary, based on emerging issues and future Council priorities.

Financial Impact

As an Advisory Committee to Council, the FSAAC's activities are fully supported by the Department's operating budget.

Conclusion

The FSAAC serves an important role in providing advice and guidance to Council on food security and agricultural issues. Staff recommend that the FSAAC 2023 Annual Report and 2024 Work Program be approved.



Steven De Sousa
Planner 3
(604-204-8529)

SDS:cas

- Att. 1: Food Security and Agricultural Advisory Committee 2023 Annual Report
2: Food Security and Agricultural Advisory Committee 2024 Work Program
3: Food Security and Agricultural Advisory Committee 2024 Membership List

**2023 Annual Report
Food Security and Agricultural Advisory Committee**

Projects/Initiatives	Results	Accomplishments/Comments
City and ALC Development Applications	Provided agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and commented on a total of four development proposals related to or impacting agricultural activities. This included ALR Development Permit, Development Variance Permit, ALR Non-Adhering Residential Use and rezoning applications.
Soil Deposit and Removal in the ALR	Received for information	<ul style="list-style-type: none"> Received information from Community Bylaws staff on the application and enforcement process for soil deposit and removal applications to the City and ALC.
Bylaw Enforcement in the ALR	Received for information	<ul style="list-style-type: none"> Received information from Community Bylaws staff on bylaw enforcement to the ALR, specific to property use issues.
Environment	Received for information	<ul style="list-style-type: none"> Received information from Environment staff on the City's Riparian Management Areas (RMAs) in the ALR.
Public awareness and local food initiatives	Received for information	<ul style="list-style-type: none"> Received regular updates from Ministry of Agriculture and ALC staff on issues impacting agriculture and food security. Received updates from the Fraser Delta Farmland Protection and Stewardship Group on supporting farmers to protect natural areas on their farms through a potential regional conservation fund.

List of Applications Reviewed in 2023

Application	Address	Proposal
DP 22-027199	20455 Dyke Road, 7500 No. 9 Road, and a portion of PID 031-553-231	<ul style="list-style-type: none"> ALR Development Permit to allow an industrial development adjacent to the ALR.
DV 22-011004	8451 No. 5 Road	<ul style="list-style-type: none"> Development Variance Permit to allow a roadside stand.
AG 22-009023 / RZ 22-009024	18431 Westminster Highway	<ul style="list-style-type: none"> ALR Non-Adhering Residential Use and Rezoning to allow the existing seasonal farm labour accommodation.
AG 22-011619 / RZ 22-011635	12900 Steveston Highway & 11311 Rice Mill Road	<ul style="list-style-type: none"> ALR Non-Adhering Residential Use and Rezoning to allow the existing seasonal farm labour accommodation.

**2024 Work Program
Food Security and Agricultural Advisory Committee**

Projects/Initiatives	Expected Results	Objectives/Deliverables
City and ALC Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> Review City and ALC development applications forwarded to the FSAAC by staff or Council. Provide comments to applicants.
Soil Deposit and Removal Applications in the ALR	Agricultural advice to Council	<ul style="list-style-type: none"> Review soil applications (deposit or removal) in the ALR forwarded to the FSAAC by staff or Council. Provide comments to applicants.
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> Review issues related to agriculture and food security policy (incl. applicable components of the OCP Update) forwarded to the FSAAC by staff or Council. Provide comments to staff.
Engineering	Agricultural advice to Council	<ul style="list-style-type: none"> Receive updates from Engineering staff on drainage and irrigation projects impacting agriculture (incl. East Richmond Water Supply Study Update). Provide comments to staff.
Transportation	Agricultural advice to Council	<ul style="list-style-type: none"> Receive updates from Transportation staff on projects impacting agriculture. Provide comments to staff.
Parks	Agricultural advice to Council	<ul style="list-style-type: none"> Receive updates from Parks staff on projects impacting agriculture (incl. Garden City Lands). Provide comments to staff.
Environment	Agricultural advice to Council	<ul style="list-style-type: none"> Receive updates from Environment staff on projects impacting agriculture. Provide comments to staff.
Public awareness and local food security	Improved awareness and understanding of agriculture and food security issues	<ul style="list-style-type: none"> Receive updates from external stakeholders on issues impacting agriculture and food security, including Ministry of Agriculture, ALC, Metro Vancouver and others. Explore opportunities to raise public awareness of local farming, farmer's markets, and local food products, produce and programs, in coordination with Economic Development staff.

FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE
Current Membership List 2024

Total Membership: 10	Authority: TOR	Staff Liaison: Steven De Sousa
Total Appts By Cncl: 10	Length Of Term: 2 Yrs	Local: 604.204.8529
Cncl Rep: Cllr. Laura Gillanders	Term Limits: N/A	

Members	Date First Appointed	Date of Most Current Re-appointment	Date Appointment Expires
Mr. Michael Bomford (Chair) Food Security Rep	12/07/2020	11/28/2022	12/31/2024
Mr. Phil Carriere Food Security Rep	12/11/2023	12/11/2023	12/31/2025
Mrs. Lynn Kemper (Vice-Chair) Community-at-large Rep	11/14/2017	12/11/2023	12/31/2025
Mr. Abu Hasan Jahangir Community-at-large Rep	11/28/2022	11/28/2022	12/31/2024
Mr. Cory May Farming Rep	12/07/2020	11/28/2022	12/31/2024
Mr. William McKinney Farming Rep	11/28/2022	11/28/2022	12/31/2024
Mr. Allen Rose Farming Rep	12/09/2019	12/11/2023	12/31/2025
Ms. Vida Rose Farming Rep	12/11/2023	12/11/2023	12/31/2025
Ms. Leslie Williams Food Security Rep	11/28/2022	11/28/2022	12/31/2024



City of Richmond

Report to Committee

To: Planning Committee

Date: February 21, 2024

From: Kim Somerville
Director, Community Social Development

File: 08-4055-01/2024-Vol 01

Re: 2019–2029 Cultural Harmony Plan: 2022–2023 Update

Staff Recommendations

1. That the 2019–2029 Cultural Harmony Plan: 2022–2023 Update as outlined in the staff report titled, “2019–2029 Cultural Harmony Plan: 2022–2023 Update,” dated February 21, 2024, from the Director, Community Social Development, be received for information; and
2. That the 2019–2029 Cultural Harmony Plan: 2022–2023 Update be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Corporate Communications & Marketing	<input checked="" type="checkbox"/>	
Human Resources	<input checked="" type="checkbox"/>	
Intergovernmental Relations	<input checked="" type="checkbox"/>	
RCMP Administration	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
Richmond Public Library	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Since its adoption on November 25, 2019, the 2019–2029 Cultural Harmony Plan has guided the City’s approach to fostering and enhancing intercultural connections among Richmond’s diverse communities through policy development, program and service delivery, community engagement and inter-governmental relations. As the first plan of its kind in Canada, the purpose of this 10-year plan is to facilitate intercultural understanding among Richmond’s diverse communities, provide City programs and services that address the needs of the city’s diverse population, and remove barriers to participation for Richmond residents. It outlines five strategic directions and 27 recommended actions that the City and its partners could undertake to enhance cultural harmony in Richmond.

The purpose of this report is to provide a high-level summary of the accomplishments and endeavours the City, in partnership with the community, has accomplished in 2022 and 2023.

This report supports Council’s Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

- 1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.*
- 1.3 Increase the reach of communication and engagement efforts to connect with Richmond’s diverse community.*

This report also supports Council’s Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

- 6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*
- 6.3 Foster intercultural harmony, community belonging, and social connections.*

Analysis

Richmond’s population has evolved into one of the most diverse cities in Canada, with over 60 per cent of its residents born outside of the country and 80 per cent identifying as racialized. Richmond continues to receive immigrants from all over the world and was the fourth largest recipient of recent immigrants to British Columbia in 2021. As Richmond continues to attract newcomers from all over the world, there is an ongoing need to ensure that it remains a welcoming and inclusive city where everyone is able to participate in all aspects of community life. In the last two years, the city has welcomed increased numbers of people from countries impacted by war, including those affected by the current conflict in Ukraine. Due to its proximity to the Vancouver International Airport, many Ukrainian arrivals stay in Richmond during their first days in Greater Vancouver. The City continues to work with settlement service agencies to respond to the unique needs and challenges of new arrivals in Richmond and provide access to programs and services in the community.

In addition, a 2023 report from Mental Health Research Canada found that newcomers to Canada report significantly higher levels of anxiety and depression in comparison to Canadian-born residents due to challenges related to housing, food insecurity and meaningful employment. These findings highlight the unique challenges faced by newcomers and present an opportunity for the City to play an important role in providing targeted supports for newcomers within its mandate. The City continues to partner with Community Associations and Societies to provide programs that allow newcomers to make meaningful social connections with others in the community. It has created a dedicated webpage for newcomers, featuring resources such as the *Newcomers Video Series* and *Newcomer's Guide to Richmond* that provide important information on how to access resources in the city. The City website now has a translation tool offering a selection of 58 languages to allow users to access City information in their preferred languages. In 2024, the City will once again offer the Newcomers Tour program, working with immigrant-serving agencies to bring newcomers to City Hall and other City facilities in order to increase their knowledge of civic and community resources.

The City has made notable strides over the past two years in fostering cultural harmony in the community. Highlights include the following:

- The Survivors' Flag, meant to honour residential school Survivors and all the lives and communities impacted by the residential school system, was displayed at City Hall for the first time in 2023 to commemorate the National Day for Truth and Reconciliation.
- City Council endorsed the *Richmond Community Protocol: Responding to Racism and Hate*, a resource designed to help organizations and community members react promptly and effectively to incidents of racism and hate. In addition, the City's website now features a new Anti-Racism page that highlights the City's involvement in anti-racism work, and resources for community members to respond to incidents of racism and hate.
- The City and Richmond Multicultural Community Services were awarded \$92,000 from the Department of Canadian Heritage's Community Support, Multiculturalism and Anti-Racism Initiatives program to bring diverse and multi-generational community members together to engage in dialogue through the arts and increase community capacity to address racism and discrimination. The project's final culmination was a "guided play" theatrical performance focused on the personal migration stories of Richmond youth and seniors held at the Richmond Cultural Centre Performance Hall on October 15 and 27, 2023.
- The City launched the *Newcomers Video Series*, featuring five videos showcasing newcomer stories, the many ways that newcomers can experience Richmond and the resources available to those newly settled in Richmond. The video series complements the *Newcomer's Guide to Richmond* and is available with English, Simplified and Traditional Chinese, Farsi, Arabic, Ukrainian, Punjabi, and Korean captions.

The 2019–2029 Cultural Harmony Plan: 2022–2023 Update (Attachment 1) includes additional highlighted achievements under each of the five strategic directions. A complete list of the recommended actions identified in the 2019–2029 Cultural Harmony Plan and their status is contained in Attachment 2. The City continues to share information about its cultural harmony initiatives and copies of the 2019–2029 Cultural Harmony Plan: 2022–2023 Update will be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.

Financial Impact

None.

Conclusion

The 2019–2029 Cultural Harmony Plan represents the City’s ongoing commitment to strengthen intercultural connections among the city’s diverse communities, provide City programs and services that address their needs, and remove barriers to participation so that Richmond community members can participate in all aspects of community life. The City continues to work with Community Associations and Societies, key partners and community members to implement actions outlined in the 2019–2029 Cultural Harmony Plan and adapt its approach to the changing needs of Richmond’s diverse population in order to further the vision “that Richmond residents recognize and respect diversity in the community and enable each individual’s contributions in all aspects of community life.”



Peggy Chen
Planner 2 (Inclusion)
(604-276-4104)

- Att. 1: 2019–2029 Cultural Harmony Plan: 2022–2023 Update
2: 2019–2029 Cultural Harmony Plan: Status of Actions



CITY OF RICHMOND
2019–2029 Cultural Harmony Plan
2022–2023 UPDATE

CONTENTS

INTRODUCTION 1

ABOUT THE PLAN 3

RICHMOND’S POPULATION PROFILE 4

HIGHLIGHTED ACHIEVEMENTS 13

 Strategic Direction #1: Intercultural Connections 13

 Strategic Direction #2: Collaboration and Partnerships..... 15

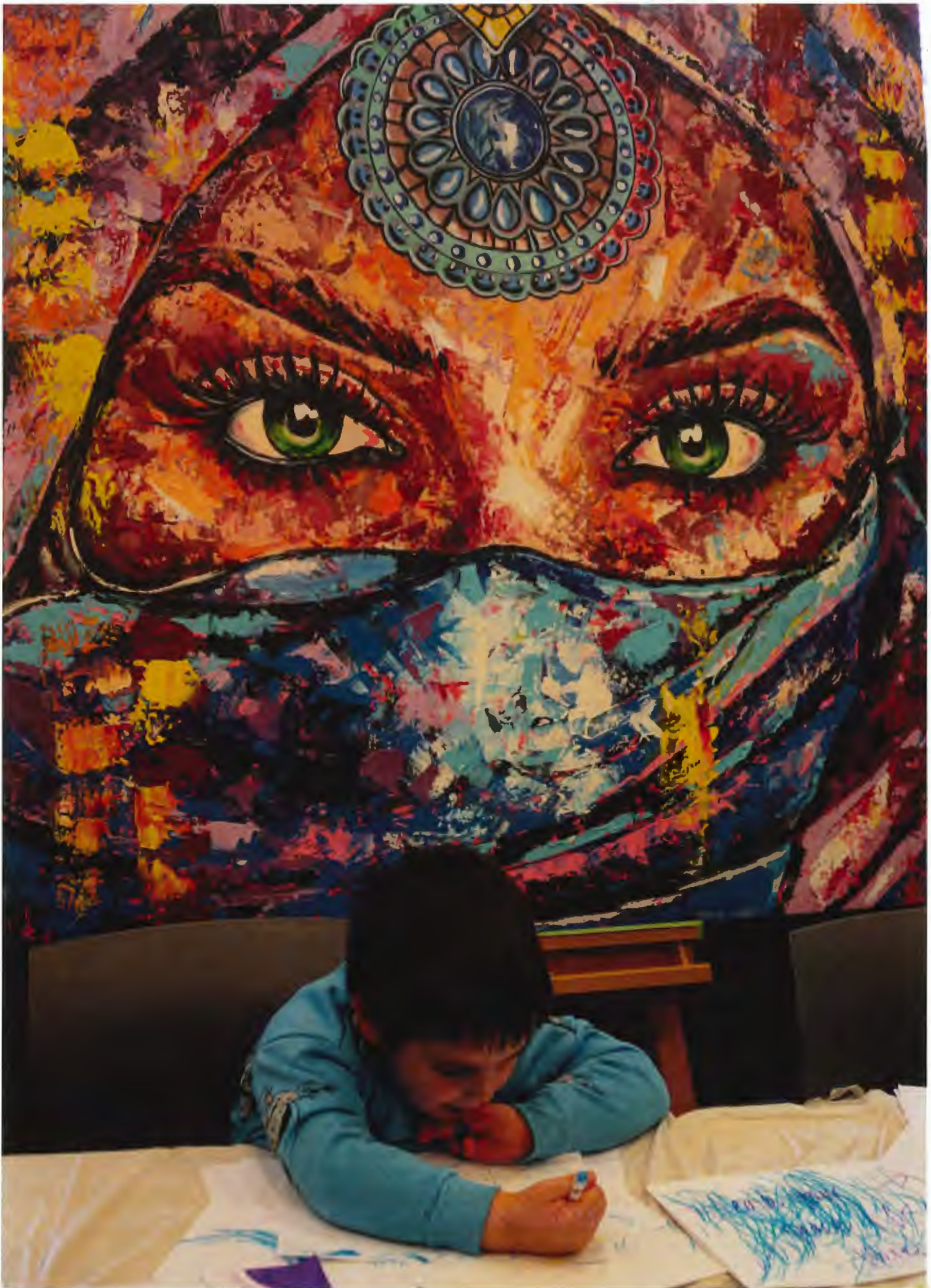
 Strategic Direction #3 Targeted Training and Professional Development..... 16

 Strategic Direction #4: Communication and Community Engagement 17

 Strategic Direction #5: Programs and Services..... 18

CONCLUSION 19





Islamic Art Experience at the Richmond Public Library.

INTRODUCTION

Since its adoption in November 2019, the *2019-2029 Cultural Harmony Plan* has guided the City's approach to fostering and enhancing intercultural connections among Richmond's diverse communities through policy development, program and service delivery, community engagement and inter-governmental relations. As Richmond continues to attract newcomers from all over the world, there is an ongoing need to ensure that it remains a welcoming and inclusive city where everyone is able to participate in all aspects of community life. Over the past two years, there has been significant progress in addressing the actions outlined in the Plan. The *Cultural Harmony Plan 2022-2023 Update* provides a high-level summary of the achievements the City, in partnership with the community, has accomplished in 2022 and 2023.

The 2021 Census, released in 2022, shows how Richmond's population has evolved into one of the most diverse cities in Canada, with over 60 per cent of its residents born outside of the country and 80 per cent identifying as racialized. Richmond continues to receive immigrants from all over the world and was the 4th largest recipient of recent immigrants to British Columbia in 2021. In the last two years, the city has welcomed increased numbers of people from countries impacted by war, including those affected by the current conflict in Ukraine. Due to its proximity to the Vancouver International Airport, many Ukrainian arrivals stay in Richmond during their first days in Greater Vancouver. The City continues to work with settlement service agencies to respond to the unique needs and challenges of new arrivals in Richmond and provide access to programs and services in the community.

Newcomers to Richmond continue to face challenges related to employment and income. Despite often a higher level of educational attainment, they face higher unemployment rates and earn less income than the Canadian-born population. The City continues to monitor policies that impact the labour force participation of newcomers in Richmond. In 2023, the Government of British Columbia passed the *International Credential Recognitions Act*, which seeks to increase fairness and transparency in the credential recognition process. It will require 18 regulatory bodies to remove barriers in 29 professions and make it easier for qualified professionals to seek credential recognition regardless of where they were trained. The Act will also eliminate the requirement of Canadian work experience prior to being accredited in Canada.

Mental Health Research Canada's 2023 report, *Examining the Mental Health Experiences of Newcomers*, found that newcomers to Canada report significantly higher levels of anxiety and depression in comparison to Canadian-born residents. Challenges related to housing, food insecurity, and meaningful employment are cited as the top sources of anxiety for newcomers, and poor mental health is often exacerbated by barriers such as cost and language constraints that prevent access to social and mental health supports. In addition, the City's *2023 Community Services Community Needs Assessment Study* found that Richmond residents who are not primary English or Mandarin speakers reported less usage

of the City's programs, services and facilities and that recent immigrants are seeking more opportunities to meet new people, engage with their neighbours and learn about the community. The findings in these reports, in addition to the data presented in the 2021 Census, highlight the unique challenges faced by newcomers and the need to reduce barriers to their participation in the community. It also presents an opportunity for the City to play an important role in providing targeted supports for newcomers within its mandate. In the last two years, the City has continued to partner with Community Associations and Societies to provide programs that allow newcomers to make meaningful social connections with others in the community. It has created a dedicated webpage for newcomers, featuring resources such as the *Newcomers Video Series* and *Newcomer's Guide to Richmond*, both of which are available in multiple languages and provide important information on how to access resources in the city. The City website now has a translation tool offering a selection of 58 languages to allow users to access City information in their preferred languages. In 2024, the City will once again offer the Newcomers Tour program, working with immigrant-serving agencies to bring newcomers to City Hall and other City facilities in order to increase their knowledge of civic and community resources.

To ensure the safety of Richmond's diverse population, the City also works in partnership with the RCMP to monitor and respond to hate-motivated incidents towards newcomers, racialized and equity-deserving groups. In 2023, there were a total of 25 hate crimes and incidents reported in Richmond from a previous high of 45 incidents in 2021 during the peak of the COVID-19 pandemic. While the total number of reported incidents pointed towards a downward trend, representing a 26 per cent decrease from 2022 and a 44 per cent decrease from 2021, the City recognizes there is still work that needs to be done to prevent incidents of racism and hate in the community. In 2023, the City endorsed the 'Richmond Community Protocol: Responding to Racism and Hate,' a resource designed to help organizations, residents, and community members respond to hate crimes and racist incidents and created an Anti-Racism webpage highlighting community-based resources and initiatives that address racism.

Despite the progress made in the last two years, newcomers continue to face challenges. Guided by the *2019-2029 Cultural Harmony Plan*, the City remains committed to work with community members, Community Associations and Societies, and key partners to strengthen intercultural connections among the city's diverse communities, provide City programs and services that address their needs, and remove barriers to participation so that Richmond community members can participate in all aspects of community life.

ABOUT THE PLAN

The *2019–2029 Cultural Harmony Plan* was adopted by City Council on November 25, 2019 to support its vision, “that Richmond residents recognize and respect diversity in the community and enable each individual’s contributions in all aspects of community life.” Developed in collaboration with community members, Community Associations and Societies, and key partners, the Plan outlines five strategic directions to enhance cultural harmony in Richmond. The five strategic directions are:

1. Intercultural Connections
2. Collaboration and Partnerships
3. Targeted Training and Professional Development
4. Communication and Community Engagement
5. Programs and Services

Under the five strategic directions, the *Cultural Harmony Plan* identifies 27 recommended actions with associated timelines and priorities to be completed over the ten-year time frame. The Plan, along with the previous update, is available on the City’s website at: richmond.ca/CulturalHarmony.



RICHMOND'S POPULATION PROFILE

Since the last *Cultural Harmony Plan 2019-2021 Update* was published, Statistics Canada has released the results of the 2021 Census of Population, which contains new and useful information on Richmond's demographics. This will help the City and its partners understand the needs and challenges faced by different groups and communities, and inform the City's planning and approach to cultural harmony in the coming years.

