



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, March 12, 2012
7:00 p.m.

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ITEM

MINUTES

1. *Motion to adopt:*

- (1) *the minutes of the Regular Council Meeting held on Monday, February 27, 2012 (distributed previously); and*
- (2) *the minutes of the Special Council Meeting held on Tuesday, March 6, 2012.*

CNCL-13



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 20.)

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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
- DHI Property Management Inc., doing business as Rainflower Restaurant
- Rick Hansen 25th Anniversary Relay Celebration
- Steveston Interurban Tram Structure - Proposed Colour for Exterior
- City Centre Community Centre Revised Program & Project Update
- Canada Day Ships to Shore 2012
- City-Owned Floats at Imperial Landing
- Translink 2012 Capital Program Cost-Sharing - Bicycle Infrastructure Program
- Richmond Public Art Program 2011 Annual Report & Public Art Advisory Committee 2012 Work Plan
- Transitions Vancouver Coastal Health Community Public Art Project
- Richmond Multicultural Community Services Public Art Project
- Maritime Festival 2012
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, April 16, 2012):
 - 6688 Livingstone Place – Rezone from (RS1/E to (RS2/A) (Ajit Thaliwal – applicant)

5. *Motion to adopt Items 6 through 18 by general consent.*



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Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- | | |
|---------|--|
| CNCL-17 | (1) <i>the General Purposes Committee meeting held on Monday, March 5, 2012;</i> |
| CNCL-23 | (2) <i>the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, February 28, 2012;</i> |
| CNCL-33 | (3) <i>the Planning Committee meeting held on Tuesday, March 6, 2012;</i>
<i>be received for information.</i> |



Consent
Agenda
Item

7. **DHI PROPERTY MANAGEMENT INC., DOING BUSINESS AS RAINFLOWER RESTAURANT, 3600 NO 3 ROAD, RICHMOND BC**
(File Ref. No.: 12-8275-05/2012-Vol 01) (REDMS No. 3475478)

GP-11

See Page **GP-11** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the application by DHI Property Management Inc., doing business as Rainflower Restaurant, for an amendment to add patron participation under Food Primary Liquor License No. 303143, in order to offer entertainment in the form of soft music and allowing dancing, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *Council supports the application as the issuance will not pose a significant impact on the community.*
- (2) *Council comments on the prescribed considerations are as follows:*
 - (a) *The potential for additional noise in the area if the application is approved was considered and determined that there will be little or no impact of additional noise.*
 - (b) *The impact on the community if the application is approved was considered and based on no responses being received from the public notices, the licence approval would have little impact.*
 - (c) *The amendment to permit patron participation under the Food Primary Licence should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as there has been no history of non-compliance with the operation.*
- (3) *As the operation of the establishment as a licensed establishment with entertainment, might affect residents, the City gathered the views of the community as follows:*

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- (a) *Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted.*
- (b) *Property owners and businesses within a 50-metre radius of the subject property were contacted by letter detailing the application and provided instructions on how community concerns could be submitted.*
- (4) *Council's comments and recommendations respecting the views of the residents are as follows:*
 - (a) *That based on the lack of response received from all public notifications, Council considers that the amendment is acceptable to the community.*



Consent
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8. **RICK HANSEN 25TH ANNIVERSARY RELAY CELEBRATION**
(File Ref. No. 11-7200-01/2012-Vol 01) (REDMS No. 3470408)

GP-29

See Page **GP-29** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That \$40,000 from the Major Events Provisional Fund be allocated to provide funding for End of Day events on the Richmond portion of the Rick Hansen 25th Anniversary Relay Celebration.



Consent
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Item

9. **STEVESTON INTERURBAN TRAM STRUCTURE – PROPOSED COLOUR FOR EXTERIOR SIDING**
(File Ref. No. 06-2052-25-TRAM1) (REDMS No. 3468621)

PRCS-17

See Page **PRCS-17** for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE RECOMMENDATION

That the Steveston Interurban Tram Structure exterior be painted with 'Deep Rose' exterior paint colour.



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Item

10. **CITY CENTRE COMMUNITY CENTRE REVISED PROGRAM AND PROJECT UPDATE**

(File Ref. No.) (REDMS No. 3476312)

PRCS-21

See Page **PRCS-21** for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That the City Centre Community Centre Program, as outlined in the City Centre Community Centre Revised Program and Project Update report, dated February 14, 2012 from the Acting Director, Recreation be endorsed.



Consent
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Item

11. **CANADA DAY SHIPS TO SHORE 2012**

(File Ref. No. 06-2345-00) (REDMS No. 3472643)

PRCS-31

See Page **PRCS-31** for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That:

- (1) *the proposed Canada Day Ships to Shore 2012 program, as detailed in the report, "Canada Day Ships to Shore 2012," dated February 13, 2012 from the General Manager, Parks and Recreation, be approved; and*
- (2) *up to \$115,000 be approved from the Major Events Provisional Fund for the proposed 2012 Ship to Shore Program and 2013 Tall Ship Recruitment program.*



Consent
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12. **CITY-OWNED FLOATS AT IMPERIAL LANDING**

(File Ref. No. 06-2345-20-ILAN1) (REDMS No. 3472295)

PRCS-37

See Page **PRCS-37** for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That:

- (1) *the program for operation of the city-owned floats at Imperial Landing as detailed in the report, "City-owned Floats at Imperial Landing," from the General Manager, Parks and Recreation dated February 10, 2012, be approved; and*

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- (2) *a request for expressions of interest be issued for the operation of a kayak instruction and tour service from the city-owned floats at Imperial Landing to determine market interest and feasibility.*



Consent
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13. **TRANSLINK 2012 CAPITAL PROGRAM COST-SHARING SUBMISSION – ADDITIONAL PROJECT FOR THE BICYCLE INFRASTRUCTURE PROGRAM**

(File Ref. No. 01-0154-04) (REDMS No. 34446076)

PRCS-43

See Page **PRCS-43** for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That:

- (1) *the submission of the Railway Avenue Corridor Greenway pedestrian and bicycle facility improvement for cost-sharing as part of the TransLink 2012 Bicycle Infrastructure Capital Cost-Sharing Program, as described in the report dated January 11, 2012 from the General Manager, Parks and Recreation, be endorsed; and*
- (2) *should the above submission be successful, the Chief Administrative Officer and General Manager, Parks and Recreation be authorized to execute the funding agreements and the 2012 Capital Plan and the 5-Year Financial Plan (2012-2016) be updated accordingly to reflect the external grant dependant on the timing of the budget process.*



Consent
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14. **RICHMOND PUBLIC ART PROGRAM 2011 ANNUAL REPORT AND PUBLIC ART ADVISORY COMMITTEE 2012 WORK PLAN**

(File Ref. No. 11-7000-09-01) (REDMS No. 3463784)

PRCS-51

See Page **PRCS-51** for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That the Richmond Public Art Advisory Committee 2012 Work Plan be approved.



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15. **TRANSITIONS VANCOUVER COASTAL HEALTH COMMUNITY
PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-120) (REDMS No. 3469246)

PRCS-77

See Page **PRCS-77** for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That the concept proposal for the Transitions Vancouver Coastal Health Community Public Art Project “Transitions” by artist Tiana Kaczor, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated February 13, 2012, be endorsed.



Consent
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16. **RICHMOND MULTICULTURAL COMMUNITY SERVICES
COMMUNITY PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-120) (REDMS No. 3468397)

PRCS-91

See Page **PRCS-91** for full report

STAFF RECOMMENDATION

That the concept proposal for the Richmond Multicultural Community Services Community Public Art Project “EAT.TALK.DANCE.” by artist Zoë Kreye, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated February 13, 2012 be endorsed.



Consent
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17. **MARITIME FESTIVAL 2012**

(File Ref. No.) (REDMS No. 3474394)

PRCS-115

See Page **PRCS-115** for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That:

- (1) *up to \$200,000 be authorized from the Major Events Provisional Fund to the Maritime Festival account to provide funding in support of the 2012 Maritime Festival, as outlined in the report from the Director, Arts, Culture and Heritage Services dated February 13, 2012; and*
- (2) *any grant funding approved would offset the City contribution and those funds returned to the Major Events Provisional Fund for future festival development.*



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Consent
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18. **APPLICATION BY AJIT THALI WAL FOR REZONING AT 6688 LIVINGSTONE PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-8870, RZ 11-596352) (REDMS No. 3468937)

CNCL-40

See Pages CNCL-40 & 41 for full report & Planning Committee minutes

CNCL-41

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No.8870, for the rezoning of 6688 Livingstone Place from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

19. **WEST CAMBIE AREA PLAN AND ALEXANDRA NEIGHBOURHOOD NATURAL PARK CONSIDERATIONS**

(File Ref. No.: 06-2345-01/2012-Vol 01) (REDMS No. 3456301)

GP-19

See Page GP-19 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION (Cllr. Au opposed to Part (1) and Cllr. Halsey Brandt opposed to Part (2))

- (1) *That as per the staff report dated February 15, 2012, titled “West Cambie Area Plan and Alexandra Neighbourhood Natural Park Considerations”, Planning and Parks staff lead a planning process to bring forth an Area Plan amendment to remove the Area Plan Natural Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800, 9820 Alexandra Road and 4711, 4731, 4751, 4771 No 4 Road; and*

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- (2) *That staff provide further information on the designation of the lots on the east side of Garden City Road between Alexandra and Cambie Roads.*

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-53** Housing Agreement (14000 & 14088 Riverport Way) **Bylaw No. 8853**
Opposed at 1st/2nd/3rd Readings – None.

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- CNCL-69** Capstan Station Capital Reserve Fund Establishment **Bylaw No. 8854**
Opposed at 1st/2nd/3rd Readings – None.

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- CNCL-71** Water Service To Richmond Island **Bylaw No. 8861**
Opposed at 1st/2nd/3rd Readings – None.

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CNCL-87 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8795**
(3680/3700 Blundell Road, RZ 11-577573)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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CNCL-89 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8811**
(14000 & 14088 Riverport Way, ZT 11-565675)
Opposed at 1st Reading – Cllr. Halsey-Brandt
Opposed at 2nd/3rd Readings – Cllr. Halsey-Brandt

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CNCL-93 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8816**
(7331 Bridge Street & 9571 General Currie Road, RZ 11-562929)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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CNCL-95 Richmond Official Community Plan Bylaw 7100, Amendment **Bylaw No. 8837**
(8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road (Capstan Station), RZ 06-349722)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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CNCL-103 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8839**
(8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road (Capstan Station), RZ 06-349722)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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DEVELOPMENT PERMIT PANEL

20. RECOMMENDATION

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

CNCL-109
CNCL-127

- (1) *That the minutes of the Development Permit Panel meeting held on Wednesday, February 29, 2012, and the Chair's report for the Development Permit Panel meeting held on Wednesday, February 29, 2012, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 11-593925) for the property at 14000 Riverport Way;*
 - (b) *a Development Permit (DP 11-594513) for the property at 11000 No. 5 Road; and*
 - (c) *a Development Permit (DP 11-596454) for the property at #380 - 9100 Blundell Road,**be endorsed, and the Permits so issued.*

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ADJOURNMENT

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Special Council Meeting

Tuesday, March 6, 2012

Time: 4:00 p.m.

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – David Weber

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

The meeting was recessed at 4:01 p.m.

The meeting reconvened at 5:20 following the Open Planning Committee meeting, with all members of Council present, including Councillor Linda McPhail, who participated via teleconferencing.



Special Council Meeting
Tuesday, March 6, 2012

RES NO. ITEM

1. **APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8351 RIVER ROAD AND DUCK ISLAND (LOT 87 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592) FOR 2012, 2013 AND 2014**

(File Ref. No. TU 11-595782) (REDMS No. 3485054/3468443)

SP12/1-1

It was moved and seconded

- (1) *That the application of Firework Productions Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be considered at Public Hearing to be held on March 19, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation 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 for the purposes of permitting an evening night market event between May 18, 2012 to October 8, 2012 (inclusive), May 17, 2013 to October 14, 2013 (inclusive) and May 16, 2014 to October 13, 2014 (inclusive) 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 include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in Attachment 4 to the original staff report dated February 9, 2012 from the Director of Development.*

CARRIED

OPPOSED: Cllr. Evelina Halsey-Brandt
Cllr. Harold Steves



Special Council Meeting
Tuesday, March 6, 2012

ADJOURNMENT

SP12/1-2

It was moved and seconded

That the meeting adjourn (5:28 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Special Meeting of the
Council of the City of Richmond held on
Tuesday, March 6, 2012.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



General Purposes Committee

Date: Monday, March 5, 2012

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:04 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, February 20, 2012, be adopted as circulated.

CARRIED

BUSINESS & FINANCIAL SERVICES DEPARTMENT

1. **DHI PROPERTY MANAGEMENT INC., DOING BUSINESS AS RAINFLOWER RESTAURANT, 3600 NO 3 ROAD, RICHMOND BC**

(File Ref. No.: 12-8275-05/2012-Vol 01) (REDMS No. 3475478)

The Chief Licence Inspector & Risk Manager, Glenn McLaughlin, was available to answer questions.

General Purposes Committee

Monday, March 5, 2012

It was moved and seconded

That the application by DHI Property Management Inc., doing business as Rainflower Restaurant, for an amendment to add patron participation under Food Primary Liquor License No. 303143, in order to offer entertainment in the form of soft music and allowing dancing, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) Council supports the application as the issuance will not pose a significant impact on the community.*
- (2) Council comments on the prescribed considerations are as follows:*
 - (a) The potential for additional noise in the area if the application is approved was considered and determined that there will be little or no impact of additional noise.*
 - (b) The impact on the community if the application is approved was considered and based on no responses being received from the public notices, the licence approval would have little impact.*
 - (c) The amendment to permit patron participation under the Food Primary Licence should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as there has been no history of non-compliance with the operation.*
- (3) As the operation of the establishment as a licensed establishment with entertainment, might affect residents, the City gathered the views of the community as follows:*
 - (a) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted.*
 - (b) Property owners and businesses within a 50-metre radius of the subject property were contacted by letter detailing the application and provided instructions on how community concerns could be submitted.*
- (4) Council's comments and recommendations respecting the views of the residents are as follows:*
 - (a) That based on the lack of response received from all public notifications, Council considers that the amendment is acceptable to the community.*

CARRIED

General Purposes Committee

Monday, March 5, 2012

PARKS & RECREATION DEPARTMENT

2. **WEST CAMBIE AREA PLAN AND ALEXANDRA NEIGHBOURHOOD NATURAL PARK CONSIDERATIONS**

(File Ref. No.: 06-2345-01/2012-Vol 01) (REDMS No. 3456301)

Mike Redpath, Senior Manager, Parks, accompanied by Terry Crowe, Manager, Policy Planning, noted the West Cambie Area Plan was created six years ago, and spoke about the City's success in acquiring the greenway which meets the parks and open space needs for the Alexandra neighbourhood. Mr. Redpath also noted that it was recommended that the City not acquire the 15 properties identified for parkland acquisition in the Development Cost Charges (DCC) Program.

A discussion then ensued about:

- a pending application for the proposed development of Walmart in the area;
- the feasibility of having staff provide information on the current designations of the land parcels adjacent to the residential properties on the east side of Garden City Road between Alexandra and Cambie Roads, as well as comments regarding the changes to the area since the establishment of the designations;
- retention and protection of the Environmentally Sensitive Area (ESA), and a study to assess the ESA value of the properties in the Alexandra neighbourhood;
- the importance of maintaining a connection between the Garden City Lands and Alexandra neighbourhood; and
- the public consultation process that would take place prior to any changes to the West Cambie Area Plan. It was noted that the process may take approximately four months.

It was moved and seconded

That as per the staff report dated February 15, 2012, titled "West Cambie Area Plan and Alexandra Neighbourhood Natural Park Considerations", Planning and Parks staff lead a planning process to bring forth an Area Plan amendment to remove the Area Plan Natural Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800, 9820 Alexandra Road and 4711, 4731, 4751, 4771 No 4 Road.

The question on the motion was not called as discussion ensued about future parks needs. It was noted that the Parks and Open Space Strategy, which is currently under development, will identify all future parks needs. Also, it was noted that the main difference between option 2 and option 3, as presented in the report, was that option 3 would allow the Committee to direct staff to make the change to the West Cambie Area Plan to remove the park designation from the 15 properties.

General Purposes Committee

Monday, March 5, 2012

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

It was moved and seconded

That staff provide further information on the designation of the lots on the east side of Garden City Road between Alexandra and Cambie Roads.

The question on the motion was not called as a brief discussion ensued about the type of information that staff was being requested to provide. It was noted a memo with information on the current designations, and staff's comments pertaining to changes in the area since those designations were established, would suffice.

CARRIED

OPPOSED: Cllr. Halsey-Brandt

3. **RICK HANSEN 25TH ANNIVERSARY RELAY CELEBRATION**

(File Ref. No. 11-7200-01/2012-Vol 01) (REDMS No. 3470408)

Eric Stepura, Manager, Sports & Community Events, confirmed that Rick Hansen would be attending the 25th Relay Celebration event in Richmond. Discussion took place about securing sponsorship for the event, as well as media coverage by CTV, which will provide an opportunity to showcase the Richmond Olympic Oval.

It was moved and seconded

That \$40,000 from the Major Events Provisional Fund be allocated to provide funding for End of Day events on the Richmond portion of the Rick Hansen 25th Anniversary Relay Celebration.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:37 p.m.).

CARRIED

General Purposes Committee

Monday, March 5, 2012

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 5, 2012.

Mayor Malcolm D. Brodie
Chair

Shanan Dhaliwal
Executive Assistant
City Clerk's Office



Parks, Recreation & Cultural Services Committee

Date: Tuesday, February 28, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Ken Johnston, Vice-Chair
Councillor Linda Barnes
Councillor Evelina Halsey-Brandt
Councillor Bill McNulty
Mayor Malcolm Brodie (entered at 4:03 p.m.)

Also Present: Councillor Chak Au (entered at 4:02 p.m.)
Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, January 24, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, March 27, 2012 (tentative date) at 4:00 p.m. in the Anderson Room.

**PROJECT DEVELOPMENT AND FACILITY SERVICES
DEPARTMENT**

**1. STEVESTON INTERURBAN TRAM STRUCTURE – PROPOSED
COLOUR FOR EXTERIOR SIDING**

(File Ref. No. 06-2052-25-TRAM1) (REDMS No. 3468621)

In reply to queries from Committee, Greg Scott, Director, Project Development advised that (i) all three red colours examined belong to the historic colour palette; and (ii) the City of Burnaby did not paint their tram structure, but instead stained it.

It was moved and seconded

That the Steveston Interurban Tram Structure exterior be painted with 'Deep Rose' exterior paint colour.

CARRIED

Councillor Au entered the meeting (4:02 p.m.).

PARKS AND RECREATION DEPARTMENT

**2. CITY CENTRE COMMUNITY CENTRE REVISED PROGRAM AND
PROJECT UPDATE**

(File Ref. No.) (REDMS No. 3476312)

Vern Jacques, Acting Director, Recreation, provided background information and noted that the City Centre Community Centre project has been a collaborative effort between the City, the developer, the City Centre Community Centre Association and Trinity Western University.

Mayor Brodie entered the meeting (4:03 p.m.).

With the aid of architectural renderings, Mary Chow, Associate, CEI Architecture Planning Interiors, reviewed the proposed community centre interior layout and noted the following information:

- the community centre is part of the Quintet residential development located at the corner of Firbridge Way and Minoru Boulevard;
- the community centre will be located on the first two floors of the four-storey building, with Trinity Western University occupying the third and fourth floors of the building;
- the community centre will share a common lobby with Trinity Western University, with an elevator and stairs leading to the University space; and
- there are two main entries to the community centre, one off of Minoru Boulevard and the second from the covered parking area.

Parks, Recreation & Cultural Services Committee

Tuesday, February 28, 2012

Ms. Chow spoke of the extensive public consultation process undertaken to develop the program requirements for the community centre including (i) eleven focus group meetings with stakeholders; (ii) the development of a website; (iii) the distribution of a survey; and (iv) a public open house. She further commented on the interior layout, highlighting a community living room, multipurpose rooms, and a large fitness area.

Paige Robertson, Director, City Centre Community Association, thanked staff and City Council for their ongoing support for this project. She wished to recognize other members of the City Centre Community Association and Councillor Halsey-Brandt, Liaison to the Association for their continued efforts on this project. Ms. Robertson advised that the City Centre Community Association Board fully supports the project and is confident that the space and programming will meet the needs of the community.

Discussion ensued regarding the configuration of the community living space as it relates to the access to the multipurpose room directly adjacent to it. It was noted that the entrance to the multipurpose room appears limited as it is located within the community living space, and thus may disrupt activities in the community living space. Ms. Chow advised that the concept for the community living space is that it also be utilized for programming and as such, this configuration allows for activities from one area to spill into the other. She stated that she did not believe that this configuration would disrupt programming in the community living space. Mr. Jacques commented that this concept has been successfully developed in other community centres, however staff would further explore this matter.

In reply to a query from Committee, Mr. Jacques advised that staff are currently working on a framework that would address how the City collaborates with various community organizations and addresses their community space needs.

Discussion further ensued regarding the configuration of the community living space as it relates to the multipurpose room and it was noted that much of the frontage of the community centre is glass and therefore limits the location of certain rooms, such as storage rooms.

It was moved and seconded

That the City Centre Community Centre Program, as outlined in the City Centre Community Centre Revised Program and Project Update report, dated February 14, 2012 from the Acting Director, Recreation be endorsed.

CARRIED

3. **CANADA DAY SHIPS TO SHORE 2012**

(File Ref. No. 06-2345-00) (REDMS No. 3472643)

Mike Redpath, Senior Manager, Parks, played a retrospective video of the Ships to Shore Steveston 2011.

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In reply to queries from Committee, Mr. Redpath advised the following:

- staff do not believe that additional funding be required for roving entertainment as many entertainers attend at their own volition for the honorariums;
- although Monday, July 2nd is a holiday, staff do not feel that the event should be extended as many ships may head south to attend July 4th festivities in the United States;
- staff are aware of the depths of the channel and as such, have only invited ships that can easily manoeuvre in those depths; and
- staff anticipate developing a communication plan to inform residents living in proximity to Imperial Landing of the event.

Discussion ensued regarding transportation to the event and it was requested that staff work with TransLink to increase the number of buses from the Canada Line to Steveston Village. Also, it was requested that the Steveston Harbour Authority be apprised of the event as it develops.

It was moved and seconded

That:

- (1) *the proposed Canada Day Ships to Shore 2012 program, as detailed in the report, "Canada Day Ships to Shore 2012," dated February 13, 2012 from the General Manager, Parks and Recreation, be approved; and*
- (2) *up to \$115,000 be approved from the Major Events Provisional Fund for the proposed 2012 Ship to Shore Program and 2013 Tall Ship Recruitment program.*

CARRIED

4. CITY-OWNED FLOATS AT IMPERIAL LANDING

(File Ref. No. 06-2345-20-ILAN1) (REDMS No. 3472295)

In reply to a query from the Chair, Serena Lusk, Manager, Parks Programs, advised that Scotch Pond may also be considered for programming such as those proposed for Imperial Landing.

Discussion ensued regarding staff referrals as they relate to Imperial Landing and it was noted that they be considered in conjunction with one another.

It was moved and seconded

That:

- (1) *the program for operation of the city-owned floats at Imperial Landing as detailed in the report, "City-owned Floats at Imperial Landing," from the General Manager, Parks and Recreation dated February 10, 2012, be approved; and*

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- (2) *a request for expressions of interest be issued for the operation of a kayak instruction and tour service from the city-owned floats at Imperial Landing to determine market interest and feasibility.*

CARRIED

5. TRANSLINK 2012 CAPITAL PROGRAM COST-SHARING SUBMISSION – ADDITIONAL PROJECT FOR THE BICYCLE INFRASTRUCTURE PROGRAM

(File Ref. No. 01-0154-04) (REDMS No. 34446076)

Discussion ensued regarding the opportunity to integrate pedestrian and cycling access with access for other wheeled-devices along the Railway Avenue Corridor Greenway.

In reply to queries from Committee, Mr. Redpath advised the following:

- staff anticipate submitting the proposed project to TransLink as soon as possible;
- as in most Parks projects, staff anticipate substantial completion of the greenway by the Fall; and
- as part of the design process, various neighbourhood and community associations will be invited to provide input.

That:

- (1) *the submission of the Railway Avenue Corridor Greenway pedestrian and bicycle facility improvement for cost-sharing as part of the TransLink 2012 Bicycle Infrastructure Capital Cost-Sharing Program, as described in the report dated January 11, 2012 from the General Manager, Parks and Recreation, be endorsed; and*
- (2) *should the above submission be successful, the Chief Administrative Officer and General Manager, Parks and Recreation be authorized to execute the funding agreements and the 2012 Capital Plan and the 5-Year Financial Plan (2012-2016) be updated accordingly to reflect the external grant dependant on the timing of the budget process.*

CARRIED

COMMUNITY SERVICES DEPARTMENT

6. RICHMOND PUBLIC ART PROGRAM 2011 ANNUAL REPORT AND PUBLIC ART ADVISORY COMMITTEE 2012 WORK PLAN

(File Ref. No. 11-7000-09-01) (REDMS No. 3463784)

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Eric Fiss, Public Art Planner, provided background information and introduced Willa Walsh, Chair of the Public Art Advisory Committee.

Discussion ensued regarding maps that highlight Richmond's public art pieces and it was noted that a map showcasing Richmond's public art collection by area may be helpful.

Kim Somerville, Manager, Arts Services, advised that the City's website has interactive and downloadable maps that feature Richmond's public art collection. Also, she noted that there are other pieces of material related to public art as it relates to development.

Discussion ensued regarding public art for the end of the Canada Line and Mr. Fiss advised that staff have encountered delays in relation to the access agreement. He noted that a staff report is anticipated to be before Council in the near future.

Discussion further ensued and it was noted that the end of the Canada Line is in need of public art.

In reply to a query from Committee, Mr. Fiss spoke of the various public art projects underway, noting that much of the costs associated with those projects are associated with completing projects in the Richmond Olympic Oval precinct. Also, he commented that there are many large-scale developments currently occurring in Richmond, thus contributing to the Public Art Reserve fund.

It was moved and seconded

That the Richmond Public Art Advisory Committee 2012 Work Plan be approved.

CARRIED

7. TRANSITIONS VANCOUVER COASTAL HEALTH COMMUNITY PUBLIC ART PROJECT

(File Ref. No. 11-7000-09-20-120) (REDMS No. 3469246)

Mr. Fiss introduced Tiana Kaczor, artist for the proposed Transitions Vancouver Coastal Health Community Public Art Project.

In reply to a query from Committee, Ms. Kaczor commented on the participants' access to cameras and advised that once all the photos have been collected, her role would be to make all the different photos work together.

It was moved and seconded

That the concept proposal for the Transitions Vancouver Coastal Health Community Public Art Project "Transitions" by artist Tiana Kaczor, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated February 13, 2012, be endorsed.

CARRIED

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**8. RICHMOND MULTICULTURAL COMMUNITY SERVICES
COMMUNITY PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-120) (REDMS No. 3468397)

Mr. Fiss introduced Zoë Kreye, artist for the proposed Richmond Multicultural Community Services Community Public Art Project and Jasmine Rezaee, representative of the Richmond Multicultural Community Services.

In reply to a query from Committee, Ms. Kreye advised that she would be pleased to have members of Council participate in the proposed events.

Ms. Rezaee stated that Richmond Multicultural Community Services fully supports the proposed public art project.

It was moved and seconded

That the concept proposal for the Richmond Multicultural Community Services Community Public Art Project "EAT.TALK.DANCE." by artist Zoë Kreye, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated February 13, 2012 be endorsed.

CARRIED

**9. CITY OF RICHMOND PUBLIC ART PROGRAM PARTICIPATION
IN THE 2013-2015 VANCOUVER INTERNATIONAL SCULPTURE
BIENNALE**

(File Ref. No. 11-7000-09-20-099) (REDMS No. 3468373)

In reply to a query from Committee, Mr. Fiss advised that Richmond's participation in the 2009-2011 Vancouver International Sculpture Biennale cost approximately \$125,000 and was funded from the Public Art Reserve fund and developer contributions.

Mr. Fiss stated that the Biennale has requested that the City commit \$200,000 for the proposed participation in the 2013-2015 Vancouver International Sculpture Biennale. He stated that should Council endorse participation, staff would review funding options and report back to Council for approval.

Discussion ensued regarding Richmond's participation in the 2013-2015 Vancouver International Sculpture Biennale and Committee cited concerns with regard to control over the selection of Biennale art pieces and control over the placement of Biennale art pieces.

It was noted that Committee wished to see public art pieces specific to Richmond. Also, Committee queried what the City of Vancouver has been requested to commit for participation in the 2013-2015 Vancouver International Sculpture Biennale.

Committee queried the specifics of participating in the 2013-2015 Vancouver International Sculpture Biennale and further expressed concerns with regard to control over the selection of Biennale art pieces and control over the placement of such pieces.

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

It was moved and seconded

That staff be authorized to investigate participating in the 2013 –2015 Vancouver International Sculpture Biennale, such as locations, financial implications, terms of conditions, and selection of art pieces, and report back.

CARRIED

10. PUBLIC ART POLICY REVIEW FOR NON-RETAIL WAREHOUSE AND INDUSTRIAL STORAGE

(File Ref. No. 11-7000-09-00) (REDMS No. 3462057)

It was moved and seconded

That the staff report entitled “Public Art Program Policy for Non-retail Warehouse and Industrial Storage” dated February 13, 2012, from the Director, Arts Culture and Heritage, be received for information.

CARRIED

11. MARITIME FESTIVAL 2012

(File Ref. No.) (REDMS No. 3474394)

It was moved and seconded

That:

- (1) up to \$200,000 be authorized from the Major Events Provisional Fund to the Maritime Festival account to provide funding in support of the 2012 Maritime Festival, as outlined in the report from the Director, Arts, Culture and Heritage Services dated February 13, 2012; and*
- (2) any grant funding approved would offset the City contribution and those funds returned to the Major Events Provisional Fund for future festival development.*

CARRIED

12. REQUESTS MADE BY THE RICHMOND POTTERS CLUB

(File Ref. No. 11-7000-09-01) (REDMS No. 3463784)

Councillor McPhail left the meeting (5:40 p.m.) and did not return.

Jane Fernyhough, Director, Arts, Culture & Heritage and Ms. Somerville provided an update on staff's most recent meeting with the Artist Guild, Photo Club, Potters Club, Gem and Mineral Club, and Riverside Art Circle.

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It was moved and seconded

That the staff report entitled "Requests made by the Richmond Potters Club" dated February 13, 2012 from the Director, Arts, Culture and Heritage Services, be received for information.

CARRIED

13. MANAGER'S REPORT

(i) Richmond Animal Shelter

Ms. Lusk advised that throughout January 2012, the Richmond Animal Protection Society (RAPS) took in 52 animals and adopted 59 animals; however, the shelter continues to operate at full capacity. She noted that 49 animals received medical attention through free veterinary services and 92 volunteers contributed 545 hours to the shelter.

(ii) Tree Removal Request

Mr. Redpath spoke of a request from a resident to remove a 50-year-old Poplar tree that belongs to the City. He noted that the City arborist has evaluated the tree and has found it to be healthy; therefore, the tree will not be removed.

(iii) Governor General's Award in Visual and Media Arts

Ms. Somerville announced that Richmond performance artist Margaret Dragu has won the Governor General's Award in Visual and Media Arts.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:55 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, February 28, 2012.

Councillor Harold Steves
Chair

Hanieh Berg
Committee Clerk



Planning Committee

Date: Tuesday, March 6, 2012

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Derek Dang
Councillor Ken Johnston
Councillor Linda McPhail (present via teleconferencing)

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, February 21, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, March 20, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

It was agreed that an additional item would be added to the Agenda as Item 1A. (please see Page 8)

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8351 RIVER ROAD AND DUCK ISLAND (LOT 87 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592) FOR 2012, 2013 AND 2014**
(File Ref. No. TU 11-595782) (REDMS No. 3485054/3468443)

Committee discussed the application for a Temporary Commercial Permit at River Road and Duck Island, by Raymond Cheung, Firework Productions, to operate a seasonal night market event Fridays to Sundays, from May to October, for 2012, 2013 and 2014.

It was noted that since the February 21, 2012 meeting of the Planning Committee, during which the Temporary Commercial Permit application was discussed then referred back for further examination of (i) traffic issues, (ii) traffic management, and (iii) parking issues as they related to the proposed night market, the proponent and staff had responded to the Committee referral and were presenting (i) new information, and (ii) analysis to Committee for consideration.

In response to queries, Victor Wei, Director of Transportation, advised that:

- the traffic consultant, R.F. Binnie & Associates Ltd. (Binnie), that the proponent hired to prepare a traffic and parking assessment for the event is well known to City staff; and
- recent projects Binnie has undertaken for the City include the 'scramble intersection' in Steveston, at the corner of No. 1 Road and Moncton Street, as well as the City's bus lane study;

Discussion ensued among Committee, Raymond Cheung, Fireworks Productions, Jonathan Ho, Traffic Engineer, Binnie, and Douglas Smith, ATC Traffic Management Ltd., and in particular on:

- ATC Traffic Management is tasked with carrying out the traffic and parking plans for the proposed night market;
- whether the proposed night market would reimburse River Rock Casino if the proposed night market's traffic and parking plans negatively impacted the casino's revenue;
- 100% of the proposed night market's 1,505 off-street parking stalls are free of charge, thereby (i) removing the requirement for pay booths to be situated at any location within the even parking areas, (ii) decreasing the possibility of queuing lengths for the vehicles on the site, and (iii) minimizing queuing on No. 3 Road;

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- discussions among the proponent, Binnie and City staff resulted in traffic and parking strategies that adequately address concerns regarding traffic flow, potential bottlenecks on City streets surrounding the subject site, and parking issues;
- trained Traffic Control Personnel (TCP) provided by ATC Traffic Management, stationed at intersections to direct traffic, will maintain constant radio communication to relay information between intersections, and, under severe conditions at the intersection of No. 3 Road and Bridgeport Road, a member of the Richmond detachment of the RCMP may override the existing signal.

Howard Blank, Vice-President, Great Canadian Gaming Corporation addressed Committee. Mr. Blank applauded the proponent for the steps taken to address the concerns he outlined at the February 21, 2012 meeting of the Planning Committee and then stated the following concerns with the application and the newly designed traffic and parking strategies:

- he knows that the presence of the proposed night market will have a negative effect on the casino, and he was not certain that the proponent knew the true detriment the proposed night market would have on the casino;
- he surmised that from 8,000 to 20,000 vehicles would make their way to the proposed night market, and wondered if these numbers were similar to those experienced at the Oval, during the 2010 Winter Olympics;
- he questioned whether the TCPs provided by the traffic management company were able to speak Cantonese and/or Mandarin;
- he queried how the proponent could prevent visitors to the proposed night market from saying they were destined for the casino, when they were not intent on going to the casino;
- he remarked that the casino's parkades feature a hard surface, and are safe and well-lit, while the proponent's parking sites have a sand surface;
- he noted that night market visitors might use Great Canadian Way to access the market, but that the casino's main access to the casino facility was the Great Canadian Way; and
- he wondered whether casino guests would be stuck in traffic on weekends, as they made an effort to get to the casino for theatre shows and 'staycations'.

Mr. Blank then asked for the following assurances:

- that the proponent has secured the additional site at the northwest corner of Bridgeport Road and No. 3 Road of Bridgeport Road needed to accommodate the contingency parking lot;

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- bilingual signage pointing drivers away from Great Canadian Way, to the other main access arteries that would feed the proposed night market;
- flexibility on the part of Firework Productions when they liaise with the casino; and
- that those people parking in the casino's parkades are going to the casino and not to the proposed night market.

The Chair posed Mr. Blank's questions, and reiterated Mr. Blank's request for assurances, to Mr. Cheung, Mr. Ho and Mr. Smith, and received the following advice:

- some, but not all, of the TCPs are bi- or multi-lingual;
- an agreement has been signed to secure the contingency parking lot at the northwest corner of Bridgeport Road and No. 3 Road;
- there will be adequate signage to point drivers away from the Great Canadian Way access to alternative access routes on their way to the proposed night market;
- one TCP working for the proponent would be stationed outside the casino's parkade; and
- on busy nights, such as those nights when the casino has a show featured in its theatre space, the proponent would station more TCPs in order to help out the casino.

Further discussion ensued among Committee, Mr. Cheung, Mr. Ho and Mr. Smith, and the following advice was provided:

- Firework Productions will undertake a thorough public relations campaign using multiple media outlets, to encourage visitors to the proposed night market to use public transit, especially the Canada Line, to access the market;
- Mr. Cheung is the primary liaison for communications with the casino, and his staff members are also authorized to communicate with the casino, to ensure no miscommunication takes place;
- with regard to the proponent's plans to provide signage to area residents that identify their vehicles so they will not be ticketed, the proponent is in discussion with City bylaw staff; and
- on busy weekend nights TCPs would clear any bottlenecks, and would take action to speed up the parking process.

In response to a Committee query, Mr. Wei advised that area residents and their parking habits would not be impacted by the proposed night market, as has been demonstrated in the case of the Vulcan Way night market.

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Mr. Wei added that a 20% contingency fund, in addition to the yearly operation bond amount required for the night market event, can be utilized to implement additional traffic control and monitoring and roadway improvements, if deemed necessary by City Transportation staff, in consultation with impacted stakeholders in the area.

Further discussion ensued among Committee, Mr. Cheung, Mr. Ho and Mr. Smith, and especially with regard to:

- a concern that the proponent is asking the City to take a risk, and this risk could mean a reduction in casino funding, and it follows that such a reduction would impact taxpayers;
- a concern that in an “only if needed” scenario, the member of the Richmond RCMP who would be called to override a traffic signal, would be diverted from other RCMP duties;
- the proponent’s willingness to ‘tweak’ the traffic and parking strategies on an as-needed basis;
- the importance of the first month of operation of the proposed night market in discerning how the traffic and parking strategies are working;
- the traffic management strategies have been designed to be responsive to many scenarios;
- the number of TCPs is flexible, with the option of adding more should the situation dictate more personnel, and they are trained to see not just the traffic at hand, but what traffic is coming;
- parking attendants will have communication tools, a backup plan is in place to alleviate queuing at the parking lots’ access points, and the overflow parking site has been secured;
- how the proponent’s traffic management plan can dissuade drivers from passing by the casino on their way to the proposed night market’s parking sites;
- the difference in acreage between the proponent’s past night market site and the proposed subject site; the proposed number of retail stalls and proposed number of food court stalls; and
- the proponent’s plans to dispatch staff to clean up night market litter that may be found in the surrounding area.