Immigration to Richmond

Richmond's population is estimated at 230,584¹ in 2023. From 2016 to 2021, Richmond's population increased by 5 per cent. In the last two decades Richmond experienced a significant growth in its population mainly due to immigration. Between 2001 and 2021, Richmond's immigrant population rose by 37,300, accounting for 85 per cent of the total increase. Richmond has consistently maintained a larger share of immigrants compared to Greater Vancouver and almost all other Canadian municipalities². Figure 1 highlights the population and immigration trends in Richmond and Greater Vancouver from 2001 to 2021.

Figure 1: Population and Immigration Trends for Richmond and Greater Vancouver (2001-2021)

	Richmond			Greater Vancouver		
	Total Population	Immigrant Population	% of Total Immigrant Population	Total Population	Immigrant Population	% of Total Immigrant Population
2021	208,400	125,600	60.3%	2,607,010	1,089,185	41.8%
2016	198,309	118,305	60.2%	2,463,431	989,540	40.8%
2011	190,473	112,875	59.6%	2,313,328	913,310	40.0%
2006	174,461	99,660	57.1%	2,116,581	831,265	39.6%
2001	164,345	88,300	53.7%	1,986,965	738,550	37.5%

Source: NewToBC Immigrant Demographic Profile 2023

In 2021, Richmond was the 4th largest recipient of recent immigrants³ to British Columbia after Vancouver, Surrey and Burnaby. In addition, China, Philippines and India are the top three sources of recent immigrants to Richmond and the Greater Vancouver. However, in Richmond, China accounts for a much bigger proportion with 52% compared to 19% in Greater Vancouver. Figure 2 highlights the top places of birth for recent immigrants in Richmond and Greater Vancouver.

1 This figure is based on Metro Vancouver Regional Growth Strategy Projections.

2 NewToBC Immigrant Demographic Profiles 2023

3 Recent immigrant refers to a person who obtained landed immigrant or permanent resident status in the five years preceding a given census. In the 2021 Census, this refers to the period from January 1, 2016 to May 11, 2021. In comparison, immigrant refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities. In the 2021 Census, this includes immigrants who were admitted to Canada on or before May 1, 2021.

Figure 2: Top Places of Birth for Richmond and Greater Vancouver (2021)

Richmond					Greater Vancouver			
Total Immigrants		Percentage	Recent Immigrants		Percentage	Recent Immigrants		Percentage
China	46,490	37%	China	7,090	52%	India	30,545	20%
Hong Kong	24,335	19%	Philippines	1,580	12%	China	28,970	19%
Philippines	13,570	11%	India	955	7%	Philippines	15,090	10%
Taiwan	7,745	6%	Hong Kong	820	6%	Korea, South	6,125	4%
India	5,380	4%	Taiwan	365	3%	Iran	5,615	4%
United Kingdom	2,210	2%	United States	275	2%	United States	5,460	4%
United States	1,605	1%	Korea, South	215	2%	Brazil	4,625	3%
Vietnam	1,510	1%	Brazil	195	1%	United Kingdom	4,555	3%
Korea, South	1,230	1%	Syria	125	1%	Syria	3,380	2%
Pakistan	995	1%	Iran	120	1%	Mexico	2,460	2%
Other Places	20,530	16%	Other Places	1,965	14%	Other Places	47,995	29%

Source: NewToBC Immigrant Demographic Profile 2023

Ethnicity

There were over 150 different ethnic origins⁴ and 100 languages spoken in Richmond in 2021. The most commonly reported ethnic origin was Chinese with 47 per cent of the population, followed by Filipino with 7 per cent, and English with 5 percent. The ten most common ethnic origins are highlighted below in Figure 3.

Figure 3: Top Ethnic Origins for Richmond and Greater Vancouver (2021)

Richmond		Greater Vancouver	
Chinese	99,780	Chinese	475,160
Filipino	15,905	English	365,150
English	12,185	Scottish	281,420
Hong Konger	9,760	Irish	235,970
Scottish	9,750	Indian	213,795
Indian	9,330	German	184,145
Canadian	8,280	Canadian	174,095
Irish	7,720	Filipino	141,230
Taiwanese	6,715	French	108,315
German	6,305	Italian	83,200

Source: Statistics Canada

⁴ Statistics Canada defines ethnic origin as the "ethnic or cultural origins of the person's ancestors." A person's ancestors are usually more distant than grandparents. A person can have more than one ethnic origin.

In 2021, 80 per cent of Richmond’s population identified as racialized⁵, which gives Richmond the distinction of having the highest proportion of racialized groups of any municipality in British Columbia. The predominant racialized group in Richmond in 2021 is Chinese at 67 per cent followed by South Asian and Filipino at nine percent each. Figure 4 highlights the top racialized groups in Richmond and Greater Vancouver.

Figure 4: Top Racialized Groups for Richmond and Greater Vancouver (2021)

Richmond		Greater Vancouver	
Chinese	113,060	Chinese	512,260
South Asian	15,370	South Asian	369,290
Filipino	15,130	Filipino	142,125
Japanese	3,885	Korean	63,465
Southeast Asian	3,305	West Asian	64,640
Arab	2,205	Southeast Asian	56,815
Latin American	2,155	Latin American	51,500
Korean	2,035	Black	41,180
Black	1,775	Japanese	31,195
West Asian	1,670	Arab	22,440
Total racialized population	167,395	Total racialized population	1,420,270

Source: Statistics Canada

⁵ The concept of “racialized group” is based on the visible minority variable in the Canadian census. The Employment Equity Act defines visible minorities as “persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.” The racialized population consists mainly of the following groups: South Asian, Chinese, Black, Filipino, Arab, Latin American, Southeast Asian, West Asian, Korean and Japanese.

Indigenous Population

A total of 1,540 people in Richmond reported Indigenous identity⁶ in 2021, which accounted for 0.7 per cent of the total population. Of this total, 58 per cent identified as First Nations, 36 per cent as Métis, and less than one per cent as Inuit. In Greater Vancouver, a total of 63,340 people reported Indigenous identity, which accounted for 2 per cent of the population: 58 per cent identified as First Nations, 36 per cent Métis and less than one per cent as Inuit. Richmond's Indigenous population accounted for 2.4 per cent of the total of Indigenous population in Greater Vancouver.

Religious Affiliation

A little over half (52%) of Richmond's immigrant population reported no religious affiliation. For the recent immigrant population, this proportion increased to 60 per cent, which was significantly higher than the 38 per cent reported by recent immigrants in Greater Vancouver. In 2021, 23 per cent of recent immigrants identified as Christian, followed by Muslim at 6 per cent and Buddhist and Hindu at 4 per cent each. See Figure 5 for a breakdown of the religious affiliation of immigrants in Richmond and Greater Vancouver.

Figure 5: Religious Affiliation in Richmond and Greater Vancouver (2021)

	Richmond		Greater Vancouver
	Total Immigrants	Recent Immigrants	Recent Immigrants
Buddhist	8%	4%	3%
Christian	31%	23%	30%
Hindu	1%	4%	8%
Jewish	1%	1%	1%
Muslim	4%	6%	10%
Sikh	3%	2%	11%
Other religions and spiritual traditions	1%	1%	1%
No religion and secular perspectives	52%	60%	38%

Source: NewToBC Immigrant Demographic Profile 2023

⁶ Indigenous identity refers to whether the person identified with the Indigenous peoples of Canada. This includes those who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit), and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band.

Language

In 2021, 69 per cent of recent immigrants to Richmond spoke languages other than English or French at home. This was a decrease from 74 per cent in 2016, suggesting that Richmond has welcomed more recent immigrants with official language (English and French) skills. Mandarin and Cantonese remained the most common languages spoken at home for recent immigrants with half of them speaking Mandarin and Cantonese at home. The top non-official home languages spoken in Richmond and Greater Vancouver are highlighted in Figure 6.

Figure 6: Top Non-official Home Languages Spoken for Richmond and Greater Vancouver (2021)

Richmond						Greater Vancouver		
Total Immigrants		%	Recent Immigrants		%	Recent Immigrants		%
Cantonese	32,000	25%	Mandarin	5,510	40%	Mandarin	21,675	14%
Mandarin	29,405	23%	Cantonese	1,245	9%	Punjabi	13,095	8%
Tagalog	4,270	3%	Tagalog	710	5%	Tagalog	6,160	4%
Punjabi	2,365	2%	Arabic	200	1%	Korean	4,515	3%
Russian	1,265	1%	Punjabi	175	1%	Cantonese	4,180	3%
Min Nan	1,200	1%	Portuguese	170	1%	Iranian (Persian)	4,105	3%
Japanese	820	1%	Spanish	150	1%	Arabic	3,670	2%
Spanish	780	1%	Korean	130	1%	Spanish	3,505	2%
Korean	725	1%	Hindi	115	1%	Portuguese	3,335	2%
Arabic	660	1%	Russian	100	1%	Hindi	2,510	2%
Other Non-Official Languages	6,075	5%	Other Non-Official Languages	935	7%	Other Non-Official Languages	19,865	13%

Source: NewToBC Immigrant Demographic Profile 2023

Overall, English as a mother tongue in Richmond is on the decline from 44 per cent in 2001 to 31 per cent in 2021. Cantonese (25%) remained the most common mother tongue for Richmond residents, followed by Mandarin (23%), Tagalog (3%), and Punjabi (2%). Figure 7 highlights the trends by the percentage of the population with English as their mother tongue for Richmond and Greater Vancouver.

Figure 7: Language Trends with English Only as a Mother Tongue for Richmond and Greater Vancouver (2021)

Richmond		Greater Vancouver
	Percentage	Percentage
2021	31.0%	51.0%
2016	33.1%	54.0%
2011	36.6%	56.0%
2006	38.6%	56.7%
2001	44.4%	60.2%

Source: Statistics Canada

In 2021, 21 per cent of recent immigrants to Richmond frequently spoke languages other than English or French at work compared to 10 per cent of recent immigrants in Greater Vancouver. Between 2016 and 2021, there was a significant decrease in the proportion of recent immigrants in both Richmond and Greater Vancouver who reported frequently speaking non-official languages at work, which suggests that recent immigrants to Richmond may have higher proficiency in official languages in comparison to previous years. See Figure 8 for the top non-official languages spoken at work by immigrants in Richmond and Greater Vancouver.

Figure 8: Top Non-official Languages Spoken Most Often at Work in Richmond and Greater Vancouver (2021)

Richmond				Greater Vancouver	
Total Immigrants		Recent Immigrants		Recent Immigrants	
Mandarin	10%	Mandarin	16%	Mandarin	4%
Cantonese	7%	Cantonese	4%	Punjabi	2%
Japanese	.3%	Punjabi	.5%	Cantonese	1%

Source: NewToBC Immigrant Demographic Profile 2023

Education

In 2021, 59.4 per cent of recent immigrants held a bachelor's degree or higher. This was 12 percent higher than the proportion among all immigrants and 23 per cent higher than Canadian-born residents. Since 2016, Richmond saw a significant increase in its proportion of college and university-educated immigrants. In 2016, 50.6 per cent of Richmond's recent immigrants held a bachelor's degree or higher, compared to 43.2 per cent for all immigrants and 35.5 per cent for its Canadian-born population. See Figure 9 for the education comparisons for immigrants and Canadian-born residents in Richmond and Greater Vancouver.

Figure 9: Highest Level of Education for Recent Immigrants, Total Immigrants and Canadian Born in Richmond and Greater Vancouver (2021)

	Richmond			Greater Vancouver		
	Canadian Born	Total Immigrants	Recent Immigrants	Canadian Born	Total Immigrants	Recent Immigrants
University Certificate, diploma or degree at bachelor level or above	36.9%	47.9%	59.4%	35.7%	47.8%	63.4%
College, CEGEP or other non-university certificate or diploma	24.4%	19.9%	20.1%	24.5%	19.4%	15.6%
Apprenticeship or trades certificate or diploma	6.3%	3.3%	2.4%	8.1%	4.2%	2.7%
Secondary (high) school diploma or equivalency certificate	27.4%	22.3%	14.5%	26.2%	20.5%	13.4%

Source: NewToBC Immigrant Demographic Profile 2023

Labour Force Participation

Despite a higher level of educational attainment, 12.1 per cent of recent immigrants were unemployed, slightly higher than the total immigrant population (11.2%) and the Canadian-born population (9.9%). The COVID-19 pandemic resulted in an increase in the unemployment rate for Richmond's labour force, regardless of immigration status, compared to the 2016 Census. In 2016, the unemployment rates for recent immigrants, total immigrants and Canadian-born residents were 9.9 per cent, 6.0 per cent, and 5.6 per cent, respectively. Figure 10 shows the labour market participation rates for residents aged 15 years and over in Richmond and Greater Vancouver.

Figure 10: Labour Force Participation Rates in Richmond and Greater Vancouver (2021)

	Richmond			Greater Vancouver		
	Canadian Born	Total Immigrants	Recent Immigrants	Canadian Born	Total Immigrants	Recent Immigrants
Population aged 15 years and over	48,760	122,045	11,940	1,035,580	1,053,850	135,165
In the labour force	31,515	71,040	8,170	708,255	655,110	101,265
Participation rate	64.6%	58.2%	68.4%	68.4%	62.2%	74.9%
Employment rate	58.2%	51.7%	60.1%	62.8%	56.5%	68.1%
Unemployment rate	9.9%	11.2%	12.1%	8.2%	9.0%	9.1%

Source: NewToBC Immigrant Demographic Profile 2023

Income

Census 2021 showed a significant increase in income for all groups in Richmond, particularly recent immigrants. Recent immigrants saw their median income double from \$15,834 in 2015 to \$31,600 in 2020. The median employment income of recent immigrants who worked full-time and year-round was \$49,600 in 2020, reflecting a 34 per cent increase from 2015. In addition, the proportion of full-time, year-round recent immigrant workers increased from 16 per cent in 2015 to 28 per cent in 2020. However, despite the increase, the median income of recent immigrants was still 24 percent less than Canadian-born residents, and the median income of recent immigrants working full time was 28 per cent less than Canadian-born residents.

The significant increase in total income⁷ for all groups could be partly due to the replacement benefits received during the COVID-19 pandemic. The reference period for income data for the 2021 Census is the calendar year 2020, which coincided with the COVID-19 pandemic. At the onset of the pandemic, in response to shutdowns and job losses, the government provided financial support to employees and self-employed Canadians who had lost their job or were working fewer hours through a number of replacement benefits, such as the Canada Emergency Response Benefit (CERB) and the Canada Emergency Student Benefit (CESB). These benefits were directed at offsetting the decreases on employment income.

In general, immigrants in Richmond continue to face higher rates of low income in comparison to Canadian-born residents. In 2020, 22.5 per cent of recent immigrants and 18 per cent of all immigrants were classified as low-income compared to 8.9 per cent among Canadian-born residents.

⁷ Total Income refers to the sum of certain incomes, including employment income, cash income such as child support payments and scholarships, investment income, or income from government sources.

HIGHLIGHTED ACHIEVEMENTS

1 Strategic Direction #1: Intercultural Connections

Richmond is one of the most vibrant and multicultural communities in Canada. While cross-cultural differences are inevitable, creating the conditions for intentional connections and intercultural exchanges can lead to more acceptance and stronger relationships among people of diverse backgrounds. The City's role in fostering intercultural connections includes recognizing and celebrating Richmond's diverse cultures and unique heritage, identifying and recognizing community champions who improve positive relations among people of diverse backgrounds, and supporting programs and events that promote intercultural understanding. The City is committed to promoting intercultural connections and fostering a sense of shared community among Richmond's diverse population.

Highlighted Achievements

- In 2022, the City recognized Mary Wilson with the Richmond Arts Award for Cultural Leadership for her contributions to the city's cultural development. Mary Wilson organized the first annual Richmond Black History Month celebration in 2016 and continues to showcase the stories, talents and achievements of the city's vibrant Black community every year. She promotes intercultural understanding by improving the awareness and acceptance of Black Canadians and their legacies, as well as their contributions to Richmond's culture and community.
- In 2022, Richmond Museum & Heritage Services conducted a records update and inventory list of Indigenous belongings in its collections in order to provide access to these items to local Indigenous groups. In support of the Canadian Museums Association's *Moved to Action: Activating UNDRIP in Canadian Museums, A Response to the Truth and Reconciliation Commission's Call to Action #67* initiative, the list will be provided to local Indigenous groups upon request in 2024.
- To commemorate the National Day for Truth and Reconciliation on September 30, the Survivors' Flag was displayed at City Hall for the first time in 2023 to honour residential school Survivors and all the lives and communities impacted by the residential school system. The City is committed to advance Truth and Reconciliation in Richmond and has reviewed the Truth and Reconciliation Commission of Canada's *94 Calls to Action* and identified opportunities for Richmond to work towards reconciliation.



The Survivors' Flag displayed at Richmond City Hall.

- In 2022 and 2023, the Richmond Public Library, in partnership with the Community Arts Council of Richmond, Islamic Art of British Columbia, and the Welcome Ramadan, Celebrate Eid Organizing Committee, presented the *Islamic Art Experience*, which allowed children and adults to experience the rich and varied Islamic art forms from around the world, fostering cross-cultural exchange among all faiths and cultures. The event, which welcomes over hundreds of visitors each year, also highlighted new artists and performers from the local Muslim community in British Columbia.
- Doors Open Richmond is an annual event that celebrates cultural diversity and raises civic awareness by offering a look inside places of worship, cultural centres, local businesses, museums and heritage sites. For the first time in 2023, the City partnered with Richmond Multicultural Community Services to offer a public art bus tour for newcomers as part of the Doors Open event, engaging new Richmond residents in the city's diverse arts and culture.
- Throughout 2022 and 2023, the Richmond Public Library offered 24 programs that explored Indigenous themes and highlighted Indigenous strength and resilience. In 2023, a powerful and inspiring Indigenous Author Series showcased eight Indigenous authors, artists and illustrators and provided Richmond residents with opportunities for cultural learning, reflection and understanding ahead of the National Day for Truth and Reconciliation.
- In 2023, the City installed two interpretive signs at King George Park honouring the history of the Sikh community in Richmond and acknowledging the Komagata Maru incident of 1914 which played a pivotal role in the future of Canadian immigration policy. The signs were created in consultation with representatives of the Descendants of the Komagata Maru Society, the India Cultural Centre of Canada (Gurdwara Nanak Niwas) and Nanaksar Gurdwara Gursikh Temple.



Islamic Art Experience at the Richmond Public Library.

2 Strategic Direction #2: Collaboration and Partnerships

Richmond has a strong network of Community Associations and Societies, community service organizations and ethno-cultural and faith-based community groups that play a critical role in meeting the needs of different communities in Richmond. The City continues to participate in joint planning with key partners to increase awareness of current issues, identify gaps in services, and collaborate on shared initiatives such as addressing racism and hate in the community. The City also continues to pursue funding opportunities provided by senior levels of government regarding multiculturalism and anti-racism initiatives and participate in networks that aim to build inclusive communities.

Highlighted Achievements

- In 2022, the City and Richmond Multicultural Community Services, in partnership with Minoru Seniors Society and City Centre Community Association, were awarded \$92,000 from the Department of Canadian Heritage's Community Support, Multiculturalism and Anti-Racism Initiatives program to bring diverse and multi-generational community members together to engage in dialogue through the arts, reduce barriers to participation in community life, and increase community capacity to address racism and discrimination. The project's final culmination was *Mosaic Firefly: Richmond Edition*, a "guided play" theatrical performance focused on the personal migration stories of Richmond youth and seniors held at the Richmond Cultural Centre Performance Hall on October 15 and 27, 2023.
- In 2022, the City and Richmond RCMP launched a call-to-action for victims and witnesses to report racially motivated incidents directly to the police as they occur, in order to ensure that Richmond continues to be a safe and welcoming community. Richmond RCMP pledged that all reported incidents involving hate-motivated undertones would receive full attention and oversight.
- In 2023, the City became an Employer Partner of the *Canadian Centre for Diversity and Inclusion*, joining a growing network of over 700 organizations across Canada, including over 50 municipalities, that share resources on diversity, equity and inclusion and work towards building inclusive societies.
- In 2023, the City endorsed the *Richmond Community Protocol: Responding to Racism and Hate*, a resource designed to help organizations and community members react promptly and effectively whenever critical incidents of racism, hate crime or hate incidents occur. In addition, the City's website features a new Anti-Racism page that highlights the City's involvement in anti-racism work and resources for community members to respond to incidents of racism and hate.



Mosaic Firefly performance at the Richmond Cultural Centre.

3 Strategic Direction #3: Targeted Training and Professional Development



2023 Diversity Symposium speakers.

The City is committed to being a learning organization that equips staff, volunteers and community partners with the knowledge and skills to serve Richmond's increasingly diverse communities. The City recognizes that a workforce that is able to communicate effectively and build meaningful connections with people from various backgrounds contributes to a welcoming and inclusive city. The City also continues to work with key partners and immigrant-serving agencies to help newcomers access volunteer and employment opportunities so they can participate meaningfully in the community.

Highlighted Achievements

- The City continues to offer the annual Diversity Symposium, a virtual and week-long conference for professionals, volunteers and community members interested in advancing diversity, equity and inclusion in their communities. Over the past two years, the City has broadened the reach of the Diversity Symposium across Canada, attracting professionals and volunteers from outside the Lower Mainland who were interested in learning best practices in diversity and inclusion. Workshop topics in 2022 and 2023 included anti-racism response training, equity in the digital age, and anti-oppression principles in program design.
- In 2022, an online Anti-Indigenous Racism Circle workshop was available to City staff to explore their understanding of anti-Indigenous racism and work towards reconciling relationships within the workplace and community.
- In 2023, the Richmond Public Library partnered with diverse cultural, ethnic and faith organizations to help reduce employment barriers faced by newcomers and equity-deserving groups through targeted employment outreach and skills development programs. One example is the Library's partnership with the Richmond Women's Resource Centre to deliver English classes for newcomer women, helping them improve English literacy skills and build community connections. A total of 129 English classes were offered, supporting over 1,500 women in Richmond.

4 Strategic Direction #4: Communication and Community Engagement

Community engagement is an important part in promoting cultural harmony because it allows Richmond residents, regardless of their length of time in Canada, to have a say on issues that concern them. With over 100 languages spoken by Richmond residents, the City is committed to improving language access to City information and raising awareness of supports and services available in the community. In the past two years, the City has actively engaged with harder-to-reach groups and sought to reduce barriers to participation by providing multilingual translation and interpretation services, as well as other services. The City continues to provide viable options for newcomers and multilingual communities to access City-related information through the use of different communication methods so that all Richmond residents, regardless of cultural background or language ability, are able to access key City information and meaningfully participate in the community.

Highlighted Achievements

- The Richmond Arts Centre developed a Visual Accessibility Guide for users to navigate the physical space of the Arts Centre building. The guide includes images and simple information regarding common areas, studios, busy periods, accessibility features and washrooms, enhancing accessibility for all users regardless of their experience, knowledge or language skills.
- In 2022, the City launched the *Newcomers Video Series*, which featured five videos showcasing newcomer stories, the many ways that newcomers can experience Richmond, and the resources available to those newly settled in Richmond. The video series complements the *Newcomer's Guide to Richmond* (2020) and is available with English, Simplified and Traditional Chinese, Farsi, Arabic, Ukrainian, Punjabi, and Korean captions to ensure that City-related information is accessible to Richmond residents of diverse cultural and linguistic backgrounds.
- In 2023, as part of the City's website redesign, a translation tool was integrated into the website offering a selection of 58 languages, many of them commonly spoken within the community, allowing users to access City content in their preferred languages.
- The 2023 Edition of the *Access Richmond Guide* was released in English, Traditional and Simplified Chinese. The guide was developed in collaboration with community service organizations, Richmond Public Library, Richmond School District and provincial government agencies, and highlighted a range of City and community resources that support individuals and families living in Richmond. The purpose of the guide is to reduce barriers that vulnerable populations, including newcomers, immigrants and refugees, may experience when accessing services by increasing awareness of the types of supports and resources available.



Richmond residents featured in the Newcomers Video Series.

5 Strategic Direction #5: Programs and Services



Building Connections through Physical Activity for Newcomers 55+ program at the Minoru Centre for Active Living.

Programs and services that reflect the needs and priorities of Richmond’s diverse population promote a sense of well-being and belonging. They also bring people of diverse backgrounds together and allow intercultural exchange and connections to take place. The City partners with immigrant-serving agencies and cultural organizations to provide culturally appropriate and accessible programs and services that allow Richmond’s diverse communities to participate in social, recreational and cultural activities. The City also continues to develop and implement tools that allow staff and volunteers to ensure the equitable participation of Richmond community members in all aspects of community life.

Highlighted Achievements

- In 2022, the Richmond Public Library introduced an Inter-Faith Prayer and Meditation space at the Brighthouse branch in response to requests from library users for a quiet and introspective space to pray or meditate.
- In 2023, Minoru Seniors Society partnered with S.U.C.C.E.S.S. to offer the *Building Connections through Physical Activity for Newcomers 55+* program to remove barriers and increase physical activity and sport participation and retention for equity-deserving groups. Every week for a month, a different group of 55+ new immigrants, volunteers and staff translators from S.U.C.C.E.S.S. participated in a free field trip to Minoru Centre for Active Living, which included a guided facility tour, lunch and social, and a specialized 55+ fitness class. A total of 48 Japanese, Cantonese, Mandarin and Ukrainian speaking seniors attended the program.
- In 2023, the City developed an Equity Lens Toolkit to support recreation staff in promoting equitable access to community recreation facilities, programs and services. The toolkit includes an Equity Lens for Recreation Reflective Guide, Resource List, and Evaluation Plan to assist staff with identifying actions and initiatives that foster equity and inclusion.
- In 2023, the Richmond Public Library’s Brighthouse branch hosted a Human Library® event where readers can borrow human beings serving as open books and have conversations they would not normally have access to. These conversations provided a safe space for dialogue where topics were discussed openly between human books and their readers, and challenged stigma and stereotypes, as well as bridged differences across social, cultural and religious divides. Nine human books and 26 readers participated in 50 reading sessions.

CONCLUSION

The 2019-2029 *Cultural Harmony Plan* demonstrates the City's ongoing commitment to achieve its vision "that Richmond residents recognize and respect diversity in the community and enable each individual's contributions in all aspects of community life." As outlined in this update, the City has made notable strides over the past two years in fostering cultural harmony in the community. The City, in partnership with Richmond Multicultural Community Services, brought together multi-cultural and multi-generational community members through an anti-racism art project that increases community capacity to address racism and discrimination. The City also endorsed the *Richmond Community Protocol* to help organizations and community members respond effectively to incidents of racism and hate. In 2023, the City displayed the Survivors' Flag at City Hall for the first time on the National Day for Truth and Reconciliation to honour Survivors of residential schools, as well as their families and communities. These initiatives demonstrate the various ways the City can play a role in building a welcoming and inclusive Richmond.

As Richmond's population continues to grow and as the city welcomes more immigrants from all over the world, it is imperative that the unique characteristics, interests and needs of various segments of the population be recognized and addressed, and that City policies, programs and services be reflective of the needs and priorities of Richmond's diverse communities. The City will continue to work closely and collaboratively with community partners to strengthen intercultural connections among Richmond residents, provide programs and services that address the needs of the city's diverse population, and remove barriers to participation for Richmond community members. As the City continues to implement actions outlined in the Plan, it will also continue to monitor trends and emerging developments related to cultural harmony so that it can adapt its approach to the changing needs of Richmond community members and fulfill its mandate of building a city that values and celebrates its diversity.





City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone: 604-276-4000

www.richmond.ca

CNCL - 130

2019–2029 Cultural Harmony Plan: Status of Actions

Strategic Direction	Recommended Actions	Timeline	Status
#1 Intercultural Connections	1. Continue to recognize and celebrate Richmond’s diverse cultures and unique heritage through intercultural celebrations and events.	Ongoing	Ongoing
	2. Develop and implement a neighbourhood approach to facilitating positive intercultural exchange and understanding between Richmond’s diverse cultural communities, such as community-based dialogues, storytelling, and sharing of art, food and music.	Short term	Completed
	3. Review the calls to action from the Truth and Reconciliation Commission’s (TRC) report and explore opportunities for Richmond to respond.	Short term	Completed
	4. Identify and recognize community champions who improve awareness, acceptance and positive relations among people of different cultural and ethnic backgrounds, and between long-time residents and recent immigrants.	Medium term	Ongoing
	5. Incorporate criteria into the City Grant program that supports programs and events that facilitate intercultural interaction and promotes intercultural understanding.	Medium term	Completed
#2 Collaboration and Partnerships	6. Continue to work with Richmond Intercultural Advisory Committee (RIAC) members to implement the RIAC Intercultural Strategic Plan and Work Program.	Ongoing	Ongoing
	7. Continue to support the capacity building of community service organizations that serve the needs of Richmond’s diverse population.	Ongoing	Ongoing
	8. Pursue opportunities to participate in joint planning and networking with community service organizations in order to share information and identify gaps in program and service delivery.	Short term	Ongoing
	9. Participate in community initiatives that seek to develop mechanisms for responsive action against incidents of racism.	Short term	Ongoing

Strategic Direction	Recommended Actions	Timeline	Status
#2 Collaboration and Partnerships continued	10. Pursue programs and funding opportunities provided by senior levels of government regarding cultural harmony initiatives.	Short term	Ongoing
	11. Explore participation in networks that work towards building inclusive societies.	Medium term	Ongoing
#3 Targeted Training and Professional Development	12. Continue to learn and share best practices in diversity and inclusion with staff and volunteers from the City, Community Associations and Societies and community service organizations, through the City of Richmond Diversity Symposium and other training opportunities.	Ongoing	Ongoing
	13. Develop and implement a diversity and inclusion training program for City and Community Associations and Societies staff and volunteers to better serve Richmond's diverse population.	Short term	In progress
	14. Work with immigrant-serving agencies to identify and reduce barriers faced by immigrants in accessing volunteer and employment opportunities with the City of Richmond.	Short term	Ongoing
	15. Explore and implement mentorship and internship opportunities targeted to recent immigrants within the City.	Medium term	In progress
	16. Recruit and retain City and Community Associations and Societies staff and volunteers that reflect Richmond's diversity.	Long term	In progress
	#4 Communication and Community Engagement	17. Review and pursue viable options of providing City-related information for newcomers, immigrants and refugees that would assist them in accessing services in the community (i.e. City website).	Ongoing
18. Develop City-wide translation and interpretation guidelines to expand the engagement of multilingual communities.		Short term	In progress
19. Explore and implement the use of different communication methods, such as multilingual translation services on the City website and interpretive tools for frontline customer service staff, to engage different cultural segments of the population.		Short term	Ongoing

Strategic Direction	Recommended Actions	Timeline	Status
#4 Communication and Community Engagement continued	20. Explore the creation of a corporate community engagement policy with input from under-represented and hard-to-reach communities.	Long term	In progress
	21. Develop and implement an awareness campaign about the benefits of an inclusive community and recognize the contributions long-time residents and recent immigrants have made to Richmond's vibrant community.	Long term	In progress
#5 Programs and Services	22. Undertake a comprehensive review of City and Community Associations and Societies programs and services from a diversity and inclusion perspective, identifying gaps and improvements, and implementing any actions that have been identified.	Ongoing	Ongoing
	23. Review and update the New Canadian Tour program to reflect the needs of the newcomer communities in Richmond.	Short term	Completed
	24. Develop and implement City and Community Associations and Societies programs and services that enhance positive social and intercultural connections, as appropriate, within and among Richmond's diverse cultural, ethnic and religious populations.	Short term	Ongoing
	25. Strengthen relationships with various cultural and ethnic communities in order to integrate their arts, cultural and heritage practices into the City's programs and events.	Short term	Ongoing
	26. Work with immigrant-serving agencies and Community Associations and Societies to reduce barriers for new immigrants to participate in programs and services at City facilities.	Short term	Ongoing
	27. Consult and seek opportunities for collaboration with the diverse cultural, ethnic and faith organizations in Richmond to gain a better understanding of the needs of Richmond's population and ensure there are a variety of services available in the community.	Medium term	Ongoing



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 20, 2024
From: Claudia Jesson **File:** 08-4105-20-AMANDA
 Director, City Clerk's Office #/2024-Vol 01
Re: Housekeeping Request - Abandonment of Unadopted Bylaws

Staff Recommendation

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1 of the staff report titled "Housekeeping Request – Abandonment of Unadopted Bylaws", dated February 20, 2024, from the Director, City Clerk's Office, be abandoned.

Claudia Jesson
 Director, City Clerk's Office
 (604-276-4006)

CJ:eb/jdr

Att. 1

REPORT CONCURRENCE		
ROUTED TO: Development Applications Policy Planning	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Council Policy No. 5017 states that the City Clerk may bring forward to Council any Zoning or Official Community Plan (OCP) Amendment Bylaw, where one year or more has elapsed from the conclusion of the relevant Public Hearing, with a recommendation either to abandon the bylaw, to require another Public Hearing, or another recommendation if warranted.

The last time Council considered a report requesting the abandonment of unadopted bylaws was April 24, 2023. As a housekeeping matter to clean up the files, staff have reviewed unadopted bylaws and their associated land use applications to identify those projects that have either been withdrawn at the applicant’s request or closed by City staff due to inactivity. Based on this review, this report presents three unadopted bylaws for abandonment.

Not included in this report are bylaws for which more than one year has passed since a Public Hearing, and the applicant is continuing to take active steps to addressing the rezoning considerations. Staff do not recommend abandoning such bylaws at this time.

This report supports Council’s Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

4.2 Seek improvements and efficiencies in all aspects of City business.

Analysis

Upon reviewing the OCP and Zoning Bylaw amendments which have been to a Public Hearing but have not yet been adopted, Planning staff have identified two applications that have been withdrawn by the respective applicants following the Public Hearing and the files have been closed. One application also had an associated OCP amendment bylaw which staff also recommend to be abandoned at this time. A table listing these bylaws and their relevant details is provided in Attachment 1.

Financial Impact

None.

Conclusion

Attachment 1 identifies two unadopted Zoning Amendment Bylaws and an associated OCP Amendment Bylaw that are no longer applicable because the proponents for the related application have chosen to withdraw their application and the application has been formally closed. Staff therefore recommend that the noted unadopted bylaws identified in Attachment 1 be abandoned.

Evangel Biason
Manager, Legislative Services
(604-276-4098)

Josh Reis
Program Manager, Development
(604-204-8653)

EB/JDR:js

Att. 1: List of Bylaws to be Abandoned

List of Bylaws to Be Abandoned - 2024

<u>Bylaw No</u>	<u>File No</u>	<u>Bylaw Title</u>	<u>First Reading</u>	<u>Public Hearing Date</u>	<u>Status of Other Development</u>	<u>Reason for Action Taken</u>	<u>Bylaw Action Recommendation</u>
9891	RZ 16-745849	RZ – 6031 Blundell	Feb 25/19	Mar 18/19		Withdrawn by applicant	This bylaw should be abandoned
10390	RZ 18-836107	OCP – 3360, 3380 and a portion of 3440 Sexsmith Road	Nov 14/22	Dec 19/22	Associated rezoning application has been withdrawn	Withdrawn by applicant	This bylaw should be abandoned
10389	RZ 18-836107	RZ - 3360, 3380 and a portion of 3440 Sexsmith Road	Nov 14/22	Dec 19/22		Withdrawn by applicant	This bylaw should be abandoned



To: Planning Committee **Date:** February 5, 2024
From: Suzanne Smith **File:** RZ 22-021110
 Acting Director, Development
Re: **Application by Lung Designs Ltd. for Rezoning at 7560 Ash Street from “Single Detached (RS1/F)” Zone to “Single Detached (RS2/E)” Zone and “Single Detached - South McLennan (City Centre) (ZS14)” Zone**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, for the rezoning of 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached - South McLennan (City Centre) (ZS14)” zone, to facilitate a two lot subdivision be introduced and given first, second and third reading; and
2. The Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be abandoned.

Suzanne Smith
 Acting Director, Development
 (604-276-4138)

SS:le
 Att. 5

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

Staff Report

Origin

Danny Lung of Lung Designs Ltd. has applied on behalf of the owners, Frederico Collaco and Nancy Collaco, to the City of Richmond for permission to rezone 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached - South McLennan (City Centre) (ZS14)” zone, to allow the property to be subdivided into two single-family lots (Attachment 1).

Vehicle access to the existing house on the west lot (Lot 1) is proposed from Ash Street. Vehicle access to the eastern lot (Lot 2) is proposed from a new extension of Armstrong Street. The site is currently occupied by an existing single-family dwelling on the western portion of the lot, which will remain on proposed Lot 1. The proposed subdivision plan is in Attachment 2.

The application was previously presented to Planning Committee on September 13, 2023 with a proposal to rezone the entire property to RS2/E with subdivision into two single-family lots. The application, including Bylaw 10491, was subsequently granted first reading on September 25, 2023. At the October 16, 2023 Public Hearing, the applicant requested that the application be referred back to staff as they wanted to rezone the proposed eastern lot to the ZS14 instead. Staff recommend that the original bylaw, Bylaw 10491, be abandoned as it is no longer required.

The application was revised and presented to Planning Committee on January 9, 2024 on the basis that the applicant had agreed to retain the existing single-family dwelling on the western portion of the site (proposed Lot 1) and to construct a new single detached house with a secondary suite on the eastern portion of the site (proposed Lot 2). The applicant had signed rezoning considerations to agree to provide a larger two-bedroom suite on proposed Lot 2, and a one-bedroom suite to be constructed on Lot 1 at the time that a new home is built on Lot 1. At the meeting, a delegate requested to amend the agreed-upon rezoning considerations to provide the larger secondary suite in a future home to be constructed on Lot 1 and provide a one-bedroom suite on Lot 2. Following the discussion, Committee passed a motion to refer the application back to staff for further review. This report responds to that referral.

Findings of Fact

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

Subject Site Existing Housing Profile

The existing single detached house is currently owner-occupied and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: Two single-family lots zoned “Single Detached (RS2/E)” one lot fronts onto Ash Street while the other lot fronts onto Armstrong Street which were rezoned and subdivided (RZ 09-500671 and SD 09-500672).

To the South: Two single-family lots, one zoned “Single Detached (RS2/E)” fronting onto Ash Street and one zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Armstrong Street, which were rezoned and subdivided (RZ 16-732500 and SD 16-732501).

To the East: Across Armstrong Street, a single-family dwelling zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Breden Avenue.

To the West: Across Ash Street, the City-owned Paulik Park.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject property is “Residential, Historic Single Family” (Attachment 4). The Plan identifies minimum lot sizes along Ash Street (minimum 18 m [59 ft.] frontage and 550 m² [5,920 ft²] area) and along Armstrong Street (minimum 11.3 m [37 ft.] frontage and 320 m² [3,444 ft²] area).

The proposed lot along Ash Street (Lot 1) will be approximately 19.2 m (63 ft.) wide and 1,031.2 m² (11,099.7 ft²) in area. The proposed lot along Armstrong Street will be approximately 19.2 m (63 ft.) wide and 566.9 m² (6,102.1 ft²) in area. The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

The Province has granted Royal Assent to Bill 44, *Housing Statutes (Residential Development) Amendment Act, 2023*. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. As a result, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, to retain the existing single-family dwelling on the western portion of the site (proposed Lot 1) and to construct a new single detached house with a secondary suite on the eastern portion of the site (proposed Lot 2). In changing the rezoning of Lot 2 to ZS14 zone, the applicant can take advantage of additional floor area exclusions permitted under the site-specific zone for the new single-family house.

The applicant has provided a review by a qualified professional confirming that the existing dwelling meets all of the requirements of the proposed RS2/E zone upon rezoning and subdivision. There is an existing unauthorized carport in the front yard of proposed Lot 1, which the applicant must remove prior to final adoption of the rezoning bylaw.

This development proposal is consistent with the redevelopment along this block of Ash Street, including the adjacent properties, 7540 Ash Street to the north (RZ 09-500671) and 7580 Ash Street to the south (RZ 16-732500).

Transportation and Site Access

Vehicle access to the western lot (Lot 1) is proposed to be from Ash Street and vehicle access to the eastern lot (Lot 2) is proposed to be from Armstrong Street.

Tree Retention and Replacement

There are no bylaw-sized trees on the subject property or on adjacent City property. Any existing bylaw-sized trees on neighbouring properties are to be retained and protected. The applicant has agreed to plant a minimum of two trees in the front yard and two trees in the back yard of each of the proposed lots (for a total of eight trees). The proposed trees are to meet the minimum size requirements of a minimum 8 cm deciduous caliper or 4 m high conifers.

The current landscaping on proposed Lot 1 does not meet the proposed zone's requirements for live landscaping. To ensure that the future landscaping on Lot 1 meets the City's Zoning Bylaw requirements, the applicant must:

- 1) Submit a Landscape Plan for the subject site that includes: the proposed landscaping on Lot 1 and the eight trees to be planted on the subject site, an associated cost estimate and deposit of a Landscaping Security based on 100 per cent of the cost estimate (including hard and soft landscaping, installation costs and a 10 per cent contingency) and;
- 2) Enter into a legal agreement with the City that sets the terms for use and release of the Landscaping Security (e.g. the release of 90 per cent of the security after landscape inspection and the release of the remaining 10 per cent of the security after a one-year maintenance period).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family

rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Prior to the January 9, 2024 Planning Committee meeting, the applicant had agreed to provide a larger two-bedroom suite on proposed Lot 2, and a one-bedroom suite on Lot 1 at the time the existing home is demolished and a new home built. At the meeting, a delegate requested to amend the rezoning considerations to provide the two-bedroom suite on Lot 1 and provide a one-bedroom suite on Lot 2. As a result of the discussion, Planning Committee passed a motion to refer the application back to staff for further review.

Staff have since met with the applicant to discuss the arrangement of secondary suites in the development proposal. Staff encouraged the applicant to construct the larger two-bedroom suite on proposed Lot 2 as the timing of construction of a new home on Lot 1 is unknown. Staff had also encouraged the applicant to consider renovating the existing home on Lot 1 to include the two-bedroom suite.

The applicant has informed staff that the owner of the existing home does not wish to undertake any renovations at this time as the dwelling is occupied by the owners. The applicant has requested instead to commit that any future single detached home on Lot 1 will contain a two-bedroom suite and a legal agreement will be registered on Title to that effect.

Accordingly, the applicant has agreed to the following conditions:

- the registration of a legal agreement on Title that stipulates that no final Building Permit inspection for any future dwelling unit on Lot 1 will be granted unless it includes a two-bedroom secondary suite, being a minimum 65 m² [700 ft²]; registration of this legal agreement is required prior to final adoption of the rezoning bylaw; and
- the registration of a legal agreement on Title, stating that no final Building Permit inspection for Lot 2 will be granted until a minimum one-bedroom 37 m² [400 ft²] secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500; registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

These conditions will ensure the objectives of the Affordable Housing Strategy are upheld.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 9.0 m wide road dedication along the entire east property line of the subject property for the widening of Armstrong Street. Prior to the road dedication, the owner is required to demolish the existing carport located on the rear of the subject property which is partially located within the required road dedication area,

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 5.

Frontage improvements include, but are not limited to, the following:

- Install a new storm service connection, complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.
- Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- Ash Street: pavement widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

Also at subdivision stage, the developer is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements as described in Attachment 5.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this rezoning application is to rezone the property at 7560 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached - South McLennan (City Centre) (ZS14)" zone to permit the property to be subdivided into two single-family lots, one lot zoned RS2/E fronting Ash Street, and one lot zoned ZS14 fronting Armstrong Street.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Area Plan for the subject site.