(Councillor Derek Dang left the meeting at 4:50 p.m. and did not return until 5:15 p.m.)

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It was moved and seconded

- (1) *That the application of Firework Productions Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be considered at Public Hearing to be held on March 19, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation 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 for the purposes of permitting an evening night market event between May 18, 2012 to October 8, 2012 (inclusive), May 17, 2013 to October 14, 2013 (inclusive) and May 16, 2014 to October 13, 2014 (inclusive) 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 include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in Attachment 4 to the original staff report dated February 9, 2012 from the Director of Development.*

The question on the motion was not called as further discussion ensued, and especially on:

- what the night market brings to Richmond, whether the night market is an asset to Richmond, and the benefits of the night market to Richmond;
- whether the proponent is willing to cancel the 2013 and 2014 night markets if the proposed 2012 night market proves problematic;
- the subject site is earmarked for development in the future, as part of the City's 'entertainment district', and the night market would provide an opportunity to work on traffic pattern issues before any permanent structures, such as hotels, go up on the subject site; and
- the proponent's willingness to work with the casino on traffic circulation issues.

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

It was moved and seconded

That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the property at 8351 River Road and Duck Island for the purpose of permitting an evening night market event between May 18, 2012 to October 8, 2012 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.

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The question on the motion was not called as further discussion took place.

In response to a query, Brian J. Jackson, Director of Development, advised that if the applicant does not fulfill all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and the attached Schedules, Council could revoke the Temporary Commercial Use Permit. He added that if the applicant was fulfilling all terms, conditions and requirements, it would be difficult for Council to revoke the permit.

There was general acknowledgement and agreement that the proposed night market would probably be successful.

A comment was made that the anticipated success of the event would be the reason for (i) potential effects on the casino's operation, and (ii) potential traffic and parking issues in the area, and that a one-year permit was the way to address any issues that may arise.

A brief discussion ensued regarding the idea of a one-year versus a three-year permit.

At the conclusion of the discussion the question on the motion was called and it was **DEFEATED** with Mayor Brodie and Councillors Au, Barnes and McNulty **OPPOSED**.

It was moved and seconded

- (1) *That the application of Firework Productions Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be considered at Public Hearing to be held on March 19, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation 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 for the purposes of permitting an evening night market event between May 18, 2012 to October 8, 2012 (inclusive), May 17, 2013 to October 14, 2013 (inclusive) and May 16, 2014 to October 13, 2014 (inclusive) 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 include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in Attachment 4 to the original staff report dated February 9, 2012 from the Director of Development.*

CARRIED

OPPOSED: Cllr. Evelina Halsey-Brandt
Cllr. Harold Steves

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The meeting was recessed at 5:19 p.m.

The meeting was reconvened at 5:28 p.m. with Cllr. Derek Dang present.

1A. APPLICATION BY AJIT THALIWAL FOR REZONING AT 6688 LIVINGSTONE PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)

(File Ref. No. 12-8060-20-8870, RZ 11-596352) (REDMS No. 3468937)

It was moved and seconded

That Bylaw No.8870, for the rezoning of 6688 Livingstone Place from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

2. MANAGER'S REPORT

No manager's reports were given.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:31 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 26, 2012.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk



City of Richmond

Report to Committee Fast Track Application

To: Planning Comm., March 6, 2012

To: Planning Committee

Date: February 13, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 11-596352

Re: Application by Ajit Thaliwal for Rezoning at 6688 Livingstone Place from
Single Detached (RS1/E) to Single Detached (RS2/A)

Staff Recommendation

That Bylaw No.8870, for the rezoning of 6688 Livingstone Place from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing

Y ☒ N ☐

Staff Report

Item	Details	
Applicant	Ajit Thaliwal	
Location	6688 Livingstone Place (Attachment 1)	
Development Data Sheet	See Attachment 2	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/A)	
OCP Designation	Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential".	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Area Plan Designation	East Livingstone Sub-Area Plan (2.5B) Land Use Map – "Small Lot Single-Family (Max FAR 0.55)"	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Lot Size Policy 5461 (adopted by Council in 1996 & amended in 2007) – permits subdivision of properties in accordance with the provisions of "Single Detached (RS2/A)" (Attachment 3).	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	N/A	N/A
Affordable Housing Strategy Response	The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Surrounding Development	North: across Livingstone Place are townhouses zoned "Town Housing (ZT40) – East Livingstone"	
	South: facing Comstock Road is a single-family lot zoned "Single Detached (RS1/E)".	
	East: single-family lot zoned "Single Detached (RS1/K)".	
	West: a single-family lot zoned "Single Detached (RS1/B)".	
Rezoning Considerations	See Attachment 5	

Staff CommentsTree Preservation & Landscaping

The Tree Survey submitted by the applicant indicates that there are no trees on the subject property. There is one (1) bylaw-sized tree (Tree A) located on the adjacent property to the east (6780 Livingstone Place) and one (1) undersized tree (Tree B) on the neighbouring property to the west (6680 Livingstone Place). Tree protection fencing must be installed around Tree A & B to City standards and must remain in place until construction and landscaping on the future lots is completed.

The final Tree Retention Plan is included in **Attachment 4**.

Council Policy 5032, adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees.

Consistent with this Policy, the applicant has agreed to plant and maintain two (2) trees on each new future lot (minimum 6 cm deciduous calliper/2.5 m coniferous height). To ensure the new trees are planted and maintained, the applicant is required to submit a landscaping security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Site Servicing & Subdivision

There are no servicing concerns with rezoning. The dedication and completion of Livingston Place (full road upgrade), along the entire north edge of the site will be dealt with as part of the Servicing Agreement for SD 11-596408.

Prior to approval of Subdivision the developer will be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently on-going in the surrounding area. The applicant has agreed to the list of rezoning conditions included in **Attachment 5**. On this basis, staff support the application.

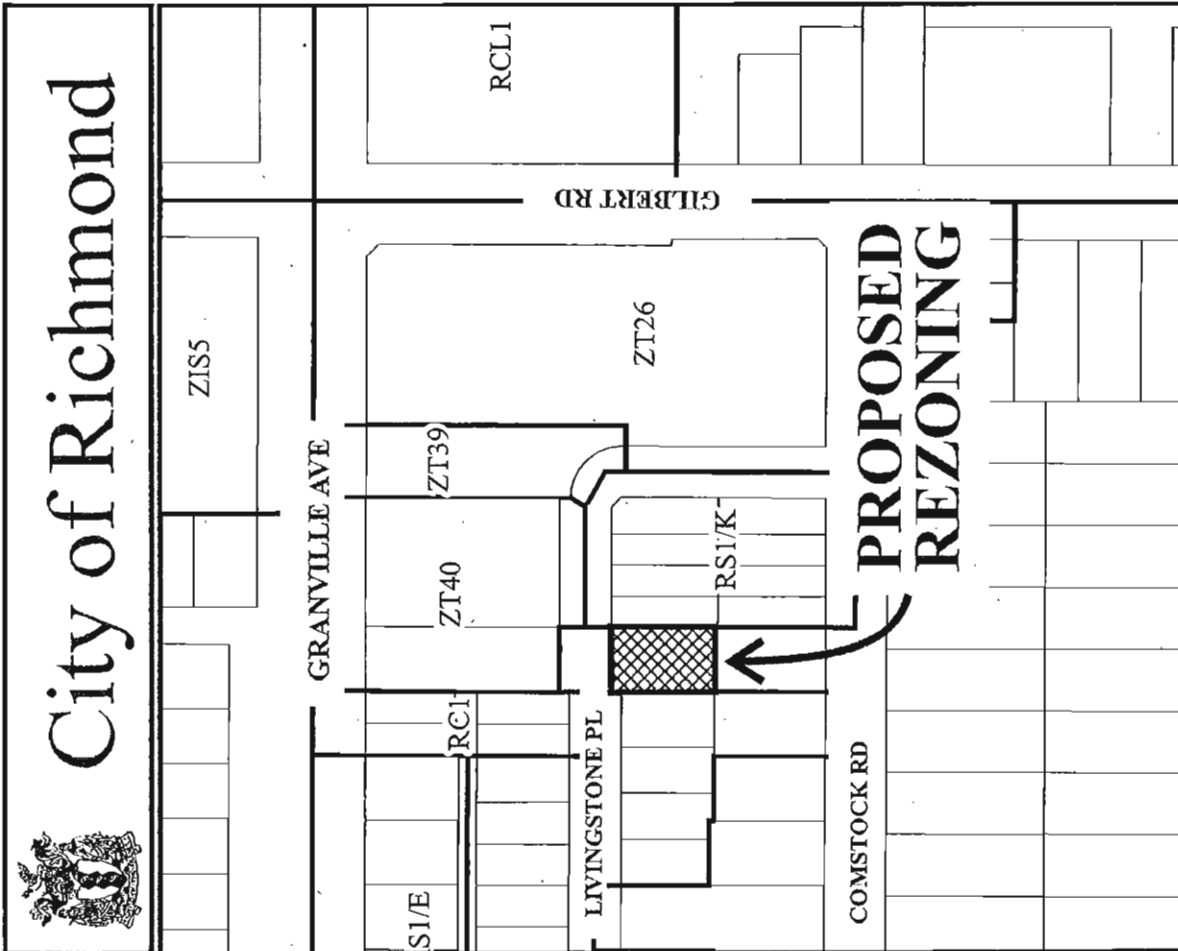


Erika Syvokas
Planning Technician
(604-276-4108)

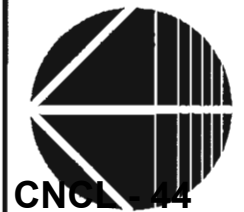
ES:blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5448
- Attachment 4: Proposed Subdivision/Tree Retention Plan
- Attachment 5: Rezoning Considerations



6671	6673	21.34	42.68
10.68	10.68		
LIVINGSTONE PL			
18.29	6680	10.22	10.22
30.57	33.95	35.10	35.10
21.34	21.34	10.22	10.22
36.27	36.27	35.10	35.10
18.29	21.34	10.22	10.22
30.57	33.95	35.10	35.10
21.34	21.34	10.22	10.22



RZ 11-596352

Original Date: 01/12/12
 Revision Date:
 Note: Dimensions are in METRES



RZ 11-596352

Original Date: 01/12/12

Amended Date:

CNCL - 45

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Division

RZ 11-596352**Attachment 2**Address: 6688 Livingstone PlaceApplicant: Ajit ThaliwalDate Received: December 19, 2011 Fast Track Compliance: February 3, 2012

	Existing	Proposed
Owner	0754913 B.C. LTD. INC.	To be determined
Site Size (m ²)	724 m ² (7,793.3 ft ²)	Two (2) lots each approximately 362 m ² (3,896.7 ft ²)
Land Uses	Vacant Single-family residential lot	Two (2) single-family residential dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units	None	Two (2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6 m	6 m Min.	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2.5 storeys	2.5 storeys	none
Lot Size	Min. 270 m ²	362 m ²	none
Lot Width	Min. 9.0 m	10.667 m	none

Other: Tree replacement compensation required for loss of significant trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: June 17, 1996
 Amended by Council: October 15, 2007

POLICY 5461

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 18-4-6**POLICY 5461:**

The following policy establishes lot sizes in a portion of Section 18-4-6, within the area bounded by Granville Avenue, Comstock Road and the Livingstone Place road allowance.

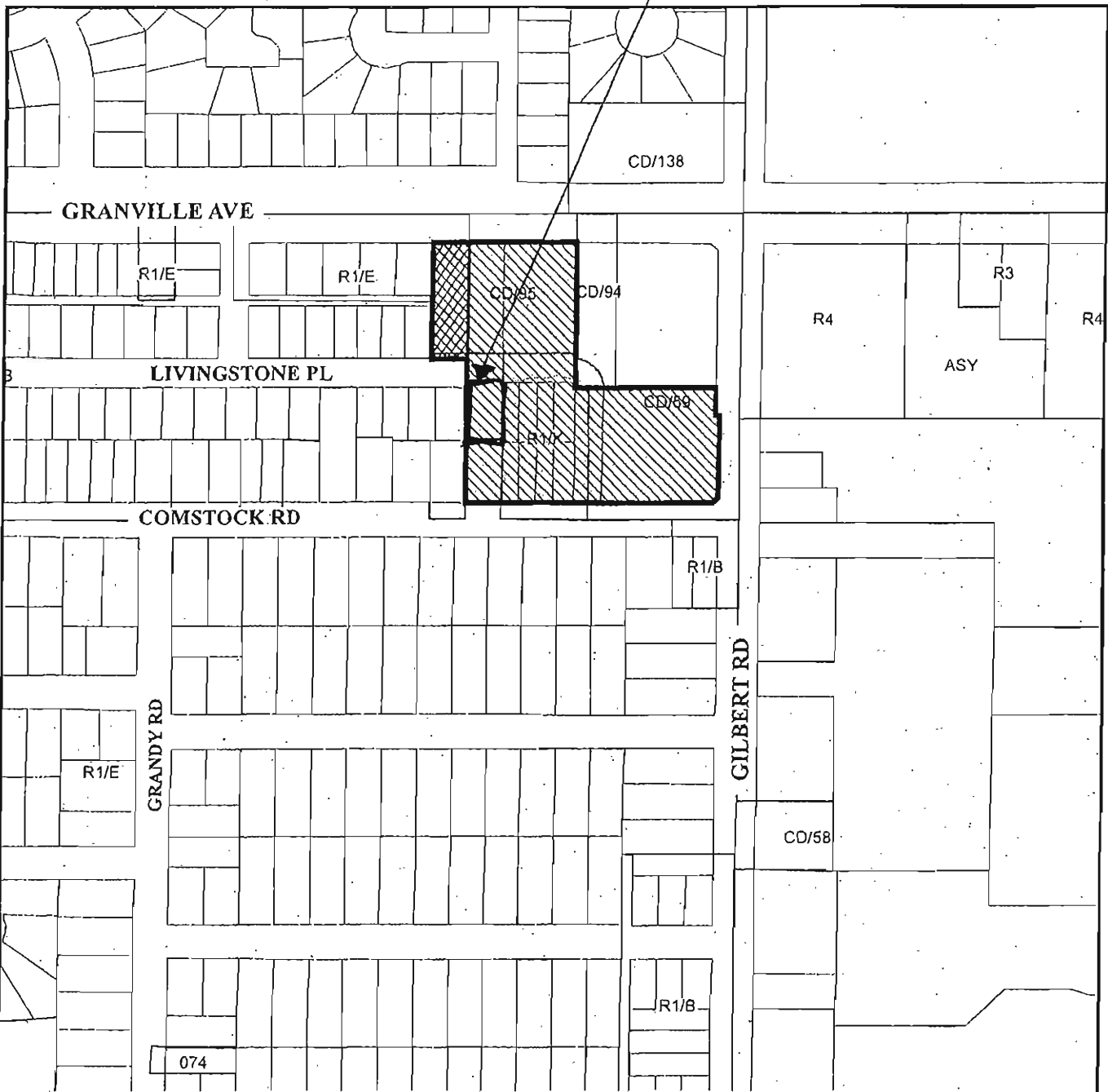
That properties within the area bounded by the west property lines of 6600 Granville Avenue and 6671 Comstock Road, Comstock Road, Gilbert Road, the south property lines of 7071 Gilbert Road, the south and west property lines of 6680 Granville Avenue, and Granville Avenue (in a portion of Section 18-4-6), be deemed eligible for Townhouse District (R2), Two-Family Housing District (R5) or subdivision in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in the Richmond Zoning and Development Bylaw No. 5300 with the following exceptions:

a) If there is no lane or internal road access, then properties along Gilbert Road and Granville Avenue must remain Single-Family Housing District, Subdivision Area E (R1/E) zoning; and,

b) That the properties at 6600 Granville Avenue and 6671 Livingstone Place only, be deemed eligible for Single-Family Residential District (R1-0.6); and

That this policy be used to determine the disposition of future Single-Family, Two-Family and Townhouse rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Richmond Zoning and Development Bylaw No. 5300.

SUBJECT PROPERTY



Subdivision permitted as per R1/A, R2 or R5 except

- 1) Lots facing Granville Ave and Gilbert Rd R1/E, unless there is a lane or internal road access then R1/A, R2 or R5.



Subdivision permitted as per R1-0.6 provided that the new lots have rear lane vehicle access



Policy 5461 Section 18, 4-6

Adopted Date: 06/17/96

Amended Date: 10/15/07

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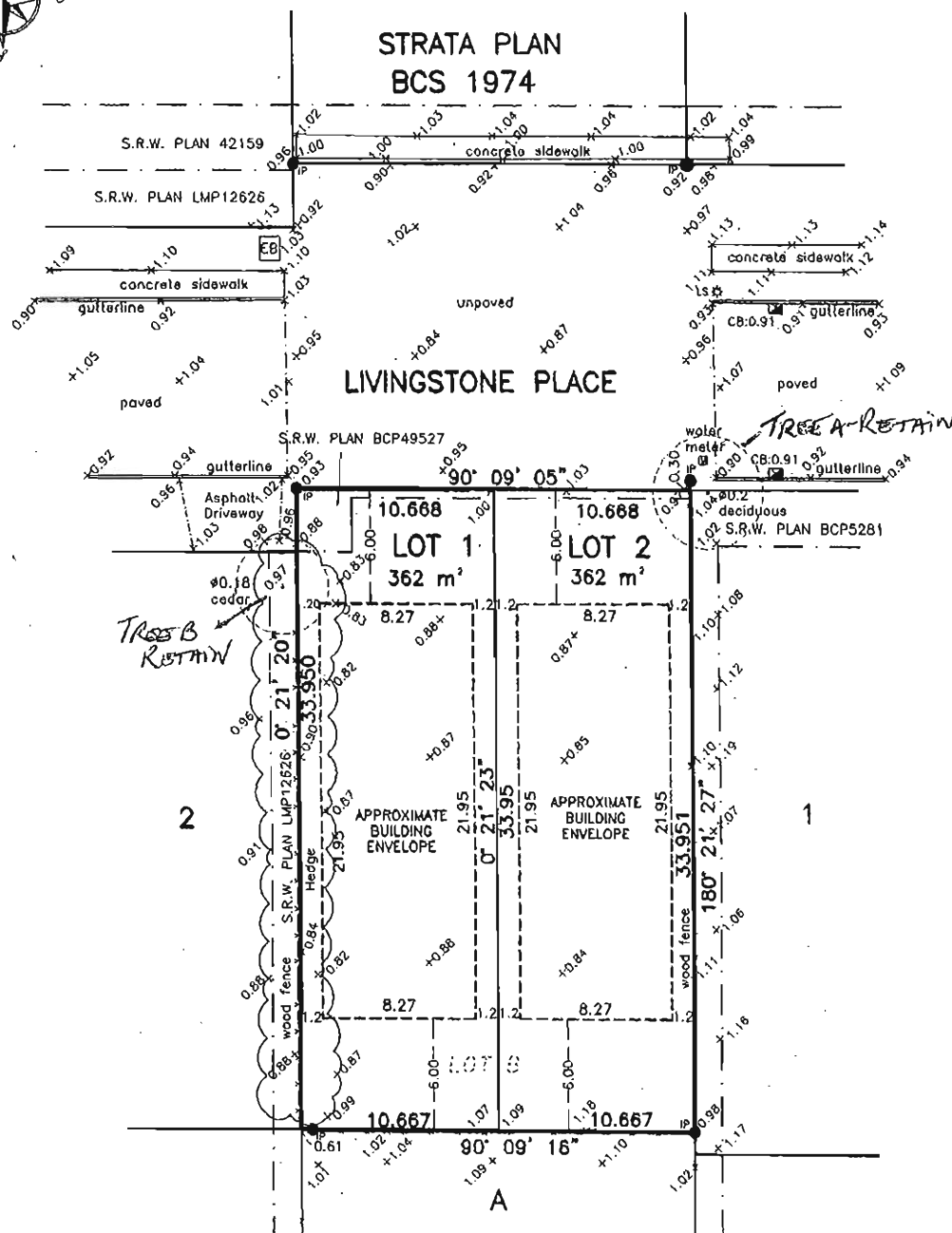
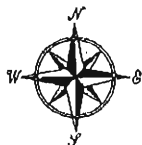
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT B SECTION 18 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN BCP49526

#6688 LIVINGSTONE PLACE,
RICHMOND, B.C.
P.I.D 028-711-947

SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4186
FB-198 P138
Drawn By: TH

LEGEND:

IP denotes iron post set
LS denotes lamp standard
EB denotes electrical box
CB denotes catch basin

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202, Control Monument 77H4623
Located at CL S bound L turn lane @ No.3 Rd & Bennett Rd
Elevation = 1.452 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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JOHNSON C. TAM, B.C.L.S.



**City of
Richmond**

Rezoning Considerations

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

Address: 6688 Livingstone Place

File No.: RZ 11-596352

Prior to final adoption of Zoning Amendment Bylaw 8870, the developer is required to complete the following:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) for the planting and maintenance of four (4) replacement trees (minimum 6 cm deciduous calliper/2.5 m coniferous height).
2. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,286.3) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At demolition stage*, the applicant will be required to:

- Install Tree Protection Fencing around all off-site trees to be retained and protected as part of the development (Trees A & B) prior to any construction activities, including building demolition, occurring on-site.

At subdivision stage*, the developer will be required to:

- Pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

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.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8870 (RZ 11-596352)
6688 LIVINGSTONE PLACE**

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/A)**.

P.I.D. 028-711-947

Lot B Section 18 Block 4 North Range 6 West New Westminster District Plan
BCP49526

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8870"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



Housing Agreement (14000 and 14088 Riverport Way) Bylaw No. 8853

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the land legally described as:

PID 026 215 365

Lot 2 Section 33 Block 4 North Range 5 West New Westminster District Plan
BCP 16162

PID 026 215 357

Lot 1 Section 33 Block 4 North Range 5 West New Westminster District Plan
BCP 16162

(the "Lands").

2. The General Manager of Community Services for the City of Richmond is authorized to cause notice of the housing agreement to be registered in the Land Title Office.
3. This Bylaw may be cited as "**Housing Agreement (14000 And 14088 Riverport Way) Bylaw No. 8853**".

FIRST READING

FEB 27 2012

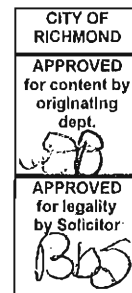
SECOND READING

FEB 27 2012

THIRD READING

FEB 27 2012

ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (Legacy Park Lands Limited) Bylaw No. 8853

**HOUSING AGREEMENT BETWEEN LEGACY PARK LANDS LIMITED AND CITY OF
RICHMOND IN RELATION TO 14000 AND 14088 RIVERPORT WAY**

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 6th day of January, 2012.

BETWEEN:

LEGACY PARK LANDS LIMITED

(Inc. No. BC0360137)

a company duly incorporated under the laws of the Province of British Columbia and having its offices at 4540 Agar Drive, Richmond, B.C. V7B 1A3

(the "Owner" as more fully defined in section 1.1 of this Agreement)

AND:

CITY OF RICHMOND

a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the "City" as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units;
- B. The Owner is the registered owner of the Lands (as hereinafter defined);
- C. As a condition of approving Zoning Text Amendment 11-565675 (the "Text Amendment"), the Owner is required to register the City's Housing Agreement to secure at least one hundred and thirty-five (135) Dwelling Units, (as hereinafter defined), being constructed on the Lands for market rental purposes in perpetuity and to also provide that the Owner shall not apply for subdivision including stratification (subdivision by way of strata plan, whether by conversion or otherwise) of all or any portion of the Lands, provided that consolidation of the Lands is permitted; and
- D. The Owner and the City wish to enter into this Agreement (as hereinafter defined) to provide the Dwelling Units (as hereinafter defined) on the terms and conditions set out in this Agreement.

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

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

- (a) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (b) **"Building 1"** means the building to be constructed on PID: 026-215-365 Lot 2 Section 33 Block 4 North Range 5 West NWD Plan BCP16162;
- (c) **"Building 2"** means the building to be constructed on PID: 026-215-357 Lot 1 Section 33 Block 4 North Range 5 West NWD Plan BCP16162
- (d) **"City"** means the City of Richmond;
- (e) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands;
- (f) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on the ____ day of ____, 2011 under number _____;
- (g) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238;
- (h) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250;
- (i) **"Lands"** means the following lands and premises situate in the City of Richmond and any part, including a building or a portion of a building, into which said land is Subdivided:

 PID: 026 215 365
 Lot 2 Section 33 Block 4 North Range 5 West NWD Plan BCP16162

 PID: 026 215 357
 Lot 1 Section 33 Block 4 North Range 5 West NWD Plan BCP16162
- (j) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323;
- (k) **"LTO"** means the New Westminster Land Title Office or its successor;

- (l) **"Market Rent"** means the amount of rent that a willing tenant would pay to a willing landlord for the rental of a comparable unit with comparable amenities in a comparable location for a comparable period of time;
- (m) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Dwelling Unit from time to time;
- (n) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41;
- (o) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78;
- (p) **"Strata Property Act"** means *Strata Property Act* S.B.C. 1998, Chapter 43;
- (q) **"Subdivide"** means to divide, apportion, or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (r) **"Tenancy Agreement"** means a written tenancy agreement, lease, license or other agreement granting rights to occupy a Dwelling Unit for a term of not more than five years; and
- (s) **"Tenant"** means an occupant or occupants of a Dwelling Unit by way of a Tenancy Agreement. A Tenant does not include the Owner or the Owner's family members or any guest of the Owner.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2 USE AND OCCUPANCY OF DWELLING UNITS

- 2.1 Notwithstanding that the Owner may be otherwise entitled, the Owner agrees that each of the one hundred and thirty five (135) Dwelling Units being constructed on the Lands may only be:
 - (a) occupied by a Tenant pursuant to a Tenancy Agreement and that no Dwelling Unit may be occupied by the Owner, the Owner's family members or any guest of the Owner; and
 - (b) used for the provision of housing at Market Rent in perpetuity in accordance with this Agreement.
- 2.2 Notwithstanding that the Owner may be otherwise entitled, the Owner shall not apply for subdivision including stratification (subdivision by way of strata plan, whether by conversion or otherwise) of all or any portion of the Lands, provided that consolidation of the Lands shall be permitted.
- 2.3 The Owner will not cause or permit the beneficial or registered title to any of the Dwelling Units to be sold or otherwise transferred, other than pursuant to a Tenancy Agreement, unless title to every one of the Dwelling Units is sold or otherwise transferred together and as a block to the same beneficial and legal owner, provided that the Owner shall be permitted to transfer as a block all of the Dwelling Units located in

Building 1 and all of the Dwelling Units located in Building 2 to different owners, each as a respective block.

- 2.4 Within 30 days after receiving a request in writing from the City, the Owner or its property manager shall provide the City with a statutory declaration in the form attached as Appendix A confirming that all Dwelling Units are being used for the provision of housing at Market Rent in accordance with this Agreement.
- 2.5 The Owner will not permit a Tenancy Agreement to be subleased or assigned unless the proposed Tenant enters into a new Tenancy Agreement with the Owner.
- 2.6 The Owner shall not rent, lease, license or otherwise permit occupancy of any Dwelling Unit except to a Tenant and the Dwelling Unit will be used or occupied only pursuant to a Tenancy Agreement.

ARTICLE 3 DEMOLITION OF A DWELLING UNIT

- 3.1 The Owner will not demolish a Dwelling Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Dwelling Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Dwelling Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

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

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

ARTICLE 4 DEFAULT AND REMEDIES

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

- 4.2 The Owner agrees that damages may be an inadequate remedy for the City for any breach by the Owner of its obligations under this Agreement and the Owner agrees that the City is entitled to seek and obtain an order for specific performance, or a prohibitory or mandatory injunction, in order to compel performance by the Owner of its obligations under this Agreement.

ARTICLE 5 MISCELLANEOUS

5.1 Housing Agreement

The Owner acknowledges and agrees that:

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

5.2 Modification

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

5.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Dwelling Units. The Owner further covenants and agrees that it will maintain or cause to be maintained the Dwelling Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the

City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Dwelling Units.

5.4 **Indemnity**

The Owner will indemnify, protect and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Dwelling Unit or the enforcement of any Tenancy Agreement; and/or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

5.5 **Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Dwelling Unit under this Agreement; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

5.6 **Survival**

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

5.7 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands;

5.8 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

5.9 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Dwelling Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

5.10 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

5.11 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

5.12 Enuring Effect

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

5.13 Severability

If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

5.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

5.15 Sole Agreement

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

5.16 Further Assurance

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

5.17 **Covenant Runs with the Lands**

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

5.18 **Equitable Remedies**

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

5.19 **Limitation on Owner's Obligations**

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

5.20 **No Joint Venture**

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

5.21 **Applicable Law**

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

5.22 **Deed and Contract**

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

5.23 Joint and Several

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

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

LEGACY PARK LANDS LIMITED

by its authorized signatories:

Per: _____

Per: _____

CITY OF RICHMOND

by its authorized signatories:

Per: _____

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

Appendix A to the Housing Agreement

STATUTORY DECLARATION

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

TO WIT:

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

1. I am the owner or authorized signatory of the owner, or authorized agent of the owner of _____ (the "Lands"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Lands notice of which is registered on title to the Lands under registration number _____.
3. For the period from _____ to _____ all the Dwelling Units (as defined in the Housing Agreement) on the Lands were being used solely for the provision of housing for Tenants (as defined in the Housing Agreement) at Market Rent (as defined in the Housing Agreement).
4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____)
 Richmond, in the Province of British Columbia,)
 this _____ day of _____, 2012.)

 A Commissioner for Taking Affidavits in the)
 Province of British Columbia)

 DECLARANT

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the of the *Local Government Act* between the City of Richmond and Legacy Park Lands Limited in respect to the lands and premises legally known and described as:

PID: 026 215 365

Lot 2 Section 33 Block 4 North Range 5 West NWD Plan BCP16162

PID: 026 215 357

Lot 1 Section 33 Block 4 North Range 5 West NWD Plan BCP16162

(the "Lands").

HSBC Bank Canada (the "Chargeholder") is the holder of Mortgages and Assignments of Rents encumbering the Lands which Mortgages and Assignments of Rents were registered in the Lower Mainland LTO under numbers BX156405, BB1290260 and BX156406, BB1290260A, respectively, (the "Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of the Housing Agreement and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

HSBC BANK CANADA

by its authorized signatories:

Per: _____

Per: _____



Capstan Station Capital Reserve Fund Establishment Bylaw No. 8854

WHEREAS:

- A. The Council intends to raise capital funds for the construction of the Capstan Station on the Canada Line; and
- B. The Council may establish a reserve fund for a specified purpose and direct that money be placed to the credit of the reserve fund;
- 1. The Council of the City of Richmond enacts as follows:
 - 1.1 The Capstan Station Capital Reserve Fund is established.
 - 1.2 Funds paid to the City in connection with density bonus provisions in Zoning Bylaw 8500 pertaining to the Capstan Station Reserve shall be placed to the credit of the Capstan Station Capital Reserve Fund.
 - 1.3 The purposes of the Capstan Station Capital Reserve Fund are:
 - (a) to pay, in accordance with the arrangements between the City and South Coast British Columbia Transportation Authority from time to time in respect of the Capstan Station on the Canada Line, the cost of constructing the Capstan Station, which costs include, without limitation:
 - (i) preliminary and detailed design costs;
 - (ii) construction costs;
 - (iii) passenger-related enhancements to the Capstan Station and the immediate public realm; and
 - (iv) capital improvements to roadways and other transportation infrastructure required in consequence of the construction of the Capstan Station;
 - (b) improvements to City infrastructure within the area established as the Capstan Station Bonus Map area in the City Centre Area plan that facilitate or enhance public use of the Capstan Station and related transportation improvements; and
 - (c) in the event that the Council in its sole discretion determines that it is not feasible to construct the Capstan Station, or that the Capstan Station will not

be constructed within a reasonable time, to pay the capital cost of alternative public transportation improvements in, or alternative public transportation improvements of benefit to, the area established as the Capstan Station Bonus Map area in the City Centre Area Plan, or to pay the capital cost of other public improvements in or of benefit to that area.

2. This Bylaw is cited as **“Capstan Station Capital Reserve Fund Establishment Bylaw No. 8854”**.

FIRST READING

FEB 27 2012

SECOND READING

FEB 27 2012

THIRD READING

FEB 27 2012

ADOPTED



MAYOR

CORPORATE OFFICER



Water Service To Richmond Island Bylaw No. 8861

The Council of the City of Richmond enacts as follows:

1. Council hereby consents to the provision of water service by the City of Vancouver to lands commonly known as Richmond Island and legally described as PID: 025-409-018, Parcel A Section 17 and 18 Block 5 North Range 6 West NWD Plan LMP53748 ("Richmond Island").
2. The Chief Administrative Officer and General Manager, Engineering and Public Works are authorized to execute and deliver a service agreement for the provision of water service by the City of Vancouver to Richmond Island, substantially in the form set out in Schedule A of this Bylaw.
3. This Bylaw is cited as **"Water Service to Richmond Island Bylaw No. 8861"**.

FIRST READING

FEB 27 2012

SECOND READING

FEB 27 2012

THIRD READING

FEB 27 2012

ADOPTED



MAYOR

CORPORATE OFFICER

SERVICE AGREEMENT

WATER SERVICE TO RICHMOND ISLAND

THIS AGREEMENT is made as of the ____ day of _____, 2012 (the "Effective Date"),

BETWEEN:

CITY OF VANCOUVER, a municipal corporation, having
an office at 453 West 12th Avenue, Vancouver,
British Columbia, V5Y 1V4

("Vancouver")

AND:

THE CITY OF RICHMOND, a municipal corporation,
having an office at 6911 No. 3 Road, Richmond,
British Columbia, V6Y 2C1

("Richmond")

AND:

VANCOUVER FRASER PORT AUTHORITY, a port
authority established pursuant to the *Canada Marine
Act* and agent of Her Majesty the Queen in Right of
Canada, doing business as Port Metro Vancouver, having
an office at 100 The Pointe, 999 Canada Place,
Vancouver, British Columbia, V6C 3T4

("PMV")

AND:

NORTH FRASER TERMINALS INC., a wholly-owned
subsidiary of the Vancouver Fraser Port Authority,
having an office at 100 The Pointe, 999 Canada Place,
Vancouver, British Columbia, V6C 3T4

("NFTI")

AND:

MILLTOWN MARINA & BOATYARD LTD. (BC0919079),
having an office at #500-1681 Chestnut Street,
Vancouver, British Columbia, V6J 4M6

(the "Developer")

(The above listed parties are hereinafter sometimes referred to individually as "Party"
and collectively as the "Parties").

BACKGROUND:

- A. PMV intends to grant the Developer a permit that permits the Developer to construct, and NFTI intends to grant the Developer a lease to operate, a marina on lands commonly referred to as Richmond Island, having a legal description of: PID: 025-409-018, Parcel A, Section 17 and 18, Block 5 North Range 6 West, New Westminster District Plan LMP53748 (the "Lands").
- B. The Lands are owned by NFTI and are located within the municipal boundaries of the City of Richmond but are accessible by land only from Vancouver by means of Bentley Street, Vancouver and a private road constructed pursuant to Easement No. BW274184 (the "Easement") registered over lands located at 9150 Bentley Street and legally described as PID: 007-044-640, Block 1 Except: Part on Plan BCP9773 District Lots 318, 3869 and 3871 Plan 19037 ("Block 1").
- C. The Developer requires water service to the Lands for use by the Marina. The Developer and NFTI have requested that Vancouver provide such service to the Lands and Richmond has agreed to permit Vancouver to provide this service within Richmond's boundaries.
- D. Pursuant to section 192.1 of the *Vancouver Charter*, Vancouver may provide water service to the Lands by way of an agreement with Richmond that, pursuant to the *Vancouver Charter*, must be ratified by a by-law adopted by council for both Vancouver and Richmond.
- E. Richmond and Vancouver have each obtained authorization from their respective City Councils to enter into this agreement, which authorization has been ratified by City of Vancouver Bylaw No. _____ and City of Richmond Bylaw No. _____ and this agreement sets out the rights and obligations of each Party with respect to water service to the Lands.