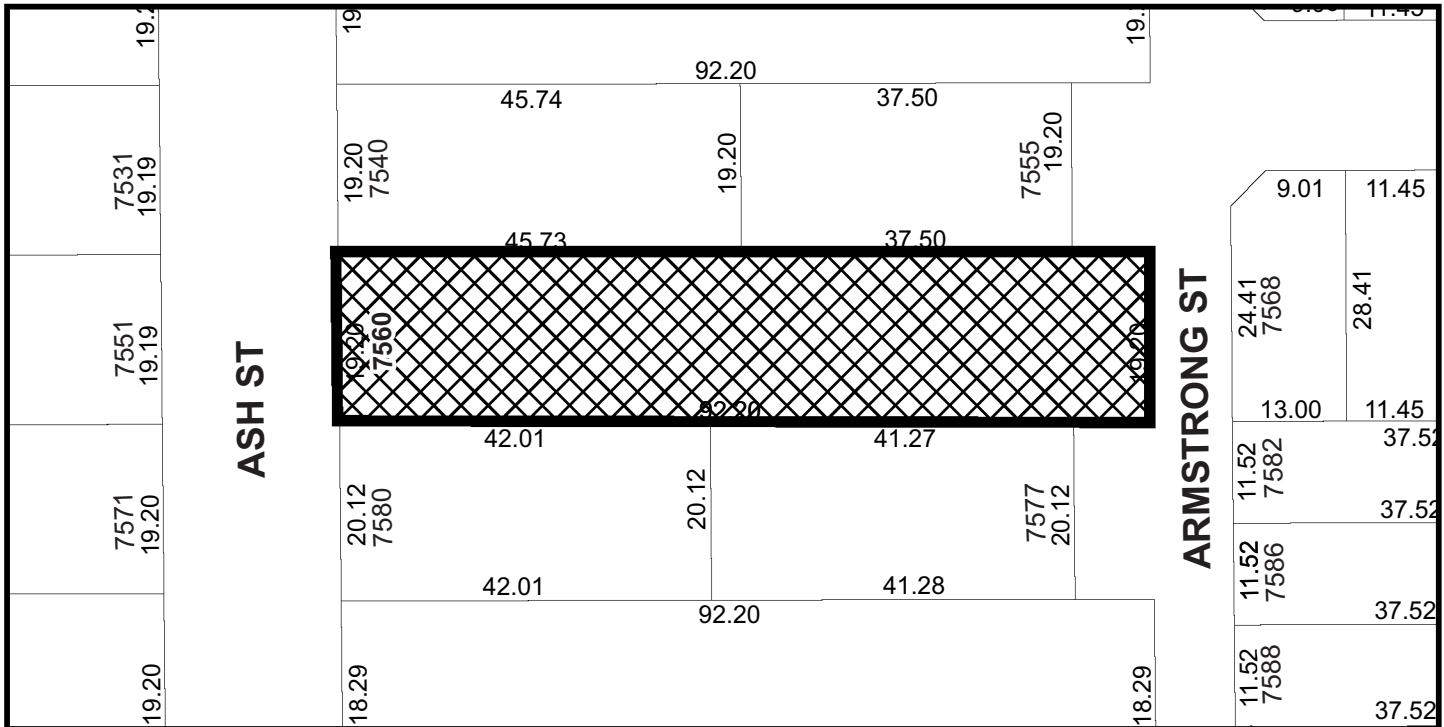
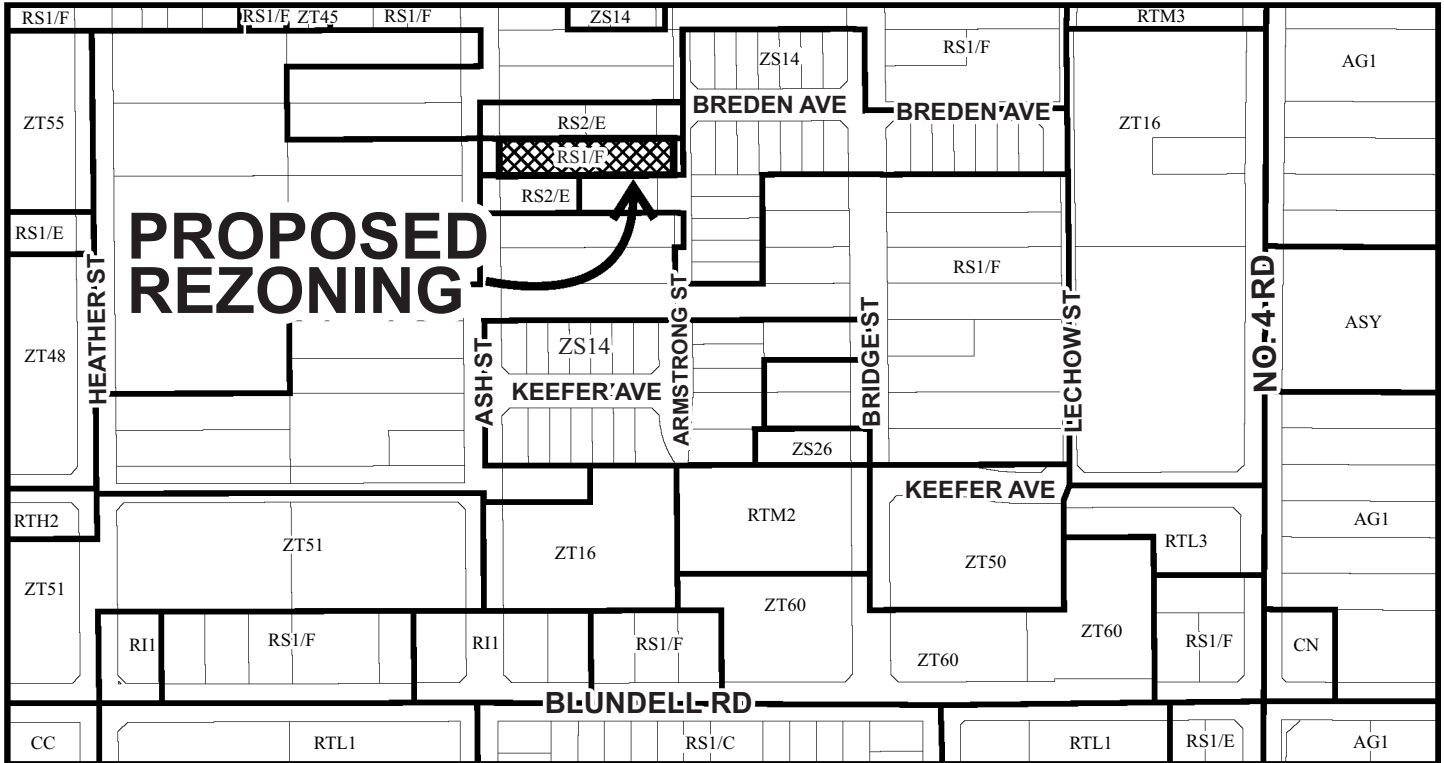
The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file). It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10526 be introduced and given first, second and third reading.



Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

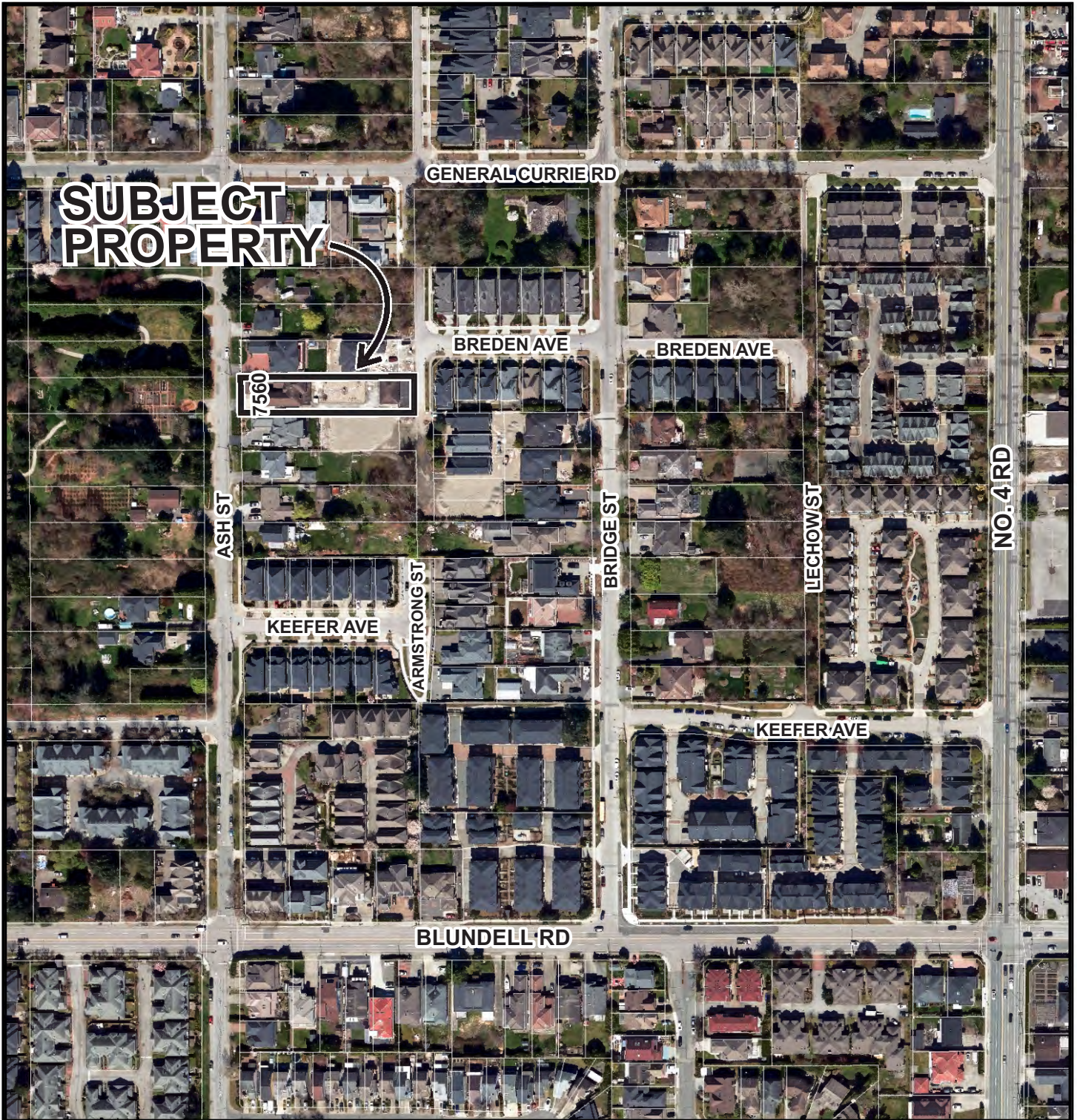
- Att. 1: Location Map
2: Subdivision Plan
3: Development Application Data Sheet
4: South McLennan Sub Area Plan
5: Rezoning Considerations



	RZ 22-021110	Original Date: 09/22/22
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



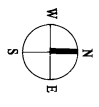
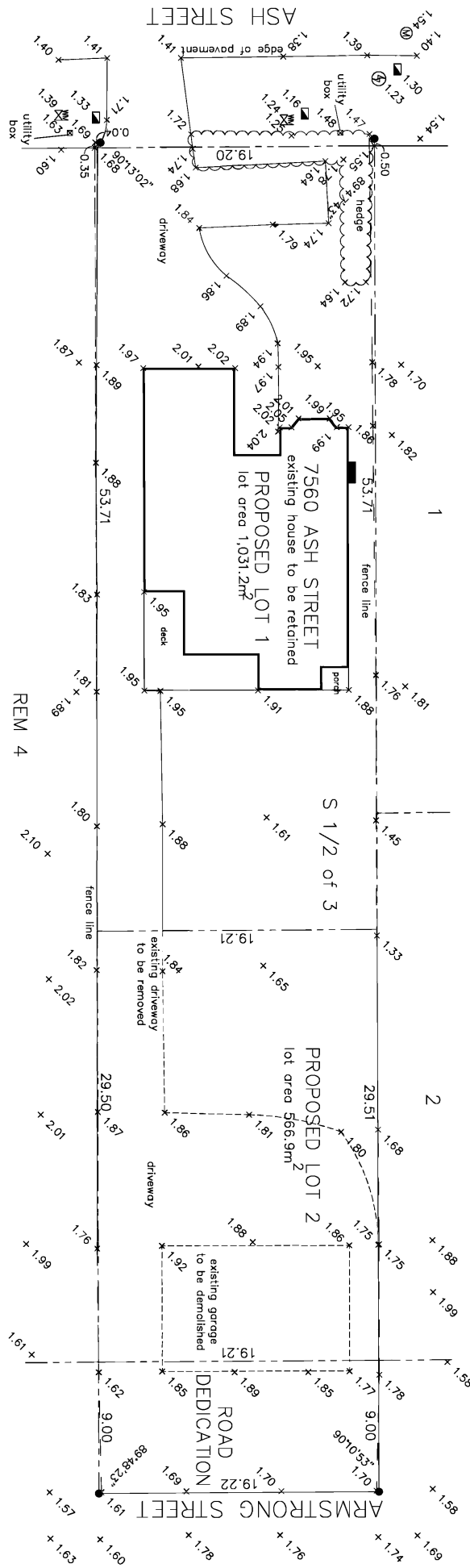
RZ 22-021110

Original Date: 09/22/22

Revision Date:

Note: Dimensions are in METRES

Attachment 2



Copyright reserved. No part of this plan may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author. The author shall not be liable for any errors or omissions in this plan, and the user shall accept full responsibility for any use of the information contained herein. The user shall indemnify and hold the author harmless from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, arising out of or from the use of this plan.

Revision	No.	Description	Date	By



CNCL -145
Lung Designs Group Ltd. building design & interior
 288 - 2833 Viking Way, Richmond, B.C. V6V 3B6 Tel: 604-278-7482 E-MAIL: LDGLTD@TELUS.NET

Project For:
 REZONING AND SUBDIVISION
 FOR THE COLLACO
 RESIDENCE
 7560 ASH STREET
 RICHMOND, B.C.

Drawn By:
 SUBDIVISION PLAN

Date:	AUGUST 2023	SP
Drawn By:		
Scale:	1/4" = 1'-0"	2
Job No.:	200802	# 2



RZ 22-021110

Attachment 3

Address: 7560 Ash Street

Applicant: Lung Designs Ltd. (Danny Lung)

Planning Area(s): City Centre – McLennan South

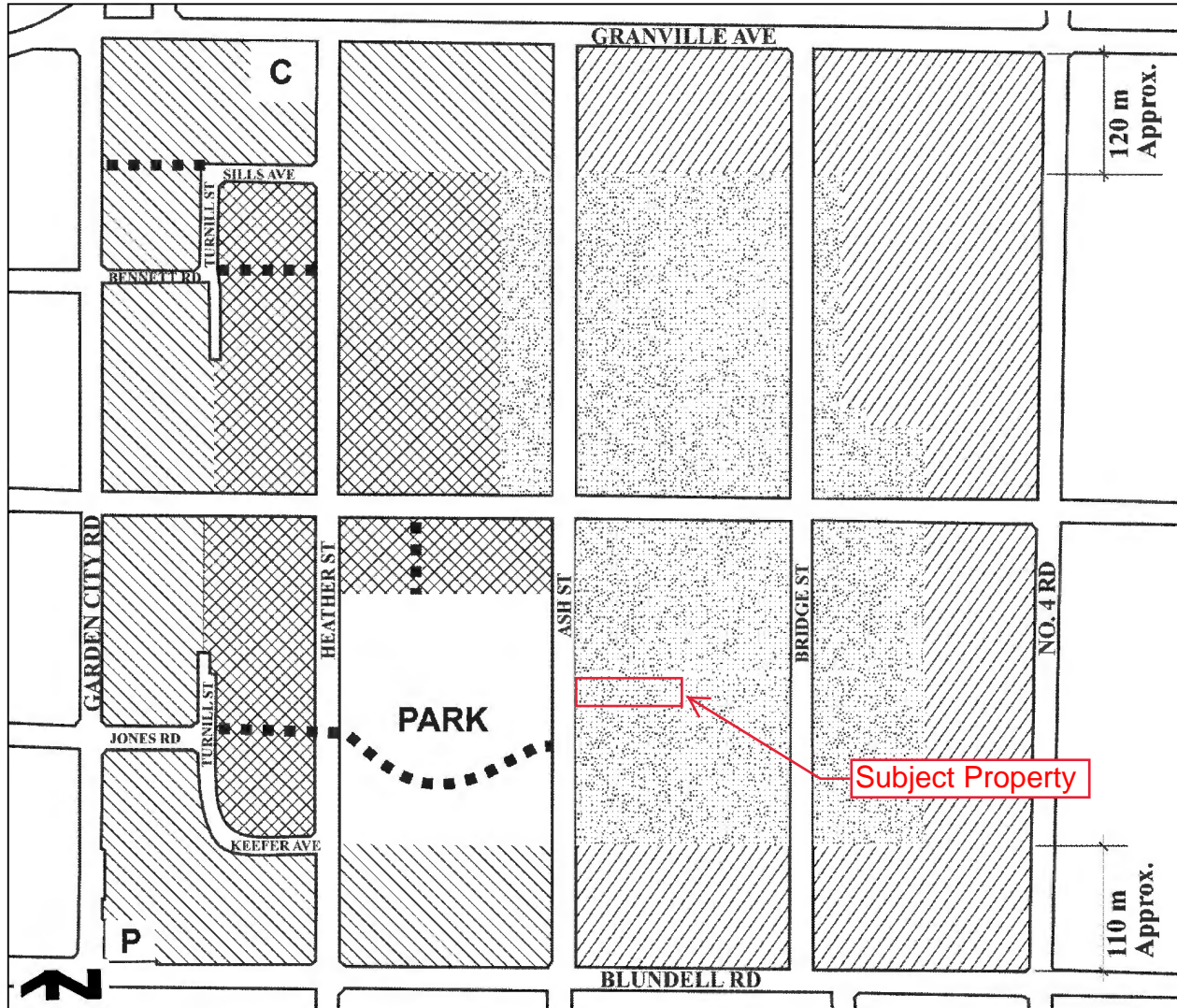
	Existing	Proposed
Owner:	Frederico and Nancy Collaco	Lot 1: No change Lot 2: To be determined
Site Size (m²):	1771.00 m ²	Lot 1: 1031.2 m ² Lot 2: 566.9 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single Family	No change
Zoning:	Single Detached (RS1/F)	Lot 1: Single Detached (RS2/E) Lot 2: Single Detached – South McLennan (City Centre) (ZS14)
Number of Units:	One existing Single Family Dwelling	2 Single Family Dwellings






On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 425.5 m ² (4580.0 ft ²) Lot 2: Max. 286.2 m ² (3080.6 ft ²)	Lot 1: Existing House 412.7 m ² (4442 ft ²) Lot 2: Max. 286.2 m ² (3080.6 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Lot 1: Live Landscaping Min. 30% Lot 2: Live Landscaping Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Lot 1 Live Landscaping: Min. 30% Lot 2 Live Landscaping: Min. 25%	none
Lot Size:	Lot 1: Min. 550 m ² Lot 2: Min. 320 m ²	Lot 1: 1031.2 m ² Lot 2: 566.9 m ²	none
Lot Dimensions (m):	Lot 1 Width: Min. 18.0 m Lot 1 Depth: Min. 24.0 m Lot 2 Width: Min. 11.3 m Lot 2 Depth: Min. 24.0 m	Lot 1 Width: 19.2 m Lot 1 Depth: 53.7 m Lot 2 Width: 19.2 m Lot 2 Depth: 29.5 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Lot 1 Front: Min. 6.0 m Lot 1 Rear: Min. 8.32 m (1 st storey) /10.40m (2 nd storey) Lot 1 Side: Min. 1.8 m Lot 2 Front: Min. 6.0 m Lot 2 Rear: Min. 6.0 m Lot 2 Side: Min. 1.2 m	Lot 1 Front: 15.13 m Lot 1 Rear: 16.47 m Lot 1 Side : 1.81 m (north); 3.30m (south) Lot 2 Front: 6.04 m Lot 2 Rear: 6.09 m Lot 2 Side : 1.89 m (north); 1.86 m (south)	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

Land Use Map Bylaw 9106
2015/09/14



<p> Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p> <p> Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p> <p> Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>	<p> Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) <p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p> Trail/Walkway</p> <p>C Church</p> <p>P Neighbourhood Pub</p>
---	--	---

Note: Sills Avenue, Le Chow Street, Keffer Avenue, and Turnmill Street are commonly referred to as the “ring road”.



Address: 7560 Ash Street

File No.: RZ 22-021110

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, the developer is required to complete the following:

1. Removal of unauthorized structure (carport) on proposed Lot 1.
2. Demolition of the existing garage.
3. Road dedication along the entire east property line measuring 9.0 m wide for the extension of Armstrong Street.
4. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscaping, installation costs, and a 10% contingency). The Landscape Plan should:
 - comply with the requirements of the zone(s) regarding lot coverage, non-porous surfaces, and live landscaping percentages.
 - include the required four trees to be planted and maintained on each proposed lot (for a total of eight trees); minimum 8 cm caliper deciduous and 4 m high conifers. A minimum security of \$6,000.00 (\$750/tree) for these new trees must be included in the Landscape Cost Estimate. **NOTE: minimum size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
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 for a new dwelling unit on proposed Lot 1 is granted until a minimum 65 m² (700 ft²) two-bedroom secondary suite is constructed on Lot 1, and that no final Building Permit inspection for a new dwelling unit on Lot 2 is granted until a minimum one-bedroom 37 m² (400 ft²) secondary suite is constructed on Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The legal agreements will need to be modified at the time of subdivision to ensure that each subdivided lot has the correct legal agreement attached.
7. Payment of all fees in full for the cost associated with required public notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Demolition Permit* Issuance, the developer is required to:

1. Installation of tree protection fencing around all trees on neighbouring properties to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

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

1. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
 - a) *Water Works:*
Using the OCP Model, there is 400 L/s of water available at a 20 psi residual at the Ash Street frontage and 210 L/s of water available at a 20 psi residual along the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

At Developer's cost, the Developer is required to:

- b) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c) Inspect and retain existing water service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the water service connection via the Servicing Agreement.
- d) Install a new water service connections complete with water meters per City standards near the Armstrong Street frontage to service proposed Lot 2.
- e) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

At Developer's cost, the City will:

- f) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

At Developer's cost, the Developer is required to:

- g) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- h) Inspect and retain existing storm service connections near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the storm service connections via the Servicing Agreement.
- i) Install a new storm service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

At Developer's cost, the Developer is required to:

- j) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- k) Inspect and retain existing sanitary service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the sanitary service connection via the Servicing Agreement.
- l) Install a new sanitary service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

- m) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

At Developer's cost, the Developer is required to:

- n) Review street lighting levels along all road and lane frontages, and upgrade as required.
- o) Replace the Hydro lease light on Ash Street with a new City street light, and provide street lighting conduit along the development frontage.