NOW THEREFORE, in consideration of the mutual covenants and promises made by the Parties and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. INTERPRETATION AND DEFINITIONS

1.1. Except as otherwise defined herein, the following terms will have the following meanings in this Agreement:

- (a) "Approved Plans and Specifications" means the design and working plans and specifications for the Water Works, including those attached hereto as Schedule A, as prepared by the Developer at its cost and as approved by the City Engineer prior to commencement of the Water Works, together with any revisions proposed by the Developer and approved by the City Engineer;
- (b) "Backflow Prevention Device" means a device to be installed by the Developer as part of the Water Works which is intended to prevent contamination of Vancouver's water system, as further specified in the City of Vancouver *Water Works By-Law No. 4848*;
- (c) "City Engineer" means the chief administrator from time to time of the City of Vancouver's Engineering Services Department and his successors in function and their respective nominees or delegates;
- (d) "Discontinue Water Service" means to terminate the arrangement set out in this Agreement for the supply of Water to the Lands and to shut off the Service Pipe, disconnect it, or remove it in whole or in part;
- (e) "Easement Area" means, for the purposes of this Agreement, the private road and appurtenant works and utilities leading from Bentley Street, Vancouver, to the Lands

over which the Easement grants access to NFTI and its servants, agents, tenants, sub-tenants, employees, contractors, customers, visitors and invitees and within which portions of the Water Works will be built;

- (f) **"Event of Force Majeure"** means acts of God or public enemy, wars (declared or undeclared), revolution, riots, insurrections, civil commotions, fires, floods, slides, epidemics, quarantine restrictions, strikes or lockouts, including illegal work stoppages or slowdowns, or stop work orders issued by a court or public authority, including Richmond or Vancouver (provided that such orders were not issued as a result of an act or omission of the Developer, or anyone employed or retained by the Developer), freight embargos or power failures, provided that any such event or circumstance reasonably constitutes a material disabling event or circumstance which is beyond the reasonable control of a Party, does not arise from the neglect or default of a Party, and which results in a material delay, interruption or failure by a party in carrying out its duties, covenants or obligations under this Agreement, but which does not mean or include any delay caused by the Developer's lack of funds or financial condition (and for greater certainty, a strike or lockout, including illegal work stoppages or slowdowns, will be considered beyond the reasonable control of a Party and not to arise from the neglect or default of that Party, it being understood that the terms of settlement of any labour disturbance, dispute, strike or lockout will be wholly in the discretion of that Party);
- (g) **"Losses"** means all damages, losses, costs, actions, causes of action, claims, demands, builders liens, liabilities, expenses (including, without limitation, legal fees, disbursements and expenses), indirect or consequential damages (including loss of profits and loss of use and damages arising out of delays);
- (h) **"Lot D"** means those lands adjacent to both the Lands and Block 1 owned by NFTI and currently leased to Fraser River Pile & Dredge (GP) Inc. legally described as PID: 003-335-232, Lot D District Lots 3869 and 3871, Group 1 NWD reference Plan 63530;
- (i) **"Marina"** means the proposed Milltown Marina to be constructed on the Lands pursuant to a lease entered into between the Developer and NFTI;
- (j) **"Personnel"** means any and all of the elected and appointed officials, directors, officers, employees, servants, agents, nominees, delegates, permittees, licensees, contractors, subcontractors, invitees, customers and volunteers of a Party;
- (k) **"Private Service Pipe"** means the pipe and appurtenant fittings to be constructed by the Developer in the Easement Area, Lot D and the Lands that are intended to provide Water Service to and within the Lands for use by the Marina and will be connected to the Service Pipe;
- (l) **"Service Connection"** means a connection of the Private Service Pipe to the Service Pipe by a flexible rubber joint connector to prevent any force being transferred to the Service Pipe;
- (m) **"Service Pipe"** means the Vancouver-owned pipe and appurtenant fittings, either on a Vancouver street or within an easement, intended to carry water from Vancouver's water main to the farthest downstream Vancouver-installed fitting, with Vancouver ownership extending to the downstream face of the Vancouver fitting, such face to be located, unless otherwise approved by the City Engineer pursuant to the Water Works By-law, no less than 0.3 metre and no more 1.0 metre from the property line on Vancouver property, or the boundary of an easement within such easement;

- (n) "Unit" means 2,831.6 litres of Water or such other amount as may be defined in the City of Vancouver *Water Works By-Law No. 4848*, as may be amended from time to time.
- (o) "Water" means treated drinking water originating from the Greater Vancouver Water District;
- (p) "Water By-Laws" means the City of Vancouver *Water Works By-Law No. 4848* and the *Water Shortage Response By-law No. 8912*, as may be amended, replaced or superseded from time to time;
- (q) "Water Service" means the supply of water by Vancouver to the Lands for normal residential, commercial or industrial purposes and for fire protection purposes, but not including other uses which Vancouver deems to be special or extraordinary; and
- (r) "Water Works" means the Private Service Pipe and appurtenant fittings, including, without limitation, the Backflow Prevention Device, to be constructed by the Developer in Bentley Street (as applicable), the Easement Area, Lot D and the Lands that are intended to provide water service to and within the Lands as further described in Schedule A.

2. CONSTRUCTION AND MAINTENANCE OF WATER WORKS

2.1. The Developer will, at its sole cost:

- (a) construct the Water Works in accordance with the Approved Plans and Specifications and the Water Bylaws and any and all applicable laws, bylaws, approvals and permits applicable to the Water Works by any governmental bodies having jurisdiction including, without limitation, Vancouver, Richmond and PMV, and pay all requisite fees for such application and issuance;
- (b) construct the Water Works diligently, in a good and workmanlike manner strictly in accordance with any approved plans and specifications and the requirements of this Agreement and accepted industry standard construction practice;
- (c) ensure that all materials used in the Water Works are of good quality and free from defect and suitable for the uses to which they will be put; and
- (d) promptly correct any defects or variations in construction as reported to the Developer by its contractor, subcontractors, Vancouver, Richmond, PMV, any other governmental authority having jurisdiction or a member of the public.

2.2. The Developer will, at its sole cost continuously, maintain, reconstruct or repair the Water Works to the satisfaction of the City Engineer, and in particular, without limiting the foregoing, will:

- (a) keep the Water Works in good repair at all times so that the Private Service Pipe is free from leakage and any leaks that occur are promptly repaired and so that at all times the Backflow Prevention Device is operating properly;
- (b) protect the Water Works from frost and other damage;
- (c) replace the Water Works which cannot be kept in good repair with items and materials of equal kind, value and utility;

- (d) not do nor suffer anything which adversely affects provision of Water Service, except as permitted or required by this Agreement; and
- (e) not alter the Water Works except to repair or replace the Water Works as permitted or required by this Agreement.

2.3. The Developer will be the "prime contractor" (as defined in the *Workers Compensation Act*) for WorkSafeBC purposes in respect of the construction, repair and maintenance of the Water Works performed by or on behalf of the Developer and accept all responsibilities of the prime contractor as outlined in the *Workers Compensation Act* (Part 3) and the *WorkSafeBC Occupational Health & Safety Regulation*, excepting that the Developer may engage a contractor to perform the construction, repair and maintenance of the Water Works and cause such contractor to agree to act as the prime contractor. The Developer will at all times carry WorkSafeBC coverage and will pay all WorkSafeBC assessments and fees.

3. INSPECTION OF WATER WORKS

3.1. The Developer acknowledges and agrees that the construction, repair and maintenance of the Water Works will be subject to inspection by the City Engineer to ensure that the construction, repair and maintenance of the Water Works have been constructed in accordance with the Approved Plans and Specifications and to the satisfaction of the City Engineer. Within 10 days of completion of the construction, repair and maintenance of the Water Works, the Developer will provide Vancouver with written notice of substantial completion of the construction, repair and maintenance of the Water Works and arrange an inspection of the construction, repair and maintenance of the Water Works to be conducted by the City Engineer. Following receipt of such notice, the City Engineer will inspect the construction, repair and maintenance of the Water Works, and if during such inspection, a defect or deficiency with respect to the Approved Plans and Specifications is observed, the City Engineer will direct the Developer to remedy the defect or deficiency within a specified time period and the Developer will thereafter work diligently to complete all defects and deficiencies by the specified dates.

3.2. Notwithstanding that the City Engineer may:

- (a) require the Developer to make changes to the Approved Plans and Specifications; or
- (b) inspect all or part of the construction, repair and maintenance of the Water Works, or supervise aspects of the construction, repair and maintenance of the Water Works,

all design, installation, construction, maintenance and repair responsibility and supervisory responsibility will remain exclusively with the Developer and no such responsibility will rest with the City Engineer or Vancouver, Richmond or PMV; and neither the City Engineer, nor Vancouver, Richmond or PMV will be liable to the Developer or its Personnel for the safety, adequacy or soundness of the construction, repair and maintenance of the Water Works by reason of any inspections made, changes required or approvals given with respect to the construction, repair and maintenance of the Water Works. Any approval given by and any inspection carried out by the City Engineer pursuant to this Agreement or concerning the construction, repair and maintenance of the Water Works will be for the purposes only of ensuring compliance with this Agreement from the point of view of Vancouver as contracting party, and no inspection or approval given by the City Engineer will relieve the Developer from its obligation to comply strictly with the terms of this Agreement nor will the giving of any approval or confirmation of satisfaction constitute a waiver or release by the Vancouver of any duty or liability owed to Vancouver of any indemnity given by the Developer to Vancouver.

4. OWNERSHIP OF WATER WORKS

- 4.1. During the term of this Agreement and at all times thereafter unless otherwise agreed to between the Parties or as provided for herein, the construction, repair and maintenance of the Water Works will be and will remain the absolute property of the Developer.
- 4.2. If at any time, the Developer is no longer the occupier or tenant of the Lands and such responsibilities for maintenance and repair of the Water Works have not been assigned to and assumed by another entity, NFTI will assume ownership of the Water Works and will assume responsibility for maintaining, repairing and replacing (if necessary) the Water Works at its sole cost.
- 4.3. NFTI hereby acknowledges and agrees that should it assume ownership of the Water Works pursuant to Section 4.2 it will also assume the obligations of the Developer set out in this Agreement and will be bound by the terms and conditions of this Agreement or, with the consent of Vancouver and Richmond, will enter into a new agreement with Vancouver and Richmond on substantially the same terms and conditions as set out herein.

5. WATER SERVICES TO BE PROVIDED BY VANCOUVER

- 5.1. Following or concurrent with completion of the Water Works, Vancouver will work with the Developer to complete, to the satisfaction of the City Engineer, the Service Connections required to allow Vancouver to provide Water Service to the Marina.
- 5.2. Vancouver will install a meter and appurtenances for meter reading at a location to be agreed upon by the Parties to measure the Units of Water being supplied to the Lands on or near the point of the Service Connection. Prior to commencement of construction of the Water Works, the Developer will pay the fees associated with the installation of the meter as specified in Schedule "G" of the City of Vancouver *Water Works By-Law No. 4848*.
- 5.3. Following the construction of the Water Works, the installation of the water meter and the completion of the Service Connections, Vancouver will provide Water Service to the Lands in the same manner and with the same degree of care as it provides Water Service to lands located within the City of Vancouver in accordance with the Water By-Laws.
- 5.4. Each of the Developer, NFTI and Richmond hereby acknowledge and agree that notwithstanding the inapplicability of the Water Bylaws to the Lands, the Water Bylaws will apply to the Water Service provided by Vancouver hereunder as though the Lands were located within the City of Vancouver and any responsibilities and obligations that are to be borne by the "customer" (as defined in the City of Vancouver *Water Works By-Law No. 4848*) pursuant to the Water Bylaws will be deemed to apply to the Developer (or the Developer's successor in accordance with section 4.2), including, without limitation, the responsibilities enumerated in Part III of the City of Vancouver *Water Works By-Law No. 4848*, and Vancouver will have the right to exercise any powers conferred on it in the Water Bylaws in providing Water Service to the Lands.
- 5.5. Vancouver will continue to provide the Water Service to the Lands until the termination of this Agreement pursuant to Article 8.
- 5.6. The Parties hereby acknowledge and agree that if Vancouver terminates this Agreement at any time pursuant to Article 8, Richmond is not obligated to provide water service to the Lands.

6. PAYMENT FOR SERVICES

- 6.1. Vancouver will meter the Water being used by the Marina and the Developer will pay Vancouver directly for the Water Service in accordance with Schedule B - Payment.
- 6.2. The metered rates for the services will be consistent with the rates per Unit charged for metered services within the City of Vancouver pursuant to Schedule D of the City of Vancouver *Water Works By-Law No. 4848* as may be amended from time to time.
- 6.3. If payments to be made by the Developer for the Water Services are in arrears, such amounts shall bear interest at the rate of three percent (3%) per annum above the "prime rate" (hereinafter defined), per annum calculated monthly not in advance, from the date due until paid irrespective of whether or not Vancouver has demanded payment. In this lease, "prime rate" means the floating annual percentage rate of interest established from time to time by the Bank of Montreal, 595 Burrard Street, Vancouver, British Columbia as the base rate that will be used to determine rates of interest charged by it for Canadian dollar loans to customers in Canada and designated by the Bank of Montreal as its prime rate; provided that if a court declares or holds the prime rate to be void or unenforceable for any reason including uncertainty, then the rate of interest payable on amounts in arrears hereunder shall be fourteen percent (14%) per annum calculated monthly not in advance from the date due until paid.
- 6.4. Vancouver will not request from Richmond any payment, reimbursement or compensation of any kind for the provision of the Water Service to the Lands or for any cost or expense incurred by Vancouver in connection with this Agreement.

7. RELEASE AND INDEMNITY

- 7.1. The Developer now releases Richmond, PMV, NFTI and Vancouver and their respective Personnel from all Losses including those caused by personal injury, death, property damage, loss and economic loss arising out of, suffered or experienced by the Developer or its Personnel in connection with the performance by Vancouver of its obligations under this Agreement and now waives all rights and causes of action against Richmond and Vancouver and their respective Personnel for all Losses or damage to property and for all bodily injury (including bodily injury resulting in death) which may be caused by Vancouver or its Personnel in respect of the performance of Vancouver's obligations under this Agreement.
- 7.2. The Developer now indemnifies and saves harmless Richmond, PMV, NFTI and Vancouver and their respective Personnel (each an "**Indemnified Party**") from any and all Losses an Indemnified Party may sustain, incur or be put to at any time either before or after the expiration or termination of this Agreement in respect of bodily injury (including bodily injury resulting in death), or damage to property occurring within the Easement Area, Block 1, Lot D or the Lands that may arise out of errors, omissions or negligent acts of the Developer or its Personnel.
- 7.3. The Developer further agrees to indemnify and save harmless each Indemnified Party from any and all Losses which may arise or accrue to the Developer or any person, firm or corporation against an Indemnified Party or which an Indemnified Party may pay, incur, sustain or be put to by reason of or which would not or could not have been sustained "but for" any of the following:
 - (a) the construction, installation, existence, maintenance, repair or replacement of the Water Works or an Indemnified Party or the Developer's use or occupation of the Lands, Lot D, Block 1 or the Easement Area;
 - (b) this Agreement;

- (c) Richmond consenting to Vancouver providing Water Service to the Lands;
- (d) any personal injury, property damage, trespass or death occurring in or upon the Lands, Block 1, Lot D or the Easement Area in whole or in part from the construction, installation, existence, maintenance, repair or replacement or use of the Water Works; and
- (e) the release by Vancouver of any or all of Vancouver's rights under this Agreement or the loss of any rights purported to be granted hereby,

whether or not such Losses are the result of or relate in any way to any negligent acts or omissions on the part of an Indemnified Party.

- 7.4. Nothing in this Agreement, including, without limitation, the foregoing indemnity, will affect or prejudice Vancouver, PMV, NFTI or Richmond from exercising any other rights that may be available to it at law or in equity.
- 7.5. The release and indemnity set out above will survive the expiry or sooner termination of this Agreement.
- 7.6. Despite any other term of this Agreement, Vancouver will not under any circumstances be obligated to provide Water Service to any greater standard of care or assume any greater degree of liability in doing so than that which would apply in providing the same services to Vancouver's customers within the boundaries of Vancouver. All defenses available to Vancouver under the *Vancouver Charter* with respect to the provision or interruption of services will be made available to Vancouver.

8. TERM AND TERMINATION

- 8.1. This Agreement commences on the Effective Date and, subject to the terms hereof, will continue in full force and effect until all Parties cancel this Agreement by mutual agreement.
- 8.2. Vancouver may cancel this Agreement without penalty if the Developer defaults on its obligations hereunder provided that it gives the other Parties thirty (30) days' notice of the Developer's default and allows the Developer (or any other Party) thirty (30) further days after the expiry of such notice to cure the default or demonstrate that it is working diligently to cure such default. If the Developer or any other Party fails to cure the default within the allotted time period, Vancouver may, at its discretion, terminate this Agreement and Discontinue Water Service to the Lands.
- 8.3. The Parties hereby acknowledge and agree that if Vancouver terminates this Agreement at any time pursuant to this Article 8, Richmond is not obligated to provide water service to the Lands.

9. INSURANCE

9.1. During the term of this Agreement, the Developer, at its cost, will ensure that the following insurance coverages are placed with a company licensed to do business in British Columbia and in a form acceptable to Vancouver. In the case of the insurance required in 9.1(e), the Developer will ensure that all professionals involved in the design of the Water Works maintain such coverage. The following insurance coverage will remain in force for the duration of this Agreement, unless otherwise stipulated, and will provide for sixty (60) days notice to Vancouver of cancellation, lapse or material change. Each policy will contain a waiver in favour of Vancouver of any breach or violation of any warranties, representations, declarations or conditions contained in such policies:

- (a) Wrap up liability insurance issued in the joint names of the Developer and Vancouver and protecting all other participants, including Richmond, PMV, subcontractors and their respective agents and employees, in all activities pertaining to the Developer's Works, with limits of not less than TEN MILLION DOLLARS (\$10,000,000) on an occurrence basis for bodily injury, death and property damage losses including loss of use thereof. This insurance will be maintained continuously throughout the construction of the Water Works until Vancouver has connected the Water Works pursuant to Section 5, and thereafter, in the case of completed operations coverage, for a further period of not less than two (2) years and will contain the following extensions of coverage:

- (i) Broadform Property Damage and Completed Operations
- (ii) Personal Injury
- (iii) Blanket Contractual Liability
- (iv) Cross Liability and Severability of Interest Clause
- (v) Contingent Employer's Liability
- (vi) Non-Owned Auto Liability

and where such further risk exists, the following extensions of coverage will be included:

- (vii) Shoring, blasting, excavating, underpinning, demolition, removal, pile driving and grading, as applicable
- (viii) Hoist liability
- (ix) Operation of attached machinery;
- (b) Automobile Liability Insurance on all licensed vehicles used directly or indirectly in the construction of the Developer's Works, and the performance of all work associated therewith, protecting against damages arising from bodily injury (including death) and from claims for property damage arising from the operations of contractor(s) and subcontractor(s) and their servants, agents or employees. This insurance will be for a minimum amount of Five Million Dollars (\$5,000,000.00) inclusive per accident;
- (c) Contractor's Equipment Insurance covering all equipment owned or rented by the Developer and its contractor(s), subcontractor(s) and their respective servants, agents or employees against all risks of loss or damage with coverage sufficient to allow for immediate replacement, and will contain a waiver of subrogation against Vancouver; and
- (d) All-Risks Course of Construction Insurance, including the perils of flood and earthquake, covering the Developer's Works and all property of every description to be used in the construction or installation of the Developer's Works. This insurance will be primary,

include Vancouver as named insured, and contain a waiver of subrogation against Vancouver; and

- (e) A Professional (Errors and Omissions) Liability insurance policy with limits of not less than Five Million (\$5,000,000) Dollars per occurrence with an aggregate of not less than Five Million (\$5,000,000) Dollars and a deductible of not more than Fifty Thousand (\$50,000) Dollars; protecting against all claims for loss or damage arising out of any wrongful act or error or omission of the Consultant or any other design professional, in the performance of the professional services provided in connection with the Developer's Works. For the purposes of this Section, "Consultant" includes any professional engaged by the Developer to provide any of the design of the Developer's Works.

9.2. General Insurance Requirements

Prior to commencement of construction of the Developer's Works, the Developer will lodge or arrange for the lodging with Vancouver evidence of the insurance coverage required in Section 9.1. The Developer will forward similar evidence of renewals, extensions or replacement of any such insurance to Vancouver. Receipt by Vancouver of certificates of insurance or copies of insurance policies will in no way constitute confirmation by Vancouver that the insurance complies with the terms of this Agreement. Responsibility for ensuring that the insurance coverages required by this Article 9 are in place rests solely with the Developer. If the Developer fails to perform its obligations pursuant to this Article 9, Vancouver may effect such insurance on behalf of the Developer and all Vancouver's costs in so doing will be paid by the Developer forthwith upon written request from Vancouver therefor. The Developer expressly agrees to indemnify and save harmless Vancouver and its Personnel from and against any claim, cost or expense incurred by Vancouver and its Personnel if the Developer fails to obtain or maintain the required insurance coverages or does comply with any of the other requirements of this Article 9.

10. DEFAULT

- 10.1. If the Developer is in breach of or fails to carry out its obligations under the terms of this agreement or the Water Bylaws, within five days of receipt of written notice of non-compliance from Vancouver, except in the event of an emergency or apprehended emergency as determined by Vancouver in which case no notice shall be required, Vancouver may, but will be under no obligation to, remedy the default; and the Developer will, forthwith following receipt of any written request from Vancouver, pay to Vancouver the amount of any costs from time to time incurred by Vancouver in so doing, plus a reasonable sum (not greater than 20% of such costs) as a surcharge for overhead. If the Developer fails to pay to Vancouver such costs plus overhead within 30 days following delivery of such written request from Vancouver, such amounts will be construed in arrears and will bear interest at the rate of three percent per annum above the "Prime Rate" (hereinafter defined), calculated monthly not in advance, from the date due until paid. In this clause, "Prime Rate" means the floating annual percentage rate of interest as established from time to time by the Bank of Montreal, 595 Burrard Street, Vancouver, British Columbia, as the base rate that will be used to determine the rates of interest charged by it for Canadian dollar loans to customers in Canada and designated by the Bank of Montreal as the prime rate; provided that if a court declares or holds the Prime Rate to be void or unenforceable for any reason including uncertainty, then the rate of interest payable on amounts in arrears hereunder will be eighteen percent per annum calculated monthly not in advance, from the date due until paid. This covenant shall survive the expiry or termination of this Agreement.

11. ASSIGNMENT BY CITY

- 11.1. Vancouver, upon prior written notice to Richmond, PMV and the Developer, may assign all or any part of this Agreement to any governmental agency or to any corporation or entity charged with the responsibility for providing such public facilities and services as are contemplated by this Agreement; and Vancouver may designate licensees and permittees for any and all purposes of this Agreement

12. FORCE MAJEURE

- 12.1. If an Event of Force Majeure occurs or is likely to occur, the Party claiming Force Majeure will promptly notify the other Parties of the particulars of the relevant event or circumstance and, if reasonably possible, supply supporting evidence. The claiming Party will use its best efforts to remove, curtail or contain the cause of the delay, interruption or failure (provided that the terms of settlement of any labour disturbance, dispute, strike or lockout will be wholly in the discretion of the Party) and to resume, with the least possible delay, its compliance with duties, covenants and obligations under this Agreement. Neither Vancouver nor the Developer will be liable to the other for any delay, interruption or failure in the performance of its duties, covenants, or obligations under this Agreement if caused by an Event of Force Majeure, and the date limited for the performance of such duties, covenants or obligations under this Agreement will be postponed for a period equal to the delay occasioned by such an Event of Force Majeure.

13. GENERAL

- 13.1. **Vancouver's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Developer under any other agreement with Vancouver or, if Vancouver so elects, prejudice or affect Vancouver's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Vancouver Charter* as amended from time to time and the rights, powers, duties and obligations of Vancouver under all public and private statutes, by-laws, orders and regulations, which may be, if Vancouver so elects, as fully and effectively exercised in relation to the roads and the Lands as if this Agreement had not been executed and delivered by the Developer and Vancouver.
- 13.2. **Richmond's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Developer under any other agreement with Richmond or, if Richmond so elects, prejudice or affect Richmond's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act* as amended from time to time and the rights, powers, duties and obligations of Richmond under all public and private statutes, by-laws, orders and regulations, which may be, if Richmond so elects, as fully and effectively exercised in relation to the roads and the Lands as if this Agreement had not been executed and delivered by the Developer and Richmond.
- 13.3. **Further Assurances.** Each Party must perform the acts, execute and deliver the writings and give the assurances as may be reasonably necessary to give full effect to this Agreement.
- 13.4. **No Waiver.** No action or failure to act by a Party will constitute a waiver of any right or duty under this Agreement, or constitute an approval or acquiescence in any breach thereunder, except as may be specifically agreed to in writing by such Party.
- 13.5. **Time is of the Essence.** Time is of the essence in this Agreement.
- 13.6. **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia. Any reference to a statute is to the statute and its regulations in force on the date of this Agreement and the Parties agree to submit to the jurisdiction of the courts of British Columbia.

- 13.7. **Severability.** All the obligations and covenants contained in this Agreement are severable, so that if any one or more of the obligations or covenants are held by or declared by a court of competent jurisdiction to be void or unenforceable, the balance of the obligations and covenants will remain and be binding.
- 13.8. **Interpretation.** Words importing the singular include the plural and vice versa and words importing gender include all genders. The words "include" and "including" are to be construed as meaning "including without limitation". The recitals and headings to sections, schedules and appendices are for convenience and reference only and will not affect the interpretation of this Agreement.
- 13.9. **Schedules.** The Schedules attached to this Agreement form a part of this Agreement and any obligation imposed on a Party in a Schedule will be deemed to be a covenant of a Party in this Agreement. To the extent that there is an inconsistency between the terms and conditions of this Agreement and anything in the Schedules, the terms and conditions of this Agreement will prevail only to the extent of the conflict.
- 13.10. **Enurement.** This Agreement will enure to the benefit of and be binding upon the Parties and their respective successors and permitted assigns.

13.11. **Counterparts.** This Agreement may be executed in one or more counterparts each of which will constitute an original and together will constitute one and the same Agreement. This Agreement may be executed by the parties and transmitted electronically or by facsimile and if so executed and transmitted, this Agreement will be for all purposes as effective as if the parties had delivered an executed original Agreement.

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

CITY OF VANCOUVER

Per: _____
Authorized Signatory

Print Name and Title

CITY OF RICHMOND

Per: _____
Authorized Signatory

Print Name and Title

Per: _____
Authorized Signatory

Print Name and Title

VANCOUVER FRASER PORT AUTHORITY

Per: _____
Authorized Signatory

Print Name and Title

Per: _____
Authorized Signatory

Print Name and Title

NORTH FRASER TERMINALS INC.

Per: _____
Authorized Signatory

Print Name and Title

Per: _____
Authorized Signatory

Print Name and Title

MILLTOWN MARINA +BOATYARD LTD.

Per: _____
Authorized Signatory

Print Name and Title

This Agreement has been ratified by City of Vancouver By-law No. _____ enacted by Vancouver City Council on _____, 2012 and ratified by City of Richmond Water Service to Richmond Island Bylaw No. 8861 adopted on _____, 2012.

SCHEDULE A

APPROVED PLANS AND SPECIFICATIONS FOR WATER WORKS

SCHEDULE B

PAYMENT



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8795 (RZ 11-577573)
3680/3700 BLUNDELL ROAD**

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

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

P.I.D. 001-124-200

STRATA LOT 1 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW120 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

AND

P.I.D. 001-124-226

STRATA LOT 2 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW120 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8795**".

FIRST READING

SEP 12 2011

A PUBLIC HEARING WAS HELD ON

OCT 17 2011

SECOND READING

OCT 17 2011

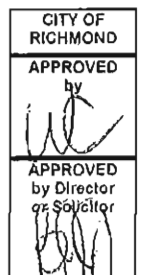
THIRD READING

OCT 17 2011

OTHER REQUIREMENTS SATISFIED

MAR 08 2012

ADOPTED

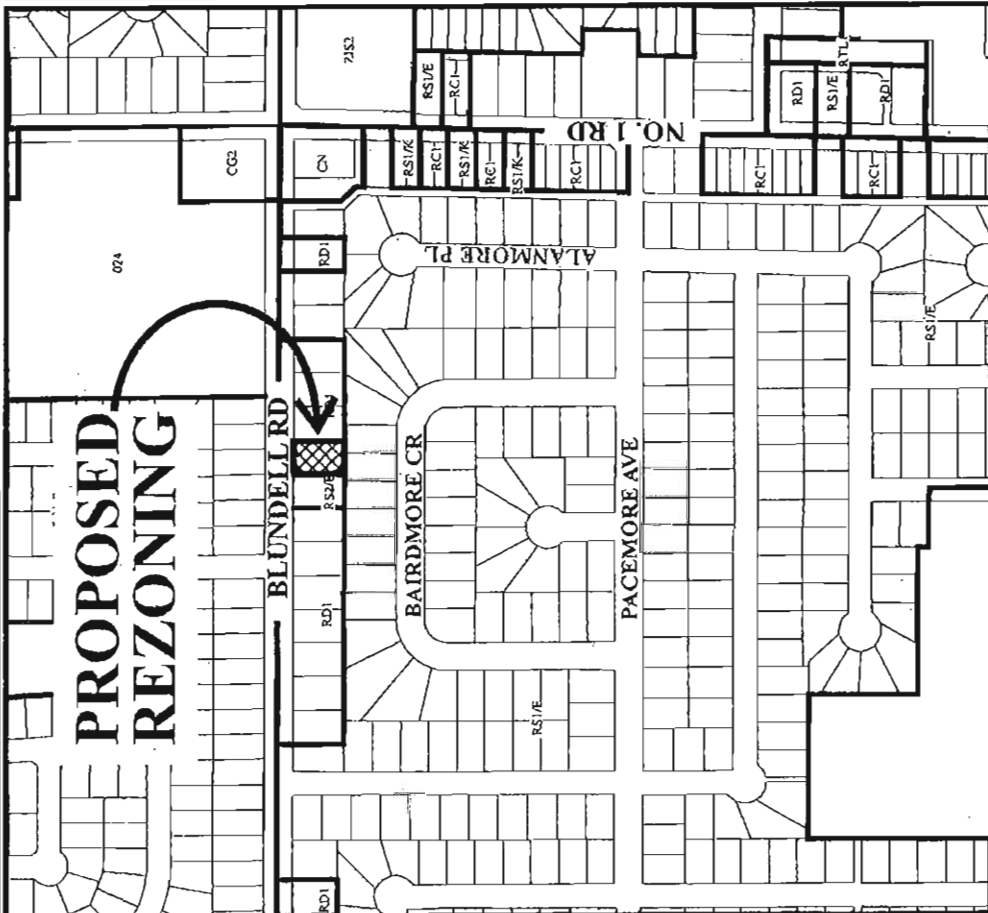


MAYOR

CORPORATE OFFICER



PROPOSED: REZONING



BLUNDELL RD

3591

18.29

3611

18.29

3635

18.29

3651

20.12

24.38

3660

3640

3660

3680

3660

3680

24.38

3740

3720

24.38

3740

3720

2012

20.12

20.12

37.17

6

6

87



CNCL - 88

RZ 11-577573

Original Date: 05/05/11

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8811 (ZT 11-565675)
14000 AND 14088 RIVERPORT WAY**

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

- 1) Richmond Zoning Bylaw 8500 is amended by:
 - a) Amending the title of the site specific zone to read “18.14 Low to Mid Rise Apartment (ZLR14) – Riverport”
 - b) Amending 18.14.1 (Purpose) to read “The **zone** provides for medium **density**, low to mid rise **apartment housing**, rental **apartment housing**, and limited commercial uses in the Riverport area.”
 - c) Amending 18.14.2 (Permitted Uses) and 18.14.11.1 (Other Regulations) to delete reference to “**outdoor storage**”
 - d) Amending Section 18.14.4 (Permitted Density) by inserting:
 - “18.14.4.3 The maximum **floor area ratio** for Area A is increased by an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** or **community amenity space**.
 - 18.14.4.4 Notwithstanding Section 18.14.4.2, the reference to “1.0” is increased to a higher **density** of “1.91” if prior to the first occupancy of the **building**, the **owner**:
 - a) provides in the **building** rental **apartment housing** units and the combined **habitable space** of the total number of rental **apartment housing** units would comprise at least 50% of the total **building** area; and
 - b) enters into a **housing agreement** with respect to the rental **apartment housing** units and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.”
 - e) Amending clause 18.14.6.2.a (Minimum side yard) to read “Area A: 8.5 m for **buildings** and accessory buildings; 1.0 m for accessory structures;”
 - f) Amending 18.14.7.1.a (Permitted Heights) to read “Area A: 22.5 m;”

- g) Amending clause 18.14.10.1 (On-site Parking & Loading) to read "On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:

In the areas identified as Area "A" and Area "B" in Diagram 1 in Section 18.4.4.1

- a) On-site parking shall be provided at the rate of:

Residential Use	Minimum Number of Parking Spaces Required per Dwelling Unit	
	For Residents	For Visitors
Rental housing, apartment	1.32	0.2"

- h) Deleting clause 18.14.10.2 (On-Site Parking & Loading)
- i) Deleting clause 18.14.11.3 (Other Regulations)
- j) Amending clause 18.14.11 (Other Regulations) by inserting:

"18.14.11.3 The following **uses** are only permitted within the area identified as Area "A" in Diagram 1 in Section 18.14.4.1, if any **apartment housing use** is limited to rental only and is secured by a **housing agreement** registered against the title to the lot in the Land Title Office:

- a) **housing, apartment;**
- b) **community care facility, minor; and**
- c) **home business"**

18.14.11.4 For the purposes of this zone only, a **housing agreement** means an agreement in a form satisfactory to the City that restricts the occupancy of the **dwelling unit** to rental tenure."

- 2) This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8811".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 26 2011

OCT 17 2011

OCT 17 2011

OCT 17 2011

MAR 08 2012

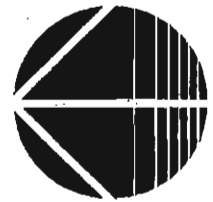
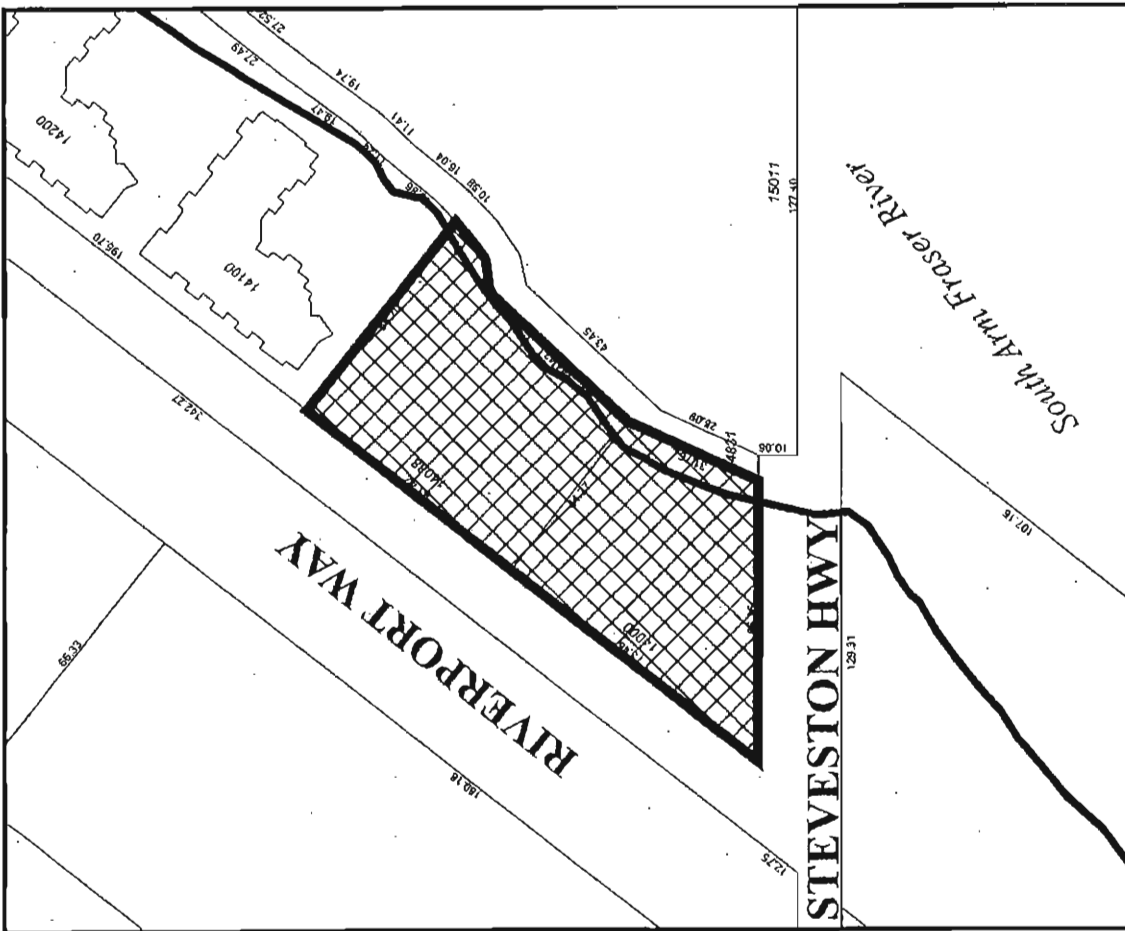
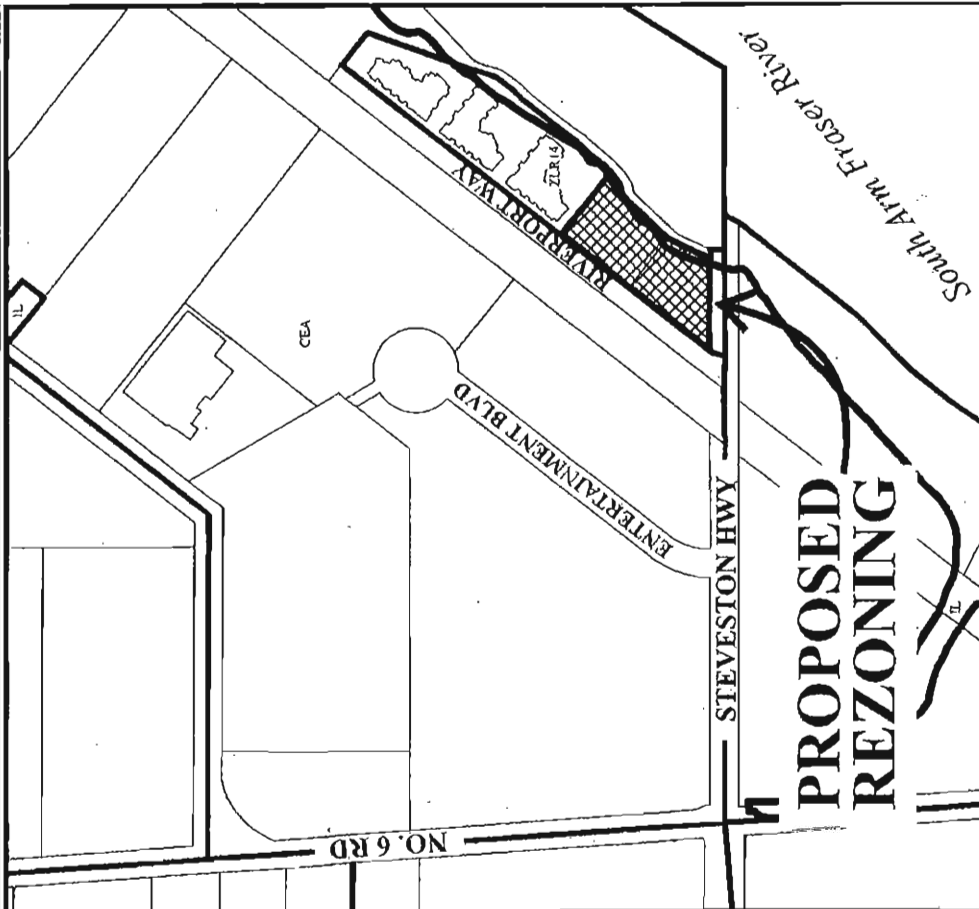


MAYOR

CNCL - 90
CORPORATE OFFICER



City of Richmond



GNCL - 91

RZ 11-565675

Original Date: 03/02/11
Revision Date:
Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8816 (RZ 11-562929)
7331 BRIDGE STREET AND 9571 GENERAL CURRIE ROAD**

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

1. Richmond Zoning and Development Bylaw 8500, is amended by repealing subsection 15.14.4.2 and replacing it with the following:

“2. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².”

2. Richmond Zoning and Development Bylaw 8500, is amended by adding the following new subsection 15.14.4.4:

“4. Notwithstanding Section 15.14.4.2, the maximum **floor area ratio** (FAR) is 0.55 for the **lot** located at:

9571 General Currie Rd.”

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8816**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

NOV 14 2011

DEC 20 2011

DEC 20 2011

DEC 20 2011

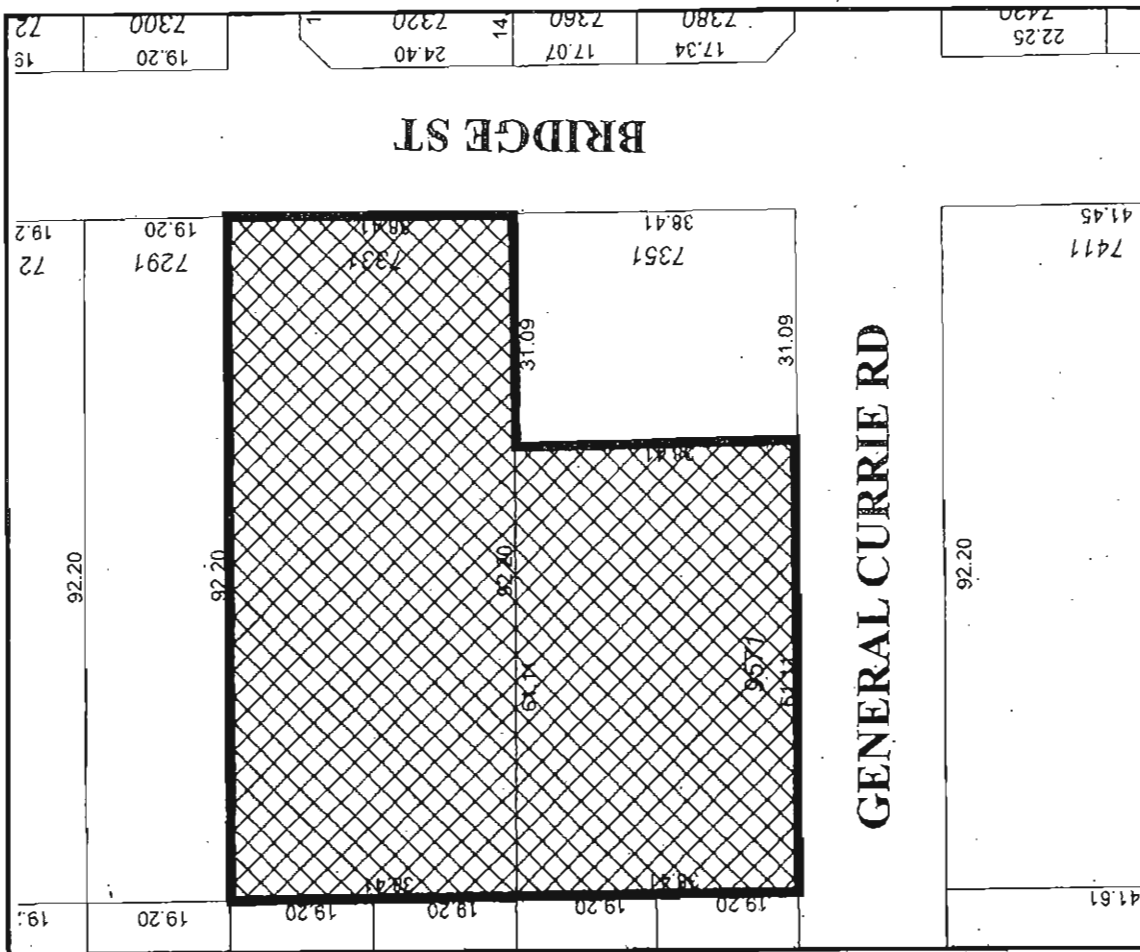
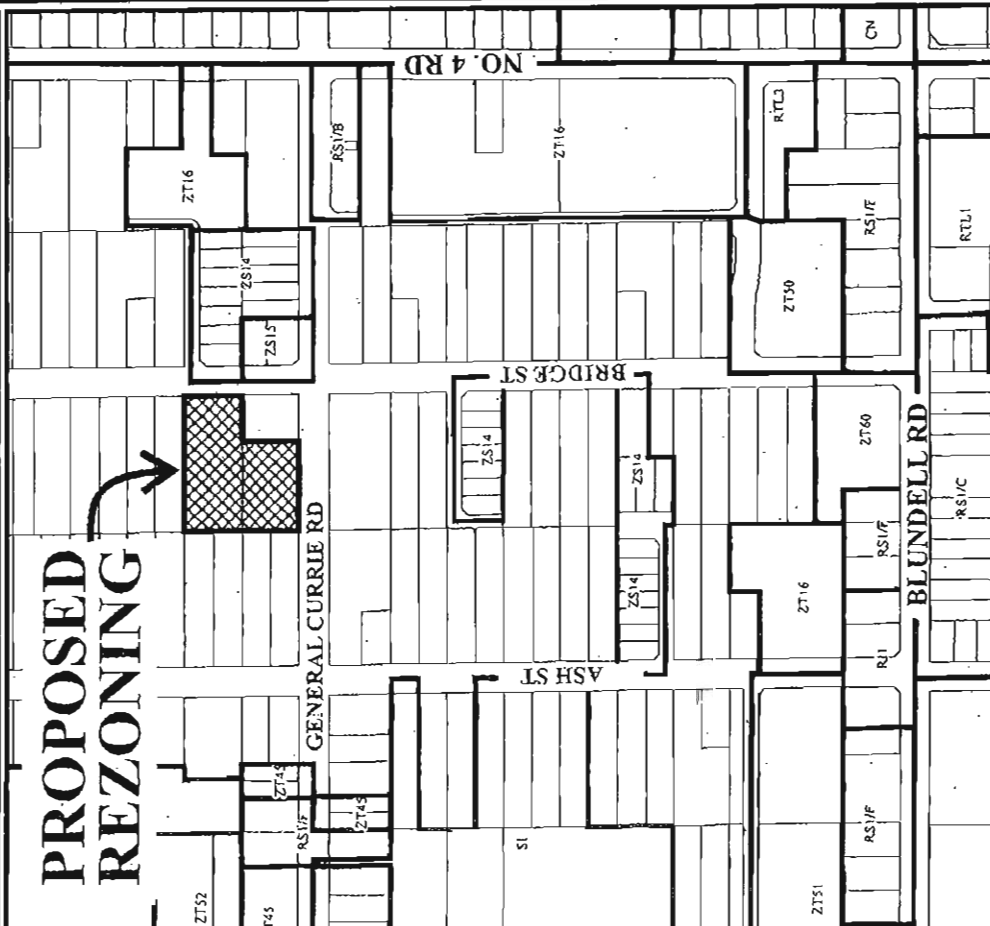


MAYOR

CORPORATE OFFICER



PROPOSED REZONING



~~CNCL - 94~~

Original Date: 02/25/11

Revision Date: 08/30/11

Note: Dimensions are in METRES

RZ 11-562929



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw No. 8837 (RZ 06-349722)
8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road
and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road
(Capstan Station)**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:

- 1.1. On page 1-13, in the table entitled Anticipated CCAP 2100 Development, replacing the Population Potential for Capstan Village with "13,000 – 16,000".

- 1.2. On page 2-34, replacing the text in the box entitled Canada Line Rapid Transit with the following:

"Canada Line Rapid Transit

Four stations initially (Bridgeport, Aberdeen, Lansdowne, Richmond-Brighouse), and a future station at Capstan (to be implemented via the Capstan Station Bonus in coordination with private development), each of which will be a focus for higher-density, mixed use development and multi-modal integration."

- 1.3. On page 2-40, repealing the first footnote (indicated by a single asterisk).

- 1.4. On page 2-65, inserting the boundary of the Capstan Station Bonus area as shown in "Schedule A attached to and forming part of Bylaw No. 8837" in the Base Level Parks & Open Space Map (2031) and inserting the following reference to the boundary in the map legend:

"Capstan Station Bonus"

*The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus."

- 1.5. On page 2-66, replacing Policy 2.6.1.a) with:

"Augment the Base Level in the City Centre to Contribute to the City-Wide Open Space Standard

The City will augment the base level standard with:

- other government-owned property and utility rights-of-ways where public access can be secured through legal agreement;
- privately owned, publicly accessible areas secured from developers through mutual agreement (e.g., in respect to the Capstan Station Bonus); and

- co-locating new City-owned parks with School District lands where it is cost effective and practical to do so.”
- 1.6. On page 2-68, inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the Neighbourhood Parks Map (2031) and inserting the following reference to the boundary in the map legend:
- “Capstan Station Bonus*
 * The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.”
- 1.7. On page 3-46, in the Development Permit Guideline Section 3.2.6 Sub-Area B.2, inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the map and inserting the following reference to the boundary in the map legend:
- “Capstan Station Bonus*
 *Development sites for which net density is permitted to exceed 2.0 FAR in the Capstan Station Bonus area may be considered under 3.2.7 Sub-Area B.3.”
- 1.8. On page 3-48, in the Development Permit Guideline Section 3.2.7 Sub-Area B.3, inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the map and inserting the following reference to the boundary in the map legend:
- “Capstan Station Bonus*
 *Development sites for which net density is permitted to exceed 3.0 FAR in the Capstan Station Bonus area may be considered under 3.2.8 Sub-Area B.4.”
- 1.9. On page 4-3, repealing:
- a) Policy 4.1.h) and replacing it with:

“Up-Front Funding for the Capstan Canada Line Station
 No rezoning of development sites in the Capstan Station Bonus area will be supported unless funding for the Capstan Canada Line station is secured to the satisfaction of the City.”
 - b) Policy 4.1.i).
- 1.10. On page 4-4, replacing the numbering of policies 4.1.r), 4.1.s), and 4.1.t) with 4.1.s), 4.1.t), and 4.1.u) respectively and inserting policy 4.1.r) as follows:
- “r) Density Bonusing – Capstan Canada Line Station
 The density bonusing approach will be used to obtain voluntary developer contributions towards funding of the future Canada Line station and related amenities within the Capstan Station Bonus area, including:

- cash contribution to the Capstan Station Reserve, as per the Richmond Zoning Bylaw; and
- publicly accessible areas secured for public park and related uses.

Council shall review the Capstan Station density bonus provisions in the Zoning Bylaw when approved development within the Bonus area approaches 3,250 dwelling units in consideration of, but not limited to, area capacity for additional dwelling units, sufficiency of proceeds to the Capstan Station Capital Reserve Fund, and other amenities that may be required in the Bonus area.”

1.11. On page 4-8, inserting a map designation into the Proposed Sanitary Sewer Improvements Map (2031) indicating Pump Stations Improvements Required to Service CCAP Demand on Capstan Way, mid-way between Hazelbridge Way and Sexsmith Road.

1.12. On page 4-10, inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the Park & Open Space Map (2031) and inserting the following reference to the boundary in the map legend:

“Capstan Station Bonus*

* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.”

1.13. On page 4-12, inserting:

a) the following text at the end of the fourth paragraph:

“In the Capstan Station Bonus area, density bonusing is utilized to encourage voluntary developer contributions to the Capstan Station Reserve (as per the Richmond Zoning Bylaw) and publicly accessible areas secured for public park and related uses.”

b) the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” in the Density Bonusing Map (2031) and inserting the following reference to the boundary in the map legend:

“Capstan Station Bonus*

* The Base Level Open Space Standard will be augmented in Capstan Village by publicly accessible areas secured for public park and related uses in respect to the Capstan Station Bonus.”

1.14. In the Generalized Land Use Map (2031), inserting the boundary of the Capstan Station Bonus area as shown in “Schedule A attached to and forming part of Bylaw No. 8837” and identifying the boundary in the map legend as “Capstan Station Bonus”.

- 1.15. In the Land Use Maps section of the bylaw, inserting “Overlay Boundary – Capstan Station Bonus Map (2031)” as shown in “Schedule A attached to and forming part of Bylaw No. 8837”.
- 1.16. Repealing the Specific Land Use Map: Capstan Village (2031) and replacing it with “Schedule B attached to and forming part of Bylaw No. 8837”.
- 1.17. On page M-9, inserting into Specific Land Use Map: Capstan Village – Detailed Transect Descriptions in respect to both General Urban (T4) and Urban Centre (T5), in the column entitled Maximum Average Net Development Site Density, under the sub-heading Additional density, where applicable:
- “Capstan Station Bonus: 0.5 for the provision of residential uses, provided that the owner contributes to the Capstan Station Reserve (as per the Richmond Zoning Bylaw) and publicly accessible areas secured for public park and related uses in accordance with this bylaw.”
- 1.18. On page A-2, inserting into Appendix 1 – Definitions, under the sub-heading Overlays, the following:

“Capstan Station Bonus

An area that provides for additional density for residential uses over and above that permitted by the underlying Transect, provided that the development site is located in Capstan Station Bonus Map area and the owner:

- contributes to the Capstan Station Reserve (as per the Richmond Zoning Bylaw);
- in addition to the City Centre Area Plan base level open space identified on the Generalized Land Use Map (2031) and Specific Land Use Map: Capstan Village (2031), grants to the City, via a statutory right-of-way, air space parcel, or alternative means satisfactory to the City, rights of public use over a suitably landscaped area of the site for public park and related purposes at a minimum rate of 3.25 ac./1,000 population, based on the anticipated number of additional residents accommodated on the development site in respect to the Capstan Station Bonus;
- complies with Richmond’s affordable housing policies in respect to all residential uses occurring on the development site, including the additional residential density attributable to the Capstan Station Bonus; and
- demonstrates to the satisfaction of the City that the additional density results in a superior building and landscape design and an attractive, pedestrian-friendly public

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 8837"**.

FIRST READING

JAN 23 2012

PUBLIC HEARING

FEB 20 2012

SECOND READING

FEB 20 2012

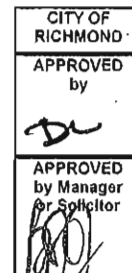
THIRD READING

FEB 20 2012

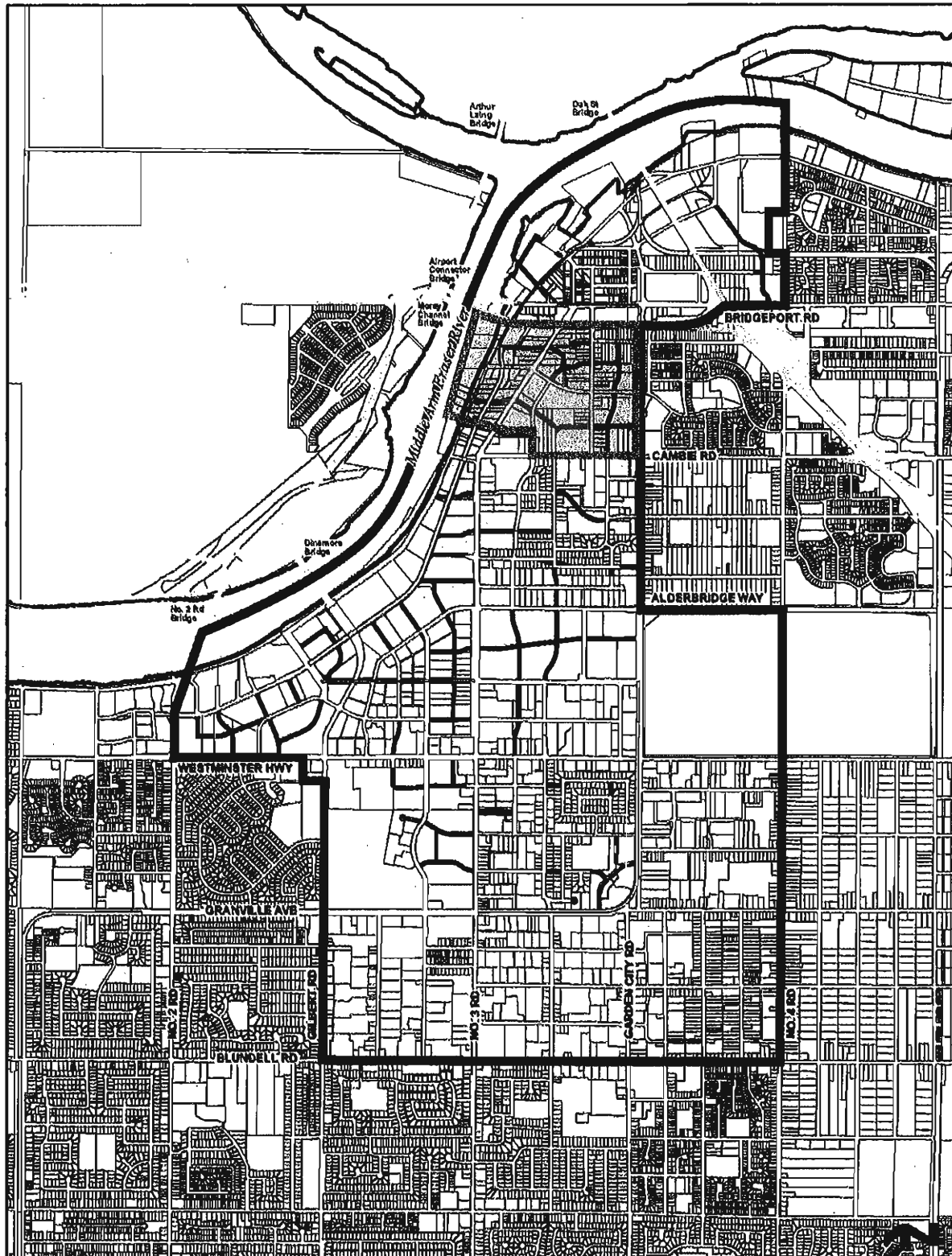
ADOPTED

MAYOR

CORPORATE OFFICER



Overlay Boundary - Capstan Station Bonus Map (2031)

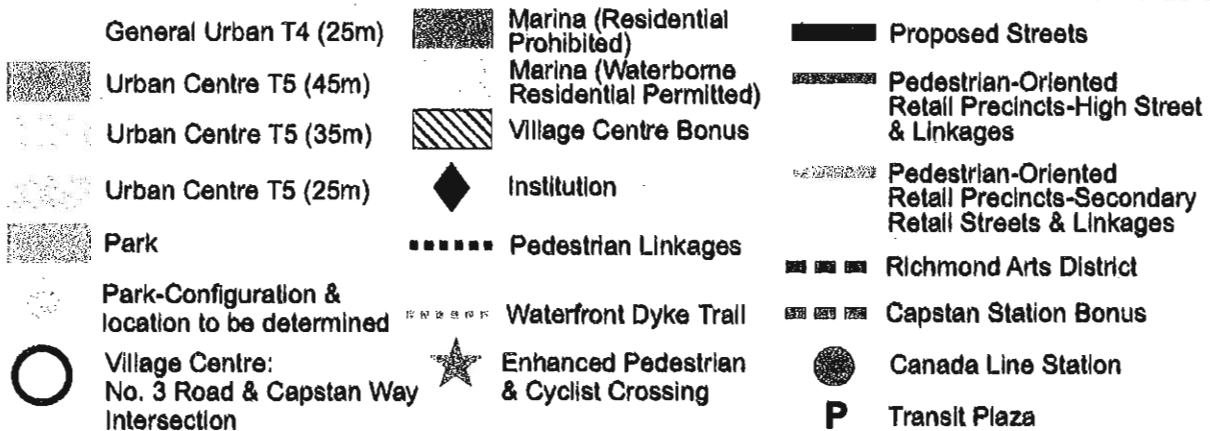
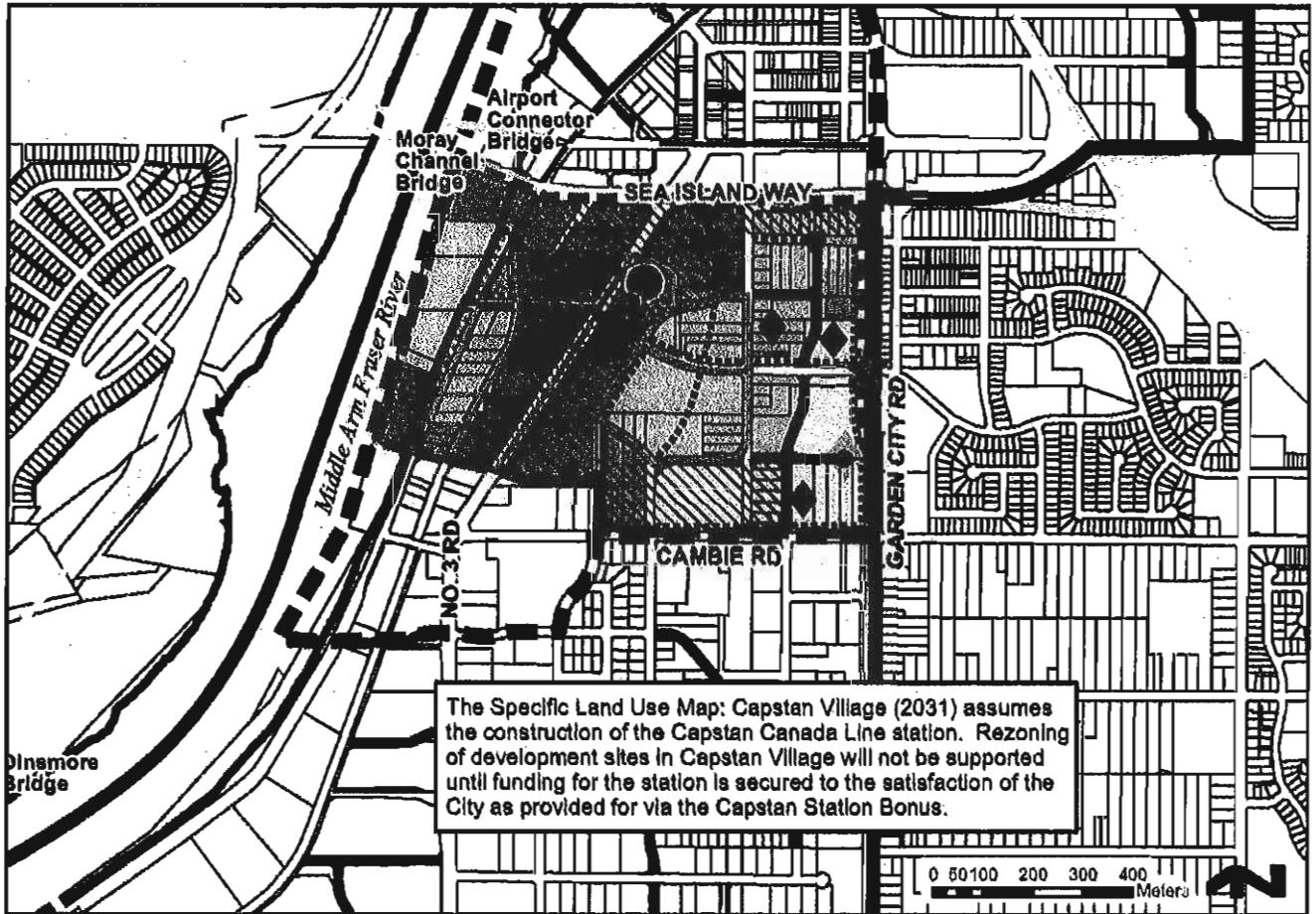


Capstan Station Bonus



Proposed Streets

Specific Land Use Map: Capstan Village (2031)





**Richmond Zoning Bylaw 8500
Amendment Bylaw No. 8839 (RZ 06-349722)
8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and
3240, 3260, 3280, 3320 and 3340 Sexsmith Road
(Capstan Station)**

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

1. Richmond Zoning Bylaw 8500 is amended by:

1.1. Inserting in Section 3.4 the following:

“Capstan station reserve means the statutory Capital Reserve Fund created by Reserve Fund Establishment Bylaw No. 8854.”

1.2. Inserting Section 5.19 as follows:

“5.19 Capstan Station

5.19.1 Where an owner pays into the Capstan station reserve according to the density bonusing provisions of this bylaw:

- a) An **owner** shall pay the sum to the **City** for deposit into the **Capstan station reserve** prior to Building Permit issuance for the **site**;
- b) the number of **dwelling units** to which payment applies shall be the total number of **dwelling units** authorized on the **site** by the Building Permit; and
- c) the sum payable shall be \$7,800 per **dwelling unit**, adjusted annually beginning at the end of September 2011 by any increase in the CPI Inflation Index as at the end of September 2010, wherein CPI Inflation Index shall mean for the purposes of this bylaw the All-items Consumer Price Index for British Columbia, not seasonally adjusted, as published by Statistics Canada (or its successor government department or agency), or such substitute index as is formally designated by the Government of Canada or, if no index is published or designated by the Government of Canada in substitution therefore, such substitute index as the **City** considers, in its discretion, most closely approximating the All-items Consumer Price Index for British Columbia. Whenever the Official Time Base (currently 2002 = 100) is changed or a substitute index is designated, historical value will be rebased through the use of a conversion factor as published by the Government of Canada or, in the absence of such publication, such conversion factor shall be the conversion factor that the **City** considers, in its discretion, best achieves comparability.

- 1.3. Replacing the designation on Map 7.9.1A shown as “2A” with “1A”.
- 1.4. Replacing the headings in Tables 7.9.3.1, 7.9.4.1, and 7.9.5.1 shown as “Zone 2 & 2A” with “Zone 2”.

- 1.5. Inserting Section 7.9.6 as follows:

“7.9.6 Where the zoning of a **lot** in Zone 1A would permit a **building** to be used for any of the **uses** listed in Table 7.9.3.1, 7.9.4.1, or 7.9.5.1, the minimum **parking space** requirements shall be as identified for Zone 1; except that prior to the Capstan Canada Line station being operational, for a development comprised of two or more phases on one or more **lots** the minimum **parking space** requirements shall be as follows:

- a) The combined total **parking space** requirements for all phases in the development shall be as identified for Zone 1;
- b) Notwithstanding Section 7.9.6.a), for the initial phase or phases of the development, as determined to the satisfaction of the City:
 - i) Zone 2 **parking space** requirements shall apply; and
 - ii) **parking spaces** provided in excess of Zone 1 requirements:
 - shall be secured for the temporary use of **uses** occurring at the initial phase or phases of the development; and
 - may be used to satisfy the **parking space** requirements of **uses** occurring in the subsequent phase or phases of the development.”

- 1.6. Repealing Section 9.4.1 and replacing it with the following:

“9.4.1 Purpose

The **zone** accommodates mid- to high-rise apartments within the **City Centre**, plus a limited amount of **commercial use** and compatible **secondary uses**. The **zone** is divided into 5 sub-zones: RCL1 for **sites** zoned low density, high-rise apartments; RCL2 which provides for a **density bonus** that would be used for rezoning applications to help achieve the **City’s** affordable housing objectives; RCL3 which provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Map area of the **City Centre** in the **City Centre** Area Plan to achieve **City** objectives for **child care**, amenity, and **commercial use**; and, RCL4 and RCL5 which provide for a **density bonus** that would be used for rezoning applications in the Capstan Station Bonus Map area designated by the **City Centre** Area Plan to achieve, among other things, **City** objectives in respect to the Capstan Canada Line station.”

- 1.7. Inserting “**park**” in Section 9.4.3 Secondary Uses.
- 1.8. Replacing Sections 9.4.4.2, 9.4.4.3, 9.4.4.4, and 9.4.4.5 as follows:

- “2. For residential/limited commercial sites zoned RCL2, RCL3, RCL4, or RCL5, the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**, and 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
3. Notwithstanding Section 9.4.4.2, the reference to “1.2” is increased to a higher **density** of “2.0” in the RCL2 zone and RCL3 zone if:
- a) for rezoning applications involving 80 or less **apartment housing dwelling units**, the owner pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw at the time Council adopts a zoning amendment bylaw to include the **owner’s lot** in the RCL2 zone or RCL3 zone; or
 - b) for rezoning applications involving more than 80 **apartment housing dwelling units**, and prior to first occupancy of the **building**, the owner:
 - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total **building area**; and
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
4. Notwithstanding Section 9.4.4.2, the reference to “1.2” is increased to a higher **density** of “2.5” in the RCL4 zone and RCL5 zone if:
- a) the **site** is located in the Capstan Station Bonus Map area designated by the **City Centre Area Plan**;
 - b) the **owner** pays a sum into the **Capstan station reserve** as specified in Section 5.19 of this bylaw;
 - c) the **owner** grants to the **City**, via a statutory **right-of-way**, **air space parcel**, or fee simple, as determined at the sole discretion of the **City**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of 5.0 m² per **dwelling unit**; and
 - d) for rezoning applications involving:
 - i) 80 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw at the time Council adopts a zoning amendment bylaw to include the **owner’s lot** in the RCL4 zone or RCL5 zone; or
 - ii) more than 80 **apartment housing dwelling units**, and prior to first occupancy of the **building**, the **owner**:
 - provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total **building area**; and

- enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

5. If an **owner** of a **lot** in the **RCL3 zone** or **RCL5 zone** has contributed to the **affordable housing reserve** or provided **affordable housing units** under Section 9.4.4.3 or provided amenities and contributed to the **affordable housing reserve** or provided **affordable housing units** under Section 9.4.4.4, so as to increase the maximum **floor area ratio** to 2.0 or 2.5 respectively, an additional 1.0 **density bonus floor area ratio** is permitted, provided that:
 - a) the lot is located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;
 - b) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential purposes, which non-residential purposes shall provide, in whole or in part, for **convenience retail uses** (e.g., large format grocery store; drug store), **minor health services**, pedestrian-oriented **general retail**, or other **uses** important to the viability of the Village Centre and as determined to the satisfaction of the **City**;
 - c) the **owner** uses a maximum of 49% of the **gross floor area** of the **building**, including the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building area**), for non-residential purposes; and
 - d) the **owner**:
 - i) uses at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building area**), for **child care** or **uses** that provide a community amenity to the satisfaction of the **City** (e.g., community recreation, **library and exhibit**, heritage); or
 - ii) at the time Council adopts a zoning amendment bylaw to include the **owner's lot** in the **RCL3 zone** or **RCL5 zone**, pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw."

1.9. Inserting Section 9.4.5.3 as follows:

- "3. The maximum **lot coverage** for **buildings** and landscaped roofs over **parking spaces** on **sites** zoned **RCL4** and **RCL5** is 90%, exclusive of portions of the **sites** the **owner** grants to the **City**, via a statutory **right-of-way**, **air space parcel**, or alternative means satisfactory to the **City**, for **park** or **road** purposes."

1.10. Replacing Sections 9.4.7.1 and 9.4.7.2 with the following:

- “1. The maximum **height** for **buildings** zoned RCL1, RCL3, and RCL5 is 47.0 m geodetic.
2. The maximum **height** for **buildings** zoned RCL2 and RCL4 is:
 - a) for **buildings** with a **floor area ratio** of 1.2 or less: 15.0 m;
 - b) for **buildings** with a **floor area ratio** of greater than 1.2: 25.0 m, except in specific areas identified in the **City Centre** Area Plan where a maximum **height** of 35.0 m is permitted for **buildings** with a **floor area ratio** of up to 2.0; and
 - c) for **buildings** in the Capstan Station Bonus Map area designated by the **City Centre** Area Plan with a **floor area ratio** of greater than 2.0: 35.0 m, except the maximum **height** for **buildings** may be increased to 47.0 m geodetic if a proper interface is provided with adjacent **buildings** and areas secured by the **City** for **park** purposes, as approved by the **City**.”

1.11. Replacing Section 9.4.8.1.c) with the following:

“c) 45.0 m for **sites** zoned RCL3, RCL4, and RCL5.”

1.12. Replacing Section 9.4.8.2.c) with the following:

“c) 40.0 m for **sites** zoned RCL2 that have a **floor area ratio** of greater than 1.2 and **sites** zoned RCL3, RCL4, and RCL5.”

1.13. Replacing Section 9.4.8.5 with the following:

- “5. The minimum **lot area** is 4,000.0 m² for **sites** zoned RCL3, RCL4, and RCL5.”

1.14. Replacing Sections 9.4.11.1 and 9.4.11.2 with the following:

- “1. For the RCL1 **zone**, RCL2 **zone**, and RCL4 **zone** only:
 - a) **Secondary uses** shall be limited to the following:
 - **boarding and lodging**
 - **community care facility, minor**
 - **health service, minor**
 - **home-based business**
 - **home business**
 - **housing, town**
 - **library and exhibit**
 - **office**
 - **recreation, indoor**
 - **retail, convenience**

- retail, general
 - service, personal
 - studio
- b) Convenience retail, general retail, indoor recreation, library and exhibit, minor health service, office, personal service, studio, and town housing must be located on the first storey of the building.
- c) For the RCL1 zone, convenience retail, general retail, indoor recreation, library and exhibit, minor health service, office, personal service, and studio are limited to a maximum gross leasable floor area of 200.0 m².
2. For the RCL3 zone and RCL5 zone only, congregate housing and apartment housing must not be located on the first storey of the building, exclusive of interior entries, common stairwells, and common elevator shafts."
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 8839".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JAN 23 2012

FEB 20 2012

FEB 20 2012

FEB 20 2012

CITY OF RICHMOND
APPROVED by

APPROVED by Manager or Solicitor


MAYOR_____
CORPORATE OFFICER



Development Permit Panel

Wednesday, February 29, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 25, 2012, be adopted.

CARRIED

2. Development Permit 10-556907

(File Ref. No.: DP 10-556907) (REDMS No. 3471969)

APPLICANT: KENNETH E. KING Architecture + Planning

PROPERTY LOCATION: 6311, 6331, 6351, 6371 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of twenty-six (26) 2½- storey residential townhouse units at 6311, 6331, 6351 and 6371 No. 4 Road on a site to be rezoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum 40% lot coverage to permit a 43% lot coverage;
 - b) Reduce north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure;
 - c) Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.

Applicant's Comments

Kenneth King, Kenneth E. King Architecture + Planning provided the following details regarding the proposed residential townhouse units on No. 4 Road;

- the site is located on the west side of No. 4 Road, between Alberta and Ferndale Roads, a site that is currently vacant;
- to the west are townhouse units, to the south is a single-family residence, and to the east is a church, as well as single-family residences;
- surrounding developments, open space, and road patterns have all influenced the site planning for the proposed project, with respect to siting, orientation and massing;
- the architectural design has been developed to maintain the texture and character of the neighbourhood;
- the proposed development consists of 26 ground oriented 2^{1/2} storey townhouse units, arranged on either side of a proposed lane; units toward the end of the structures are pulled toward the street, to present a strong edge and to reinforce the rhythm of the streetscape;
- there is a courtyard feature at the back of the subject site, on the second level, and units at that location are 2 stories;
- access to the subject site is along No. 4 Road, on the northern edge of the site, an existing driveway has been upgraded, an emergency exit exists, and there are provisions for a new lane;
- a large existing Sequoia Tree is being retained on the site;
- there are some walkways that bind the scheme together, and also provide easy, secure and convenient access to all units, as well as to the amenity area, the mailbox area, and the recycling/garbage enclosure;
- the buildings have been designed in a traditional "heritage style" with facades that feature gabled porches, verandahs, hip and gabled roofs, and bracket features;
- the individual units are L-shaped, and each flows out onto a patio;
- walkways for residents and visitors provide easy access to the lane;
- access for vehicles is from the lane, and directly into the units' double garages;
- the lower level of the exteriors is finished in Hardi-plank and stone based columns, with some vinyl siding above the ground level;
- the colour scheme includes a green tone on doors, and each unit is individualized with either a blue or brown colour scheme; and
- one unit per block of townhouses includes convertible features.

Meredith Mitchell, DMG Landscape Architects, provided the following details regarding the proposed landscape design:

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- there is a 10 meter Agriculture Lane Reserve buffer on the No. 4 Road frontage, and plants have been chosen to provide screening and buffering for adjacent agricultural operations on the east side of No. 4 Road;
- small and medium-sized shrubs will be planted along walkways, and on private outdoor spaces;
- a lighting strip, and other lighting elements, will enhance wayfinding on the site;
- the front outdoor amenity areas have been integrated with the pedestrian walkway, and designed to be slightly screened from No. 4 Road; the outdoor amenity area includes an active area and a passive space;
- the existing Sequoia Tree on No. 4 Road is lower than the sidewalk, and a tree well will be created with a low retaining wall;
- decorative concrete unit pavers added to the front of the amenity space will avoid an appearance of a road;
- the units' patio areas will be elevated and feature retaining walls; and
- three entry points along the front walkway will be separated with trellis work, and there will be a double trellis at the entry of the outdoor amenity area.

In response to a query from the Chair, Mr. King advised that there is an emergency access from No. 4 Road.

Panel Discussion

A brief discussion ensued between the Chair and the architects, during which the following advice was provided:

- the landscape scheme was presented to the City's Agriculture Advisory Committee, and suggestions such as a mix of coniferous and deciduous trees, a permanent hedge, a lawn area, native grasses, and to avoid fruit bearing species, were included in the landscape plan;
- to mitigate the noise from busy No. 4 Road, the sidewalk goes directly up to the property line and there is a picket fence with plant materials located in front of it, as well as behind it;
- besides gaining access to townhouse units through garage doors, residents also have a main door into their unit; and
- attention was paid to the private space for each of the rear units, with attractive entry features.

Staff Comments

Brian J. Jackson, Director of Development, advised that the requested variances reflect the amount of landscaping particular to this project. Staff support the application and the requested variances, including a slight increase in the lot coverage and a reduction of the north side yard setback to locate an architecturally treated recycling/garbage enclosure, complete with an ornamental fence for screening.

Mr. Jackson added that the Sequoia Tree is a good specimen of the species, and staff is happy with the applicant's effort to retain it on site.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel commended the architect on the design.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of twenty-six (26) 2½- storey residential townhouse units at 6311, 6331, 6351 and 6371 No. 4 Road on a site to be rezoned "Low Density Townhouses (RTL4)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *Increase the maximum 40% lot coverage to permit a 43% lot coverage;*
 - b) *Reduce north side yard setback from 3.0 meters to 0.0 meters to locate a screened recycling/garbage enclosure;*
 - c) *Allow a tandem parking configuration in seven (7) units for a total of fourteen (14) stalls.*

CARRIED

3. Development Permit 11-577719
(File Ref. No.: DP 11-577719) (REDMS No. 3256988)

APPLICANT: Westmark Developments (Woodwards Pointe) Ltd.