Frontage Improvements

At Developer's cost, the Developer is required to:

- p) Complete other frontage improvements as per Transportation requirements, e.g.:

- (1) Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter. The road widening is to include +/- 6.35 m wide new pavement to meet the existing edge of pavement.
- (2) Ash Street: road widening to meet existing pavement for a total width of 8.5m, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- (3) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10526 (RZ 22-021110)
7560 Ash Street

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/E)":

That area shown cross-hatched and as indicated as "A" on "Schedule A attached to and forming part of Bylaw No. 10526"

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED - SOUTH MCLENNAN (CITY CENTRE) (ZS14)":

That area shown cross-hatched and as indicated as "B" on "Schedule A attached to and forming part of Bylaw No. 10526"

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10526".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

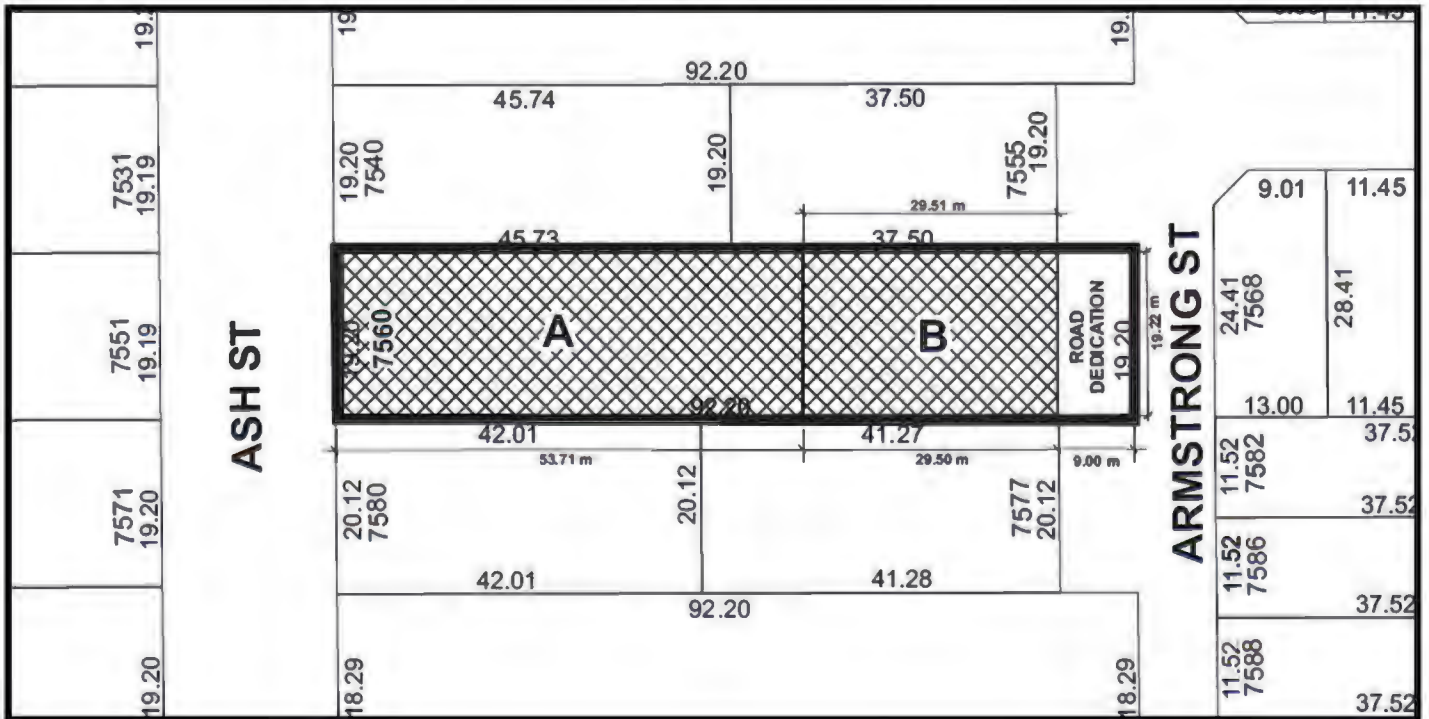
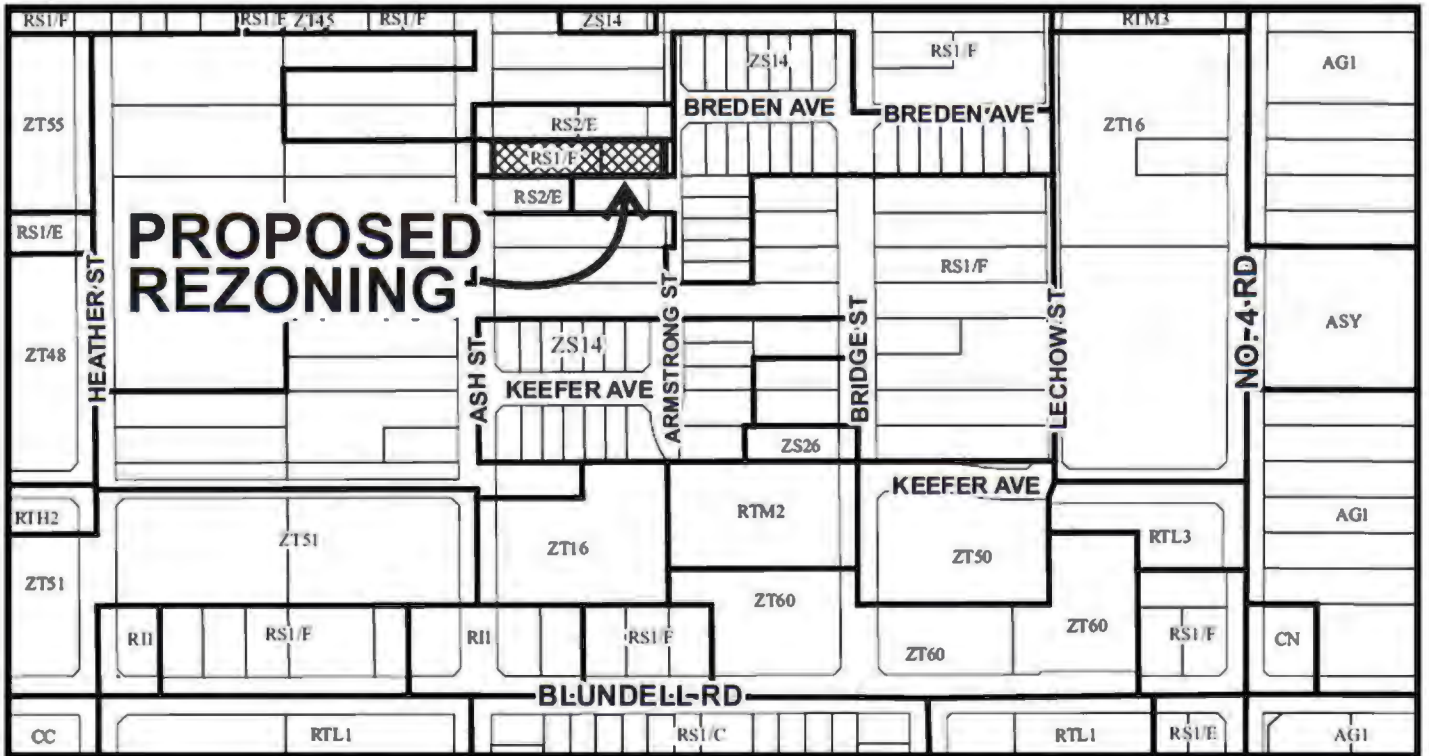
MAYOR

CORPORATE OFFICER



City of Richmond

“Schedule A attached to and forming part of Bylaw No. 10526”




	<h2>RZ 22-021110</h2>	Original Date: 09/22/22 Revision Date: 12/14/23 Note: Dimensions are in METRES
--	-----------------------	--





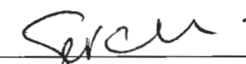
To: General Purposes Committee **Date:** January 26, 2024
From: Peter Russell **File:** 10-6125-07-04/2023-
 Director, Sustainability and District Energy Vol 01
Re: **Reducing Embodied Carbon in the Built Environment**

Staff Recommendation

That the industry engagement program outlined in the staff report titled ‘Reducing Embodied Carbon in the Built Environment’ dated January 26, 2024, from the Director of Sustainability and District Energy, be endorsed.


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

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Capital Buildings Project Development	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

This report supports Council’s Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the city.

2.5 Work collaboratively and proactively to attract and retain businesses to support a diversified economic base.

This report supports Council’s Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.

5.2 Support the preservation and enhancement of Richmond’s natural environment.

5.3 Encourage waste reduction and sustainable choices in the City and community.

This report supports the implementation of Richmond’s Circular City Strategy through:

Direction 5: Adaptive Built Environment

- Actions:
- Creates a database of information on the flow of construction materials in Richmond, including embodied carbon data.
 - Promote the use of secondary and recycled materials in the construction of new buildings and infrastructure.
 - Advocate for extending the lifecycle of buildings and infrastructure, supported by Total Cost of Ownership and Life Cycle Assessment methodologies.
 - Support integration of buildings and infrastructure with green infrastructure and natural ecosystems to reduce maintenance and material use throughout their lifecycle.

This report supports implementation of Richmond’s Community Energy and Emissions Plan 2050, and OCP emission reduction policies through:

Direction 3: Carbon Neutral New Buildings

- Action:
- Support the construction of flagship high-performance, low-carbon buildings in Richmond.

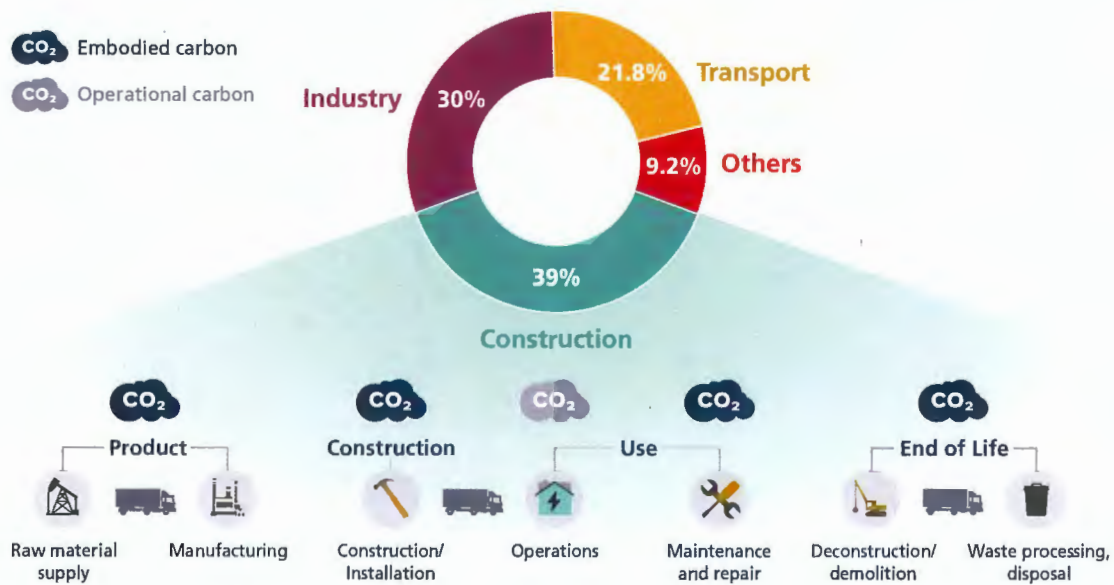
Direction 8: Transition to a Circular Economy

- Action:
- Accelerate use of construction materials with low-embodied carbon content.

Analysis

The global economy's use of fossil fuels for producing goods and services contributes to greenhouse gas (GHG) emissions but not often in conventional GHG inventories and reporting. Embodied carbon, which accounts for these emissions, spans the entire lifecycle of building materials, including the energy used in extraction, manufacturing, transportation, and construction, as well as the emissions from maintaining and renewing building components through to the end of the building's lifecycle (see Figure 1).

Figure 1 - Embodied carbon in the construction sector¹



Importance of reducing embodied carbon in new buildings

Reducing embodied carbon emissions from the construction sector has emerged as a critical strategy in a global effort to mitigate climate change and increase circularity in construction materials. Globally, buildings contribute 39% of annual carbon emissions¹, with 11% of these emissions stemming from embodied carbon. Eliminating operational GHG emissions from consumption of fossil fuels is an ongoing priority for climate mitigation and regulatory action by leading municipalities. In the context of European building emissions, operational carbon emissions typically represent less than 49% of a building's total emissions and embodied carbon emissions account for more than 51% of the total emissions, underscoring the substantial impact of embodied carbon in the overall emissions profile of a building². In countries with low-carbon energy grids, such as Denmark or France, embodied carbon emissions can be 2-4 times greater than those associated with operational energy use³. As operational GHG intensities for new buildings are reduced to near-zero levels by 2030 provincially, and 2027 in Richmond via Zero Carbon Step

¹ Adapted from Carbon Leadership Forum, the Community Energy Association, the New Buildings Institute and the UN Environment Global Status Report

² The Net-zero buildings Where do we stand? (2021) - publication prepared by Arup in collaboration with World Business Council for Sustainable Development

³ United Nations Environment Programme. 2021 Global Status Report for Buildings and Construction: Towards a Zero-emission, Efficient and Resilient Buildings and Construction Sector.

Code adoption, reducing embodied carbon content in construction materials becomes increasingly important to address if the goal is to achieve a truly near-zero carbon building.

Achieving deep operational emission reduction is achieved by using near-zero emission energy sources for the building's mechanical heating and cooling systems, and designing a highly energy efficient building envelope. Likewise, significant reductions in embodied carbon can also be achieved at the design stage, as part of decision-making on building design, material types and components, as this is the stage where opportunities exist to achieve cost-effective, whole-building carbon reduction (see more information in Attachment 1).

Much of Richmond's carbon footprint is directly related to the built environment and the associated demand. As buildings become more energy-efficient and the rate of global construction escalates, the relevance of embodied carbon is predicted to grow, potentially accounting for half of all building-related emissions by 2050. Additionally, recent studies conducted by leading organizations demonstrated that implementing embodied carbon reduction measures increase the opportunity to improve efficiency in the construction process and saving costs for owners and developers while increasing environmental and climate benefits. Projects and materials with lower embodied carbon often have upstream savings, leading to cost savings for manufacturers—a benefit that can be passed to consumers (see more information in Attachment 1).

Approaches by other jurisdictions

Richmond's pioneering circular initiatives, including the Richmond Circular City Strategy, the Circular Procurement Policy and Reclaimed Asphalt Pavement Project, have gained widespread recognition among peers and senior levels of government. Richmond's unique approach stands out by taking an integrated approach that combines climate considerations and circular strategies with economic efficiency. A Material Flow Analysis study is currently underway and includes stakeholder engagement as a means to build more local knowledge, facilitating a Richmond-centered implementation of embodied carbon requirements.

As the City embarks on working with industry stakeholders to reduce embodied carbon in the built environment, the City will benefit from the work of other jurisdictions across Canada. A growing number of jurisdictions in BC, elsewhere in Canada, and at the national level, are establishing policies and/or setting direction on performance targets for embodied carbon content in new buildings and major renovations as summarized below (additional detail provided in Attachment 2):

- **City of Vancouver:** A 40% reduction target for embodied carbon by 2030 was recently endorsed, applicable to new large building only such as high-rise residential buildings, large commercial or industrial buildings, and institutional buildings.
- **City of Toronto:** The Toronto Green Standard Version 4, mandatory since 2022, integrates embodied emissions limits to promote net-zero emissions in new developments.
- **City of Calgary:** Their Climate Implementation Plan for 2023-2026 focuses on reducing both embodied and operational carbon in buildings, with tools for progress evaluation to be introduced by summer 2024.
- **City of Nelson:** Nelson has launched initiatives like the Low Carbon Homes Pilot in early 2021, which analyzes upfront embodied carbon in low-rise residential buildings.

- **District of North Vancouver:** The District's Climate Ready Rezoning Policy, initiated in August 2022, requires a detailed lifecycle assessment to be submitted for new Part 3 building applications seeking a rezoning.
- **Resort Municipality of Whistler:** A new Green Building Policy was approved in December 2022, which has reducing embodied carbon emissions and encouraging use of sustainable materials as a key focus, guided by Whistler's Community Energy and Climate Action Plan.
- **Metro Vancouver Regional District:** MVRD is assessing requirements for embodied emissions in construction materials and forming a regional working group to lower embodied emissions in buildings. They are also advocating to the Province for inclusion of performance targets on embodied carbon within the BC Building Code.
- **Province of British Columbia:** BC requires new public sector buildings to achieve LEED™ Gold certification or equivalent, emphasizing low-carbon materials. In addition, a strategy for low-carbon building materials in public sector buildings is due for completion in 2023.
- **Government of Canada:** This new Federal strategy involves a comprehensive approach to reducing embodied carbon in concrete, including whole building lifecycle assessment and performance-based design, with a focus on low-carbon alternatives and recycled materials.

Industry Engagement Program

With Council endorsement, staff propose an industry engagement and capacity-building process, as follows:

- Participation in regional and industry working groups;
- Conducting interviews with peers and industry leaders;
- Organizing roundtable, workshops and webinars for local and regional industry actors;
- Distributing surveys;
- Hosting collaborative innovation labs that bring together industry experts and peers; and
- Organizing site visits to model projects that exemplify successful strategies.

Learnings and findings from the industry engagement activities will enable staff to achieve the following sequence of milestones:

1. **Emerging Policy and Regulation Review:** Staff will engage with builders on early-stage policies, regulations, and performance targets set for embodied carbon in construction materials. Staff will also assess quantitative tools usable by architects and energy modellers to compare the embodied carbon content of various products and report on the total design-stage embodied carbon of a project. The expected outcome is a set of reporting requirements and/or regulations for new constructions for Council consideration.
2. **Consultation on Richmond Demolition Bylaw Expansion:** This milestone will run concurrently with the first, ensuring simultaneous progress. Staff will identify and inform potential enhancements to the Richmond Demolition Bylaw through collaboration with industry experts, municipalities, and other organizations. As part of this, staff will assess other building types that can be incorporated, including recycling of critical materials and implementing online traceability tools to better track demolitions and secondary materials flows.

In 2025, staff will report back to Council a set of policy recommendations, regulatory amendments, and a suite of practical guidelines and toolkits to facilitate the effective implementation of embodied carbon policies.

Financial Impact

None. Resources required to undertake the recommendation in this report can be accommodated within existing budgets and staffing levels.

Conclusion

Embodied carbon in construction materials and components is a significant component of building sector emissions globally. With local implementation of the BC Energy Step Code and Zero Carbon Step Code, phased reduction in operational carbon emissions from new buildings is underway via adopted Bylaw requirements. Similarly, understanding the new policy, regulation and targets for embodied carbon in the built environment is necessary as part of achieving a robust and complete circular and carbon performance framework for the built environment sector in Richmond.

Staff are seeking Council endorsement to initiate an engagement process in 2024 that will feature collaboration with stakeholders and municipal peers, as well as knowledge-building initiatives with stakeholders to gain insight on effective strategies, and understand opportunities and challenges in achieving low embodied carbon outcomes in the construction sector. This initiative aligns with recommended actions from Richmond Circular City Strategy and Community Energy and Emissions Plan 2050.



Marcos Alejandro Badra
Program Manager, Circular Economy
(604-204-8643)

MB:mb

- Att. 1: Reducing Embodied Carbon in Buildings: Low-Cost, High-Value Opportunities
- 2: Approaches by other Jurisdictions

ATTACHMENT 1

Reducing Embodied Carbon in Buildings: Low-Cost, High-Value Opportunities

The risk of rising or volatile energy and materials costs can be a significant threat to the profitability. Reducing embodied carbon of projects can help mitigate those risks by ensuring that materials are used optimally and that the manufacturing, transportation and construction processes are energy highly efficient. Integrating an embodied carbon perspective into a circular economy approach can lead to lower financial cost in many cases. This is important as it shows that operational energy use should not be viewed independently from embodied emissions: to optimize overall emissions, both operational and embodied emissions need to be considered together. The fact embodied carbon approach is about assessing the entire life cycle of a building and this can help builders and user better understand overall lifetime performance in both carbon emissions and cost terms. This will affect how buildings are valued, with an embodied carbon assessment becoming a fundamental part of due diligence in assessing future asset performance and value. Staff found relevant reports that highlights low-cost and no-cost solutions for reducing embodied carbon in buildings during a project's design and construction phases. In case studies, applying these solutions demonstrates an embodied carbon savings potential of 19 to 46 percent at cost premiums of less than 1 percent.

Embodied Carbon: Reducing Cost

The "Embodied Carbon: Reducing Cost" report⁴, published by the Rocky Mountain Institute (RMI) provides an important analysis of cost issue of implementing embodied carbon reduction strategies. The findings of the report suggest that significant reductions in embodied carbon can be achieved with minimal financial impact. This report focuses on up-front embodied carbon, covering the A1–A3 life-cycle stages: raw material supply, transport to the manufacturing site, and manufacturing. Additionally, the report highlights that embodied carbon can be significantly reduced at little to no additional up-front cost, with a potential savings of 19%–46% and a cost premium of less than 1%. Effective circular strategies include optimizing ready-mix concrete design, choosing finish materials with low embodied carbon, and considering low-embodied-carbon or carbon-sequestering insulation options:

- **Concrete and Cement:** Concrete, a primary source of embodied carbon in buildings, is significantly impacted by the manufacture of portland cement. Strategies to reduce embodied carbon in concrete include using supplementary cementitious materials (SCMs) and high-quality aggregate.
- **Timber:** Timber, particularly with innovative design strategies and engineered wood products like cross-laminated timber (CLT), is emerging as a viable material option for low- and mid-rise buildings, offering environmental benefits and cost-effectiveness.
- **Steel:** The US steel industry has made strides in reducing its carbon footprint, largely through technological improvements and increased recycling of scrap steel. Specifying steel produced in facilities using low-emissions energy sources is a key strategy for reducing embodied carbon in steel.

⁴ https://rmi.org/wp-content/uploads/dlm_uploads/2021/08/Embodied_Carbon_full_report.pdf

January 26, 2024

- **Insulation:** Insulation is another significant contributor to a building's embodied carbon budget. Options range from carbon-intensive petrochemical-based products to carbon-negative materials like cellulose and cotton.
- **Strategies for Reduction:** Effective strategies to limit embodied carbon in new buildings include whole-building design, one-for-one material substitution, and specification. Whole-building design can yield the greatest savings, while material substitution and specification are effective, especially for carbon-intensive materials like concrete and steel.
- **Early Design Decisions:** Setting embodied carbon goals and performing analyses early in the design process is crucial. Early decisions affect the fundamental design of a building and can lead to significant embodied carbon reductions.
- **Adaptive Reuse and Material Selection:** Considering the reuse of existing buildings or incorporating recycled materials can significantly impact embodied carbon. The embodied carbon impact of redeveloping an existing structure is 50% to 75% lower than constructing a new building.

The RMI presents the result of two cases, summarized as follows:

1. **Mid-Rise Multifamily Building Case Study:** The second case study focused on a six-story, 125,000 square foot mixed-use multifamily building with lumber framing above a steel-reinforced concrete slab. The goal was similar to the first case study: to significantly reduce embodied carbon with minimal cost implications. The project team employed a wide array of low-embodied-carbon measures across various building components including insulation, concrete, rebar, flooring, paint, doors, glazing, and steel. The result was a 41% reduction in up-front embodied carbon, achieved with a cost premium of less than 0.5% of the total project cost, aligning with the results of the first case study. This demonstrates the scalability and applicability of the strategies across different building types. The CO₂e reduction quantified for this project was 1482 metric tons, reinforcing the effectiveness of the chosen approach in reducing the building's environmental footprint while maintaining economic feasibility.
2. **Mid-Rise Office Building Case Study:** This case involves a five-story, 200,000 square foot mixed-use office building, which exemplifies a remarkable achievement in reducing embodied carbon. The project team targeted a comprehensive range of building components including structural systems, glazing, roofing, interior wall materials (unfinished), and insulation. Through these targeted measures, they successfully achieved a 46% reduction in up-front embodied carbon. The project's approach was multifaceted, focusing on optimizing concrete mixes, employing high recycled content rebar, and selecting insulation materials with low or no embodied carbon. Notably, the cost premium for implementing these low-embodied-carbon measures was less than 0.5% of the total budget, a minor increase when considering the substantial environmental benefits. This reduction in carbon was achieved without compromising the structural integrity, aesthetics, or functional requirements of the building. The CO₂e reduced in this process was 2228 metric tons, showcasing the substantial environmental impact of the applied measures.

These case studies illustrate the practical feasibility of significantly reducing embodied carbon in building construction. They demonstrate that with careful planning, selection of materials, and design strategies, substantial reductions in carbon emissions can be achieved with minimal

additional costs. These findings offer valuable insights for policymakers, architects, engineers, and developers, highlighting a path towards more sustainable and responsible urban development.

The RMI's report also explores how embodied carbon reductions can often:

- reduce material use and project costs,
- reduce energy consumption in raw material extraction, manufacturing, and transportation,
- help to meet green building certification requirements, and
- better position building owners for future code or policy changes that incentivize or require low embodied carbon.



Figure 2 – This infographic, which is part of the RMI report, shows the reductions in embodied carbon and their impact on cost.

Existing guidelines recognize that there are many strategies for reducing embodied carbon emissions at the design and constructions stages, providing flexibility for buildings across Canada – of all sizes and uses – to achieve results. Evaluating embodied carbon emissions across the building life-cycle, including construction, maintenance and end of life can identify critical opportunities to introduce circular approaches and increase material efficiency, increasing cost efficiency as well. part of a strategy to achieve this.

Integrating Embodied Carbon and Cost Reduction Strategies in Building Design: An Overview of the Carbon Value Engineering Framework

The "Carbon Value Engineering: A Framework for Integrating Embodied Carbon and Cost Reduction Strategies in Building Design"⁵ by Mehdi Robati, Philip Oldfield, Ali Akbar Nezhad, David G. Carmichael, and Aysu Kuru, presents an innovative approach to building design that harmoniously reduces both embodied carbon and construction costs. This approach, known as Carbon Value Engineering (CO2VE), challenges traditional Value Engineering (VE) methods by focusing not just on cost but also on the environmental impact of building materials and design strategies.

The CO2VE framework proposed in the study aligns with the growing urgency to reduce embodied carbon in the construction industry. It uses Pareto Principles to identify major contributors to both capital costs and embodied carbon, offering alternative design strategies and utilizing Marginal Abatement Cost Curves (MACC) to visualize the impacts of these changes.

The framework was applied to an 18-storey mixed-use building in Sydney, Australia. The study found that embodied carbon makes up 27–58% of the building's total lifecycle emissions. By evaluating alternative structural systems, significant reductions in both cost and embodied carbon

⁵ <https://www.sciencedirect.com/science/article/abs/pii/S0360132321000330>

January 26, 2024

were identified. For instance, a post-tensioned concrete structure showed an 8% reduction in embodied carbon and a 10% capital cost saving. A whole timber structure offered a 13%–26% reduction in embodied carbon and a 5% cost saving. The CO2VE framework demonstrates that it is possible to achieve significant savings in both embodied carbon and construction costs in building projects. This approach provides a much-needed pathway for the construction industry to build more while emitting less, aligning with global targets for reducing embodied carbon emissions. The integration of CO2VE in building design and construction can lead to more sustainable, cost-effective, and environmentally responsible building practices, a crucial step in addressing the climate change challenge in the built environment.

Cost-Efficient Strategies for Reducing Embodied Carbon in Construction: Insights from Microsoft's Whitepaper

The whitepaper titled “Reducing Embodied Carbon in Construction⁶” by Microsoft provides a comprehensive overview of how reducing embodied carbon can also reduce costs in construction and retrofit projects. The following points detail how the whitepaper supports this idea:

- **Early Design and Life Cycle Assessment (LCA):** Microsoft emphasizes the importance of understanding and reducing embodied carbon from the early design phase through life cycle assessments (LCAs). This proactive approach helps in making informed choices about materials and construction processes that are both cost-effective and environmentally friendly.
- **Product Stage (A1-A3) Emissions Reductions:** The whitepaper outlines strategies for reducing emissions in the product stage by selecting materials with sustainable extraction and manufacturing processes. This includes choosing manufacturers who document less carbon-intensive processes. These strategies not only reduce emissions but can also lead to cost savings through efficient resource use and potentially lower material costs.
- **Construction Process (A4-A5) Emissions Reductions:** Focusing on efficient transportation and installation processes, and using energy-efficient and biofuel-powered equipment can significantly lower emissions. These methods can also reduce operational costs during the construction phase.
- **Material Selection and Procurement:** The whitepaper highlights the importance of material selection and procurement in embodied carbon reduction. By prioritizing materials with low embodied carbon in the procurement process, projects can achieve significant environmental and cost benefits.

Case Studies and Practical Applications:

1. **Material Alternatives:** Microsoft's campus modernization project found that switching to a different XPS insulation manufacturer reduced embodied carbon by 5–8% per building, indicating cost-effective material substitutions can make a considerable difference.
2. **Comparative Analysis in Bidding Process:** During the procurement process, comparing the embodied carbon impacts alongside cost, schedule, and responsiveness helped in selecting suppliers who offered the lowest cost and highest carbon reductions.

⁶ <https://query.prod.cms.rt.microsoft.com/cms/api/am/binary/RWGtgl>

January 26, 2024

3. **Pilot Projects with EC3 Tool:** Microsoft utilized the EC3 tool in its campus modernization and datacenter projects. This tool helps to track and compare the embodied carbon of different materials from the schematic design phase, enabling greater impact and more seamless implementation.
4. **Setting Reduction Targets:** Establishing an achievable embodied carbon reduction target at the beginning of the project can guide the selection of materials and reuse opportunities, contributing to overall project goals.
5. **Tracking Construction Activity Emissions:** Tracking emissions during the construction process (A4 and A5 stages) highlighted their significant impact on the overall embodied carbon of a project. This tracking can lead to more informed decision-making for future emission reduction strategies.
6. **Zero Waste and Recycling Initiatives:** Microsoft's commitment to Zero Waste, focusing on reusing, donating, and recycling construction materials, not only reduces embodied carbon but also avoids landfill costs.
7. **Learning and Adapting Process:** The ongoing learning and adapting process during these initiatives demonstrates a progressive approach to reducing embodied carbon while considering cost implications.
8. **Pursuing Zero Carbon Certification:** The project's pursuit of ILFI Zero Carbon Certification, which requires disclosure and offsetting of all embodied carbon emissions, underscores the commitment to holistic sustainability, including cost-effectiveness.

The Microsoft whitepaper demonstrates that reducing embodied carbon in construction and retrofit projects is not only environmentally imperative but can also be aligned with cost-saving strategies. By integrating early design decisions, material selection, efficient construction processes, and innovative tools like EC3, significant reductions in embodied carbon can be achieved in a cost-effective manner.

Tackling embodied carbon

The report "Tackling Embodied Carbon within Australia's Construction and Infrastructure Sector,"⁷ by KPMG, provides a comprehensive analysis of how reducing embodied carbon can also reduce costs in building and infrastructure projects:

1. **Enhanced Productivity and Efficiency:** By improving productivity and efficiencies in the construction process, there is a direct impact on cost savings. Efficient construction methodologies, including standardized measurements and collaboration on new materials, can significantly reduce waste and lower project costs.
2. **Green Construction Practices:** Using electric machinery and sourcing materials locally not only reduces emissions but also can lower the overall costs associated with transport and conventional fuel usage in construction projects. This approach aligns with the growing trend towards green construction, which often comes with long-term cost benefits.

⁷ <https://assets.kpmg.com/content/dam/kpmg/au/pdf/2023/embodied-carbon-australia-construction-infrastructure.pdf>

January 26, 2024

3. **Collaboration and Technology Adoption:** Cross-collaboration between stakeholders and leveraging technology can streamline the design and construction process. Utilizing tools that track and report GHG emissions not only aids in achieving compliance with environmental standards but can also lead to more efficient use of resources, thereby reducing project costs.
4. **Regulatory and Reporting Frameworks:** Adhering to standards such as the Science Based Targets initiative (SBTi) and other global industry standards can guide companies towards more efficient and cost-effective methods of reducing emissions. These frameworks often encourage practices that are both environmentally sustainable and economically viable.
5. **Addressing Embodied Carbon in Early Project Stages:** Considering embodied carbon emissions in the planning and design phases of a project allows for more informed decisions about materials and design parameters. This foresight can prevent over-engineering and unnecessary material use, leading to considerable cost savings.
6. **Market Demand and Cost Benefits:** As the market demand for low-carbon projects increases, it leads to a correction in the pricing of such materials and technologies. This market shift can make circular, low carbon alternatives more financially accessible and cost-effective in the long run.

The report illustrates that addressing embodied carbon emissions in the construction and infrastructure sector not only contributes to environmental sustainability but also offers pathways to reduce costs. Through improved construction methodologies, efficient material use, collaboration, and adherence to regulatory frameworks, significant cost savings can be achieved alongside emission reductions.

Making Embodied Carbon Mainstream

The report "Making Embodied Carbon Mainstream⁸," by the Pacific Institute for Climate Solutions, offers a detailed analysis of embodied carbon reduction in construction and retrofit sectors, emphasizing the potential for significant cost savings. The report delineates two primary strategies:

- **Material performance:** technical solutions like reducing the carbon footprint of concrete
- **Circular economy approaches:** advocates for system-level changes such as extensive building and material reuse.

The integration of existing policies in waste management, equity, and preservation is identified as a key avenue for reducing embodied carbon. Policies enhancing waste diversion, expanding green demolition practices, and promoting the retrofitting of affordable housing align with sustainability goals and offer avenues for cost efficiency. The implementation of stringent waste regulations and green demolition requirements can effectively divert construction waste from landfills, addressing environmental concerns and offering tangible solutions to landfill capacity issues, potentially leading to substantial cost savings in waste management and material salvage.

Material salvage and reuse emit less than conventional demolition practices and are economically beneficial, especially in regions like British Columbia where the reclamation of old-growth timber from older buildings is not only environmentally prudent but also economically beneficial given current market conditions. The adoption of efficient construction practices, such as optimizing

⁸ https://pics.uvic.ca/sites/default/files/PICS_Embodied_Carbon_Report_May-2021_FIN.pdf

January 26, 2024

material use and prefabrication, while initially more costly, is expected to become more cost-effective as they gain widespread adoption, thereby reducing overall material expenses.

Retrofitting existing affordable housing is presented as a more economical alternative to new construction, capable of significantly reducing emissions. This approach not only addresses environmental concerns but also offers a cost-effective solution to housing affordability challenges. The report underscores that reusing and retrofitting existing buildings typically result in lower environmental and economic impacts than new construction. Life cycle assessments have revealed that retrofitting can be more cost-effective, especially when considering medium-term climate targets. Capitalizing on existing policies, emphasizing material efficiency, and adopting principles of the circular economy, the construction and retrofit sectors can achieve significant cost reductions alongside substantial reductions in embodied carbon.

Approaches by other jurisdictions

Cities are in a prime position to implement regulations that will help reduce embodied carbon in their communities, but it is important to focus on the main drivers of embodied carbon and prioritize relevant actions. Below, it is summarized the key actions undertaken by cities in British Columbia to reduce embodied carbon in the new and existing building.

City of Vancouver

The City of Vancouver's commitment to reducing embodied carbon in the construction sector is a aspect of its broader climate action initiatives. The Climate Emergency Action Plan (CEAP) focuses on six major areas, with Big Move 5 specifically targeting Low Carbon Materials and Construction Practices. This includes the goal of reducing embodied emissions in new buildings and construction projects by 40% by 2030 compared to a 2018 baseline, and a 90% reduction in operational emissions from new buildings by 2025, with the target of being carbon neutral by 2050. To support these objectives, the City has developed seven guiding principles for action prioritization and implementation, ensuring consistency across all initiatives. This is complemented by the Vancouver Building Bylaw, which sets minimum standards for energy efficiency and emissions reductions in new buildings. In addition to these regulatory and policy instruments, the City of Vancouver also collaborates with other levels of government, industry associations, and stakeholders to advance its goals and objectives

In May 2022, the City of Vancouver introduced changes to the Building By-law to align with the priorities of the CEAP and the Climate Change Adaptation Strategy. These changes focus on three areas: reducing energy and carbon emissions limits for new residential and commercial buildings, implementing embodied carbon reduction requirements, and adding cooling requirements for new buildings. The bylaw sets an initial limit on embodied carbon impacts, to be followed by requirements for 10% or 20% reductions in 2025. These adjustments are deemed achievable without impacting construction costs, as confirmed by consultations with industry experts and material suppliers. Additionally, the Green Buildings Policy for Rezonings was updated to include requirements for Embodied Carbon Design Reports, demonstrating compliance with the expected embodied carbon limits. The City's roadmap includes various milestones up to 2030, aiming to progressively integrate low embodied carbon practices in construction, aligning with the 40% reduction target set. The Green Buildings Policy for Rezonings was also updated including requirements for all Part 3 building projects as defined by the Vancouver Building By-law:

- provide the design reports and worksheet at the time of the rezoning application
- complete the Embodied Carbon Design Report for each building to demonstrate that the project is on track to meet the Vancouver Building By-law life-cycle equivalent carbon dioxide emissions (i.e. global potential impact, or 'embodied carbon') limits expected to be in force at the time of the project's first Building Permit application. Embodied carbon is calculated for each building, in kgCO₂e/m², as calculated by a whole-building life-cycle assessment using standard assumptions according to the City of Vancouver Embodied Carbon Guidelines.

January 26, 2024

District of North Vancouver

In July 2022, the District of North Vancouver approved Climate Ready Rezoning Policy that aims to account for embodied carbon emissions in new construction and establish minimum levels of mechanical cooling and air filtration in Part 3 buildings⁹. Effective August 1, 2022, the policy will apply to new rezoning applications seeking approval in the District.

The Climate Ready Rezoning Policy applies to new rezoning applications for buildings constructed under Part 3 of the British Columbia Building Code. The policy does not apply to Part 9 buildings or existing buildings or buildings that do not require rezoning. The policy sets out minimum standards for mechanical cooling and air filtration performance in residential dwelling units, refrigerant emissions and requirements for reporting embodied carbon emissions for all Part 3 building applications. The policy aims to encourage the consideration of embodied emissions in building design and to promote the use of low embodied carbon materials. The proposed updates to the rezoning policy aims to incentivize reductions in embodied emissions, potentially through a 10-40% reduction relative to a baseline building, and explore the development of supportive programs and incentives tailored to different building types and levels of reduction achieved.

To encourage low-carbon new construction, the District of North Vancouver has developed incentives and supportive programs in consultation with building industry stakeholders. These incentives are tailored to different building types (Part 9 vs. Part 3) and provided at different levels. For Part 9 buildings, incentives include reduced building permit fees, while for Part 3 buildings, incentives provide density bonuses or expedited timelines for development and building permits. The DNV is also developing dedicated training programs for local builders, designers, and developers to provide information on embodied emissions, incentives available, and strategies for achieving deep reductions.

Resort Municipality of Whistler

Adopted on December 2022, the Green Building Policy G-28 proposes a flexible, performance-based framework for new construction in buildings under Part 9 (houses and small buildings) and Part 3 (large and complex buildings) of the BC Building Code. The policy update includes a Green Building Policy Checklist for applicants to submit with rezoning applications, as well as with development permit and building permit applications where applicable. This checklist provides clear guidance to applicants and streamlines the application review process.

The updated Green Building Policy, organized around six sections, reflects significant input from Whistler's building sectors. The Energy & Emissions section aims to reduce greenhouse gas (GHG) emissions from new buildings and encourage innovative strategies to decrease energy requirements and lower the share of energy supplied by non-renewable sources. The Building Materials section aims to reduce solid waste generation during demolition and construction and encourage the use of environmentally friendly materials and techniques. The Sustainable Site Design section aims to preserve, restore and enhance the site and surrounding areas, and encourage landscaping strategies promoting biodiversity and enhancing the natural spaces surrounding the built environment.

⁹ These buildings generally have professional design and construction teams with greater capacity to adopt new technologies and comply with new requirements.

January 26, 2024

The Green Building Policy includes guidelines to address embodied carbon emissions at rezoning, including reporting of the life-cycle equivalent carbon dioxide emissions of new buildings. Exploring specific measures during design and construction to reduce embodied emissions and using low-carbon and plant-based building materials where feasible are also part of the guidelines. The draft Green Building Policy encourages sourcing renewable, recycled, and locally-sourced building materials, requires a minimum diversion/recycling rate for demolition and construction waste, and treats recycled and salvaged materials as a resource. Its flexible, performance-based framework for new construction encourages sustainable design approaches to reduce infrastructure demands and costs, environmental impacts, GHG emissions, and long term building operating costs.

City of Nelson

In late 2020, the City of Nelson initiated a comprehensive project to address the environmental impact of its building sector by focusing on both embodied and operational carbon emissions. Early in 2021, this initiative was supported with the launch of the Low Carbon Homes Pilot, backed by financial support from FortisBC and the City of Castlegar. This program aimed to enhance Nelson's energy efficiency strategies by targeting the reduction of embodied carbon in the building sector. A development in 2021 was a study to assess the average embodied carbon emissions from new constructions in Nelson and Castlegar. The findings, detailed in the Embodied Carbon Brief published in May 2021, served as an informative guide on embodied carbon for the building community and summarized the objectives of the Low Carbon Homes Pilot. The City planned to integrate embodied carbon considerations into its environmental strategies. This included reducing concrete use in construction, promoting natural building materials such as cellulose, timber, wood fiber board, cork, and bamboo, and avoiding foam products.

From 2021 to 2022, the City conducted an extensive analysis and policy scan focusing on embodied carbon and energy efficiency. This project aimed to provide actionable recommendations for optimal material use. Community engagement initiatives were also planned to develop effective policies and programs targeting embodied carbon reduction. The broader aim was to decrease the overall greenhouse gas footprint of the built environment. The project included establishing an Embodied Carbon Advisory Group, offering free embodied carbon analyses and consultations for regional projects, and organizing educational workshops on reducing embodied carbon emissions in building projects.

City of Toronto

Embodied carbon has become a focal point in Toronto's environmental strategy, particularly through the evolution of the Toronto Green Standard (TGS). The importance of embodied carbon emissions came into sharper focus with the update to TGS v4 in July 2021. This version began to address embodied carbon more directly, even though without establishing specific caps or performance targets. The advancement in the understanding and structuring of embodied carbon reporting within the TGS framework was marked by strategic research and studies conducted in 2022. These studies were essential in developing a structured reporting framework and deepening the understanding of embodied carbon impacts in the construction sector.