PROPERTY LOCATION: 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road

INTENT OF PERMIT:

1. Permit the construction of 23 townhouse units at 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road on a site zoned Medium Density Townhouses (RTM3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum Williams Road setback from 6.0 m to 4.5 m;
 - b) Reduce the minimum Parsons Road setback from 6.0 m to 4.5 m for the ground floor of Building No. 2;
 - c) Reduce the minimum road setback to landscape structure from 2.0 m to 1.5 m for trellises located along the No. 2 Road and Parsons Road frontages at the dead ends of the internal drive aisle; and
 - d) Allow a total of 36 tandem parking spaces in 18 townhouse units.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architect Inc. advised that the subject site for the proposed townhouse units is narrow, and spans two lots at No. 2 Road and Williams Road. He provided the following information:

- large trees along the perimeter, and in the centre of the site, are going to be preserved;
- as a result of concerns regarding access to the site, raised at the March, 2011 Public Hearing, access to the site was moved from Parsons Road to Williams Road, where a right in/right out access is provided;
- the outdoor amenity area is provided in a central location; narrow stripes of pavers go east and west from the centrally located outdoor amenity area, toward the pedestrian entries to the site from Parsons Road and No. 2 Road;
- the site layout includes 23 townhouse units in seven separate buildings, and massing appropriate for the adjacent duplex is achieved by including a mix of two-storey and three-storey townhouse units; there is minimal shadowing from the three-storey units;
- street fronting townhouse units at the end of each building block are stepped down to give the appearance of a single-family residence;
- the scale of the buildings is complemented by the large trees being retained along Williams Road and No. 2 Road;
- the residential streetscape is enhanced by a mix of gable roofs, hip roofs, and entrance porches; individual townhouse unit facades reinforce a look of individual units;
- due to the raising of the site, there are localized lower spots, but trees are lower, and privacy is created where yards are adjacent to the road;

- the children's play area is secure with an opportunity for passive surveillance; the area includes slides and climbing equipment for children aged two to six years, there are benches around the perimeter, as well as some lawn space;
- due to the narrow nature of the subject site, there is no walkway to the rear of the site for the rear units, but the central walkway has been widened somewhat;
- small street fronting yards are a feature of the front units, with small patios with pavers, some lawn, and a few trees;
- sustainability features include energy efficient appliances, low flow fixtures and low-E glazing;
- one convertible unit has been incorporated into the design of the project, with all other units featuring aging in place features such as blocking for grab-bars in bathrooms and lever handles for doors; and
- brown and tan colours are planned for some of the buildings, while grey tones are planned for other buildings.

Panel Discussion

Discussion ensued between Mr. Yamamoto and the Panel, and the following information was provided, in response to queries:

- at the northeast corner of the site, yards are low to preserve the existing trees on the adjacent site; a fence six feet high, coupled with plants and an existing hedge, will ensure privacy is maintained;
- all street fronting units have entrances off the street, but because the rear of the site is shallow, the entrances for the rear units are adjacent to the drive aisle
- the traffic management plan will be submitted to the City's transportation division as part of the Building Permit;
- on-site visitor parking is located throughout the site, and beside the drive aisle;
- a Cedar and a Fir tree are being retained within the centre of the site in the outdoor amenity area, and the area also features a ramp for wheelchair accessibility, a landscaped buffer zone, a fence, some bench seating, a trellis, and wood chips are proposed for the play area surface.

Staff Comments

Mr. Jackson acknowledged the challenges presented by the site. He noted the applicant had responded to concerns expressed by neighbours during the March, 2011 Public Hearing, regarding access off Parsons Road, and that the applicant's response to the stated concerns resulted in efficiencies as well as the retention of trees within the subject site and along the periphery of the site.

Mr. Jackson advised that staff supports the application and requested variances.

In response to queries from the Chair, Mr. Jackson advised that Parsons Road residents, at the March, 2011 Public Hearing, expressed concern regarding: (i) the removal of trees, but that seven trees are being retained on the site, with a further 11 being retained along the periphery; and (ii) the height of the proposed three-storey townhouse units being taller compared to existing houses in the area, but the applicant has responded by significantly reducing interface units to two stories.

Gallery Comments

Rosemarie Schlossarek, 9940 Parsons Road, advised that she had signed a petition that was presented at the March, 2011 Public Hearing, and that she saw the access had been removed from Parsons but remained concerned regarding the parking provisions. She stated that instead of shuffling their cars into the provided tandem parking spaces, people would opt to park on the street, and that Parsons Road was too narrow to accommodate parked cars.

She noted that accidents were bound to happen due to on-street parking and drivers unable see other drivers who turn onto Parsons Road.

In response, the Chair advised that vehicle access to Parsons Road had been eliminated and that the applicant has designed one pedestrian access for residents of the proposed development on Parsons Road, and another pedestrian access on No. 2 Road. He added that the neighbours' concerns were heard at the March, 2011 Public Hearing, and that the applicant had acted on many of them.

Mr. Jackson advised that the application meets the requirements for parking as outlined in the City's zoning bylaw. He added that pavement on Parsons Road is currently 8.8 metres wide, and that as a result of the proposed development it will be increased to 11 metres, that no space will be taken away, and that lanes will be wider and feel safer.

Correspondence

None.

Panel Discussion

The Panel thanked the applicant for addressing the neighbours' concerns through landscaping and other design details.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 23 townhouse units at 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road on a site zoned Medium Density Townhouses (RTM3); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*

- a) *Reduce the minimum Williams Road setback from 6.0 m to 4.5 m;*
- b) *Reduce the minimum Parsons Road setback from 6.0 m to 4.5 m for the ground floor of Building No. 2;*
- c) *Reduce the minimum road setback to landscape structure from 2.0 m to 1.5 m for trellises located along the No. 2 Road and Parsons Road frontages at the dead ends of the internal drive aisle; and*
- d) *Allow a total of 36 tandem parking spaces in 18 townhouse units.*

CARRIED

4. Development Permit 11-593925

(File Ref. No.: DP 11-593925) (REDMS No. 3456923)

APPLICANT: Cotter Architects

PROPERTY LOCATION: 14000 Riverport Way

INTENT OF PERMIT:

Permit the construction of a mixed-use six storey building with 55 market rental apartments, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

Applicant's Comments

Simon Ho, Architect, Cotter Architects provided the following information regarding the proposed mixed-use six-storey building, with associated two-level parking structure, at 14000 Riverport Way at Steveston Highway.

- the intent is for the proposed mid-rise building to create a 'landmark building' that differs from the ornately designed existing four-storey buildings in the area, and will deliberately set the proposed building apart from the other buildings;
- the proposed building celebrates geometry, has a clean design, and features wood-framed construction;
- access to the subject site is a shared driveway, with one parkade link;
- the two-level parking structure is divided into one level of underground parking and one level of at-grade parking;
- for security purposes the underground parking level is secured;
- one of the two indoor amenity spaces is for residents of the proposed building, with the second amenity space available to residents of the Riverport waterfront neighbourhood;
- a small office earmarked for the building manager is located at the 'prow' of the proposed building, at the corner of Riverport Way and Steveston Highway;

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- the parking structure is screened with trellis details and vine planting, and the roof is pulled back along Riverport Way to soften the appearance;
- a lighting engineer will ensure that the interior of the parkade be appropriately lit, but to mitigate any light pollution, appropriate lighting levels will be applied in the different areas of the parking structure;
- berms will be featured along the Fraser River frontage;
- of the 55 market rental units, 3 are adaptable;
- balconies are designed to be kept within the building footprint to keep the clean lines of the geometry intact;
- a vertical strip featured on the building's exterior is being explored as a public art element with colour and light; and
- the outdoor amenity space is located on the second floor parking structure podium roof and features: (i) a children's play area; (ii) a barbeque pit; and (iii) a sitting area overlooking the Fraser River.

Mark Synan, Landscape Architect, Van Der Zalm and Associates Inc. provided the following information regarding the landscape scheme for the proposed development:

- the landscape scheme is separated into two levels, with the lower street level facing Steveston Highway, Riverport Way and the Fraser River, and the upper level amenity area providing a semi-private space for residents;
- the landscape scheme uses high quality landscape materials, and strong banding elements to: (i) create strong patterns; and (ii) replicate the strong geometric emphasis of the architecture;
- the children's play area contains a small sandbox, along with play equipment designed for children two to five years of age; and the barbeque pit surface features high quality pavers;
- glass dividers on balconies take advantage of views across the Fraser River;
- a generous combination of ornamental grasses, low shrubs and ground covers are a feature of the landscape scheme; and
- there are existing street trees along Riverport Way, while the side facing the dike features a significant planting belt of ornamental grasses and asphalt path with concrete border.

A brief discussion ensued and the following advice was provided:

- in addition to a walkway along the Fraser River frontage, soft trellis features as well as screening plantings soften the parkade exterior wall; and
- there are two elevator shafts and two ground level lobbies, and residents can use both elements to easily gain access to the dike and river.

Panel Discussion

In response to queries Mr. Ho and Mr. Synan advised that:

- no solar panel installations will be applied to the roof, but environmentally sensitive materials will be a feature on the roof of the penthouse, the amenity space features an intensive green roof, and the horizontal banding provides partial solar shading for the glazing; and
- the children's play area surface is recycled rubber.

Staff Comments

Mr. Jackson stated that the exaggerated design of the prominent corner, or 'prow', of the building, with its large balconies, provide shading on the sunny southwest corner of the structure.

Mr. Jackson advised that the rental building situated to the north of the subject site was constructed by the developer, is now open, and is a very high quality building. the corner building will be different in its approach to architectural design, and it too will be wood-frame, not concrete.

Gallery Comments

None.

Correspondence

Ian, Paula and Aderyn Davies, 142000 Riverport Way (Schedule 1)

Mr. Jackson advised that the Davies family was opposed to the application, and some of their concerns were related to rezoning issues, not form and character issues.

In response to a query from the Chair, Mr. Jackson confirmed that the zoning text amendment application from the proponent is at third reading. He also confirmed that, with regard to the Davies' concerns with parking and congestion, the applicant's net parking provision of 1.19 spaces per resident unit, along with the applicant's TDM contribution towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard, the development application meets the requirements of the City's zoning bylaw.

Mr. Jackson added that: (i) the City's transportation staff reviewed, and approved, the applicant's transportation plan; and (ii) as part of third reading Council accepted the transportation plan.

Panel Discussion

The Panel noted the innovative quality of the design.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a mixed-use six storey building with 55 market rental apartments, approximately 78 m2 commercial space, approximately 83.6 m2 community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

CARRIED

5. Development Permit 11-594513

(File Ref. No.: DP 11-594513) (REDMS No. 3456922)

APPLICANT: Sandhill Development Ltd.

PROPERTY LOCATION: 11000 No. 5 Road

INTENT OF PERMIT:

Permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Staff Comments

Mr. Jackson advised that Sandhill Development Ltd. had, in the past, investigated a hotel proposal for the site, but that application had lapsed and the application being presented to the Panel was for retail development.

Applicant's Comments

Andrea Scott, Architect PJ Architect Ltd., provided the following information.

- the subject site is a vacant area to the south of the existing Sands Plaza commercial development on the same property;
- the proposed buildings are reminiscent of the architecture of the existing retail buildings on the site;
- the proposed building materials, Hard-board and batten, Hardi-shakes, Hardi-trim, cultured ledge stone are consistent with the existing buildings;
- a colour palette of red and green also mimic the colour scheme of the existing buildings;
- the drive aisle areas, and parking areas, feature special paving treatment, including some parking stalls with permeable pavers;
- the landscape scheme for the subject site carries on the landscape scheme featured in the existing Sands Plaza development; and

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- there is a slight increase in grade between the existing development and the subject site, and the two proposed buildings will be raised above the existing stores to achieve the flood construction level requirement, with landscape treatment providing assistance in the transitioning.

Staff Comments

Mr. Jackson stated that staff supports the application.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

CARRIED

6. Development Permit 11-596454

(File Ref. No.: DP 11-596454) (REDMS No. 3466780).

APPLICANT: Paul Chiu, Architect

PROPERTY LOCATION: #380 - 9100 Blundell Road

INTENT OF PERMIT:

Permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

Applicant's Comments

Paul Chiu, Architect, Urban Design Group Architects Ltd., accompanied by his client, Terry McPhail, provided the following information regarding the proposed expansion of an existing Shoppers Drug Mart structure at the southeast corner of 9100 Blundell Road, a site that currently contains a shopping centre:

- the intent of the application is to increase the floor area of the existing Shoppers Drug Mart by extending the rear of the store that is sited at the southeast corner of the mall at Blundell and Garden City Roads;

CNCL - 120

**Development Permit Panel
Wednesday, February 29, 2012**

- the idea is to expand the store's pharmacy, and to incorporate storage space into the proposed extension;
- the entry façade of the Shoppers Drug Mart store will not change and no new signage areas are being proposed;
- new stores built by Shoppers Drug Mart have approximately 20,000 square feet, while the current store at the Blundell and Garden City mall has only 9,000 square feet;
- some existing parking stalls, at the rear of the store; and along the periphery of the site, have to be removed in order to accommodate the proposed expansion;
- the removal of these parking stalls has little impact on the landscaping at the back of the store, with only three small landscaping islands to be removed, thereby removing two trees;
- the parking stalls planned for removal are used by the store's staff, but no customer parking stalls will be affected or removed;
- the construction of the expansion of the store will take place without the store ever having to close for business, and a phased construction plan will accomplish this; and
- the wall to be erected at the back of the store, as part of the extension, is a plain masonry block wall with integrated colour band which will be replaced with a plain light weight EIFS wall comprising a stucco finish, and its appearance is enhanced by a horizontal strip of colour.

A brief discussion took place between the Panel and Mr. Chiu with regard to the appearance of the back of the store, and Mr. Chiu advised that the view of the extension from the homes of residents on Heather Street and Dixon Avenue will be of a landscaped buffer

Landscape Architect, Meredith Mitchell, DMG Landscape Architects, provided the following details regarding the landscape scheme:

- where the site interfaces with Heather Street, existing conifers provide an effective buffer, and where the site interfaces with Dixon Avenue, additional deciduous trees and infill hedge will be planted to create an effective buffer;
- newly planted materials have been chosen to match the existing hedge and existing shrubs on the Dixon Avenue interface; and
- three or four new trees to be planted along the southern edge of the site will plug 'gaps' that exist there now.

Panel Discussion

In response to Panel's queries, Mr. Chiu advised that:

Development Permit Panel
Wednesday, February 29, 2012

- despite the removal of some staff parking stalls, the number of available staff parking stalls exceeds the parking requirements as outlined in the City's rezoning bylaw; and
- a series of yellow bollards placed near the wall of the proposed extension will ensure that the wall is not damaged by vehicles.

Staff Comments

Mr. Jackson stated that staff supports the application. He added that staff anticipates that the applicant will shortly meet the \$5,000 landscaping security, a condition, and that the application will proceed to a March, 2012 Council meeting.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

CARRIED

7. New Business

8. Date Of Next Meeting: Wednesday, March 14, 2012

9. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:01 p.m.

CARRIED

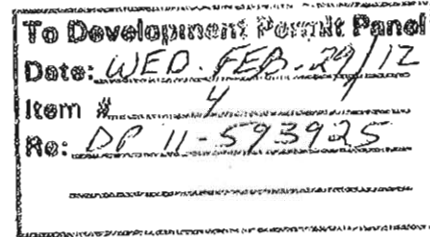
Development Permit Panel
Wednesday, February 29, 2012

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, February 29, 2012.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

Ian, Paula, and Aderyn Davies
311 – 14200 Riverport Way
Richmond BC V6W 1M4
604-271-4200



Director, City Clerk's Office
Richmond City Hall

1 page of 2

February 29, 2012

**Schedule 1 to the Minutes of
the Development permit
Panel Meeting of Wednesday,
February 29, 2012.**

Dear Director,

Our family is strongly opposed to the land use proposal at 14000 Riverport Way, and our concerns are as follows:

1) PARKLAND

We think parkland or green space is much more appropriate for the land use. It will help present a much more open and inviting space for the rental residents and the public alike, and encourage public use and enjoyment of the riverfront.

2) FOUR STORIES, NOT SIX

If the land is to be developed, we believe that four stories, the height of the neighbouring buildings, would be more appropriate for the location and much more suitable to the setting. A tower will reduce the level of light entering the street, make less light available to residents in the other buildings, and will contribute to a fortress-effect that will be less inviting and will discourage public access to the river.

3) MARKET HOUSING, NOT RENTAL

If the land use must be housing, we strongly suggest that market housing would be more appropriate than rental and would provide greater stability and balance to the area.

As landowners, we have already seen the very poor performance sales have made in the five or so years that our development has been in existence. At best, our units are valued slightly more than what we originally paid, whereas the rest of Richmond has seen large increases, often 100% to 200%. We are very concerned that an imbalance towards rental housing will effectively seal our fate as



landowners. If the developers wish to buy our property for fair market value, we would gladly sell to them and move away.

4) **UNSUSTAINABLE PARKING & CONGESTION**

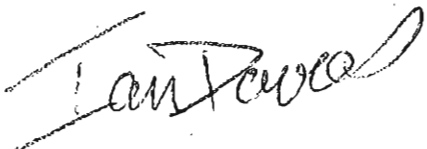
Parking on Riverport Way is already at capacity. In the evenings it can be very difficult for current residents to find parking on the street. It has been our practical experience that street parking needs are much greater than the levels anticipated by planners. And now, with the rental building recently built, the situation will be unsustainable. We simply cannot add another fifty-five more units, as proposed. The situation will be intolerable for everyone. And what about visitors to the riverfront and park: where will they park? And what about customers of the proposed commercial space: where will they park? The area will become impossibly congested.

5) **EXCESSIVE DENSITY**

We believe that the proposed density for this beautiful recreation area is already greater than it should be, and that the parking and living congestion will reduce our quality of life to an unnecessarily uncivilized level.

Thank you very kindly for giving the contents of this letter your thoughtful consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ian Paula", with a large, sweeping flourish extending from the end of the name.

Ian, Paula, and Aderyn Davies



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: March 7, 2012
File: 0100-20-DPER1


Re: Development Permit Panel Meeting Held on February 29, 2012

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 11-593925) for the property at 14000 Riverport Way;
- ii) a Development Permit (DP 11-594513) for the property at 11000 No. 5 Road; and
- iii) a Development Permit (DP 11-596454) for the property at #380 - 9100 Blundell Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on February 29, 2012.

DP 11-593925 – COTTER ARCHITECTS – 14000 RIVERPORT WAY
(February 29, 2012)

The Panel considered a Development Permit application to permit the construction of a mixed-use six-storey building with 55 market rental apartments, approximately 78 square metres of commercial space, approximately 83.6 square metres of community amenity space, and an associated two-level parking structure on a site zoned “Low Rise Apartment (ZLR14) - Riverport”. There are no variances included in the proposal.

Architect, Simon Ho, of Cotter Architects, and Landscape Architect, Mark Synan, of Van Der Zalm and Associates Inc., provided a brief presentation of the proposal, including:

- The proposed mid-rise building provides a ‘landmark building’;
- One (1) of the two (2) indoor amenity spaces is for residents of the proposed building, with the second amenity space available to residents of the Riverport waterfront neighbourhood;
- A small office is located at the at the corner of Riverport Way and Steveston Highway;
- Of the 55 market rental units, three (3) are adaptable;
- Balconies are kept within the building footprint to keep the clean lines of the geometry intact;
- A vertical strip on the façade is being explored as a Public Art element with colour and light;
- The parking structure is screened with trellis details and vine planting. The outdoor amenity space on parking structure roof overlooks the Fraser River and features: (i) a children’s play area; and (ii) a barbeque area; and
- The landscape scheme uses high quality materials to: (i) create strong patterns; and (ii) replicate the strong geometric emphasis of the architecture.

In response to queries, Mr. Ho and Mr. Synan advised that:

- Soft trellis features and screening plantings soften the parkade exterior wall;
- There are two (2) ground level lobbies for residents, with easy access to the dyke and river;
- No solar panels will be applied to the roof, but environmentally sensitive materials will be used, the amenity area is an intensive green roof, and banding provides partial shading; and
- The children’s play area surface is recycled rubber.

Staff added that the prominent corner balconies provide shading. Staff advised that the adjacent rental building to the north was now constructed and is a very high quality building. The corner building will be different in its design approach and it too will be wood-frame, not concrete.

Public correspondence was received regarding the Development Permit application from area residents; I., P. and A. Davies, in opposition to the application.

In response to queries from the Chair, staff advised:

- The Zoning Text Amendment Bylaw is at third reading and includes a net parking provision of 1.19 spaces per resident unit, along with Transportation Demand Management Measures (TDMs), such as a bus shelter at the Steveston Highway bus stop. The proposal meets the requirements of the City's Zoning Bylaw; and
- The City's Transportation Division staff support the applicant's transportation plan; and as part of third reading, Council accepted the transportation plan.

The Panel recommends that the Permit be issued.

DP 11-594513 – SANDHILL DEVELOPMENT LTD. – 11000 NO. 5 ROAD
(February 29, 2012)

The Panel considered a Development Permit application to permit the construction of two (2) Commercial Retail buildings on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood". There are no variances included in the proposal.

Architect, Andrea Scott, of PJ Lovick Architect Ltd., provided a brief presentation of the proposal for the vacant portion of the existing Sands Plaza development, including:

- The proposed building architecture, materials and colour scheme are consistent with the existing buildings, including cultured ledge stone, and Hardie board, batten, shakes and trim;
- The drive aisle areas, and parking areas, feature special paving treatment, including some parking stalls with permeable pavers;
- The landscape scheme is a continuation of the existing Sands Plaza landscaping; and
- The two (2) proposed buildings will be raised to achieve the new flood construction level requirement, with landscape treatment providing assistance in the transitioning.

Staff supports the application. Staff advised that an approved Development Permit for essentially the same proposal had lapsed, and the owner had also investigated a hotel proposal for the site.

No public correspondence was received regarding the application.

The Panel recommends that the Permit be issued.

D11-596454 – PAUL CHIU, ARCHITECT – #380 - 9100 BLUNDELL ROAD
(February 29, 2012)

The Panel considered a Development Permit application to permit the construction of an expansion to an existing Shoppers Drug Mart, on a site zoned "Community Commercial (CC)". There are no variances included in the proposal.

Architect, Paul Chiu, of Urban Design Group Architects Ltd., Landscape Architect, Meredith Mitchell, of DMG Landscape Architects, accompanied their client, Terry McPhail, and provided a brief summary of the proposal, including:

- The intent to increase the area of the existing Shoppers Drug Mart by extending the rear of the store that is sited at the south-east corner of the mall at Blundell and Garden City Roads;
- Some existing parking spaces, landscaping islands and two (2) trees at the rear have to be removed;
- The proposed wall replaces a plain masonry block wall with integrated colour band, with a new light weight EIFS wall with a plain stucco finish and horizontal strip of colour; and
- Existing conifers provide an effective buffer along Heather Street, and new deciduous trees and infill hedge will be planted to create an effective buffer along Dixon Avenue.

In response to Panel's queries, Mr. Chiu advised that:

- The view from the homes on Heather Street and Dixon Avenue will be of a landscaped buffer;
- Despite the removal of some staff parking stalls, the number of available staff parking stalls exceeds the parking requirements as outlined in the City's rezoning bylaw; and
- New bollards will ensure the wall is not damaged by vehicles.

Staff supports the application.

No public correspondence was received regarding the application.

The Panel recommends that the Permit be issued.



General Purposes Committee

Anderson Room, City Hall
6911 No. 3 Road

Monday, March 5, 2012
4:00 p.m.

Pg. # ITEM

MINUTES

- GP-5** *Motion to adopt the minutes of the meeting of the General Purposes Committee held on Monday, February 20, 2012.*



BUSINESS & FINANCIAL SERVICES DEPARTMENT

1. **DHI PROPERTY MANAGEMENT INC., DOING BUSINESS AS RAINFLOWER RESTAURANT, 3600 NO 3 ROAD, RICHMOND BC**
(File Ref. No.: 12-8275-05/2012-Vol 01) (REDMS No. 3475478)

GP-11

See Page **GP-11** for full report

Designated Speaker: Glenn McLaughlin

STAFF RECOMMENDATION

That the application by DHI Property Management Inc., doing business as Rainflower Restaurant, for an amendment to add patron participation under Food Primary Liquor License No. 303143, in order to offer entertainment in the form of soft music and allowing dancing, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *Council supports the application as the issuance will not pose a significant impact on the community.*

- (2) *Council comments on the prescribed considerations are as follows:*
 - (a) *The potential for additional noise in the area if the application is approved was considered and determined that there will be little or no impact of additional noise.*
 - (b) *The impact on the community if the application is approved was considered and based on no responses being received from the public notices, the licence approval would have little impact.*
 - (c) *The amendment to permit patron participation under the Food Primary Licence should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as there has been no history of non-compliance with the operation.*
- (3) *As the operation of the establishment as a licensed establishment with entertainment, might affect residents, the City gathered the views of the community as follows:*
 - (a) *Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted.*
 - (b) *Property owners and businesses within a 50-metre radius of the subject property were contacted by letter detailing the application and provided instructions on how community concerns could be submitted.*
- (4) *Council's comments and recommendations respecting the views of the residents are as follows:*
 - (a) *That based on the lack of response received from all public notifications, Council considers that the amendment is acceptable to the community.*



PARKS & RECREATION DEPARTMENT

2. WEST CAMBIE AREA PLAN AND ALEXANDRA NEIGHBOURHOOD NATURAL PARK CONSIDERATIONS

(File Ref. No.: 06-2345-01/2012-Vol 01) (REDMS No. 3456301)

GP-19

See Page GP-19 for full report

Designated Speaker: Dave Semple

STAFF RECOMMENDATION

That as per the staff report dated February 15, 2012, titled “West Cambie Area Plan and Alexandra Neighbourhood Natural Park Considerations”, Planning and Parks staff lead a planning process to bring forth an Area Plan amendment to remove the Area Plan Natural Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800, 9820 Alexandra Road and 4711, 4731, 4751, 4771 No 4 Road;



3. **RICK HANSEN 25TH ANNIVERSARY RELAY CELEBRATION**
(File Ref. No. 11-7200-01/2012-Vol 01) (REDMS No. 3470408)

GP-29

See Page **GP-29** for full report

Designated Speaker: Vern Jacques

STAFF RECOMMENDATION

That \$40,000 from the Major Events Provisional Fund be allocated to provide funding for End of Day events on the Richmond portion of the Rick Hansen 25th Anniversary Relay Celebration.



ADJOURNMENT





General Purposes Committee

Date: Monday, February 20, 2012

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, February 6, 2012, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. **2012 HEALTH, SOCIAL AND SAFETY GRANTS**
(File Ref. No.) (REDMS No. 3468541)

A discussion took place between Lesley Sherlock, Social Planner, and Committee members, and the following was noted:

- applicants had responded favourably to the shorter application form for minor grants, as well as the availability of three-year funding;

General Purposes Committee

Monday, February 20, 2012

- figures are rounded-up to the nearest dollar as a result of the cost of living increase and other factors, therefore some figures may appear to be out of sync such as the \$1100 amount allocated to the Family Integration and Resource Support Team (FIRST). A suggestion was then made to round-up the grant amount to \$1500 for FIRST;
- 2012 was the first year in which the grant applicants were requested to fill out the Grant Application Summary Sheet, therefore certain pieces of information that have been available in previous years, when City staff filled out the summary sheets, may have been left out;
- a grant amount does not necessarily reflect the value of a group or its programs, the Grant Review Committee takes into consideration factors such as: (i) the length of time a group has been applying for grants, (ii) access to other sources of funding; and (iii) the consistency of community benefits realized by a group's services; and
- the Multicultural Helping House Society grant provides operating assistance for ongoing activities in partnership with the Chinese Mental Wellness Association of Canada. The Helping House Society no longer has an office located in Richmond, and the Society's Richmond services are not as widely available as previously, therefore the grant amount has been reduced accordingly.

With respect to future grant applications, staff was requested to review the applicants' comments provided in the Grant Application Summary Sheet, and provide staff comments in addition to those of the applicants'. It was also noted that it would be helpful if staff provided information relating to the number of people served by the programs offered by the groups as well as how many of those served are Richmond residents.

It was moved and seconded

That, as per the report from the General Manager of Community Services, dated January 27, 2012, with an additional \$400 to the Family Integration and Resource Support Team (FIRST):

- (1) ***Health, Social and Safety Services Grants be awarded for the recommended amounts, and cheques disbursed for a total of \$530,637 (additional \$400 included); and***
- (2) ***The following applicants be recommended for the first year of a three-year funding cycle, based on Council approval of each subsequent year of funding:***

General Purposes Committee

Monday, February 20, 2012

- (a) *Big Sisters of the Lower Mainland;*
- (b) *Canadian Mental Health Association – Richmond Branch;*
- (c) *CHIMO Crisis Services;*
- (d) *Family Services of Greater Vancouver;*
- (e) *Richmond Addiction Services;*
- (f) *Richmond Family Place;*
- (g) *Richmond Multicultural Community Services;*
- (h) *Richmond Youth Service Agency; and*
- (i) *Volunteer Richmond Information Services Society.*

The question on the motion was not called as comments were made about the benefits of the City Grant Program realized by the groups, how new groups are encouraged to seek partnerships, and funding responsibilities in other jurisdictions.

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

PARKS & RECREATION DEPARTMENT

2. **2012 PARKS, RECREATION AND COMMUNITY EVENTS GRANTS** (File Ref. No. 03-1085-01/2012-Vol 01) (REDMS No. 3467295)

Serena Lusk, Manager, Parks Programs, circulated a revised version of attachment 2 of the report, attached as **Schedule 1**, and forming part of these minutes. Ms. Lusk noted that the figure under the *2012 Proposed Awards* for the *Total Parks, Recreation and Community Events Requests*, had changed to \$94,224.

A discussion then ensued about:

- the feasibility of changing the grant amounts allocated to: (i) the Richmond Agricultural and Industrial Society from \$7,247 to \$7,250; and (ii) KidSport - Richmond Chapter from \$6,212 to \$6,250;
- the feasibility of awarding a grant to the Richmond Rockets Speed Skating Club;
- the eligibility for a three-year funding cycle. It was noted that an applicant must have received a grant in each of the previous five years to be eligible;
- the proposed \$3000 grant award to the Steveston Community Society. It was noted that the funds would allow the Society to hire staff to plan and raise further funding for the Sockeye Spin road race; and

General Purposes Committee

Monday, February 20, 2012

- how the grant monies to KidSport are used for registration only. It was noted that KidSport receives support and contributions from other community organizations, including schools, the Rotary Club, and various sports teams.

It was moved and seconded

(1) *That:*

- (a) *the Richmond Agricultural and Industrial Society be awarded a total grant amount of \$7,250;*
- (b) *KidSport - Richmond Chapter be awarded a total grant amount of \$6,250;*
- (c) *an additional grant of \$500 be awarded to the Richmond Rockets Speed Skating Club;*

for a total additional increase of \$541;

- (2) *That Parks, Recreation and Community Events Grants be allocated and cheques disbursed for a total of \$94,765 (additional \$541 grants included); as identified in attachment 2 of the report, Parks, Recreation and Community Events City Grants dated February 2nd 2012, from the Senior Manager, Parks and the Acting Director, Recreation; and*
- (3) *That the Richmond Summer Programs be recommended for the first year of a three-year funding cycle, based on Council approval of each subsequent year of funding.*

CARRIED

ENGINEERING & PUBLIC WORKS DEPARTMENT

3. ESTABLISHMENT OF THE CAPSTAN STATION CAPITAL RESERVE FUND

(File Ref. No.: 12-8060-01/2011-Vol 01) (REDMS No. 342845)

It was moved and seconded

That Capstan Station Capital Reserve Fund Establishment Bylaw No. 8854 be introduced and given first, second and third reading.

CARRIED

General Purposes Committee

Monday, February 20, 2012

CHILDCARE DEVELOPMENT GRANTS

Councillor Evelina Halsey-Brandt inquired about the status of the follow-up on the new Terms of Reference for the Child Care Development Grant Program which was revised to expand their ability to recommend grants for more than minor capital expenses.

Staff advised that the Childcare Statutory Reserve fund was originally established for capital expenses only, and that the matter must be reviewed to expand the uses of the fund. The process may involve a bylaw amendment. Staff also advised that a report on the matter is forthcoming to the March 6, 2012 Planning Committee meeting.

DELEGATION

De Whalen, 13631 Blundell Road, stated that she was speaking on behalf of the Richmond Poverty Response Committee, and thanked the City for the \$5,000 grant. Ms. Whalen then spoke about the Rental Connect Project, noting that the Project's aim was to connect low income tenants with landlords with a social conscience. She also stated that there was a need to educate and engage landlords to address the gap in housing for low income tenants. Prior to conclusion, Ms. Whalen expressed concerns about how the Committee has had difficulties finding City venues at no charge to host workshops and educational seminars, and asked if it was possible for the City to provide venues for such events in-kind.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:53 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, February 20, 2012.

Mayor Malcolm D. Brodie
Chair

Shanan Dhaliwal
Executive Assistant
City Clerk's Office

Parks, Recreation Community Events - Recommended Grant Allocation

Schedule 1 to the minutes of the
General Purposes Committee
meeting held on Monday, February
20, 2012

ATTACHMENT 2

	APPLICANT	2011 AWARD*	2012 REQUEST	Major / Minor / 3 year**	2012 Proposed Award	Comments
1	East Richmond Community Association		\$1,500	Minor	\$1,500	To support the Summer Fun Nights event
2	Hamilton Community Association	\$1,015	\$1,500	Minor	\$1,500	Increase from last year to support Hamilton Festival
3	The Kehila Society	n/a	\$5,000	Minor	\$1,000	To support Jewish Film Festival in Richmond
4	KidSport - Richmond Chapter	\$6,090	\$10,000	Major	\$6,212	Same level plus cost of living increase; to assist children in low-income families to access sport and recreation opportunities
5	Richmond Agricultural & Industrial Society	\$7,105	\$18,055	Major / 3 years	\$7,247	Same level plus cost of living increase; to support the Salmon Festival and Steveston Farmer's and Artisan's Market
6	Richmond Chinese Community Society	\$2,538	\$33,500	Major	\$3,000	Increase to support delivery of recreation programs.
7	Richmond City Centre Community Association	\$4,060	\$14,900	Major	\$10,000	Increase from last year to support delivery of after school program for low-asset children.
8	Richmond Fitness & Wellness Association	\$2,030	\$10,000	Major	\$9,000	Significant increase to support delivery of the Walk Richmond Program which helps meet the desired outcomes of both the Sport for Life and Wellness Strategies
9	Richmond Rockets Speed Skating Club	n/a	\$5,000	Minor	\$0	Denied: A grant is not recommended for this group as no additional secured funding partners or working partnerships have been identified.
10	Steveston Community Society	\$1,015	\$35,344	Major / 3 years	\$3,000	Increase to support the hiring of staff to deliver future Sockeye Spin road race
11	Richmond Summer Project c/o Steveston Community Society	\$50,750	\$50,000	Major	\$51,765*	Same level plus cost of living increase; to support low cost summer programs
	TOTAL Parks, Recreation & Community Events Requests		\$184,799		\$94,224	
	Total Funding Available		\$96,587		\$96,587	
	GAP		-\$88,212		\$2,363	

*includes cost of living increase

**Minor = greater than \$5000; 3 year = applicants receiving City Grants for a minimum of the five most recent consecutive cycles will have the option of applying for a maximum three-year funding cycle.



To:	General Purposes Committee	Date:	February 22, 2012
From:	W. Glenn McLaughlin Chief Licence Inspector & Risk Manager	File:	12-8275-05/2012-Vol 01
Re:	DHI Property Management Inc., doing business as Rainflower Restaurant, 3600 No 3 Road, Richmond BC		

Staff Recommendation

That the *application* by DHI Property Management Inc., doing business as Rainflower Restaurant, for an amendment to *add patron participation* under Food Primary Liquor License No. 303143, in order to offer entertainment in the form of soft music and allowing dancing, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

1. Council supports the application as the issuance will not pose a significant impact on the community.
2. Council comments on the prescribed considerations are as follows:
 - a. The potential for additional noise in the area if the application is approved was considered and determined that there will be little or no impact of additional noise.
 - b. The impact on the community if the application is approved was considered and based on no responses being received from the public notices, the licence approval would have little impact.
 - c. The amendment to permit patron participation under the Food Primary Licence should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as there has been no history of non-compliance with the operation.
3. As the operation of the establishment as a licensed establishment with entertainment, might affect residents, the City gathered the views of the community as follows:
 - a. Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted.
 - b. Property owners and businesses within a 50-metre radius of the subject property were contacted by letter detailing the application and provided instructions on how community concerns could be submitted.




4. Council's comments and recommendations respecting the views of the residents are as follows:

- a. That based on the lack of response received from all public notifications, Council considers that the amendment is acceptable to the community.



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

Att. (2)

FOR ORIGINATING DEPARTMENT USE ONLY			
		CONCURRENCE OF GENERAL MANAGER	
			
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> 	NO <input type="checkbox"/>	REVIEWED BY CAO
			 YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

The provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control and Licensing Act (the “Act”), and the Regulations made pursuant to the Act.

This report deals with an amendment application submitted to LCLB and to the City of Richmond by Xiao Dong Liu, owner of Rainflower Restaurant (the “Applicant”), for a *patron participation endorsement* to enable entertainment in the form of soft music and dancing under Rainflowers’ Food Primary Liquor Licence No. 303143.

Amendments to food primary licences require local government to provide comment with respect to the following criteria;

- the potential for noise if the application is approved
- the impact on the community if the application is approved
- whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose.

Analysis

The Applicants’ premises at 3600 No 3 Road is a single story commercial building and the sole occupant is the Rainflower Restaurant offering chinese seafood cuisine. The building is surrounded to the north, south, east and north-west by shopping complexes and commercial buildings. (Attachment 1) The zoning district is Auto-Oriented Commercial (CA), which permits the use. There is a rezoning application in circulation for a change of zoning for this property from Auto-Oriented Commercial (CA) to Residential/Limited Commercial (RCL3).

A restaurant has been operating at this location since 2007 and the Applicant assumed the operation in May of 2011. The restaurant is a 362-seat facility and is approved for an occupant load of 392. The Applicant operates from 9:00 a.m. to Midnight, Monday to Sunday under its’ Food Primary Liquor Licence and no change of hours are requested with the application.

In November of 2011 and again in January of 2012 the Applicant applied for and received a Temporary Change to his Food Primary Liquor Licence to host a patron participation customer appreciation night and a Chinese New Year celebration. Staff provided a no objection comment to LCLB on these applications and no negative feedback was received from these two events.

In the letter of intent for the permanent amendment, the Applicant indicates that in addition to serving the general public they want to be able offer entertainment for weddings, birthdays, company dinners or community gatherings.