The TGS v4 serves as the primary tool for reporting embodied carbon in Toronto, with a specific focus on material emissions assessment or life cycle analysis for construction projects. This analysis concentrates on the envelope, structural materials, and assemblies of buildings, capturing a

January 26, 2024

comprehensive view of embodied carbon from inception to disposal. Initially, the reporting for higher tiers (Tier 2 and above) was voluntary, but the 2023 proposal indicates a transition towards making such reporting mandatory, particularly for new developments. The types of buildings affected by these standards include low-rise residential buildings, mid- to high-rise residential buildings, non-residential buildings, and City Agency, Corporation & Division-Owned Facilities. Each building category has specific targets and caps, reflective of their unique embodied carbon footprints. The TGS v4 sets out both short-term and long-term targets, aligning with TransformTO's objectives of achieving near-zero emissions by 2030 and substantial reductions by 2050. To establish these targets, benchmarking studies were conducted, involving collaboration with experts to set embodied carbon benchmarks for different building types.

An advisory committee, comprising architects, engineers, product manufacturers, and policymakers, played a crucial role in ensuring the targets set were both reasonable and acceptable within the industry. The lifecycle analysis approach adopted in these studies emphasizes the entire lifecycle of building materials, from sourcing to disposal, providing a holistic view of embodied carbon impacts. The City of Toronto plans further analysis and refinement of embodied carbon caps, with a report expected in Q2 2024 to assess the feasibility of mandatory caps and broader sustainability impacts in building constructions. Stakeholder engagement has been a cornerstone of this process, involving a wide range of participants from architects and engineers to builders, developers, and other stakeholders.

Metro Vancouver

Metro Vancouver is planning to take several actions to reduce embodied carbon in buildings, including the following:

- Establish requirements for embodied emissions of construction materials in local governments.
- Convene a regional embodied emissions working group to accelerate the transition to lower embodied emissions in buildings.
- Advocate to the BC government to incorporate embodied emissions into the BC Building Code by including stringent embodied emissions performance targets for new construction and retrofits.
- Work with the BC government and member jurisdictions to update or create policies that prioritize the use of building materials with low embodied emissions, including BC forest products.
- Establish embodied emission reduction targets for new construction projects in public sector organizations in the region ahead of BC Building Code and Retrofit Code changes.
- Work with member jurisdictions, the BC government, construction industry, and other regional partners to develop a regional working group that focuses on reducing the embodied emissions in new construction and building retrofits.
- Update its Sustainable Infrastructure and Buildings Policy to include increasingly stringent embodied emissions requirements and greenhouse gas performance limits that align with the corporate low carbon procurement policies.

January 26, 2024

Province of BC

The Province of British Columbia (BC) is actively addressing the challenge of embodied carbon in its built environment, focusing on reducing greenhouse gas (GHG) emissions from public sector operations and achieving carbon neutrality, as mandated by the Climate Change Accountability Act (CCAA). The Province's framework encompasses a range of initiatives and policies aimed at integrating low carbon and renewable building materials in the design and construction of public sector infrastructure.

Public Sector Organizations (PSOs) in BC are directed to construct facilities that meet or exceed the Leadership in Energy and Environmental Design (LEED®) Gold certification or its equivalent. The recent update to the LEED system, known as LEED v4, has further strengthened the emphasis on low carbon building materials. B.C. is developing a comprehensive Low Carbon Building Materials Strategy, due for completion in 2023. This strategy will outline specific carbon targets for public sector buildings, methods to measure the total embodied carbon of buildings, and pathways to reduce it. The strategy will initially focus on public sector buildings, supporting the development and implementation of embodied carbon targets for these buildings by 2030. The Canada Green Building Council, through its Zero Carbon Buildings Initiative, has identified the use of low carbon materials as a critical strategy for achieving zero carbon buildings. Examples include wood and wood products, which store carbon, and Portland-limestone cement, which generates lower carbon emissions than traditional cement. In addition, B.C. is working to quantify and analyze the total embodied carbon of the built environment and identify reduction pathways.

Government of Canada

The Government of Canada's commitment to reducing embodied carbon in construction, particularly in concrete, is a critical part of its environmental strategy. The following strategies for reducing embodied carbon in concrete are multifaceted and designed to be cost-effective with minimal impact on performance:

1. **Performance-Based Design Requirements:** These requirements emphasize flexibility in concrete mix design, prioritizing low-carbon options. It encourages the variation of concrete mix ingredients in the most carbon-efficient manner possible while meeting the project requirements.
2. **Material Efficiency:** This involves asking designers to prioritize materially efficient designs. In essence, using less material means less carbon. This strategy includes optimizing the aggregate used in concrete, which can reduce the cementitious content and, therefore, the overall carbon footprint.
3. **Portland-Limestone Cement:** Introduced in 2008, Portland-limestone cement (PLC) contains 5 to 15% limestone, reducing the amount of clinker required. Clinker production is one of the main contributors to CO₂ emissions in cement production. Using PLC can reduce these emissions by about 10%.
4. **Maximizing the Use of Supplementary Cementitious Materials (SCMs):** SCMs like blast furnace slag, silica fume, ground glass, natural pozzolans, and fly ash can partially replace Portland cement. These materials are generally added separately by the concrete producer in Canada. Most concrete mix designs in Canada contain slag or fly ash as partial replacements for Portland cement.

January 26, 2024

5. **Recycled Content in Reinforcing Steel:** Most rebar in Canada already contains recycled content. However, projects should aim for high levels of recycled content in rebar to minimize its embodied carbon.
6. **Adjusting Age Strength:** The strength of concrete increases over time; thus, allowing more extended periods before achieving full strength can lead to using less cement, thereby reducing embodied carbon.
7. **Water Reducing Admixtures:** These chemicals reduce the amount of water needed for a given cement quantity while maintaining good flow and improving concrete strength. They can also be used to reduce cement content due to improved dispersion and distribution of cement grains, thereby reducing the carbon footprint.
8. **Aggregate Optimization and Gradation:** This strategy reduces the cementitious content of concrete, meaning less cement is needed, and therefore, the embodied carbon is lowered.
9. **Recycling and Reuse of Crushed Concrete:** Encouraging the recycling and reuse of crushed concrete as a part of concrete mix can contribute to lowering embodied carbon.

These strategies, outlined in the primer, are designed to assist government officials in understanding and implementing changes in procurement policies to reduce the carbon footprint of concrete used in government projects.

Other jurisdictions outside Canada

The "City Policy Framework for Dramatically Reducing Embodied Carbon" report includes 52 detailed policies aimed at reducing embodied carbon. This report compiles best practices primarily from cities in Europe and North America, introducing new policies not yet implemented globally. This report was coordinated by the Carbon Neutral Cities Alliance and a steering group composed of world-leading cities: Copenhagen, Helsinki, Oslo, San Francisco, Seattle, Vancouver, London, Boulder, New York, Tampere, and Portland. Authored and edited by One Click LCA, with contributions from Architecture 2030, the project was funded by the Rockefeller Brothers Fund, the Ministry of Environment of Finland, the National Research Council of Canada, Construction Climate Challenge hosted by Volvo Construction Equipment, and the cities of Oslo, Helsinki, and Tampere.

The report highlights why cities must act now on embodied carbon. According to the C40 Cities, cities account for over 70% of global CO₂ emissions. The UN Population Division estimates that by 2060, cities will add 2.75 billion residents, absorbing the entire global population growth projected for that timeframe. The construction sector's embodied carbon intensity must be drastically cut to prevent the embodied carbon from new buildings, renovations, and infrastructure until 2060 from exceeding 230 gigatons – more than six years of today's global fuel combustion carbon emissions.

The World Green Building Council's report "Bringing Embodied Carbon Upfront" sets 2020 as the deadline for all cities to start developing strategies to achieve a net-zero embodied carbon target. This strategy should include embodied carbon reduction targets, mandatory LCA of buildings, and targets and timelines for low carbon public procurement, with all actions being adopted by 2024.

Dramatic reduction of embodied carbon requires changes not only in the construction trade but also in the entire business environment surrounding it. It is not enough to reduce carbon from materials

January 26, 2024

alone; reduction also requires changes in what and where we build, how project requirements are determined, and how projects are designed and delivered. It also involves changes in materials recovery, waste handling, land use management, and optimization. Given the extensive scope of change and its impact on a major industry, it is necessary for all policy to start with actions on the main drivers and focus on relevant actions.

Cities, in an essential position, can implement regulations and calibrate policies aligned with local capabilities, solutions, purchasing power, construction costs, and prevailing conditions more closely than national regulators. The embodied carbon targeting policies are part of the necessary business environment for a zero-carbon construction sector. Focusing on embodied carbon supports economic development towards low-carbon business models, increases local business resource efficiency, and fosters the development of local circular businesses. In addition to supporting economic development, cities also benefit directly from increased livability.

The report provides a high-level overview of the legal powers and areas of control and influence for cities in Europe, the United States, and Canada. Most legal powers were found to be broadly comparable across these regions. However, variations in zoning and planning, public procurement, product market access, building codes, mandatory requirements, and clean air and greenhouse gas emissions regulations differ from region to region and are therefore discussed separately for each region. Legal powers available in other geographies may vary.

The report details 52 policies that cities can enact to reduce embodied carbon grouped into five categories within which cities set policies: Zoning & Land Use, Building Regulations, Procurement, Waste & Circularity, and Financial Policies. Two additional categories group policies by asset class: Municipal Buildings and Infrastructure. Many policies in the report fall into two or more of these categories. The following are a summary of the framework for reducing embodied carbon emissions implemented by leading cities:

San Francisco

San Francisco's approach to reducing embodied carbon emissions is primarily focused on construction and demolition (C&D) debris through the Construction and Demolition Ordinance. This ordinance mandates that all C&D debris material removed from a project must be recycled or reused, prohibiting the disposal of such debris in landfills or as garbage. To ensure compliance, the ordinance stipulates that all mixed C&D debris be transported off-site by a Registered Transporter and taken to a Registered Facility that processes all mixed C&D debris. This policy is part of San Francisco's broader efforts to manage waste more sustainably and reduce the city's carbon footprint by promoting the recycling and reuse of construction materials.

Helsinki

A specific zoning requirement in the Helsinki framework for reducing embodied carbon emissions requires the use of wood in construction. In the district zone of Honkasuo, for instance, all buildings are required to have a wooden frame and façade, with detached houses mandated to be built with massive wood. This zoning regulation emphasizes the use of wood as a key material in construction to help reduce embodied carbon emissions. The implementation of this wood requirement in Helsinki's zoning projects aligns with the broader goals of the Carbon Neutral Helsinki 2035 program. This program guides zoning officials to integrate carbon-reducing practices into zoning regulations, including the stipulation for using wood in building constructions. Such practices are

January 26, 2024

part of Helsinki's comprehensive approach to reducing the city's carbon footprint and moving towards carbon neutrality by 2035.

Portland

The Portland framework to reduce embodied carbon emissions includes specific zoning and planning policies that address parking and transportation demand management. An example of this approach is found in the Portland's Planning and Zoning code, specifically in the Parking, Loading, And Transportation and Parking Demand Management Chapter. Under this policy, for household living uses, the city has established minimum parking space requirements based on the number of dwelling units on a site. Notably, for sites with up to 30 dwelling units, no parking is required. This policy is a clear example of how Portland is using its zoning authority to manage transportation demand and, by extension, reduce embodied carbon emissions associated with the construction and use of parking facilities. This approach aligns with broader goals of reducing carbon emissions by encouraging more efficient land use and reducing reliance on private vehicles. By limiting the need for parking spaces, the policy indirectly promotes the use of public transportation, cycling, and walking, leading to lower overall carbon emissions.

Rotterdam

The Rotterdam framework focuses on implementing a circular concrete covenant in order to reduce embodied carbon emissions. This covenant, signed in 2019 by the City of Rotterdam along with other municipalities and partners in the construction sector, encompasses agreements on recycling building and demolition waste. The covenant represents a collaborative effort designed to create comprehensive strategies with a broader impact. At the heart of this covenant is a strong focus on recycling building and demolition waste, a critical initiative aimed at reducing embodied carbon emissions associated with the production and disposal of construction materials. To achieve this, the covenant outlines specific implementation strategies and methods, which includes detailed guidelines, best practices, and protocols focused on efficiently managing and recycling building and demolition waste. Furthermore, the covenant embraces a circular approach, aligning with the principles of a circular economy where materials are consistently reused and recycled, thereby minimizing waste and reducing the dependence on new materials.

Cities strategies to integrate frameworks for reducing embodied carbon emissions

Cities have recognized the significance of reducing carbon emissions throughout the lifecycle of buildings, which encompasses the manufacturing, transportation, use, and disposal of construction materials. Cities that have already developed climate action plans and circular city strategies, aligned with procurement policies, such as Richmond, have discovered better opportunities to integrate embodied carbon requirements. Strategies employed by local governments in British Columbia and other jurisdictions have demonstrated the effectiveness of integrating embodied carbon reduction goals and reporting requirements into rezoning policies, proving to be the best approach to reduce embodied carbon emissions. These strategies include as follows:

- **Policy Development:** Cities have incorporated embodied carbon requirements into their rezoning policies, establishing performance targets for embodied carbon emissions in new construction and retrofits. These requirements outline specific goals, guidelines, standards, and performance targets related to embodied carbon reduction. They may include criteria for energy efficiency, use of sustainable materials, waste management, and other

January 26, 2024

environmentally friendly practices. All the cities, including Whistler, Nelson, Vancouver, and the Metro Vancouver region, have developed or updated green building policies to address embodied carbon. These policies include guidelines, performance standards, and checklists to ensure sustainable building practices.

- **Material Substitutions:** There is a shared recognition among the cities that material substitutions play a significant role in reducing embodied carbon. They emphasize the use of low-carbon materials, such as wood and natural products, and avoid high-carbon materials like concrete and foam. The transition to low-carbon building materials may face challenges related to availability, cost, and industry adoption. The City of Nelson plans to limit the use of concrete and choose natural products where feasible. However, the adoption of alternative materials and practices may require concerted efforts to ensure their availability, affordability, and acceptance within the construction industry.
- **Collaboration and Engagement:** The cities actively engage with stakeholders, including builders, designers, and municipal staff, to develop and implement embodied carbon strategies. They also collaborate with organizations like the Carbon Neutral Cities Alliance and the Carbon Leadership Forum to exchange knowledge and best practices.
- **Research and Analysis:** The cities conduct studies and analyses to understand the embodied carbon emissions associated with construction materials and explore ways to mitigate those emissions. They rely on data and research to inform policy development and decision-making.
- **Education and Awareness:** The cities organize workshops, educational programs, and provide resources to increase awareness among builders, developers, and the community about the importance of addressing embodied carbon and the available strategies for reduction.
- **Increase Awareness and Knowledge:** The City of Nelson's efforts to address embodied carbon include conducting preliminary research and engaging with builders and city staff. This highlights a challenge in terms of awareness and knowledge about embodied carbon and its implications within the construction industry. Educating stakeholders and building professionals about the importance of embodied carbon reduction and providing guidance on best practices can help overcome this challenge.



Regulation of Material on Highways Bylaw No. 10226

WHEREAS Part 2, Division 5, Section 36 of the *Community Charter* confers upon the **City** authority to, by bylaw, regulate and prohibit in relation to all uses of or involving a highway or a part of a highway;

AND WHEREAS Part 2, Division 5, Subsections 46(2) & (3) of the *Community Charter* confers upon the **City** authority to, by bylaw, authorize the seizure of things unlawfully occupying a portion of a highway or public place;

NOW THEREFORE, the Council of the City of Richmond enacts as follows:

PART ONE: GENERAL PROVISIONS

1.1 Prohibition

1.1.1 No person shall cause, or permit, any things, including without limitation any **material** or **structure**, to occupy or be placed, left, dumped, abandoned, disposed of, installed, or constructed upon a **highway** or other **public space**, without the prior written consent of the **City** (including, without limitation, by way of license agreement, and as may be permitted under *Traffic Bylaw No. 5870*).

1.2 Seizure, Removal and Impoundment

1.2.1 Without notice to, or consent of, the owner of any **unauthorized thing, material or structure**, a **bylaw enforcement officer**, the **Fire Chief**, a **Police Officer**, the **General Manager, Community Safety**, the **General Manager, Engineering & Public Works**, or their designates, may direct **City** staff, or the **City's** agents and contractors, to seize, remove, and impound, or to cause the seizure, removal, and impoundment of, any **unauthorized thing, material or structure** occupying a portion of a **highway** or **public space**. The impoundment shall be in such a place as directed by the person issuing the direction.

1.2.2 Any **unauthorized thing, material or structure** so removed, impounded, or seized under this bylaw pursuant to Section 1.2.1 may be recovered by the owner by paying to the **City** the fees, costs and expenses in the amount set out from time to time in the *Consolidated Fees Bylaw No. 8636*. If such charges remain unpaid on or before December 31st in the year in which the charges are incurred, they may form part of the taxes payable on the person's related real property, as taxes in arrears.

- 1.2.3 Any **unauthorized thing, material or structure** seized under this bylaw may not be disposed by the **City** unless no person has within a fourteen (14) calendar day period following removal/seizure:
- (a) appeared who has established a claim to the **unauthorized thing, material or structure**;
 - (b) paid to the **City** the costs set out under section 1.3.2 above; and
 - (c) taken custody of it.
- 1.2.4 If the **unauthorized thing, material or structure** is not claimed by its owner within 30 calendar days of the date of removal/seizure, the **unauthorized thing, material or structure** maybe sold by the **City** at public auction, if applicable, or otherwise disposed of at the direction of the **General Manager, Finance and Corporate Services**. If the **unauthorized thing, material or structure** is put up for sale by public auction and is not sold, it may be sold by the **City** by private sale or otherwise disposed of at the discretion of the **General Manager, Finance and Corporate Service**.
- 1.2.5 Notwithstanding Section 1.2.3 and 1.2.4 above, if, in the opinion of the **General Manager, Finance and Corporate Services**, the **General Manager, Engineering and Public Works**, or the **General Manager, Community Safety**:
- (a) the **unauthorized thing, material or structure** is waste or refuse;
 - (b) the **unauthorized thing, material or structure** is perishable; or
 - (c) the impoundment of an **unauthorized thing, material or structure** involves unreasonable expense or inconvenience,
- the **City** may dispose of the **unauthorized thing, material or structure** at any time and in any manner.
- 1.2.6 The expenses incurred in the seizure, removal, impoundment, and disposal of any **unauthorized thing, material or structure** under Sections 1.2.4 or 1.2.5 of this bylaw, plus an administrative fee as set out from time to time in the **Consolidated Fees Bylaw No. 8636**, less the proceeds, if any, of the disposal are recoverable as a debt due to the **City**, or its contractors and authorized agents, from the owner of the **unauthorized thing, material or structure**. If such charges remain unpaid on or before December 31st in the year in which the charges are incurred, they may form part of the taxes payable on the person's related property, as taxes in arrears.
- 1.2.7 If upon the sale of any **unauthorized thing, material or structure** the proceeds exceed the expenses incurred in the seizure, removal and disposal, the balance of the proceeds of the sale will be held in trust by the **City** for the owner thereof. If such monies have been held by the **City** for a period of one (1) year and no lawful claim

has been made therefore, the monies shall be forfeited to the **City** and shall be transferred to the general revenue of the **City** and shall form part thereof.

- 1.2.8 In the exercise of the authority set out in this Section 1.2 no compensation shall be paid to the owner of the **unauthorized thing, material or structure**, or any other person, for the loss or damage resulting from the seizure, removal, impoundment, or disposal.

1.3 Order to Comply (Removal)

- 1.3.1 A **bylaw enforcement officer** may order the owner of any **unauthorized thing, material or structure** to remove or clear such **unauthorized thing, material or structure** from any **highway or public space**, subject to the directions set out in the **order to comply**.
- 1.3.2 A **bylaw enforcement officer** may enter, at all reasonable times, upon any real property to determine whether the provisions of this bylaw or the directions of an **order to comply** are being complied with.
- 1.3.3 If the owner of the **unauthorized thing, material or structure** fails to remove or clear the **unauthorized thing, material or structure** from the **highway or public space** as directed in an **order to comply**, **City** staff, or a contractor engaged by the **City**, may seize, remove or clear and dispose of the **unauthorized thing, material or structure** at the expense of the owner. In the exercise of this authority no compensation shall be paid to the owner of the **unauthorized thing, material or structure** or any other person for the loss or damage resulting from the seizure, removal, clearing, or disposal.
- 1.3.4 If the owner fails to remove or clear the **unauthorized thing, material or structure** from a **highway or public space**, as directed in an **order to comply**, to which access is required through adjacent real property, **City** staff, or a contractor engaged by the **City**, may enter on such real property adjacent to the **highway or public space** to, at reasonable times and in a reasonable manner, to seize, remove or clear the **unauthorized thing, material or structure** at the expense of the owner. In the exercise of this authority no compensation shall be paid to the owner of the **unauthorized thing, material or structure** or any other person for the loss or damage resulting from the seizure, removal, clearing, or disposal.
- 1.3.5 Where **unauthorized thing, material or structure** has been seized, removed or cleared in accordance with subsection 1.3.3 or 1.3.4 the costs incurred for such seizure, removal, or clearance, and disposal by the **City** of such **unauthorized thing, material or structure**, plus an administrative fee as set out from time to time in the *Consolidated Fees Bylaw No. 8636*, are recoverable as a debt due to the **City**, or its contractors and authorized agents, from the owner. If such charges remain unpaid on or before December 31st in the year in which the charges are incurred, they may form part of the taxes payable on the owner's related property, as taxes in arrears.

1.4 Ownership of Unauthorized thing, material or structure

1.4.1 In the absence of proof to the contrary:

- (a) the person who placed the **unauthorized thing, material or structure** on the **highway** or **public space**; and
- (b) in respect of **unauthorized thing, material or structure** placed upon unimproved **highways**, the owner or occupant of the real property adjacent to where such **unauthorized thing, material or structure** was placed on the **highway**,

shall be deemed to be the owner of such **unauthorized thing, material or structure** for the purposes of this bylaw.