Summary of Application & Comments

To meet LCLB requirements, the City’s review process requires that the public be notified of the proposed amendment and given an opportunity to express any concerns related to the proposal.

The City's process for reviewing applications on liquor related permits is prescribed by the Development Application Fee's bylaw No. 7984 which calls for:

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

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*; or
- (b) any of the following in relation to an existing licence to serve liquor
 - (i) addition of a patio;
 - (ii) relocation of a licence;
 - (iii) change of hours; or
 - (iv) patron participation

must proceed in accordance with subsection 1.9.2.

In addition to the advertised public notice requirements for public advertising on site and in the local newspaper of Section 1.9.2, staff have adapted from a prior bylaw requirement the process of the City sending letters to businesses, residents and property owners within a 50-metre radius of the establishment (Attachment 2). The letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City. The following table is a summary of the application data and dates:

ITEM	DETAILS
City of Richmond Application Received	January 12, 2012
Type	Amendment to Food Primary Licence #303143 – Patron Participation
Location	3600 No. 3 Road
Hours of Liquor Sales	9:00 a.m. to Midnight Monday to Sunday
Zoning	Auto-Oriented Commercial (CA)
Business Owner	DHI Property Management Inc., doing business as Rainflower Restaurant
Date Sign Posted	January 13, 2012
Newspaper Publication Dates	January 13, 18, 20, 2012
Letters to residents/businesses	January 19, 2012

The public consultation period for the application ended February 20, 2012. As of February 21, 2012, no responses have been received from the City wide public notifications.

Views of nearby residents, businesses and property owners

To gather views on the application, letters were sent to 344 businesses, residents and property owners in the 231 properties within the consultation area. There was 1 letter returned as undeliverable. As of February 21, 2012, no responses were received from the mail out.

Potential for noise

Staff is of the opinion that there would be no noticeable increase in noise if the patron participation endorsement were supported as no objections were received from nearby property owners or businesses.

Potential for impact on the Community

Based on the lack of any negative public feedback, staff is of the opinion that there would be no impact on the community associated with the amendment.

Potential to operate contrary to its primary purpose

There have not been any non-compliance issues related to this operation and staff do not foresee this establishment being operated in a manner that would be contrary to its primary purpose as a restaurant catering to the general public.

Other agencies comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond Fire-Rescue, the City Building Permit Division, the Richmond RCMP and Business Licence Division – Special Projects. These agencies generally provide comments on the compliance history of the Applicant's operations and premises.

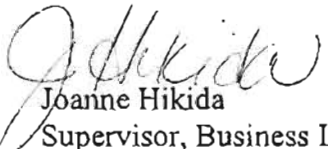
No objections to the application were received from any of the above-mentioned agencies and divisions.

Financial Impact

None

Conclusion

Following the public consultation period, staff reviewed the Food Primary Liquor Licence amendment application against the legislated review criteria and recommend City Council support the patron participation endorsement. The amendment is not expected to increase noise or have a negative impact on the community nor result in the applicant operating the business contrary to its' primary purpose.


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

JMH:jmh

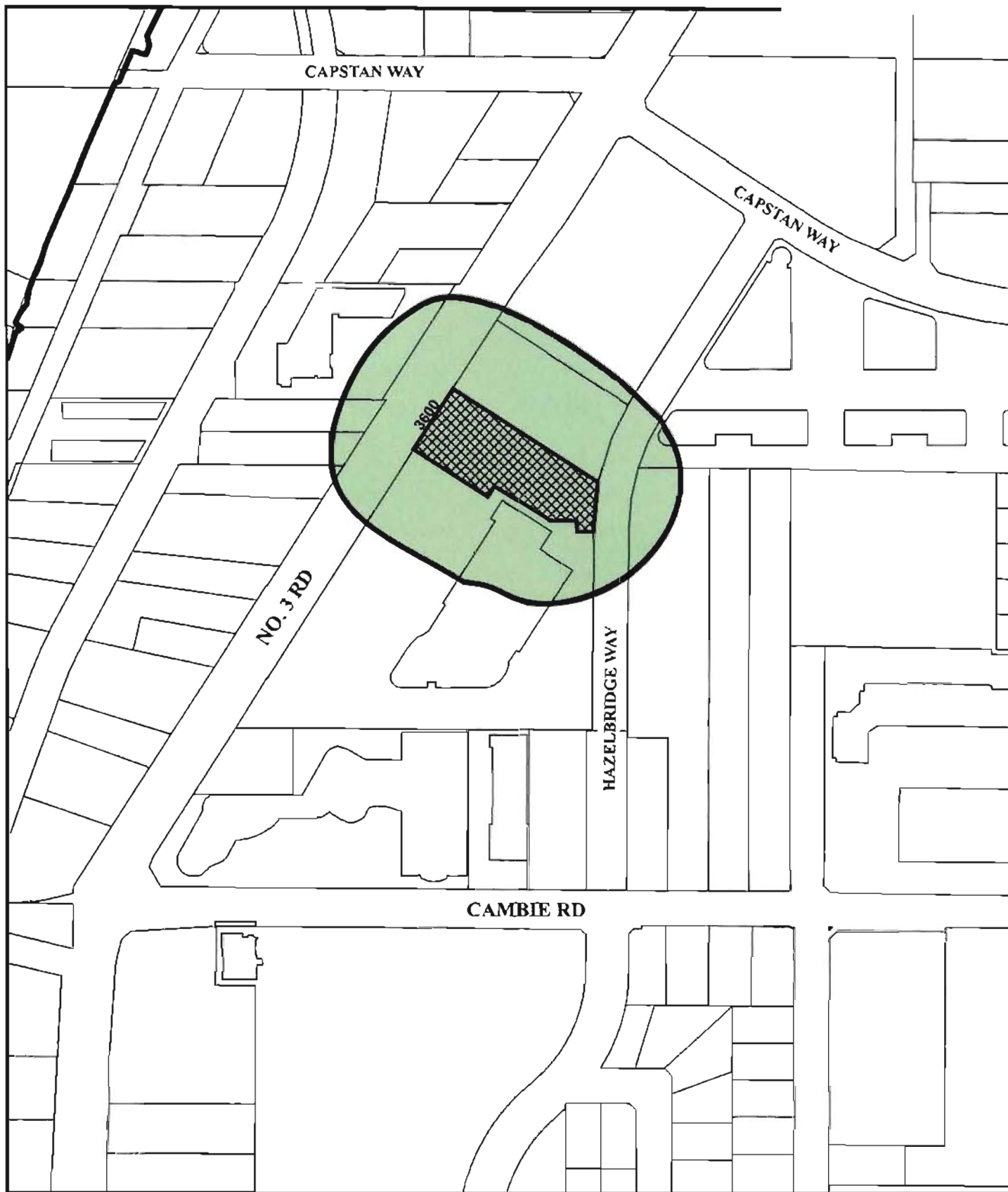


3600 No. 3 Road

Original Date: 02/15/12

Amended Date:

Note: Dimensions are in METRES



3600 No. 3 Road

GP - 17

Original Date: 02/15/12

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: General Purposes Committee

Date: February 15, 2012

From: Dave Semple
General Manager Parks and Recreation


File: 06-2345-01/2012-Vol
01

Re: **West Cambie Area Plan and Alexandra Neighbourhood Natural Park
Considerations**

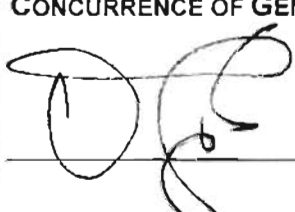
Staff Recommendation

That as per the staff report dated February 15, 2012, titled "West Cambie Area Plan and Alexandra Neighbourhood Natural Park Considerations:"

- 1) Planning and Parks staff lead a planning process to bring forth an Area Plan amendment to remove the Area Plan Natural Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800, 9820 Alexandra Road and 4711, 4731, 4751, 4771 No 4 Road;


Dave Semple
General Manager, Parks and Recreation

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER		
Real Estate Services	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
Sustainability	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
Law	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
Policy Planning	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
Budgets	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

This report is as a result of the following closed referral from the Parks, Recreation and Cultural Services Committee of October 27, 2009:

“That staff consider the potential relocation of the portion of the Alexandra Neighbourhood Parkland at the corner of Alderbridge way and No 4 Road to the Garden City Lands on the other side of Alderbridge Way, and explore the appropriateness of re-assigning City-wide DCC funds for this purpose.”

The West Cambie Area Plan, adopted in 2006, includes a neighbourhood park, a connecting greenway and a Natural Park between Alexandra Road, Alderbridge Way and No. 4 Road (Attachment 1). To date, all the properties for the neighbourhood park and most of the greenway have been acquired. The 15 properties identified for the Natural Park are included in the DCC Program for park land acquisition; 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800, 9820 Alexandra Road and 4711, 4731, 4751, 4771 No. 4 Road for a total of 4.86 ha. (12 acres) in area (Attachment 2). These properties were valued at \$23.6 mil. in the DCC program.

The City has received several requests from land owners to purchase their properties and to remove the park designation. The purpose of this report is to respond to the above referral and to provide an evaluation of the options regarding the future of these properties.

Analysis

The West Cambie Area Plan identified the Natural Park in the Alexandra neighbourhood for its current ecological value, for future ecological services and to satisfy the vision of the Area Plan to “encourage redevelopment of the Alexandra neighbourhood as a “complete and balanced community.”

The properties in question are subject to the following considerations:

1. Planning Policies:

a. OCP Land Use Designation

The properties have an OCP designation of “Public and Open Space” meaning: those areas of the City where the principal use is public or private recreation, parks, schools, religious facilities, public administration and City works, transportation, utilities, health care facilities, or other institutions.

b. OCP ANSD Policy

The properties are also regulated by the OCP Aircraft Noise Sensitive Development (ANSO) Policy as Area 1A, “New Aircraft Noise Sensitive Land Use Prohibited” which does not permit any OCP re-designation to any residential land use. Therefore, while the existing zoned single family uses are allowed, any

other proposed residential use would be subject to review by YVR who has, in the past, applied a no net loss principle requesting equivalent area to be designated for OCP ANSD non residential uses. The OCP ANSD Policy has no such net loss policy.

c. ESA Guidelines

Of the 15 properties identified for the Natural Park, thirteen were designated Environmentally Sensitive Area (ESA) prior to the adoption of the Area Plan. The ESA designation recognizes the significant stands of trees and associated understory present on the properties. This means that an ESA Development Permit would be required should rezoning of the properties be contemplated. Under the guidelines, any rezoning proposal would be required to show that there will be “no net loss” of natural area.

d. West Cambie Area Plan

The West Cambie Area Plan establishes the area as a “Complete Community” (e.g., achieving live, work, play principles; balancing residential and non-residential uses, providing natural and active open space and improved cycling and pedestrian connections)

The Natural Park was identified to satisfy the following Area Plan objectives:

“Set high standards for development for West Cambie, including means and methods to promote social, economic and environmental sustainability.”; and,

“Create a system of parks, greenways and community facilities that serve the residents of West Cambie, preserve sensitive environments, and help to retain Richmond’s heritage.”

The Natural Park area shown in the Alexandra Neighbourhood Land Use Map indicates the City’s intention to secure the area for public open space and ecological and sustainability benefits (i.e., air and water pollution management, groundwater recharge, stormwater management carbon sequestering, community recreation and health, biodiversity and habitat). In particular, the Natural Park in the West Cambie Area Plan was designed to meet four objectives:

1. Provide a multi-purpose greenway at the neighbourhood scale
2. Provide for the long-term opportunity of development of a larger, multi-purpose greenway linking the Nature Park to the Fraser River
3. Reduce ecological health loss
4. Bring nature and eco-amenities into neighbourhoods

The Natural Park and the open space system were developed through the community consultation process for the Area Plan. The current single family residential uses continue until the properties are acquired for the Natural Park.

e. *Current Zoning*

All 15 properties are zoned residential including RS1/F Single Detached and RD1 Two Unit Dwelling designations.

2. *DCC Program and Land Acquisition Status*

- a. The City acquisition of these 15 properties is guided by the 2009 Council approved "Park Land Acquisition and Development (2009)" DCC program and by the "Park Land Acquisition Strategy 2009 to 2013" which established acquisition priorities based on a set of criteria approved by Council. The Natural Park properties are included in the current DCC program and 10 of the 15 properties have been included as priorities for acquisition in the Strategy.
- b. The value of the DCC's attributable to the properties was determined during the West Cambie Area Plan process and was included in the DCC program update of 2006. It is likely that the current market value of the properties has increased since.
- c. None of the 15 properties has been purchased to date since other priorities, both city wide and within the Alexandra neighbourhood (including the neighbourhood park and the greenway sections from Cambie Road to Alexandra Road), have taken precedence over the purchase of the Natural Park properties.
- d. Several of the property owners in the area have been in contact with the City wishing to sell their properties.

3. *Park Standards*

- a. At the neighbourhood level, the access to open space goal is for residents to have access to a neighbourhood park within 800 metres without crossing a major street. The standard for access has been met in the Alexandra Neighbourhood with the acquisition of the neighbourhood park and by the location of the existing school park. The rest of the West Cambie Area is similarly well served.
- b. The greenway and neighbourhood park contribute to the city wide standard for quantity of open space of 7.66 acres per 1000 population. Since adoption of the West Cambie Area Plan, 3.12 ha. (7.71 acres) have been acquired for the Alexandra neighbourhood park and most of the greenway. The neighbourhood park is 2.34 ha. (5.79 acres) in size and the greenway area is 1.16 ha. (2.86 acres) to date. The current total area of open space in the Alexandra Neighbourhood, including the school district property, is 5.56 ha. (13.75 acres). As part of the DCC program, the 4.86 ha. (12 acres) area represented by the Natural Park would also contribute to the city wide standard.

4. *Future Park Location and the DCC Program*

Subject to discussions with the Province and review and analysis of current DCC legislation and guidelines, staff propose that the Natural Park area identified in the West Cambie Area Plan could be relocated elsewhere in the city. As more study is required for the Garden City Lands it has not been included in the City's open space calculations in the OCP.

Options for the Alexandra Neighbourhood Natural Park

In light of the 2009 Council referral and to address the desire of some or all of the property owners to sell now, staff offer for Council's consideration, the following options:

Option 1 Make no change to the Park designation in the OCP (not recommended)

In this option, the City would continue to implement the objectives of the West Cambie Area Plan and retain the Natural Park designation on the subject properties. The properties included in the DCC program would be purchased once they rose in priority according to the Park Land Acquisition Strategy and as funding became available. Given the cost of all 15 properties, the timeframe for acquisition will be longer than anticipated in the Park Land Acquisition Strategy. In the meantime, staff would ensure that property owners are aware that the Natural Park designation does not prevent them from selling their properties under the current zoning.

Advantages	Disadvantages
By adhering to the approved area plan, this option meets the objectives for the Natural Park and the expectations of residents and developers in the West Cambie Area	The timeframe for City acquisition may not meet the expectation of property owners who are anxious to sell
The site specific ecological values of the land would continue to be protected and the City's future sustainability performance would be improved by dedicating public open space to ecological services	Current property owners who are having difficulty in selling their properties will not have their concerns addressed
The OCP ANSD policy would remain unchanged and the City would avoid having to: (1) consult with YVR and (2) address their likely requests to replace an equivalent ANSD area	Park land acquisition DCC revenues are dedicated to an area that is already well served according to park standards

This option is not recommended since the timeframe to purchase the properties through the DCC program will be longer than anticipated and the property owners concerns will not be addressed.

Option 2: Amend Area Plan Following Completion of a Detailed Planning Process (not recommended)

In this option, staff would undertake a planning process to review appropriate land uses for the properties and bring forth recommended amendments once the planning process was completed. In this way, no change would be made until after public consultation. Options for securing other park land with equal or better ecological value would also be determined and adopted by Council prior to any changes being made to the West Cambie Area Plan. This option would also provide flexibility to consider retaining a portion of the Natural Area in West Cambie if this proved to be a viable and preferred option. A key consideration is the value in retaining, as a minimum, a greenway corridor in order that the entire Alexandra park system can be managed effectively as an interconnected ecological system. Alternative financial strategies could also be explored in order that City objectives pertaining to park acquisition in other areas could be met.

Advantages	Disadvantages
Respects the previous West Cambie Area Plan public process and re-engages the community in a transparent manner	Delays addressing property owner concerns
Provides opportunity for a complete solution approach (e.g., removal of the Natural Park designation with an appropriate replacement option articulated at the same time).	Does not provide certainty with regard to the removal of the Natural Park designation
Enables integrated planning within the broader context and provides flexibility in land use options (including complete and partial removal options of the Natural Park designation)	
Higher certainty regarding protection of the ecological values of the properties	

While this option provides greater flexibility in determining future land uses and allows for community consultation prior to removal of the Natural Park designation, it does not provide certainty to property owners.

Option 3 Amend the West Cambie Area Plan to remove the park designation from the subject properties (recommended)

In this option, staff would undertake a planning process to remove the Natural Park designation, review alternative land uses for the properties and bring forth recommended Area Plan amendments once the planning process was completed. Since the requirement for public open space has already been satisfied in the Alexandra neighbourhood and in the West Cambie Area, no additional park land is required to meet the City's standard for park access. If the park designation was removed, other land not currently included in the DCC program of equivalent size and quality (e.g., ecological value) could be identified. For example, the City has recently acquired 126.7 acres of land on Sturgeon Banks with Ducks Unlimited Canada which includes approximately 7 acres of upland riparian ESA.

This option would require an Area Plan amendment, which may require an amendment to the DCC program. Staff would be required to seek advice from the Province on whether a DCC program amendment is required. Any DCC amendment would require review and approval by the inspector of Municipalities and would occur prior to the OCP Update.

City staff would consult with local developers who have purchased properties in the area, and hold a public meeting to discuss land use alternatives. Any future rezoning of the properties for alternative land uses would still be subject to the OCP ESA guidelines.

Completion of the greenway linking Alexandra Rd. to Alderbridge Way is recommended as a condition of any future alternative land use. As part of consideration of alternative land uses, options to secure a greenway connection would be explored, (e.g., acquisition of one or more properties, legal agreements).

In the Area Plan, the Alexandra Road right-of-way fronting the Natural Park was proposed to be closed. If alternative land uses are identified for the properties, the Alexandra Road right-of-way

may be required. Existing property owners to the north would be consulted with regard to the continuation of Alexandra Road.

Advantages	Disadvantages
The OCP ANSD policy does not need to be changed	The sustainability objectives of the West Cambie Area Plan would not be realized.
Equivalent or better ecologically valuable land would be acquired elsewhere.	Less certainty regarding protection of the ecological values of the properties.
More certainty for property owners in the Alexandra Neighbourhood.	
Other priorities for park land acquisition can be pursued.	Some owners may expect higher value residential uses and a buyout process but this was never promised

This option is recommended because it allows the City to address park needs in other areas experiencing growth and provides certainty to the affected property owners.

The table below summarizes the effects of each option on the key considerations regarding the subject properties.

Proposed Options	Summary of Key Considerations					
	Meets Area Plan Objectives	Conforms to the OCP ANSD Policy	Conforms to the ESA DP Guidelines	Satisfies Park Standards	Meets Community Expectations	Meets Property Owners' Expectations
Option 1 Status Quo	Yes	Yes	Yes	Yes	Yes	No - does not advance purchase of properties
Option 2 Complete Planning Process	Yes	Yes	Yes	Yes	Yes	Uncertain - may not advance the purchase of properties
Option 3 Amend the OCP	No - removal of park designation	Yes	Yes	Yes	Uncertain - public consultation has not occurred	Yes

Financial Impact

The financial impact arising from staff recommendations cannot be quantified at this time until further analysis and discussions ensue.


Conclusion

Subject to future discussions and research, Option 3 is recommended in response to the referral of October, 2009 because it allows the City to reallocate DCC funding to acquire park space in another location where park standards have not been achieved. Residents in the Alexandra Neighbourhood and the West Cambie Area are well served by parks and other open spaces (school parks, greenways and publicly accessible open space on private property). While the objective behind the designation of the Natural Park will not be satisfied in the West Cambie Area, it can be satisfied elsewhere in the city by acquiring property with equal or better ecological value.

If Council approves the recommendation of this report then Planning staff will proceed to examine land use alternatives for the lands designated Natural Park, consult with area residents and stakeholders and the Province. Upon completion of consultations and research, staff will report to Council on the proposed alternative land uses, any DCC amendments and recommend an OCP amendment accordingly.



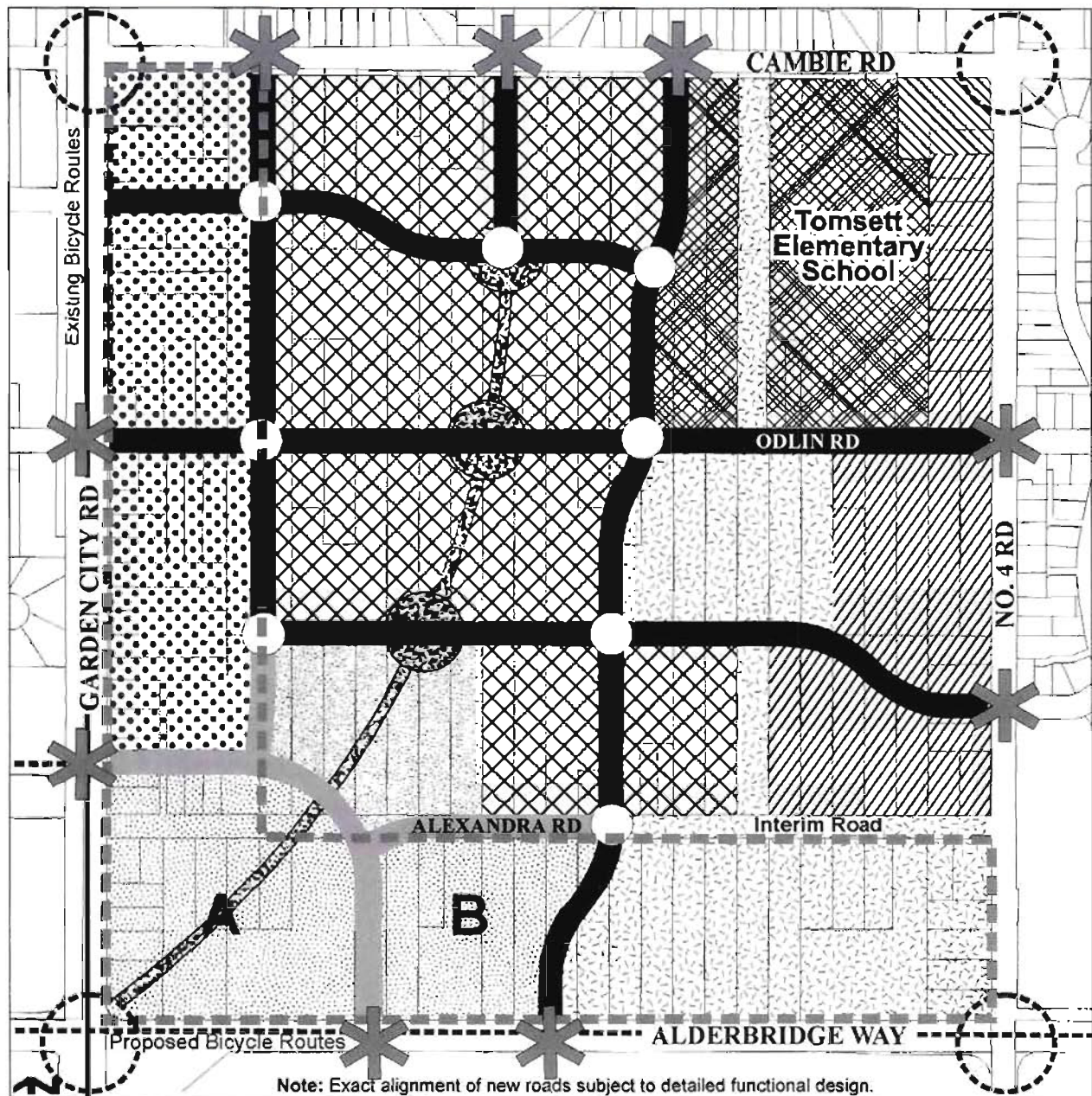
Mike Redpath
Senior Manager, Parks
(604-247-4942)



Jamie Esko
Park Planner, Parks Planning and Design
(604-233-3341)

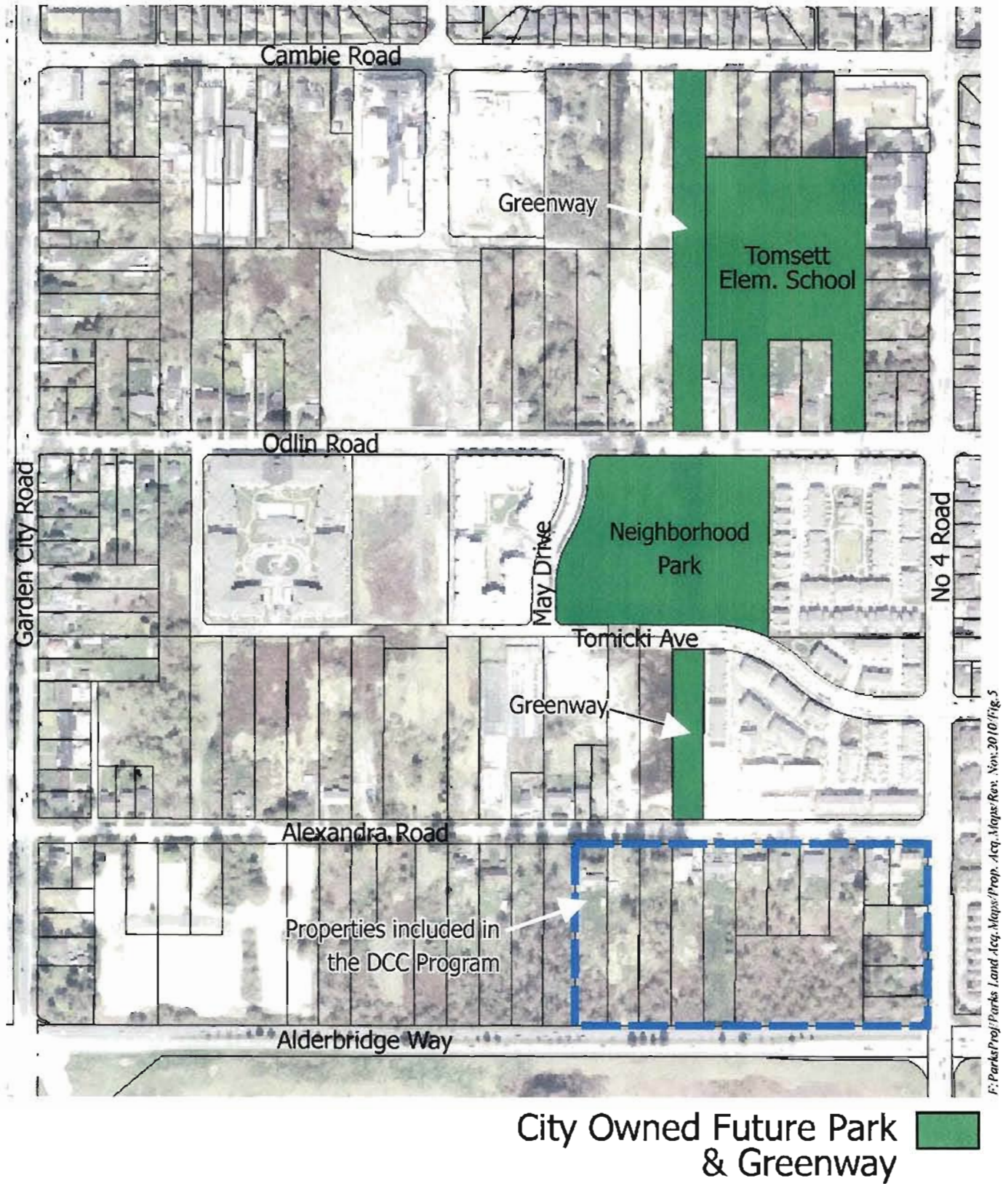
Alexandra Neighbourhood Land Use Map

Attachment 1



	Area of No Housing Affected by Aircraft Noise		Mixed Use: Hotel, office and streetfront retail commercial. Area A: Minimum 1.25 FAR up to 2.0. Area B: Large and small floor plate up to 2.0.		Proposed Roadways
	Business/Office – office over retail FAR up 1.25		Mixed Use: Housing over small floor-plate retail. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).		High Street
	Convenience Commercial		Community Institutional		New Traffic Signals
	Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, Low-rise Apts. (4-storey typical)		Park: North Park Way, Central Park, Natural Park, South Parkway		Feature Intersections – details to be developed
	Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses		Alexandra Way (Public Rights of Passage Right-of-way)		Feature Landmarks in combination with Traffic Calming Measures

Alexandra Neighbourhood Public Open Space Attachment 2





City of Richmond

Report to Committee

To: General Purposes Committee

Date: February 23, 2012

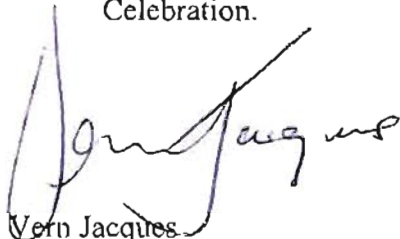
From: Vern Jacques
Director, Recreation and Sport Services

File: 11-7200-01/2012-Vol
01

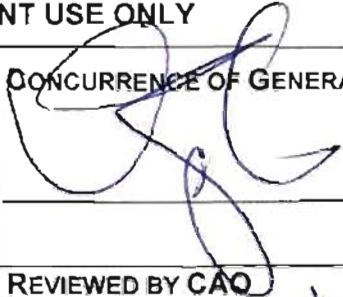


Re: Rick Hansen 25th Anniversary Relay Celebration

Staff Recommendation

1. That \$40,000 from the Major Events Provisional Fund be allocated to provide funding for End of Day events on the Richmond portion of the Rick Hansen 25th Anniversary Relay Celebration.



Vern Jacques
(604) 247-4930

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Enterprise Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Richmond Oval	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> 	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> 
			NO <input type="checkbox"/>

Staff Report

Origin

In January 2011, the Rick Hansen Foundation contacted the Mayor's Office to request the City's participation in the Rick Hansen 25th Anniversary Relay as an End of Day Celebration Site. The Rick Hansen 25th Anniversary Relay commemorates the 25th Anniversary of the Man in Motion World Tour. The Relay started in St. John's Newfoundland on August 24 2011 and is travelling across Canada and visiting hundreds of communities and featuring over 7,000 runners. Each runner will pass a singular Rick Hansen Medal to each other as the Relay travels across the country.

The purpose of the Relay is to highlight the progress that has been made in the areas of accessibility and spinal cord research, and to tell the story of local Canadians making a difference in their communities, their country and the world.

The Rick Hansen 25th Anniversary Relay will travel over 12,000 kilometres through more than 700 communities, and will arrive in Richmond on Sunday May 20 2012. The Relay will make brief stops at South Arm Community Centre, Steveston Community Centre, West Richmond Community Centre, Thompson Community Centre then proceed to the Richmond Olympic Oval Plaza for a Day End Celebration at approximately 4pm.

The purpose of this report is to confirm the funding for the Rick Hansen 25th Anniversary Relay End of Day Celebration.

The Rick Hansen 25th Anniversary Relay Celebration supports the Council Term Goal of advancing "the City's destination status and to ensure our continued development as a vibrant cultural City with well established festivals and the arts through increased major events."

Background – The Rick Hansen Legacy

Rick Hansen carries an international profile as an athlete and as an iconic leader in the movement to improve lives for people with disabilities. Through this profile Rick has brought international attention and recognition to the City of Richmond. Rick has also been a tremendous contributor at the community level both as a coach for youth sports teams and as a tireless advocate for improved accessibility for all residents.

Richmond has a great history of supporting the development of services for persons with disabilities as well as a long-standing commitment to improving all aspects of accessibility. This event provides and opportunity to showcase the achievements on a national stage as well as to the community.

With Richmond being the second to the last stop on the cross-Canada journey, and because Rick Hansen is a well-known local resident and celebrity, large crowds are expected to attend the End of Day Celebration.

Following the Sunday celebration, the Relay will depart from Richmond at 7am Monday, May 21, 2012 for Vancouver. The Relay ends with a Homecoming celebration in Vancouver on Tuesday, May 22, 2012.

Relay Event Planning

Preliminary discussions have taken place with the Relay organizers regarding the arrival of the Rick Hansen 25th Anniversary Relay. The following are some of the discussions held to date:

- Meetings have been held between Relay organizers, City staff and the RCMP to establish the relay route through Richmond, and to determine a suitable End of Day Celebration site
- A multi-departmental and multi-agency event planning team has been established to plan and implement the Relay arrival, celebrations and departure
- Richmond Centre for Disabilities has agreed to participate in planning and hosting a barrier-free event

Next Steps

- Secure funding in the amount of \$40,000 for the Rick Hansen 25th Anniversary Relay. A breakdown of Relay related costs is as follows:

Traffic and parking control along relay route and End of Day Celebration Site	\$10,000
Event staging, equipment and technical support	\$20,000
Event production marketing and security	\$10,000
Total Event Costs	\$40,000

- Determine the final relay medal bearer (plus 2 spares) for the arrival at the End of Day Celebration.
- Promote the Richmond End of Day Celebration
- Finalize parking and traffic control plans and procure resources
- Develop the End of Day program featuring local talent and possibly demonstrations of sport activities for people with disabilities
- Develop a communication plan to showcase the City's accessibility achievements
- Invite Richmond Community Associations to stage small celebrations at each of the Relay stops
- Recruit and train a large group of volunteers to help stage the event

End of Day Celebration Site

Relay organizers, Oval event staff and the City's event planning team have agreed that the best site for hosting the Rick Hansen 25th Anniversary Relay End of Day Celebrations is at the Richmond Olympic Oval Legacy Plaza. The benefits of hosting the event at the Richmond Olympic Oval are as follows:

- High profile iconic venue
- Opportunity to showcase the Richmond Olympic Oval to a national television audience
- Good tie-in with the National Wheelchair Basketball event at the Oval
- Legacy Plaza is easily accessible for people with disabilities

The celebration will utilize one of the one of the 22 City sponsored free event days on the Oval Plaza as per the agreement with the Richmond Olympic Oval Corporation.

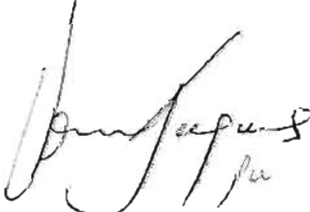
Financial Impact

Costs for the event as proposed are \$40,000. Staff recommend that funding in the amount of \$40,000 from the Major Events Provision be utilized for the Richmond portion of the Rick Hansen 25th Anniversary Relay Celebration.

Conclusion

The Rick Hansen 25th Anniversary Relay provides the City of Richmond with a tremendous opportunity to showcase achievements made to improve the lives of people living with disabilities in our community, participate in the Rick Hansen 25th Anniversary Relay Celebrations and to recognize the many accomplishments of Rick Hansen – an internationally renowned Richmond resident and humanitarian.

Approval of the staff recommendation will provide the funding needed to stage an exciting and memorable Rick Hansen 25th Anniversary Relay Celebration.

A handwritten signature in black ink, appearing to read "Eric Stepura".

Eric Stepura
Manager, Sports & Community Events
(604-244-1274)



Parks, Recreation and Cultural Services Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, February 28, 2012
4:00 p.m.**

Pg. # ITEM

MINUTES

PRCS-7 *Motion to adopt the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, January 24, 2012.*



NEXT COMMITTEE MEETING DATE

Tuesday, March 27, 2012 (tentative date) at 4:00 p.m. in the Anderson Room.

**PROJECT DEVELOPMENT AND FACILITY SERVICES
DEPARTMENT**

- 1. STEVESTON INTERURBAN TRAM STRUCTURE – PROPOSED COLOUR FOR EXTERIOR SIDING**
(File Ref. No. 06-2052-25-TRAM1) (REDMS No. 3468621)

PRCS-17

See Page **PRCS-17** for full report

Designated Speaker: Greg Scott

STAFF RECOMMENDATION

That the Steveston Interurban Tram Structure exterior be painted with 'Deep Rose' exterior paint colour.



Parks, Recreation & Cultural Services Committee Agenda
Tuesday, February 28, 2012

Pg. # ITEM

PARKS AND RECREATION DEPARTMENT

2. **CITY CENTRE COMMUNITY CENTRE REVISED PROGRAM AND PROJECT UPDATE**
(File Ref. No.) (REDMS No. 3476312)

PRCS-21

See Page **PRCS-21** for full report

Designated Speaker: Vern Jacques

STAFF RECOMMENDATION

That the City Centre Community Centre Program, as outlined in the City Centre Community Centre Revised Program and Project Update report, dated February 14, 2012 from the Acting Director, Recreation be endorsed.



3. **CANADA DAY SHIPS TO SHORE 2012**
(File Ref. No. 06-2345-00) (REDMS No. 3472643)

PRCS-31

See Page **PRCS-31** for full report

Designated Speakers: Mike Redpath and Dee Bowley-Cowan

STAFF RECOMMENDATION

That:

- (1) the proposed Canada Day Ships to Shore 2012 program, as detailed in the report, "Canada Day Ships to Shore 2012," dated February 13, 2012 from the General Manager, Parks and Recreation, be approved; and*
- (2) up to \$115,000 be approved from the Major Events Provisional Fund for the proposed 2012 Ship to Shore Program and 2013 Tall Ship Recruitment program.*



4. **CITY-OWNED FLOATS AT IMPERIAL LANDING**
(File Ref. No. 06-2345-20-ILAN1) (REDMS No. 3472295)

PRCS-37

See Page **PRCS-37** for full report

Designated Speaker: Serena Lusk

Parks, Recreation & Cultural Services Committee Agenda
Tuesday, February 28, 2012

Pg. # ITEM

STAFF RECOMMENDATION

That:

- (1) *the program for operation of the city-owned floats at Imperial Landing as detailed in the report, "City-owned Floats at Imperial Landing," from the General Manager, Parks and Recreation dated February 10, 2012, be approved; and*
- (2) *a request for expressions of interest be issued for the operation of a kayak instruction and tour service from the city-owned floats at Imperial Landing to determine market interest and feasibility.*



5. **TRANSLINK 2012 CAPITAL PROGRAM COST-SHARING SUBMISSION – ADDITIONAL PROJECT FOR THE BICYCLE INFRASTRUCTURE PROGRAM**

(File Ref. No. 01-0154-04) (REDMS No. 34446076)

PRCS-43

See Page **PRCS-43** for full report

Designated Speakers: Yvonne Stich and Joan Caravan

STAFF RECOMMENDATION

That:

- (1) *the submission of the Railway Avenue Corridor Greenway pedestrian and bicycle facility improvement for cost-sharing as part of the TransLink 2012 Bicycle Infrastructure Capital Cost-Sharing Program, as described in the report dated January 11, 2012 from the General Manager, Parks and Recreation, be endorsed; and*
- (2) *should the above submission be successful, the Chief Administrative Officer and General Manager, Parks and Recreation be authorized to execute the funding agreements and the 2012 Capital Plan and the 5-Year Financial Plan (2012-2016) be updated accordingly to reflect the external grant dependant on the timing of the budget process.*



COMMUNITY SERVICES DEPARTMENT

6. **RICHMOND PUBLIC ART PROGRAM 2011 ANNUAL REPORT AND PUBLIC ART ADVISORY COMMITTEE 2012 WORK PLAN**

(File Ref. No. 11-7000-09-01) (REDMS No. 3463784)

PRCS-51

See Page **PRCS-51** for full report

Parks, Recreation & Cultural Services Committee Agenda
Tuesday, February 28, 2012

Pg. # ITEM

Designated Speaker: Eric Fiss

STAFF RECOMMENDATION

That the Richmond Public Art Advisory Committee 2012 Work Plan be approved.



7. **TRANSITIONS VANCOUVER COASTAL HEALTH COMMUNITY PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-120) (REDMS No. 3469246)

PRCS-77

See Page **PRCS-77** for full report

Designated Speaker: Eric Fiss

STAFF RECOMMENDATION

That the concept proposal for the Transitions Vancouver Coastal Health Community Public Art Project “Transitions” by artist Tiana Kaczor, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated February 13, 2012, be endorsed.



8. **RICHMOND MULTICULTURAL COMMUNITY SERVICES COMMUNITY PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-120) (REDMS No. 3468397)

PRCS-91

See Page **PRCS-91** for full report

Designated Speaker: Eric Fiss

STAFF RECOMMENDATION

That the concept proposal for the Richmond Multicultural Community Services Community Public Art Project “EAT.TALK.DANCE.” by artist Zoë Kreye, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated February 13, 2012 be endorsed.



9. **CITY OF RICHMOND PUBLIC ART PROGRAM PARTICIPATION IN THE 2013-2015 VANCOUVER INTERNATIONAL SCULPTURE BIENNALE**

(File Ref. No. 11-7000-09-20-099) (REDMS No. 3468373)

PRCS-105

See Page **PRCS-105** for full report

Parks, Recreation & Cultural Services Committee Agenda
Tuesday, February 28, 2012

Pg. # ITEM

Designated Speaker: Eric Fiss

STAFF RECOMMENDATION

That:

- (1) *the City of Richmond Public Art Program participation in the 2013 – 2015 Vancouver International Sculpture Biennale, as outlined in the staff report from the Director, Arts, Culture & Heritage Services dated February 13, 2012, be endorsed; and*
- (2) *staff report back to Council on the terms of a participation agreement between the City and the Vancouver International Sculpture Biennale and financial implications, as outlined in this report.*



10. **PUBLIC ART POLICY REVIEW FOR NON-RETAIL WAREHOUSE AND INDUSTRIAL STORAGE**

(File Ref. No. 11-7000-09-00) (REDMS No. 3462057)

PRCS-111

See Page **PRCS-111** for full report

Designated Speaker: Eric Fiss

STAFF RECOMMENDATION

That the staff report entitled “Public Art Program Policy for Non-retail Warehouse and Industrial Storage” dated February 13, 2012, from the Director, Arts Culture and Heritage, be received for information.



11. **MARITIME FESTIVAL 2012**

(File Ref. No.) (REDMS No. 3474394)

PRCS-115

See Page **PRCS-115** for full report

Designated Speaker: Jane Fernyhough

STAFF RECOMMENDATION

That:

- (1) *up to \$200,000 be authorized from the Major Events Provisional Fund to the Maritime Festival account to provide funding in support of the 2012 Maritime Festival, as outlined in the report from the Director, Arts, Culture and Heritage Services dated February 13, 2012; and*

Parks, Recreation & Cultural Services Committee Agenda
Tuesday, February 28, 2012

Pg. # ITEM

- (2) *any grant funding approved would offset the City contribution and those funds returned to the Major Events Provisional Fund for future festival development.*

☐

12. **REQUESTS MADE BY THE RICHMOND POTTERS CLUB**
(File Ref. No. 11-7000-09-01) (REDMS No. 3463784)

PRCS-125

See Page **PRCS-125** for full report

Designated Speakers: Kim Somerville & Jane Fernyhough

STAFF RECOMMENDATION

That the staff report entitled “Requests made by the Richmond Potters Club” dated February 13, 2012 from the Director, Arts, Culture and Heritage Services, be received for information.

☐

13. **MANAGER’S REPORT**

ADJOURNMENT

☐



Parks, Recreation & Cultural Services Committee

Date: Tuesday, January 24, 2012

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, November 29, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, February 28, 2012 (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

Bonnie Beaman, Chairperson, Hayley Huculak, Coordinator, and Donna Bishop, Secretary, Richmond Fitness & Wellness Association, provided an update on the Walk Richmond Program, and highlighted the following:

Parks, Recreation & Cultural Services Committee

Tuesday, January 24, 2012

- Walk Richmond is a programme of free guided walks for people who live, work or play in Richmond, and it targets sedentary individuals, families, seniors and new immigrants;
- the program has been running since 2007, and has 21 different routes across the City;
- in 2011 there were 44 walks, with a total of 867 participants, and 12 volunteers are involved in the program; and
- funding is required to sustain the program, and an application for a grant has been prepared.

During a brief discussion between the delegation and Committee, advice was provided that when the Walk Richmond program started in 2007, the Richmond Fitness & Wellness Association had \$35,000 in hand for the start up, and with current expenses at \$17,000 the Association is seeking a grant of \$10,000.

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

It was moved and seconded

That the Walk Richmond Program presentation be received for information.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. **RICHMOND 2011 ARTS UPDATE**

(File Ref. No.) (REDMS No. 3428841)

Kim Somerville, Manager, Arts Services, accompanied by Jane Fernyhough, Director, Arts, Culture and Heritage provided background information and highlighted the following:

- local artists enjoyed opportunities to raise their profiles by participating in such events as the 8th Annual Maritime Festival and Culture Days, among others;
- two additions were made to the Library/Cultural Centre: (i) the Rooftop Garden and (ii) the Media Lab;
- the Art Gallery expanded its programs, and presented artwork by regional, national and international artists;
- the Art Centre launched a number of innovative programs;
- the Public Art Program unveiled several new artworks;
- Gateway Theatre continued to provide (i) professional theatre productions and (ii) training opportunities; and

Parks, Recreation & Cultural Services Committee

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- the Arts, Culture and Heritage Services partnered with the Walk Richmond program.

A brief discussion ensued between staff and Committee, and especially on the success of the performance piece "Salmon Row" at Britannia, commissioned and performed by Mortal Coil. Ms. Fernyhough advised that there is the will to do more of this type of performance piece, but that the costs can be high.

It was moved and seconded

That the Richmond 2011 Arts Update be received for information.

CARRIED

Committee suggested that a presentation of the Richmond 2011 Arts Update be made at a future Council meeting. As a result, the following motion was introduced:

It was moved and seconded

That the visual presentation of the Richmond 2011 Arts Update be presented at a future Council meeting.

CARRIED

2. **RICHMOND POTTERS CLUB'S CONCERNS AT THE RICHMOND ARTS CENTRE**

(File Ref. No.) (REDMS No. 3430731 v.3)

Ms. Somerville and Ms. Fernyhough responded to questions from Committee regarding:

- the number of members who belong to the Richmond Potters Club (RPC);
- the number of studio usage hours per week by the RPC; and
- the growing demand for space at the Richmond Arts Centre, a facility built in 1993, and one that has not been expanded since it was built.

Arlene Skelton, President, accompanied by Mary MacNeil, Vice-President, the Richmond Potters Club, addressed Committee and spoke about:

- the history of the Club, and its founding in 1969;
- resident art group rates;
- studio hours;
- working with City staff; and

Parks, Recreation & Cultural Services Committee

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- they concluded their remarks by requesting, among other things, that:
(i) there be no charge for adult class time; (ii) compensation of \$1300 to be continued as a rental deferral for the City's use of the Club's equipment for children's classes; (iii) no reduction of Club studio space; (iv) no surcharge for studio electricity unless there is a metre in place which shows excess cost to the City from the Pottery Club Kiln use; and (v) no further reduction of Club studio hours.

Discussion ensued between Committee and the RPC representatives and particularly on:

- the number of members who belong to the RPC;
- how the number of members in the studio at any given time fluctuates;
- the nature of the art of pottery making;
- the success of the two pottery sales hosted each year by the RPC;
- the demographics of the RPC's members, and their ability to pay the annual membership fee;
- adult, not children's classes, are offered by the RPC; and beginner's classes, not advanced classes, are offered by the RPC;
- pottery equipment ownership;
- the desire on the part of the RPC to cooperate with the City;
- the location of the studio within a City facility and how that limits the RPC from offering more classes;
- the RPC's scholarship award; and
- how time is allocated in the studio for use by RPC members.

Discussion ensued among Committee and especially regarding some of the requests made by the RPC.

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

It was moved and seconded

That:

- (1) ***the staff report entitled "Richmond Potters Club's concerns at the Richmond Arts Centre" dated January 10, 2012 from the Director, Arts, Culture and Heritage Services, be received for information; and***

Parks, Recreation & Cultural Services Committee

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(2) *staff provide information regarding the following requests made by the Richmond Potters Club:*

- (a) *no charge for adult class time;*
- (b) *compensation of \$1300 to be continued as a rental deferral for the City's use of the Richmond Potters Club's equipment for children's classes;*
- (c) *no reduction of Club studio space;*
- (d) *no surcharge for studio electricity unless there is a meter in place which shows excess cost to the City from the Pottery Club Kiln use; and*
- (e) *no further reduction of Club studio hours.*

CARRIED

3. CURRENT ISSUES THAT MAY BE IMPACTING RICHMOND ADOLESCENTS

(File Ref. No.) (REDMS No. 3400664 v.3)

John Foster, Manager, Community Social Development, introduced Kate Rudelier, Youth Services Coordinator.

A brief discussion took place between staff and Committee during which advice was provided regarding: (i) how the City works with Vancouver Coastal Health, public health nurses, youth clinics, and the school system on adolescent issues; and (ii) the difference between the City's initiatives and those of the school board.

It was moved and seconded

- (1) *That the report dated January 9, 2012, Current Issues That May Be Impacting Richmond Adolescents, be received for information; and*
- (2) *That a copy of the report be sent to the Council/School Board Liaison Committee for information.*

CARRIED

PARKS AND RECREATION DEPARTMENT

4. RICHMOND ATHLETIC COMMISSION UPDATE

(File Ref. No. 01-0100-20-RAT11) (REDMS No. 2724801)

In response to a query, Mike Redpath, Senior Manager, Parks, advised that any money made by the Commission is directed to a scholarship fund established by City Council.

Parks, Recreation & Cultural Services Committee

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It was moved and seconded

That the staff report entitled “Richmond Athletic Commission Update” from the Senior Manager, Parks be received for information.

CARRIED

5. **INCUBATOR FARMING**

(File Ref. No. 08-4040-08-01) (REDMS No. 3381720)

Serena Lusk, Manager, Parks Programs, and Mr. Redpath responded to queries from Committee on the subject of the incubator farming initiative that provides new farmers with an environment in which to learn the farming profession, at a 4.5 acre site at the south end of No. 3 Road. Discussion centred upon:

- additional uses of the site, such as a temporary event site, and the requirement of prior written approval from the City;
- the difference between “licensing” and “leasing” the site;
- the proposed term of agreement of three years with the Richmond Food Security Society (RFSS);
- the typical land price per acre;
- the Wright family, and their seed potato and local hay activities;
- the idea that the RFSS might consider donating produce from the site to the Richmond Food Bank; and
- the \$12,000 for funding is available in the Council Contingency Fund.

Arzeena Hamir, Chair, RFSS, accompanied by Alissa Ehrenkranz, Kwantlen Polytechnic University’s Richmond Farm School program, gave background information on the issue of incubator farming as an important step in providing new farmers with a supportive, cost-effective environment in which to learn the profession, and also noted:

- the RFSS supports the staff report;
- produce farmed on the incubator farm site is for sale, but giving back to the community, with food donations, educational opportunities, and so on, is part of the RFSS’s plans;
- in addition to the seven new farmers waiting to farm the site at No. 3 Road, there is a waitlist; and
- there is a real opportunity for an international program, to host visiting farm students from around the world who will come to Richmond’s incubator farm.

A comment was made that staff and the RFSS could report back in a year’s time regarding: (i) the success of the program; and (ii) the financial aspects of the endeavour.

Parks, Recreation & Cultural Services Committee

Tuesday, January 24, 2012

It was agreed that Part (5) would be added to the staff recommendation, to reflect the general agreement on the idea of an update report in January 2013.

It was moved and seconded

That:

- (1) *the license of approximately 4.5 acres of land at 13871 No. 3 Road and 13891 No. 3 Road to the Richmond Food Security Society for the purposes of incubator farming at a rental rate of \$250 per acre per year for a three-year term be approved as identified in the attached report, Incubator Farming, from the Senior Manager, Parks;*
- (2) *staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Chief Administrative Officer and the General Manager, Parks and Recreation to negotiate and execute all documentation required to effect the transaction;*
- (3) *staff continue to work with Kwantlen Polytechnic University to identify and secure the use of both public and private lands for the purposes of Incubator Farming in relation to its Farm School program; and*
- (4) *\$12,000 be allocated from the Council Contingency Fund to the Richmond Food Security Society (RFSS) should its application to the Real Estate Foundation of BC for a grant of \$35,000 to support the RFSS's Richmond Foodlands Strategic Plan be successful.*
- (5) *staff and the Richmond Food Security Society report back to Council in January 2013, to provide an update on the incubator farming project activities and finances.*

CARRIED

5A. COUNCILLOR LINDA BARNES

Councillor Linda Barnes remarked that the feasibility of beekeeping on City premises, including City Hall, should be explored. She noted that other municipalities have explored the issue of beekeeping on their own City sites.

A brief discussion ensued and a comment was made that other City buildings, besides City Hall, could be considered for beekeeping activity. Staff advised that there are beekeeping activities at Terra Nova Park, London Farm, and at the Nature Park.

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

It was moved and seconded

That staff explore the feasibility of beekeeping at City buildings, including City Hall

CARRIED

6. MANAGER'S REPORT

(a) Floating Net Shed

Bryan Klassen, Britannia Site Supervisor, provided an update on the December 2011 referral regarding the floating netshed at Scotch Pond. He stated that staff will bring forward a report at a future Committee meeting.

The Chair queried the Scotch Pond Historical Cooperative component of the issue, and suggested that the east end of the Pond be cleaned up. He added that the Sakamoto Boat is the last remaining fully operational heritage fishing boat in Steveston Harbour, and that staff should speak with Bud Sakamoto.

(b) Upcoming Arts and Heritage Events

Jane Fernyhough provided information on: (i) an upcoming Richmond Art Gallery exhibit opening; (ii) a reception to welcome Caroline Adderson of the Richmond Arts Centre, Minoru Place Activity Centre and Richmond Public Library's joint Writer-in-Residence program; and (iii) the Richmond Museum's exhibit opening.

(c) Snow Angels Program

Serena Lusk, Manager, Parks Programs, advised that during the recent snow event people needing snow-clearing assistance were successfully matched with people who could provide that assistance.

(d) Rick Hansen's 25th Anniversary Relay

Eric Stepura, Manager, Sports & Community Events, advised that the Rick Hansen 25th Anniversary Relay started in August 2011 in Newfoundland, is now in Manitoba, and is scheduled to be in Richmond on Sunday, May 20 for an overnight stay. City staff is planning an event, and in February 2012 will come to Committee with a report seeking direction for the size and scope of the planned event, and funding.

Parks, Recreation & Cultural Services Committee

Tuesday, January 24, 2012

(e) Parks Operations Manager

Mike Redpath, Senior Manager, Parks advised that long time serving City staff member Ted deCrom has been appointed Manager, Parks Operations.

7. CURRENT REFERRALS

The Chair, in regard to Current Referrals, provided some information, and requested updates from staff, in relation to the following Referrals:

- (i) Wetlands at No. 6 and Blundell Roads Owned by Ecowaste;
- (ii) Britannia Shipyard National Historic Site;
- (iii) Jim Ratsoy's Antique Car Collection; and
- (iv) Estuary Interpretation Centre at Garry Point

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:12 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, January 24, 2012.

Councillor Harold Steves
Chair

Sheila Johnston
Committee Clerk



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** February 13, 2012

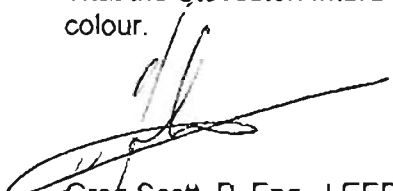
From: Greg Scott, P. Eng., LEED A.P.
Director, Project Development


06-2052-25-TRAM1/Vol 01

Re: Steveston Interurban Tram Structure – Proposed Colour for Exterior Siding

Staff Recommendation

That the Steveston Interurban Tram Structure exterior be painted with 'Deep Rose' exterior paint colour.


Greg Scott, P. Eng., LEED A.P.
Director, Project Development
(604-276-4372)

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture and Heritage		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Parks and Recreation		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY GAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On July 25th, 2011, the following resolution was passed by Council:

(7) That staff:

(c) investigate the appropriate colour of red for the building and report back to the Parks, Recreation and Cultural Services Committee.

The purpose of this report is to seek Council's approval regarding the colour of red that is most appropriate for the building.

This project fits with Council's term goal to "Advance the City's destination status and ensure our continued development as a vibrant cultural city..."

Analysis

The design of the building has proceeded as presented in Option 2, see Attachment A. The Architects, Birmingham and Wood, recommended a colour of red when staff presented this project to the Committee on July 21, 2011. However, Council requested that the appropriateness of the proposed 'red' colour be investigated. Staff have provided 3 actual colour samples on bevel cedar siding for the Committee to review. The samples will be available in Council's mail room at City Hall. The following explains the rationale behind these colour choices.



Colour 1 – recommended. Deep rose, 2004-10. This is the colour presented to council as Option 2. This colour was recommended as it relates to the characteristics of the historic Village and Riverfront buildings of Steveston. It is also associated with industrial buildings of the early twentieth century in the Lower Mainland.



Colour 2 – not recommended. Raisin torte, 2083-10. This alternate colour is similar to the tram colour. It is in the same range of reds included in the 'Historical True Colours for Western Canada' palette, produced by Benjamin Moore and Co. Ltd. for the Vancouver Heritage Foundation. These colours were typical throughout the Lower Mainland during the height of settlement.

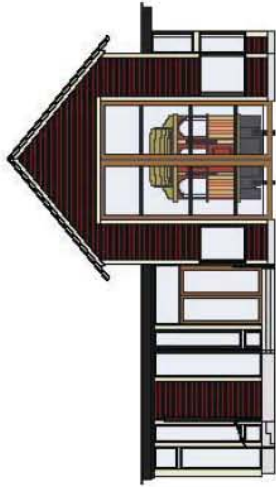


Colour 3 – not recommended. Dark burgundy, 2075-10. This alternate colour is deeper and was chosen for its richness, its compatibility with selected trim and detail colours, and its contrast with the natural greens within the park context.

Conclusion

Option 2, as presented to Council on July 25, 2011, illustrates a 10:12 roof slope with an exterior colour, Deep Rose, that relates to the characteristics of the historic Village and Riverfront buildings in Steveston. For this reason, it is considered the most appropriate colour of red for the Steveston Interurban Tram Structure. While the 2 additional options do stay true to the historic colour palette used throughout the height of settlement in Vancouver, it is felt that they are less compatible for this particular project.

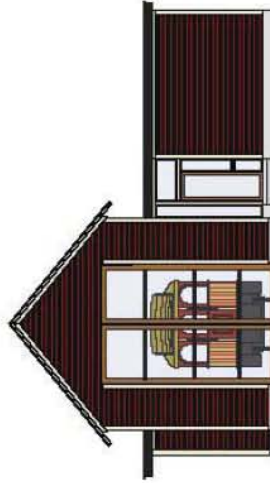
Tara van Voorst Vader
Project Coordinator, Project Development
(604-204-8501)



SOUTH ELEVATION



PERSPECTIVE



NORTH ELEVATION



WEST ELEVATION

OPTION 2: 10:12 RED OPTION • STEVESTON TRAM BUILDING

BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

JULY 6, 2011

Attachment A – Option 2 as presented to Council on July 25, 2011, showing Colour 1 – Deep Rose 2004-10



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** February 14, 2012
From: Vern Jacques
Acting Director, Recreation **File:** 99 - FILE
LATER/2012-Vol 01
Re: City Centre Community Centre Revised Program and Project Update

Staff Recommendation

That the City Centre Community Centre Program, as outlined in the City Centre Community Centre Revised Program and Project Update report, dated February 14, 2012 from the Acting Director of Recreation be endorsed.

Vern Jacques
Acting Director, Recreation
(604-247-4930)

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Project Development		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Finance		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
				YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Staff Report

Origin

In September of 2008, Council first received a report regarding the rezoning of the parcel between N-S lane, Ackroyd Road, Firbridge Way and No. 3 Road. A provision of the rezoning application was that the Developer would provide 33,000 sq ft (which may vary by +/- 10%) of community space to the City. Twenty thousand square feet will be leased to the City at a rate of \$1 per year for 25 years, with the balance of the space, approximately 13,000 sq ft, being leased at a rate agreed to by the City and the Developer. The community centre is part of a common development with Trinity Western University, which will occupy the third and fourth floors of the building, and share a common entrance and lobby. (Attachment 1)

This combined space will provide a community centre for the growing City Centre community. Council gave final reading of the rezoning bylaw for this development on September 13, 2010.

On July 25, 2011 City Council approved the development permit for phase 2 of the "Quintet Development," the portion that includes both the community centre and Trinity Western University.

The purpose of this report is to update Council on the work done to date on the design of the City Centre Community Centre and to present the proposed layout of the facility for Council's endorsement.

This project fits with Council's term goal to "Advance the City's destination status and ensure our continued development as a vibrant cultural City...."

Analysis

In May of 2011, the City retained CEI Architecture Planning Interiors (CEI) to lead the design and development of the tenant improvements for the City Centre Community Centre. The community centre is part of the "Quintet Development" located at the corner of Firbridge Way and Minoru Boulevard.

The Developer is responsible for delivering the base building to the City by December 31, of 2013. The City will then complete the tenant improvements, which are expected to take approximately nine months. The completed community centre is anticipated to open in the late Fall of 2014, if the City is successful in negotiating a contract with the developer's base building contractor to complete the improvements. However, if the work is completed by a different contractor, the completion date will be mid 2015.

In order to meet the developer's timelines for building permit application and approvals the community centre design needed to be completed in the first quarter of 2012.

Beginning in May of 2011, City staff, representatives from the City Centre Community Association, and CEI, began an extensive public consultation process to confirm the program requirements for the community centre. Consultation included:

- 11 focus group meetings with stakeholder groups such as the School District No. 38 Settlement Workers in Schools (SWIS), Richmond Centre for Disability, Richmond Chinese Community Society, Arts Groups, and youth.
- a website was developed for the community centre, www.citycentrerichmond.ca, and continues to be updated with information on the development.
- a survey was distributed in person and was available on line requesting input from the community. Over 150 completed surveys were received.
- an Open House was held at the Cultural Centre on September 17, 2011. This was an opportunity for the public to view the work done to date and provide input as to what they felt the community centre should include.
- all marketing to the community has been provided in Chinese and English. (see Attachment 2 – sample marketing pieces).

The project team is very pleased with the community input and feel confident that the feedback provided is reflected in the proposed design. Responses from the community indicate that spaces for the following types of programs are desirable (listed in order of preference):

- activities such as dance, yoga or tai chi
- physical activity such as weight training or cardio
- reading, doing homework, internet browsing or other computer use
- activities such as drawing, sculpture, or painting
- music or acting activities
- activities such as cooking classes or catered events
- meetings, club events, or card playing
- playing table tennis or billiards
- watching movies or television, listening to music

Following the open house, and compilation of feedback from the community, CEI hosted a 3-day design charette where the allocation of program spaces was developed based on the community input. CEI worked with the project team to allocate the program spaces and refine the layout of the facility. At the end of each day, the stakeholder groups and community at large were invited to come and provide feedback on the facility layout. Overall, the feedback from stakeholders was very positive throughout the process.

Since the design charette the project team has been further refining the layout, ensuring the community needs identified are met and that the facility spaces can be utilized to their full potential. It is important to recognize that unlike a typical project, this program had to be developed within the context of the base building shell. For example, maximizing the benefits of natural light coming from only the south and west sides of the building and integrating the

common lobby to avoid a sense of division in the building are influencing the layout of some of the spaces. (Attachment 3)

The project is targeting LEED Gold certification for the tenant improvements, focusing on optimizing energy performance, materials and resources (regional materials and recycled content), indoor environmental quality and innovation in design.

The project team and City Centre Community Association are confident that the proposed facility will meet the needs of the community while allowing flexibility in programming as the community evolves.

This space allocation was unanimously endorsed by the Board of Directors of the City Centre Community Association on February 7, 2012.

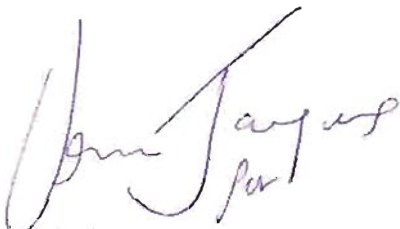
Financial Impact

The program scope(Attachment 2) was broadened from the initial concept to include a fitness centre and supporting change rooms. In addition to this, because of the extended time for the project, a cost escalation factor was calculated. In total, based on work by JBA Cost Consultants, the budget for this program is \$6.76M, an increase of \$360,000 from the amount submitted in 2008. Staff feel that it is prudent to adjust the budget to include the revised project scope and cost escalation allowance to ensure the full program can be delivered in 2014.

The 2013 capital submission is currently \$6.15M and Council previously approved \$250,000 for the advanced design phase of the project. The 2013 capital submission will be revised to \$6.51M to reflect the increase.

Conclusion

The proposed design for the City Centre Community Centre meets the program and service needs identified for the growing and changing city centre area of Richmond. The facility will, along with the adjoining Trinity Western University, become a community gathering place and contribute to the vibrancy of Richmond's downtown.



Elizabeth Ayers
Manager, Community Recreation Services
(604-247-4669)

EA:ea

RICHMOND CITY CENTRE COMMUNITY CENTRE

VIEW FROM MINORU BOULEVARD

SCALE

SK1
OCTOBER 1, 2011



PRCS - 25

Your Input Matters!

Get involved in planning our new
City Centre Community Centre

Sept 29, 30 and Oct 1



The City of Richmond is building a new 33,000 sq. ft. community centre in the vicinity of Westminster Hwy. and Minoru Blvd.

Come to the **Lansdowne Centre** (near Zellers) one, two or all three days to:

- **Share** what **programs and services** you want to see in the **new centre**
- **Learn** about the **design process and timeline**
- **Be heard**

Day 1: Sept. 29

Program/Use
Presentation

5-6pm

Day 2: Sept. 30

Facility Layout
Presentation

5-6pm

DAY 3: Oct. 1

Public Open House
& Concept Design
Presentation

4-6pm

Visit www.citycentrerichmond.ca to learn more about the project and the work completed to date.



For further information, please call 604-276-4300 (English assistance only)

Let's make this a great community centre for
City Centre residents!

www.richmond.ca



你的意見非常重要!

齊參與一起計劃新城市社區中心

9月29日、30日及10月1日



列治文市政府將在 Westminster Hwy 的 Vicinity 建造一個 33,000 平方呎全新社區中心

歡迎到臨 **Lansdowne Centre** (近 Zellers)，以下其中一日，二日及三日：

- 分享你對新中心發展及服務的需求
- 了解設計過程及時間表
- 有機會表達你的想法

第一天: 9月29日

計劃 /
使用簡報

下午5時至6時

第二天: 9月30日

設施安排
簡報

下午5時至6時

第三天: 10月1日

公眾開放日及
設計概念簡報

下午4時至6時

瀏覽網址 www.citycentrerichmond.ca 了解已完成工作及最新和未來的時間表



查詢有關詳情，請電 604-276-4300 (只英語)

讓我們建造一個給本市居民的社區中心!

www.richmond.ca






1/8" = 1'-0"

February 1, 2012

CITY CENTRE COMMUNITY CENTRE

Lower Level Plan 



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** February 13, 2012
From: Dave Semple
General Manager, Parks and Recreation **File:** 06-2345-00/Vol 01
Re: Canada Day Ships to Shore 2012

Staff Recommendation

That:

1. The proposed Canada Day Ships to Shore 2012 program, as detailed in the report, "Canada Day Ships to Shore 2012," dated February 13, 2012 from the General Manager, Parks and Recreation, be approved.
2. That up to \$115,000 be approved from the Major Events Provisional Fund for the proposed 2012 Ship to Shore Program and 2013 Tall Ship Recruitment program.

Dave Semple
General Manager, Parks and Recreation
(604-233-3350)

Att. 1

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Community Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Corporate Communications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Safety	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY SAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

In February 2011, Council approved the event concept “Ships to Shore” and the following recommendations:

- (1) *That \$175,000 from the remaining Tall Ships budget be approved for the Summer of Sails event on June 4 and 5, 2011 and any other ship visits in 2011; and*
- (2) *That any part of the \$175,000 expense that is offset by sponsor cash contributions and/or unspent on the Summer of Sails and other ship visits in 2011 together with the remaining uncommitted funding of \$82,000 to be used to support ship recruitment and festival development in future years, subject to further report.”*

The purpose of this report is to provide a summary of the Ships to Shore Steveston 2011 event and to make recommendations for a 2012 Canada Day Ships to Shore event. In addition opportunities for 2013 maritime programming in Steveston are detailed.

Analysis

Ships to Shore – Steveston 2011

Event Overview:

Ships to Shore Steveston 2011 took place at Garry Point Park and in Steveston Village from June 3rd – 6th, 2011. Four tall ships attended the event at the invitation of the City: The Hawaiian Chieftain, the Lady Washington, the Zodiac and the Adventuress. All ships were moored at the newly built 600 foot pier and floats at Garry Point Park.

Key Elements of the 2011 event included the following:

- Estimated 40,000 people in attendance over four days;
- Participation of seven Steveston-based community organizations in delivering the event;
- Over 100 volunteers trained in land and water-based procedures to manage/operate portions of the event;
- Four ships that offered a variety of public activities including boarding, viewing and registered sails and school-age and older-adult educational programs;
- \$21,000 in cash and \$116,950 value in kind raised in sponsorship;
- Local community entertainment presented on the main stage (music, dance, drumming);
- Two evening outdoor movie screenings;
- Broadcast of the Canucks play-off hockey game on a large outdoor screen with an estimated attendance of 1,500 people;
- Comprehensive safety and security plan that included both water and land safety;
- Twelve community organizations and sponsor booths lining the corridor of Moncton Street providing educational and interactive stations;
- Concurrent hosting of the Steveston Farmer’s & Artisan market along the Moncton corridor.

Ships to Shore 2012

Given the success of Ships to Shore 2011, staff have been exploring options for an event in 2012. Staff are proposing a 2012 Ships to Shore event at Imperial Landing (Map Attachment 1) from June 29th, 2012 to July 1st, 2012. This event is proposed to be delivered in conjunction with the City and Steveston based community organizations to plan, organize, and implement the event program. Hosting an event at Imperial Landing for 2012 would achieve the following:

- Provide added value and a waterfront element to the existing Steveston Salmon Festival;
- Give exposure to the relocation of the new civic float at the Imperial Landing location;
- Continue to establish Richmond as a programmed maritime port on the West Coast;
- Have reduced financial implications versus hosting an event at Garry Point (no need to move the floats, critical mass of attendees from the Salmon Festival will be on site nearby);
- Continue to build on the established volunteer base from the 2011 Ships to Shore event, and engage/maintain trained volunteers for future ship related events;
- Support the 2010 Waterfront Strategy and 2007-2012 Major Event Strategy goals of programming the new waterfront infrastructure, creating a dynamic and destination waterfront; and
- Be fully funded from the 2011 Ships to Shore surplus and the existing Major Events Provisional Fund.

Staff have been in contact with potential ships to attend a June 29th to July 1st Ships to Shore Event and have received positive interest from an exciting mix of vessels. Subject to Council approval, staff will confirm ship appearances and prepare and execute a marketing program similar to the 2011 Ships to Shore event.

Proposed 2012 Ships to Shore Itinerary:

Date	Activity
June 28	Arrival of the Ships to Imperial Landing
June 29 to 30	Educational day camp for children, public registered sails, ship viewing
July 1	Public event including public boarding/viewing of ships and roving entertainment on shore during ship boarding
July 2	Departure of the Ships from Imperial Landing

Projected 2012 Event And 2013 Ship Recruitment Budget:

Area	Summary	Expense
Program	Roving entertainment along the waterfront, queuing control and pier/dock access.	\$ 3,000
Marketing	Coordinated plan building on 2011 marketing plan to promote the event.	\$ 7,000
Site Overlay	Traffic control, equipment, tents, fencing, flags, volunteer management, signage, supplies.	\$ 25,000
Ships	Ship recruitment, and ship servicing, crew management.	\$ 64,000
Safety and Security	First Aid, Ambulance, RCMP, security	\$ 16,000
Projected Expenses:		\$ 115,000

During the 2011 Ships to Shore event, revenue was generated from registered sails on the tall ships. It is proposed that a similar program be initiated in 2012 which will generate some revenue to the event. Sail revenues and sponsorship played a significant role in 2011, with \$21,000 in cash donations being received for the event. Due to the revenues and positive cash sponsorship, \$33,500 was returned to the Major Events Provisional Fund in 2011.

For the proposed 2012 Ships to Shore Event, sail revenues and direct cash sponsorships would offset event expenses and any surplus would again be returned to the Major Events Provisional Fund for future ship recruitment and events.

Should Council decide not to support a 2012 Ships to Shore event, staff will continue to work on securing interest for future ship visitations and waterfront programming.

Future Events and Ship Recruitment 2013

Staff have consulted with representatives from the Steveston community, Victoria, Tacoma, Port Townsend, and Gray's Harbor, about collectively recruiting ships to help reduce ship recruitment expenses and assist with getting advance notice for ship visitation commitments. A Coordination of Ports Committee has been established to share regional knowledge and when possible, resources for hosting maritime port events.

Efforts are now underway to secure a major vessel for a visit in 2013 and or 2014. The Japanese Sail Training Institute has expressed interest in potentially visiting Richmond again, and negotiations for the visit are currently underway to have the Nippon Maru (visited in 2002) and/or the Kaiwo Maru (visited in 2005) return.


These magnificent Japanese tall ship sailing vessels would be a welcome addition to the maritime programming in Steveston, both have historically drawn a large regional audience for ship viewing and boarding opportunities. In addition, the proposed visits are an excellent opportunity to celebrate the 40th Anniversary of Richmond's Sister City twinning with Wakayama Japan. As part of the future year ship recruitment program, discussions with South American and Latin American vessels from Chile, Argentina and Mexico will also be explored. It is proposed that a portion of the Major Events Provisional Fund allocation detailed in this report be directed to ship recruitment. This allocation is consistent with the February 2011 Council direction to utilize the Major Events Provisional Fund for future ship recruitment.


Financial Impact

This report proposes a \$115,000 allocation from the Major Events Provisional Fund.

Conclusion

Given the success of the Ships to Shore event in 2011, staff are recommending hosting a 2012 Ships to Shore Event and continuing a focus on recruitment for Tall Ship visitations in future years. The Ships to Shore event has been identified as one of Richmond's signature events supporting the Council approved 2010 Waterfront Strategy and the 2007-2012 Major Events Plan goals of creating a world class, vibrant waterfront.


Mike Redpath
Senior Manager, Parks
(604-247-4942)


Dee Bowley-Cowan
Parks Programs
(604-244-1275)

PRCS - 35

600'-0" x 20'-0" Float

Imperial Landing Pier & Float

PRCS - 35

600'-0" x 20'-0" Float

Imperial Landing Pier & Float



City of Richmond

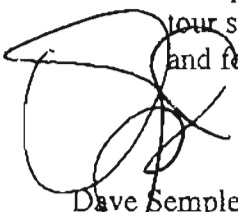
Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** February 10, 2012
From: Dave Semple
General Manager, Parks and Recreation **File:** 06-2345-20-ILAN1/Vol 01
Re: City-owned Floats at Imperial Landing

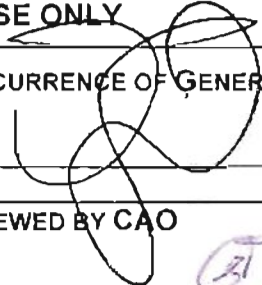
Staff Recommendation

That:

1. The program for operation of the city-owned floats at Imperial Landing as detailed in the report, "City-owned Floats at Imperial Landing," from the Senior Manager, Parks dated February 10th 2012, be approved; and
2. A request for expressions of interest be issued for the operation of a kayak instruction and tour service from the city-owned floats at Imperial Landing to determine market interest and feasibility.


Dave Semple
General Manager, Parks and Recreation
(604-233-3350)

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO: Fire Rescue RCMP		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

The following referral was made at the October 25th meeting of the Parks, Recreation and Cultural Services Committee of Council:

“That the email dated October 20, 2011 regarding safety concerns in relation to the new dock at Garry Point be referred to staff.”

The purpose of this report is to respond to the referral as well as to propose an operating program for the floats.

Analysis

In the spring of 2011, 600 feet x 20 feet of new steel and timber floats were constructed by the City and installed at Garry Point Park in time for the summer months and the successful Ships to Shore event. During the summer and fall of 2011, approximately half of the floats were open only for pre-arranged activities such as programmed boat tours; the other half were open to the public and a modular safety fence was installed. The public floats became a very popular recreational fishing location during this time. Despite the popularity of having the floats at Garry Point, safety concerns as well as the potential damage to the floats related to the river currents and tides at the open channel were noted particularly during the fall months.

In December 2011, approvals from PortMetro Vancouver, the Fraser River Estuary Management Program (FREMP), and Transport Canada were received to allow the City to move the new floats to Imperial Landing. The floats were moved shortly thereafter and have been in place since then for casual recreational use.