1.5 Vehicles

1.5.1 Notwithstanding anything contained in this bylaw, the impoundment, seizure, sale in respect of any vehicle having a registered owner set out in the records of the Superintendent of Motor Vehicles unlawfully occupying any portion of a **highway** normally open to the use of the public for the passage of vehicles, shall be subject to the provisions of *Traffic Bylaw No. 5870*.

PART TWO: OFFENCES, PENALTIES AND ENFORCEMENT

- 2.1 (a) A violation of any of the provisions identified in this bylaw shall result in liability for penalties and late payment amounts established in Schedule A of the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended or replaced from time to time; and
- (b) A violation of any of the provisions identified in this bylaw shall be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122* in accordance with the *Local Government Bylaw Notice Enforcement Act, SBC 2003, c. 60*, as they may be amended or replaced from time to time.
- 2.2 Any person who gives false information required under this bylaw is deemed to have committed an infraction of, or an offence against, this bylaw, and is liable on summary conviction to a penalty of not more than \$10,000 in addition to the costs of the prosecution, and each day that such violation is caused or allowed to continue constitutes a separate offence.
- 2.3 Any person who contravenes or violates any provision of this bylaw, or who suffers or allows any act or thing to be done in contravention or violation of this bylaw, or who fails or neglects to do anything required to be done under this bylaw, commits an offence and upon conviction shall be liable to a fine of not less than One Thousand Dollars (\$1,000.00) and not more than Fifty Thousand Dollars (\$50,000.00), in addition to the

costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

PART THREE: INTERPRETATION

3.1 In this bylaw, unless the context requires otherwise:

BYLAW ENFORCEMENT OFFICER

means an employee of the **City** with the job position or title of bylaw enforcement officer, or acting in another capacity on behalf of the **City** for the purpose of the enforcement of one or more of the **City's** bylaws, including without limitation a building inspector and a licensing inspector.

CITY

means the City of Richmond.

COMMUNITY CHARTER

means *Community Charter*, SBC 2003, c. 26, as amended or replaced from time to time.

CONSOLIDATED FEES BYLAW NO. 8636

means the **City's** *Consolidated Fees Bylaw No. 8636*, as amended or replaced from time to time.

COUNCIL

means the Council of the **City**.

FIRE CHIEF

has the meaning set out in the **City's** *Fire Protection and Life Safety Bylaw No. 8306*, as amended or replaced from time to time.

GENERAL MANAGER, COMMUNITY SAFETY

means the **City's** General Manager of Community Safety, and his/her designate(s).

GENERAL MANAGER, FINANCE AND CORPORATE SERVICES

means the **City's** General Manager of Finance and Corporate Services and his/her designate(s).

GENERAL MANAGER, ENGINEERING AND PUBLIC WORKS

means the **City's** General Manager of Engineering and Public Works and his/her designate(s).

HIGHWAY

means any street, road, lane, bridge, viaduct, and any other way open to public use, other than a private right of way on private property, whether or not it is improved. For greater certainty, **highway** includes land or improvement that:

- (i) becomes or has become **highway** by any of the means set out in the definition of "highway" in the *Transportation Act* and are within the control

of or under the jurisdiction of the **City**, including without limitation all such **highways** dedicated to the **City** upon a deposit of a subdivision or road dedication plan pursuant to the *Land Title Act* whether or not such **highway** is improved or open for public use;

(ii) becomes or has become **highway** by **City** bylaw or gazette; and

(iii) are secured for public use as road by way of statutory right of way in favour of the **City**.

LAND TITLE ACT

means *Land Title Act*, RSBC 1996, c. 250, as amended or replaced from time to time

MATERIAL

means any solid or semi-solid material, including, but not limited to, any chattels, trash, refuse, waste material, construction material, soil, discarded residential, commercial or industrial fixtures and appliances, metal scraps, lumber, yard cuttings, agricultural products, and agricultural equipment.

ORDER TO COMPLY

means a written order to remove or clear an **unauthorized thing, material or structure** from any **highway** or **public space**.

POLICE OFFICER

has the meaning set out in the **City's** *Municipal Ticket Information Authorization Bylaw No. 7321*, as amended and replaced from time to time.

PUBLIC SPACE

means any park, public plaza, public square, or other place which the public has access to as a right or by invitation, express or implied, and which is owned by, or within the control, of the **City**, including without limitation any such place secured by way of statutory right of way in favour of the **City**.

STRUCTURE

means any temporary or permanent structure, construction, or building, including without limitation any septic tank, deck, patio, swimming pool, trailer, storage unit, shed, house, warehouse, greenhouse, fixture, piping, and infrastructure.

TRAFFIC BYLAW NO. 5870 means the **City's Traffic Bylaw No. 5870**, as amended or replaced from time to time.

TRANSPORTATION ACT means *Transportation Act*, SBC 2004, c. 44, as amended or replaced from time to time.

UNAUTHORIZED THING, MATERIAL OR STRUCTURE means any thing, including without limitation any **material** or **structure** placed, left, dumped, abandoned, disposed of, installed, or constructed upon a portion of a **highway** or **public space** without the **City's** consent.

3.2 References in this bylaw to enactments, bylaws of the **City**, include those enactments, bylaws, and plans as they may be amended or replaced from time to time.

PART FOUR: SEVERABILITY AND CITATION

4.1 If any section, subsection, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

4.2 This Bylaw is cited as "**Regulation of Material on Highways Bylaw No. 10226**".

PART FIVE: FEES BYLAW

5.1 The *Consolidated Fees Bylaw No. 8636*, as may be amended from time to time, applies to this bylaw.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

FEB 26 2024

FEB 26 2024

FEB 26 2024

CORPORATE OFFICE





CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 10227

The Council of the City of Richmond enacts as follows:

- 1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by adding the Schedule A to this Bylaw following the SCHEDULE – RCMP DOCUMENTATION FEES Table as a new “SCHEDULE - REGULATION OF MATERIAL ON HIGHWAYS” to Consolidated Fees Bylaw No. 8636.
2. This Bylaw is cited as “Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10227”.

FIRST READING

FEB 26 2024

SECOND READING

FEB 26 2024

THIRD READING

FEB 26 2024

ADOPTED

CITY OF RICHMOND APPROVED for content by originating dept. [Signature] APPROVED for legality by Solicitor [Signature]

MAYOR

CORPORATE OFFICER

SCHEDULE - REGULATION OF MATERIAL ON HIGHWAYS**Regulation of Material on Highways Bylaw No. 10226**

Section 1.2.5

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal or clearance and disposal	Actual Cost

Regulation of Material on Highways Bylaw No. 10226

Section 1.3.2

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal, impoundment or seizure	Actual Cost

Regulation of Material on Highways Bylaw No. 10226

Section 1.3.6

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal and disposal	Actual Cost less proceeds (if any)



**Municipal Ticket Information Authorization Bylaw No. 7321,
Amendment Bylaw No. 10228**

The Council of the City of Richmond enacts as follows:

- 1. **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended by:

(a) inserting the following as new section 10 in Schedule A to Bylaw 7321:

“10. Regulation of Material on Highways
Bylaw No. 10226

- **Bylaw Enforcement Officer**

- **Fire Inspector**

- **Police Officer”**

(b) inserting Schedule A attached hereto as new Schedule B 10 to Bylaw 7321.

- 2. This Bylaw is cited as “**Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10228**”.

FIRST READING

FEB 26 2024

SECOND READING

FEB 26 2024

THIRD READING

FEB 26 2024

ADOPTED



MAYOR

CORPORATE OFFICER

SCHEDULE B 10

REGULATION OF MATERIAL ON HIGHWAYS BYLAW NO. 10226

Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine
Cause or permit material or structure to be placed, left, dumped, abandoned, disposed of, installed or constructed upon highway or public space without written City consent	1.1	\$1000
Failure to meet the conditions and/or deadlines specified in an Order to Comply	1.2.3	\$1000



**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,
Amendment Bylaw No. 10229**

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended at Part One – Application by adding the following to the list in Section 1.1 in alphabetical order:

“Regulation of Material on Highways Bylaw No. 10226, as amended;”.

2. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the table in Schedule A, attached to and forming part of this bylaw, as new “Schedule – Regulation of Material on Highways Bylaw No. 10226” in Bylaw No. 8122 in alphabetical order.

3. This Bylaw is cited as “**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10229**”.

FIRST READING

FEB 26 2024

SECOND READING

FEB 26 2024

THIRD READING

FEB 26 2024

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating Division <i>DA</i>
APPROVED for legality by Solicitor <i>DA</i>

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 10229

Schedule – Regulation of Material on Highways Bylaw No. 10226 Designated Bylaw Contraventions and Corresponding Penalties							
A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
Regulation of Material on Highways Bylaw No. 10226	Period of Time from Receipt (inclusive)		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
	Cause or permit material or structure to be placed, left, dumped, abandoned, disposed of, installed or constructed upon highway or public space without written City consent	1.1	No	\$450.00	\$400.00	\$500.00	n/a
	Failure to meet the conditions and/or deadlines specified in an Order to Comply	1.2.3	No	\$450.00	\$400.00	\$500.00	n/a



Richmond Zoning Bylaw 8500
Amendment Bylaw 10030 (RZ 18-819258)
11540 Railway Avenue

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)".

P.I.D. 003-468-569

Lot 382 Section 1 Block 3 North Range 7 West New Westminster District Plan 43634

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10030".

FIRST READING

MAY 13 2019

A PUBLIC HEARING WAS HELD ON

JUN 17 2019

SECOND READING

JUN 17 2019

THIRD READING

JUN 17 2019

OTHER CONDITIONS SATISFIED

FEB 27 2024

ADOPTED

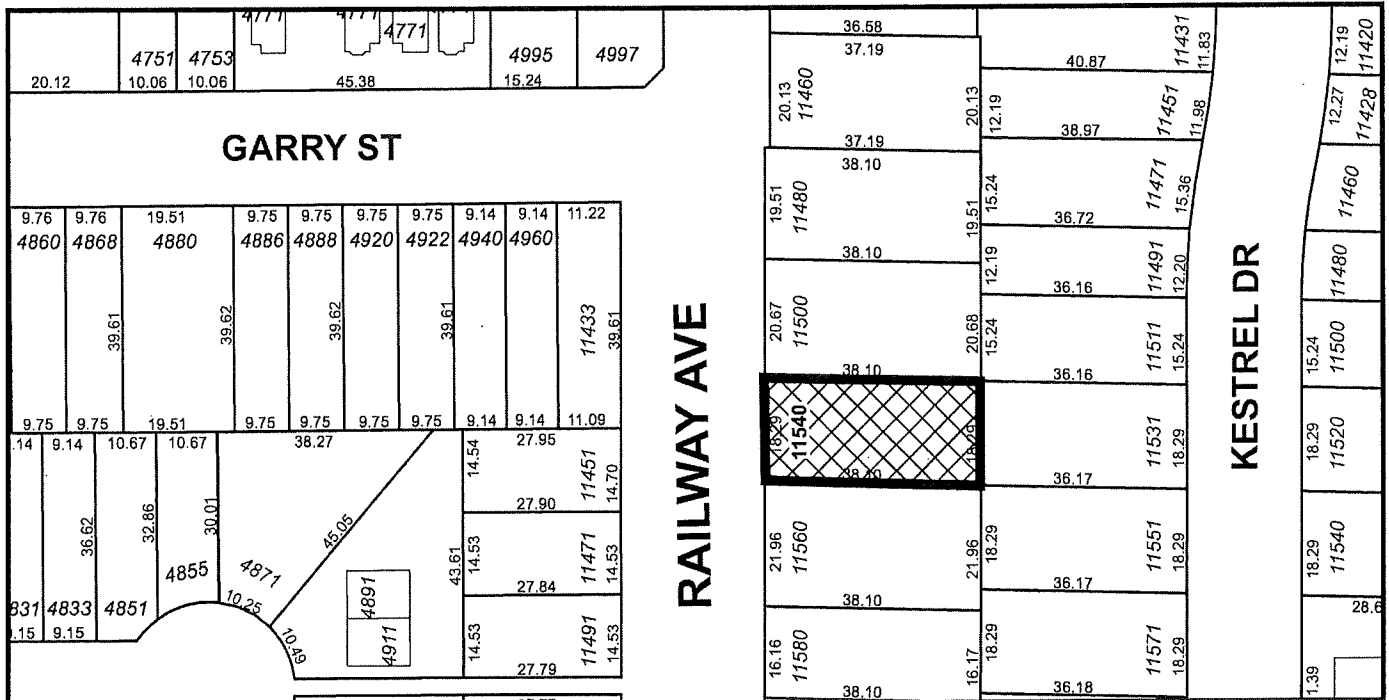
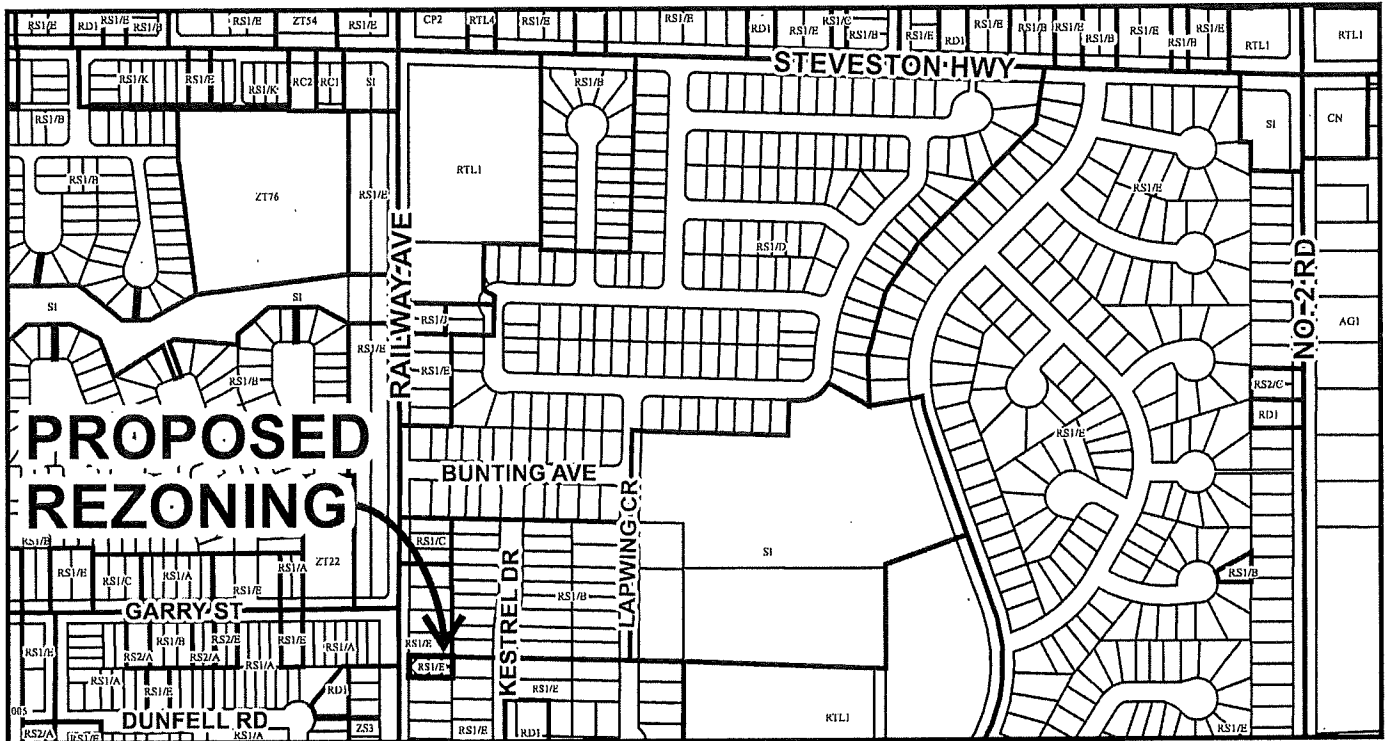
Approval stamp: CITY OF RICHMOND, APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



City of Richmond



	<h2>RZ 18-819258</h2>	<p>Original Date: 05/24/18</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
--	-----------------------	--



To: Richmond City Council

Date: February 27, 2024

From: Joe Erceg
Chair, Development Permit Panel

File: DP 20-916262
DP 22-017484

Re: **Development Permit Panel Meeting Held on March 24, 2021 and August 23, 2023**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

- a) A Development Permit (DP 20-916262) for the property located at 11540 Railway Avenue; and
- b) A Development Permit (DP 22-017484) for the property located at 3588 Ketcheson Road;

be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

Panel Report

The Development Permit Panel considered the following item at its meeting held on March 24, 2021.

DP 20-916262 – SUNRIDGE DIAMOND DEVELOPMENT (FORMERLY OWNED BY EVERNU DEVELOPMENTS INC.) – 11540 RAILWAY AVENUE
(March 24, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of a duplex at 11540 Railway Avenue on a site zoned “Arterial Road Two-Unit Dwellings (RDA)”.

The applicant’s architect, Wendy Andrews, Andrews Architect, Inc. provided a brief visual presentation on the project, noting the following:

- The form and character of the proposed duplex fits well with neighbouring residential developments.
- Private outdoor spaces are provided for each unit.
- the driveway could be used for outdoor activities by residents
- The rear unit is a convertible unit.

In reply to a query from the Panel, Ms. Andrews noted that access to the driveway on the subject site could be shared with the adjacent property to the south should it redevelop into a duplex in the future; however, it could potentially impact sun exposure from the south as the property line of the adjacent property to the south is close to the driveway.

In reply to a further query from the Panel, Ms. Andrews acknowledged that (i) landscaping could not be incorporated between the driveway and the adjacent property to the south as the site is very tight, and (ii) the staging area for waste bins adjacent to the driveway entrance will be screened.

Staff noted that (i) a Servicing Agreement is associated with the project for site services and frontage works along Railway Avenue, (ii) an existing tree in the rear of the subject site will be retained, and (iii) two existing trees on the adjacent property to the south will also be retained.

The Panel expressed support for the project, noting that the project is well done and the provision for side-by-side parking for each unit is appreciated.

The Panel recommends the Permit be issued.

The Development Permit Panel considered the following item at its meeting held on August 23, 2023.

DP 22-017484 – POLYGON TALISMAN PARK LTD. – 3588 KETCHESON ROAD
(August 23, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”.

The applicant, Robin Glover, of Polygon Homes and architect, Gwyn Vose, of Arcadis Vancouver and the applicant’s landscape architect, Stephen Stelliga of Hapa Collaborative, provided a brief visual presentation on the project, noting the following:

- Talisman D is the central site in the mixed-use community, with Talisman A to the south, future phases to the north and a new road system being built around the site.
- The proposed 14-storey building will include 161 strata residential units and 17 market rental units, all the rental units will meet the City’s Basic Universal Housing (BUH) requirements.
- The west side of the building is 14-storeys, with the east side being 13-storeys.
- The large two-storey indoor amenity space, is provided for the residents of the building and will be shared with residents of the future phases to the north. In addition to these private amenities, the site will also provide a publicly accessible outdoor space along the north edge of the site.
- Decorative fencing will be used on the south side of the building for the ground oriented units as a privacy screen/rail (at guardrail height) between the units and the walking path, and there are opportunities for some planting and benching as well.
- In addition to a very lush green experience of conifers and other plants at grade, screens present on the building will provide an artful expression, and a soft lighting scenario will enhance the feature corner throughout the day and night.
- A glazed box at the far corner of the building offers the ability to view some of the engineering within the DEU facility from the outside.
- A historical slough provided the landscape inspiration to use a rain garden as a divider between the public and private outdoor amenity space.
- Separation between the site and the street is reinforced with lush planting.
- There will be several large benches that can be used for informal staging or open seating, and also an open lawn area that slopes down to the concrete driveway.
- A wooden bridge connected to the rain garden leads to the private amenity area, which includes an outdoor spa area (hot tub, cold plunge and barrel sauna), a fire pit, bocce court and BBQ area that connects to the indoor dining experience.
- The rooftop outdoor amenity space is a grid like form inspired by the bento box, which provides a large corridor framed by fragrant and colourful flowering apple trees, with urban agriculture, children play and informal outdoor dining and relaxation areas.

In reply to queries from the Panel, the applicant confirmed (i) the amenity space on the 13th level is for private use for that building only, and that all other amenity spaces are shared with the future buildings to the north, (ii) lighting at grade and walkways will be well lit and facing downwards, (iii) the lighting feature on the building is on the west and partially on the north (the leading corner) consisting of light fixtures located between panels within a screen and a C channel on the back sides to ensure the light is not shining directly back inside the home itself, (iv) the exterior building lighting will have the ability to adjust the time of day and control the intensity of the lighting levels, (v) one of the Development Permit considerations is to enter into an agreement and provide bonding for the external building light fixtures to ensure external lighting is operating within the acceptable parameters, and (vi) the applicant has entered into an underpinning and crane swing agreement with the church to the south of the site and is committed to working with them to ensure the interface between the sites is designed appropriately.

Staff noted that (i) the urban agriculture requirements secured through the rezoning was fulfilled on the affordable housing building in Phase 1 of the development, (ii) the indoor and outdoor amenity space on this site is shared with the future Phases 3 and 4, (iii) the rental site in Phase 1 provides all its own indoor and outdoor amenity space, (iv) with respect to the development itself, there is a comprehensive Transportation Demand Management (TDM) package, which includes a number of special features being afforded to the market rental units, including bike and car share memberships and two-zone transit passes for the tenants, (v) the overall TDM package includes the provision of two car share vehicles and two car share parking spaces within the parking structure, those spaces will be available to all of members of the public that are part of those car share providers membership, and (vi) there is a comprehensive servicing agreement for the road and service connections that are required to service this site.

The Panel expressed support for the proposal, noting that the project is sensitively designed and provides a good opportunity for exposure to district energy infrastructure.

The Panel recommends the Permit be issued.