Due to the strong wake and wash at Garry Point and the potential damage to the floats as well as safety concerns, the floats will remain at Imperial Landing except during special events in which visiting vessels require a deep draft for moorage. During these special events, the floats can be moved to Garry Point and educational signage regarding safety on the floats (including who to call in the event of an emergency) will be posted and a modular perimeter fence installed on any of the area open to the public for casual use. As is standard operating procedure, a comprehensive, event-specific safety plan will be developed collaboratively with various community agencies including Richmond Fire Rescue, the RCMP, BC Ambulance, the Canadian Coast Guard and the Steveston Harbour Authority.

Operation of the floats at Imperial Landing

Currently, the floats at Imperial Landing are being used primarily for recreational fishing. Some work is still being completed to allow safe access from the city-owned pier to the full length of the floats. This work is expected to be finished shortly. While the need to meet additional demand for recreational fishing is important, the full 600 feet x 20 feet plus the existing 33 foot x 20 foot float can allow for multiple objectives and community needs to be met.

Proposed Program (map: attachment 1):

It is proposed that the floats at Imperial Landing be programmed in the following manner:

1. Existing 20 foot x 33 foot float – fishing and recreation

Continue to allow recreational fishing and sightseeing from this area; this float remains an opportunity for the general public to experience getting off of the dyke and close to the river.

2. 25 feet at each end of the floats – fishing and recreation

3. 550 feet x 20 feet – inside of the float; recreation and non-motorized boat moorage

Allow general public use and non-motorized boat moorage such as kayaks;

The local community has shown preliminary interest in offering commercial kayak programs (tours and lessons) from this location. It is proposed that a Request for Expressions of Interest (RFEOI) be issued to further gauge the viability of this idea and the specific location and details be determined through this process.

4. 550 feet x 20 feet – outside of the float; Day Moorage Trial Program (April 2012 – September 2012)

Information from Steveston Harbour Authority, annual requests from the public and Britannia Heritage Shipyards staff indicates there is likely a demand for day moorage in Steveston. It is proposed that small pleasure craft be invited to moor at the floats for up to two days. Boaters will be charged at a rate of \$1 per foot per 24-hour period. Attachment 2 provides a comparison of rates at public and private marinas. Due to the limited services currently available, a comparatively low rate is proposed for this trial period. The rate is proposed to be evaluated at the end of the trial period.

As there is not currently electricity available to the floats or pier, a solar powered parking meter will be installed at the top of the gangway to the floats to allow boat owners to purchase a ticket for moorage. Tickets will need to be displayed on the boat and will be checked periodically for compliance by staff in the area.

This program is proposed as a six-month trial. There is a surplus solar-powered City parking meter available which can be operated for a nominal monthly amount. Revenues are difficult to project for this trial period. Staff will report back on the success of the program once it is complete and provide more detailed financials including projected annual revenues.

5. Major Events

The floats will be re-positioned to Garry Point during major events that require moorage for vessels with deep drafts. Regular float users will be provided with as much notice as possible that the floats will be unavailable for a period of time. From

time to time, the floats, or a portion of the floats, may also be needed for City use while positioned at Imperial Landing. Again, regular users would be provided as much notice as possible of this circumstance.

6. Safety

The safety program for Imperial Landing will be similar to that at Garry Point. Signage will be posted indicating the hazards associated with the river and providing emergency (9-1-1) and non-emergency contact information. In addition, emergency ladders are proposed to be affixed to the float to allow persons who may have fallen into the water a safe route to extricate themselves.

In order to address risks associated with overnight moorage and the limited access for fire crews to the floats, a comprehensive risk assessment will be completed and a fire safety plan developed prior to the initiation of the day moorage pilot program. For the duration of the pilot program this plan will include ensuring access by Richmond Fire Rescue vehicles along the dyke to the pier, installation of a temporary engineered water-delivery system, fire extinguishers, and the staging of firefighting equipment in an easily accessible location.

If the program becomes permanent a fire hydrant will be installed in close proximity to the pier and parks staff will work with Richmond Fire Rescue to create a comprehensive fire and life safety plan that addresses the risks identified in the aforementioned risk assessment.

Financial Impact

Up to \$2000 for the six-month use of a solar-powered parking meter to be funded from existing parks operations. We will use this year's experience with transient moorage to determine appropriate levels of revenue in future budgets.

Conclusion

There are limited public opportunities for Richmond residents to access the river safely and for casual boat moorage in Steveston. The proposed program will allow greater access to the water as well as a potential revenue stream from moorage for the City.



Serena Lusk
Manager, Parks Programs
(604-233-3344)

February 10, 2012

	Charge for Transient Moorage	Amenities Provided
Vancouver - Burrard Marina	\$1.96 per foot / day	parking, secured access, washrooms
Vancouver - Heather St	\$1.39 per foot / day	parking, security laundry facilities, pump out facilities, washrooms
Harbour Green - Coal Harbour	no charge	limited to single day moorage
Shelter Island	\$15.85/ 25 feet	washrooms, showers, laundry
Skyline	\$8 / foot / month	washrooms, showers, laundry
Captain's Cove - Ladner	\$1/foot / night	security, washrooms, showers, phone, laundry
Steveston Harbour Authority	\$3/foot/day	security, washrooms, showers, phone, laundry
Ladner Harbour Authority	n/a	n/a

PRCS - 42



City of Richmond

Report to Committee

To: Parks, Recreation & Cultural Services Committee **Date:** January 11, 2012
From: Dave Semple **File:** 01-0154-04/2012-Vol 01
General Manager, Parks and Recreation
Re: **TRANSLINK 2012 CAPITAL PROGRAM COST-SHARING SUBMISSION -
ADDITIONAL PROJECT FOR THE BICYCLE INFRASTRUCTURE PROGRAM**

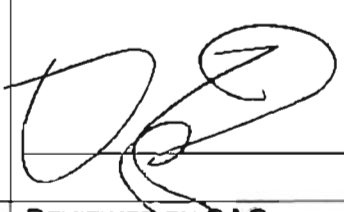
Staff Recommendation

1. That the submission of the Railway Avenue Corridor Greenway pedestrian and bicycle facility improvement for cost-sharing as part of the TransLink 2012 Bicycle Infrastructure Capital Cost-Sharing Program, as described in the report dated January 11, 2012 from the General Manager, Parks and Recreation, be endorsed.
2. That, should the above submission be successful, the Chief Administrative Officer and General Manager, Parks and Recreation be authorized to execute the funding agreements and the 2012 Capital Plan and the 5-Year Financial Plan (2012-2016) be updated accordingly to reflect the external grant dependant on the timing of the budget process.



Dave Semple
General Manager, Parks and Recreation
604-233-3350

Att.1

FOR ORIGINATING DIVISION USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>	
Budgets & Accounting	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>	
Sustainability Unit	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>	
Real Estate Services	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>	
Engineering	Y	<input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

At the November 28, 2011 regular Council meeting, Council endorsed the submission of a number of proposed joint TransLink-City of Richmond road, bicycle and transit-related improvement projects for 2012. This report presents an additional project proposed to be submitted for funding contributions from TransLink's 2012 *Bicycle Infrastructure Capital Cost-Sharing (BICCS) Program*.

Analysis

1. Bicycle Infrastructure Capital Cost-Sharing (BICCS) Program

The total funding for TransLink's 2012 BICCS Program was increased from \$3 million to \$6 million with the approval of TransLink's *2012 Supplemental Plan*. Funding available to municipalities under the 2012 BICCS Program currently remains at \$2.55 million (the same as 2011) as TransLink has not yet determined how the additional funding is to be distributed.

Within the BICCS Program, a portion of the funding is dedicated to each municipality via the BICCS Allocated Funding Program with the balance available on a competitive basis for projects of regional significance through the BICCS Regional Needs Program. Richmond's allocated funding for 2012 has been fully subscribed for the planned Parkside Neighbourhood Bike Route, as approved by Council at its November 28, 2011 meeting. Therefore, the planned Railway Avenue Corridor Greenway described below is proposed to be submitted by the City for cost-sharing under the 2012 BICCS Regional Needs Program. This project was not included in the initial round of cost-share applications to TransLink in late 2011 as the potential scope of work and preliminary cost estimate for construction had not yet been determined.

2. Railway Avenue Corridor Greenway: Granville Avenue-Garry Street

In 2010, the City purchased the Canadian Pacific Railway (CPR) corridor adjacent to Railway Avenue between Granville Avenue and Garry Street. The goal to develop a trail/greenway for pedestrians, cyclists and other wheeled users along the 3.7 kilometre corridor was established in the original 1979 *Trails Plan* and the subsequent *2010 Trails Strategy*. With this recent acquisition, the City can now fulfill the long-held vision of creating a major recreational, transportation and ecological north-south greenway that connects the South Arm of the Fraser to the Middle Arm Greenway, or Steveston to Terra Nova to City Centre (see **Attachment 1**).

Some of the key principles for developing the future greenway will include:

- referencing its major historic and present day transportation role;
- promoting and reinforcing the connections to the many neighbourhoods it crosses through;
- introducing nature and restoring ecological health;
- creating distinct points of interest; and
- respecting its strong linear character and view corridors.

Development of the corridor will be phased over time and there will be opportunities to work with multiple departments to fulfill a number of objectives such as eco-Plus+, rainwater

Development of the corridor will be phased over time and there will be opportunities to work with multiple departments to fulfill a number of objectives such as eco-Plus+, rainwater management, goals of the Parks Strategy Green Network, and expanding the City's bike network with a superior off-street facility that can be used by both cyclists and other wheeled users such as in-line skaters, skateboarders and low-speed scooter operators. The design process for the Railway Corridor will begin in March 2012 with public open houses anticipated in April and May 2012.

At this time, the intent is to complete the connection between Garry Street and Granville Avenue with a basic trail. If additional funding becomes available from TransLink, then Phase 1 would include the planning, design and construction of a 4.0 m wide two-way multi-use pathway with an asphalt blend surface on the base of the existing railway bed along with connections to existing trails and bus stops on Railway Avenue. The long-term development of the greenway would be compatible with and build upon this fundamental building block. If external supplemental funding is not available or limited, the scope of work would be revised to reflect the funding available. The existing on-street bike lanes on Railway Ave between Granville Ave and Moncton Street would remain in place to serve commuter and other higher speed cyclists seeking a direct route designated for cyclists only.

In the interim, City crews have removed the invasive vegetation including smaller weed trees on the rail bed that resulted from CPR no longer maintaining the corridor. The purpose of this vegetation removal was two-fold: (1) to manage and prevent further spreading; and (2) enable staff to better understand the condition of the rail bed and surrounding land in order to develop short- and long-term plans. As part of the project, a survey of the land and rail bed was conducted in January-February 2012.

Financial Impact

The total proposed City cost for Phase 1 is \$350,000 sourced from Parks DCCs as shown in the table below, which was approved as part of the 2012 Capital Budget.

TransLink Funding Program	Project Name/Scope	City's Portion & Funding Source	Approval Status in Capital Budget Process	Requested TransLink 2012 Grant ⁽¹⁾	Est. Total Project Cost
BICCS Regional Needs Program	Railway Ave Corridor Greenway: Granville Avenue-Garry Street	\$350,000 2011 Trails Program (\$100,000) 2012 Trails Program (\$200,000) 2012 Characterization Program (\$50,000)	2011 & 2012: Approved	\$350,000	\$700,000
TOTAL		\$350,000	Approved: \$350,000	\$350,000	\$700,000

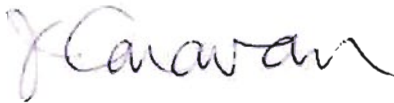
(1) The amount shown represent the maximum funding contribution to be requested. The actual amount invoiced to TransLink follows project completion and is based on incurred costs.

Should the submission be successful, the City would enter into a funding agreement with TransLink. The agreement is a standard form agreement provided by TransLink and includes an indemnity and release in favour of TransLink. Staff recommend that the Chief Administrative Officer and General Manager, Parks and Recreation be authorized to execute the agreement. The

2012 Capital Plan and the 5-Year Financial Plan (2012-2016) would be updated to reflect the receipt of the external grants where required dependant on the timing of the budget process. The above estimates exclude significant contingencies and as such, the scope of the proposed works would be adjusted accordingly upon completion of tendering as the project is to be phased over several years.

Conclusion

This report seeks formal Council support for the submission of Phase 1 of the Railway Ave Corridor Greenway. Significant benefits for pedestrians, cyclists and transit users in terms of new infrastructure and safety improvements would be achieved should the project be approved by TransLink and Council.



Joan Caravan
Transportation Planner
(604-276-4035)



Yvonne Stich
Park Planner
(604-233-3310)



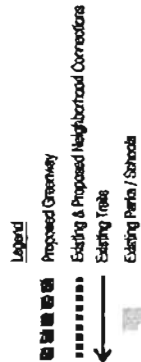
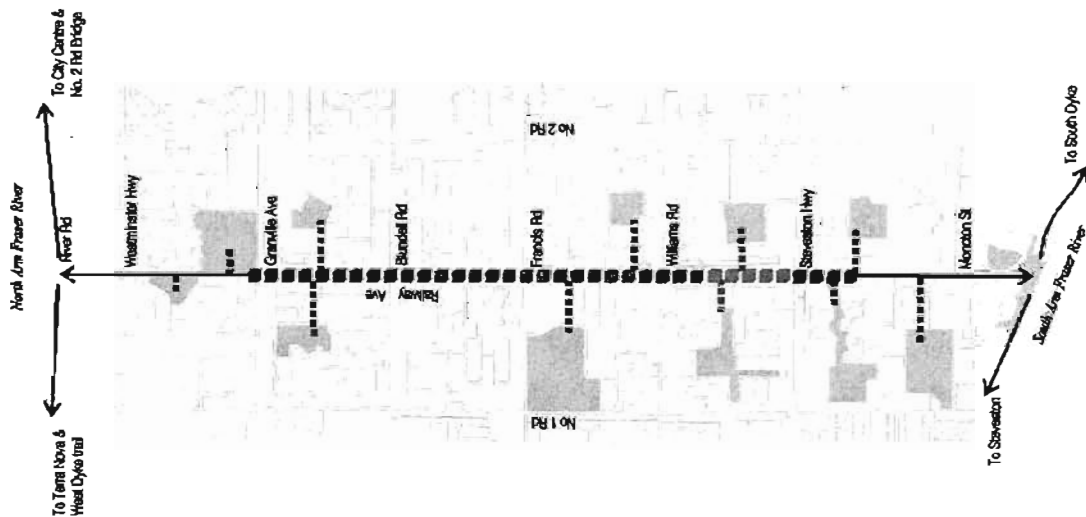
Location Map

Overall Goals :

1. City-wide Connections: Connect the existing regional Middle Arm Dyke and Steveston/South Dyke Greenways with this new major north-south greenways. Complete a loop system that would include the regional West Dyke Trail.
2. Neighborhood Connections: Improve or build new connections and gateways into the adjacent neighborhoods and local school / parks.
3. Eco-Corridor Enhancements: Manage the Invasive plants and create an ecoPlus + landscape.
4. Active Lifestyles and Alternative Modes of Transportation: Promote "leaving the car home"
5. Respect the Historic Tram Story: Through landmarks and site furnishings interpret the historic use of Railway corridor.

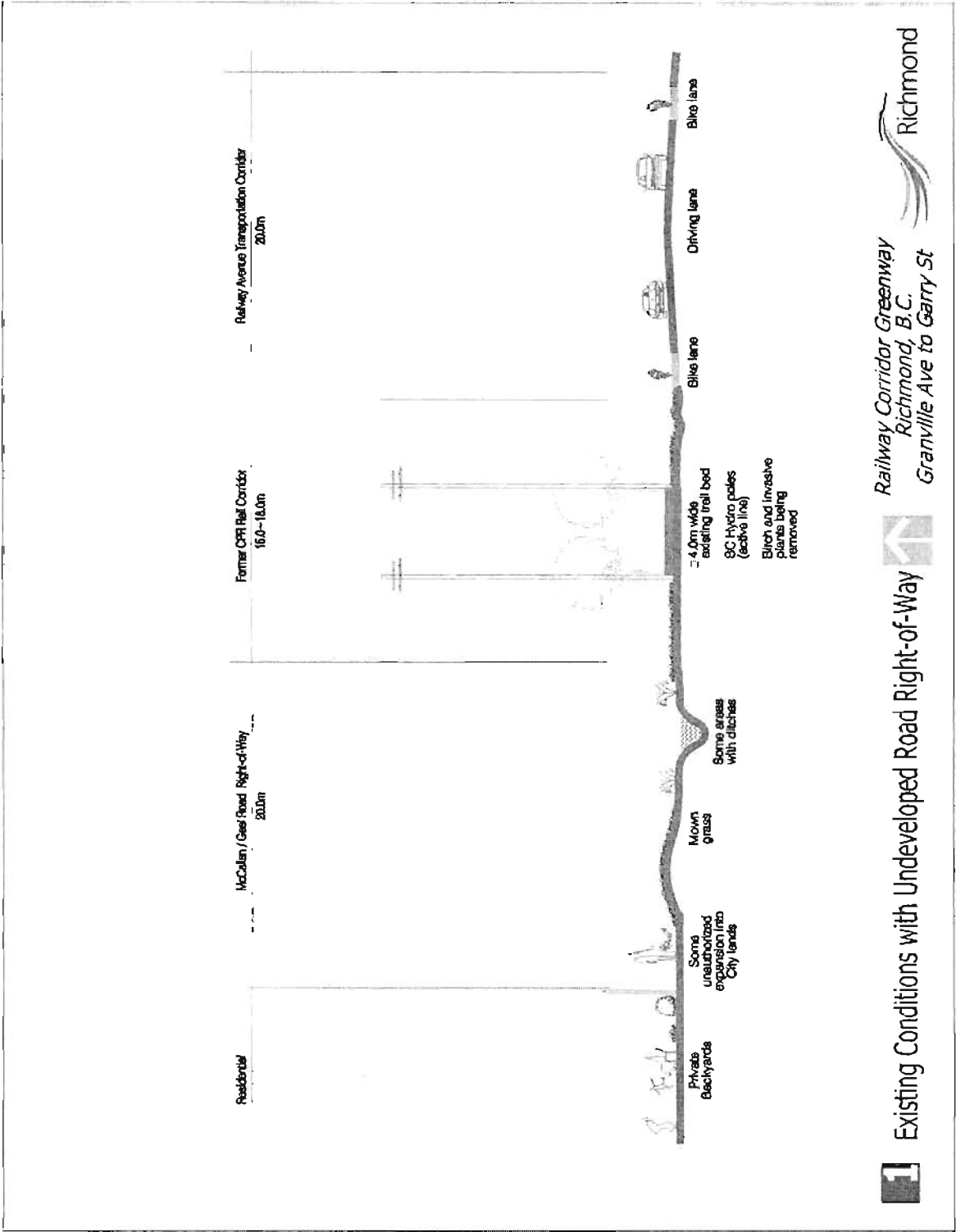
2012 Goal

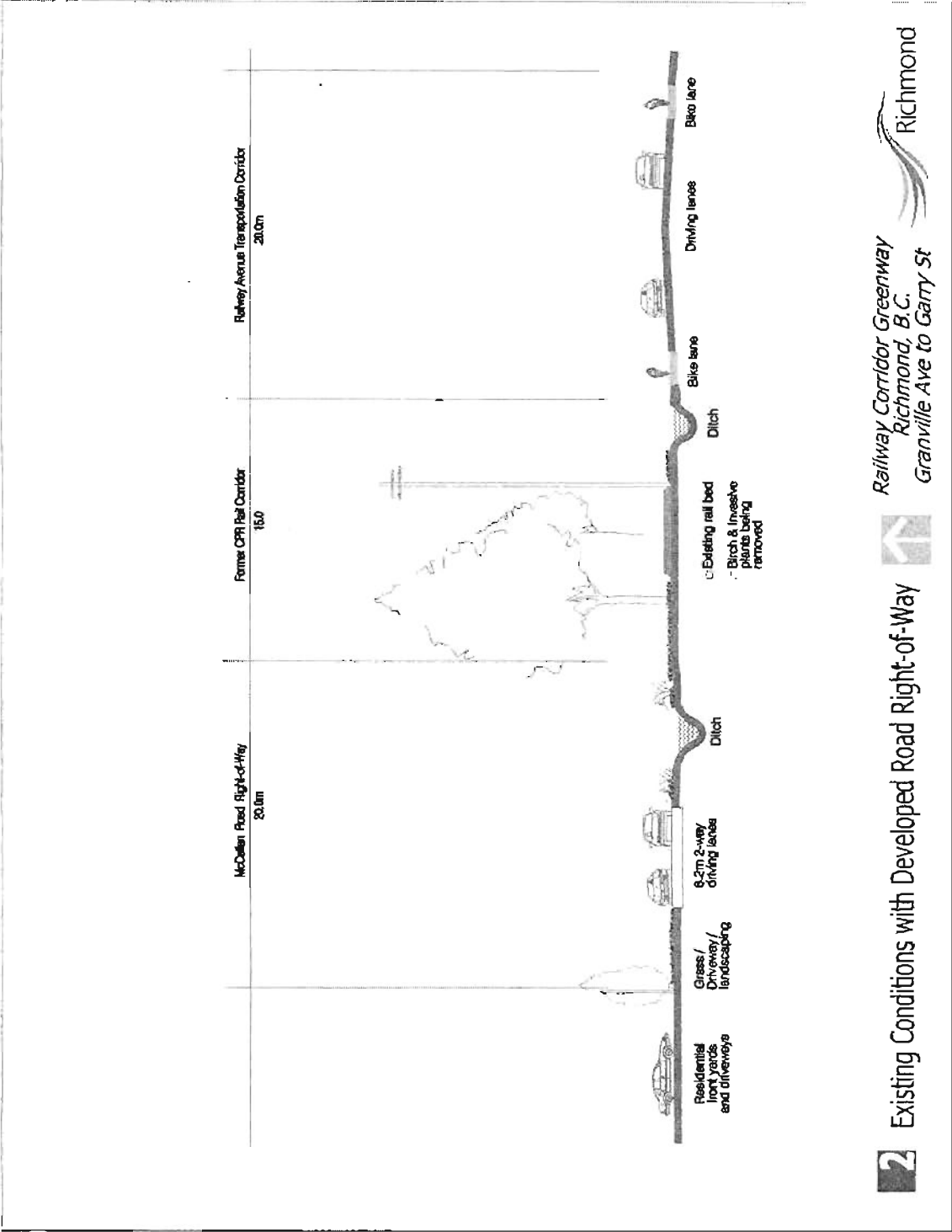
Complete the connection to other major greenways in the City by constructing a basic 4.0metre wide trail utilizing the base of the existing rail bed.



Railway Corridor Greenway
Richmond, B.C.
Gratierville Ave to Garry St
COLLECT MAP









City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: February 13, 2012

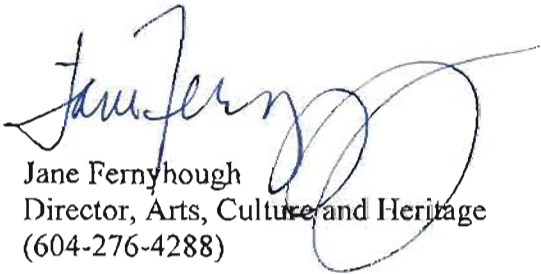
From: Jane Fernyhough
Director, Arts, Culture and Heritage

File: 11-7000-09-01/2012-
Vol 01

Re: Richmond Public Art Program 2011 Annual Report and Public Art Advisory
Committee 2012 Work Plan

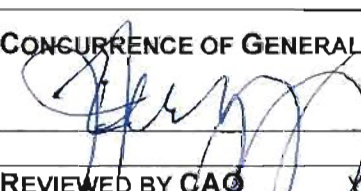
Staff Recommendation

That the Richmond Public Art Advisory Committee 2012 Work Plan be approved.



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

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On July 27, 2010, Council approved the updated “Richmond Public Art Program. Public art animates the built and natural environment with meaning, contributing to a vibrant city in which to live and visit. The goals of the Public Art Program are to:

- Spark community participation in the building of our public spaces;
- Provide leadership in public art planning;
- Complement and develop the character of Richmond’s diverse neighbourhoods;
- Increase public awareness, understanding and enjoyment of the arts;
- Encourage public dialogue about art; and
- Encourage public art projects that work towards achieving a more sustainable community.

This report presents the Richmond Public Art Program 2011 Annual Report to Council, and the proposed Public Art Advisory Committee 2012 Work Plan, for approval.

Analysis

The Richmond Public Art Program 2011 Annual Report (**Attachment 1**) highlights the key activities and achievements of the City’s public art program through the civic, community and private development programs in 2011.

The Public Art Advisory Committee 2012 Work Plan (**Attachment 2**) outlines the proposed work tasks for the volunteer committee for 2012. The Richmond Public Art Advisory Committee, as a Council appointed advisory Committee, 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.

Financial Impact

There is no financial impact to this report.

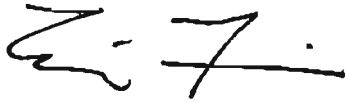
Conclusion

The Richmond Public Art Program 2011 Annual Report and proposed Public Art Advisory Committee 2012 Work Plan demonstrate a high level of professionalism, volunteerism and commitment to quality public art in Richmond.

February 13, 2012

- 3 -

The Public Art Program 2011 Annual Report is presented for information and the Richmond Public Art Advisory Committee 2012 Work Plan is recommended for approval.

A handwritten signature in black ink, appearing to read 'E. Fiss'.

Eric Fiss
Public Art Planner
(604-247-4612)

EF:cf

City of Richmond

Public Art Program 2011 Annual Report

Arts, Culture and Heritage Services

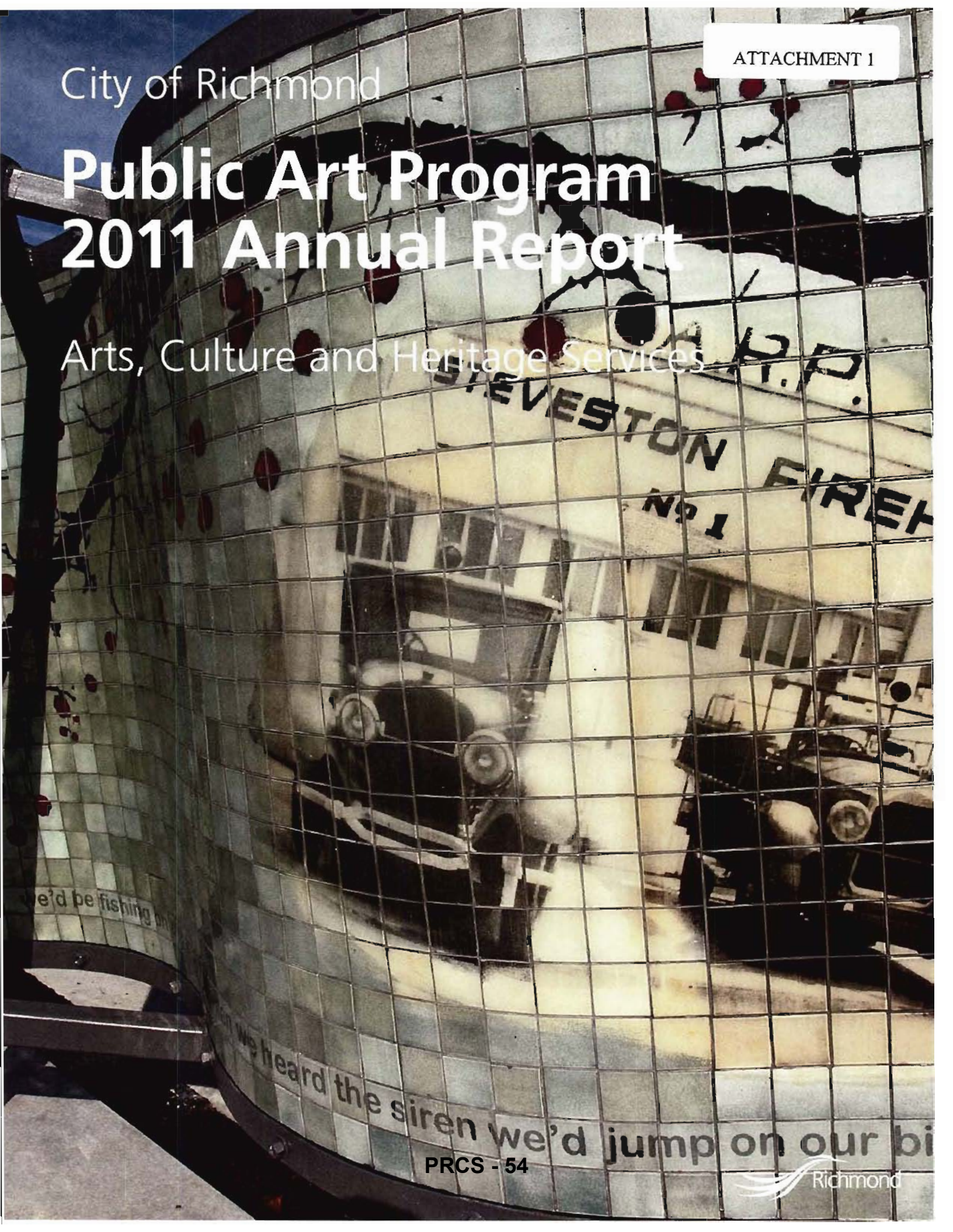


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Richmond Public Art Program

2011 Annual Report

Introduction

Significant among the projects completed in 2011 are the City initiated public art projects with new City facilities, including those completed for the openings of the expanded Hamilton Community Centre, Steveston Fire Hall No. 2 and the Richmond Community Safety Building. These projects represent the City's continued support and investment in public art in the city. The integration of public art has contributed to the success of the award winning new No. 4 Road Drainage Pump Station. Underway for 2012, in cooperation with Facilities and Heritage, the selection process is in progress to recommend the artist for the new Steveston Tram Building.

The Public Art Program expanded into City parks in a big way in 2011. The installation of the remaining stone sculptures to complete Human Nature was realized with the completion of the Alberta Road Greenway, adjacent to Garden City Park. This was the former site vacated by the temporary installation of the Biennale Blue Trees project. The Blue Trees have been relocated to their permanent home along Granville Avenue in the south side of Garden City Park, that is, until the blue colourant fades away.

Dog Party, at the No 3 Road Doggie Park, was refurbished and re-installed in new groupings, to complement the new benches and trees. In Terra Nova Rural Park, four of the six Art Benches were installed in late 2011, with the installation of the final two scheduled for early 2012. An unveiling event is planned for the Spring, to coincide with Doors Open 2012.

Cover: *Roots of Our Future*, Blake Williams, 2011

In Steveston Village, working with the Transportation Division, a community focussed art contest was used to select a winning design for the new scramble crosswalk at No. 1 Road and Moncton Street. In 2011, the Community Public Art Program completed Community in Motion at the South Arm Community Centre, Green Symphony at the Richmond Nature Park and shOP ART 2011 at Lansdowne Shopping Centre, with two new projects in development for 2012.

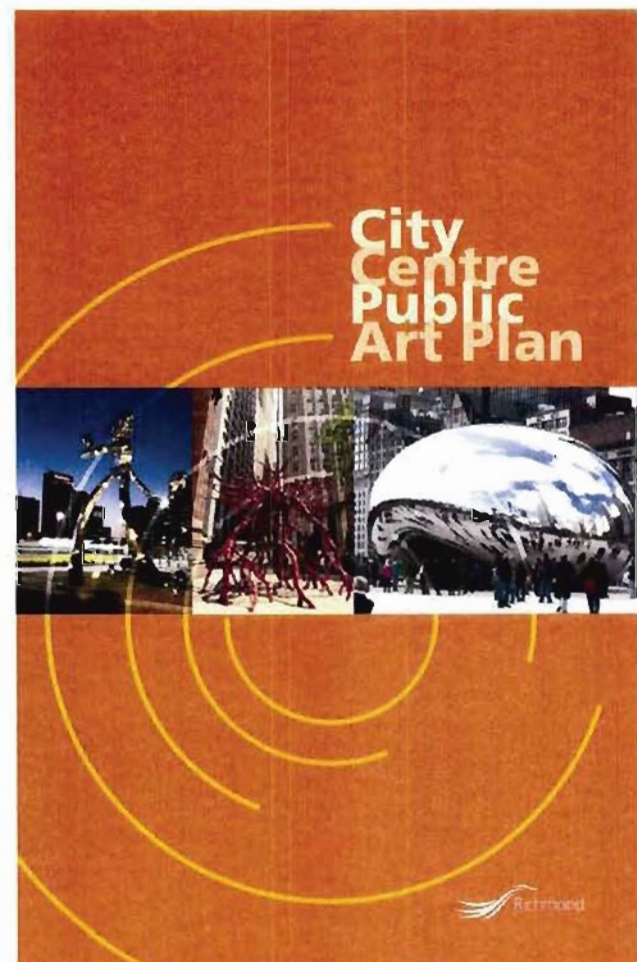
The commitment to public art projects with private development remained strong in 2011, with financial commitments to public art for more than a dozen new developments within the City Centre. Work has continued on the fabrication and installation of art works for the Broadmoor Neighbourhood Service Centre, two projects for the River Green Village on the Middle Arm, and at the Prado and Centro Parkside developments in the City Centre.

Unique public art opportunities for temporary artworks included the City participation in the Vancouver International Sculpture Biennale 2009-2011, and the continuation with new exhibits in the No. 3 Road Art Columns, which provides an opportunity to showcase artists who work in two-dimensional media.

State of the Public Art Program

City Centre Area Public Art Plan

On October 11, 2011, Council endorsed the City Centre Area Public Art Plan as a guide for the placement of public art in the City Centre. The plan provides a framework to enrich Richmond's urban identity by incorporating inspirational and meaningful art in the public realm. This will enable Richmond's Public Art Program to be more strategic in commissioning and locating a complement of permanent and temporary small and large-scale public artworks in the City Centre.



City of Richmond City Centre Public Art Plan, endorsed by Council October 11, 2011

Panellist Pool

In June 2011, the City of Richmond Public Art Program offered an exciting opportunity for individuals to participate in the public art process and contribute to the life and cultural vibrancy of the City. By offering to serve in the Panellist Pool, art professionals and other interested persons serve in the selection process for future public art projects. In Richmond, public art is selected through an arms-length process incorporating professional advice and community input. This ensures the quality of art and its relevance to the community. Applications were open to all individuals who live in Metro Vancouver.

Public Art Tours

Public Art Program staff provided several briefings and tours of the City's Public Art Collection in 2011. These included one for fine art students from Kwantlen Polytechnic University currently taking a course on Public Art – Theory and Practice; a tour for a continuing education class from Emily Carr University of Art and Design; and a field trip to the Oval Precinct with two classes from General Currie Elementary School. A tour for six teenagers participating in the Media Lab Program resulted in the production of a Podcast featuring interpretations of the "Blue Trees" installation. The Richmond Public Art Advisory Committee held their annual Public Art Bus Tour in June 2011. These tours promote awareness and understanding of the public art program.

2011 Public Art Projects

Civic Public Art Program

Civic Public Art Program Background

The City's policy is to provide leadership in public art by incorporating public art, at the planning stages, into the development or renovation of civic infrastructure, buildings, parks and bridges. To create projects of the highest quality the policy encourages collaboration between the Public Art Advisory Committee, City staff, artists, engineers, design professionals and the community.

The priority for civic public art projects is to fully integrate the artwork into the planning, design and construction of civic works and to select and commission an artist to work as a member of the project consultant design team, in order to maximize opportunities for artistic expression and minimize material and construction costs.

The civic public art projects completed in 2011 have ranged from small-scale improvements in the public realm, such as the contest for the design of the new crosswalk at No. 1 Road and Moncton Street, to major works of public art at new civic facilities.

Historic Steveston Contest

In late 2010, the Historic Steveston Contest was launched to find a pavement-top art design for the intersection upgrade at the new signalized scramble crosswalk at No. 1 Road and Moncton Street. There were 70 designs submitted by people who live, work or go to school in Richmond. The winners, selected by an independent judging panel, were Carlyn Yandle for the pedestrian scramble design, and Hapa Collaborative for the traditional crosswalk design. Honourable Mentions went to Carolyn Fisk, Keith Lau and Oliver B. Malana. Contest entries were on display from June 17 to 30 at Steveston Community Centre.



Crossover, Carlyn Yandle, 2011

Hamilton Community Centre

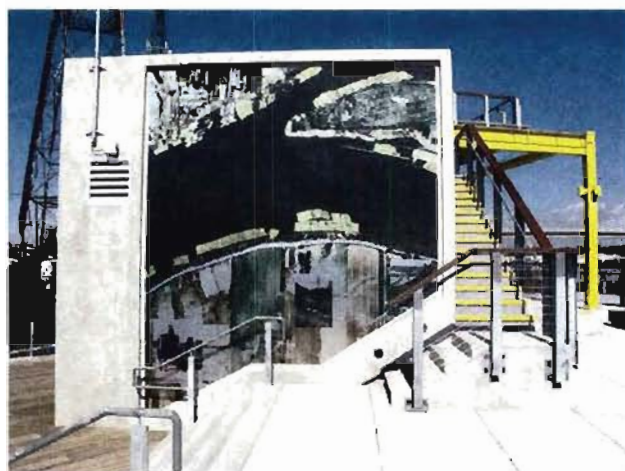
Hamilton Then and Now, by artist Mia Weinberg, was unveiled at the Official Opening of the expanded Hamilton Community Centre on May 28, 2011. The art project engages the community through maps and references to historical figures who are remembered in the road names of Hamilton today. Weinberg was able to work with innovative materials consistent with the beautifully designed community centre. Source material included several historical photographs, a blueprint of the Veterans' Land Act subdivision and two maps, the first from 1938 and the second from 2010.



Hamilton Then and Now, Mia Weinberg, 2011

No. 4 Road Pump Station

Working River, by artist Sylvia Grace Borda, is a building sized photomontage, which incorporates archival photos depicting river life from the early 20th century within the context of a colourful reproduction of a 1950's aerial map of the Middle Arm of the Fraser. The work, installed May 2011, covers two walls of the Control Room Building at the new No. 4 Road Pump Station. The photo mural provides a powerful connection of the historic past with the ongoing work activities on the Fraser River.



Working River, Sylvia Grace Borda, 2011

Richmond Community Safety Building

The Coat of Arms, by artist Glen Andersen, is a three-part artwork representing elements from the City of Richmond Coat of Arms for the new Richmond Community Safety Building at No. 5 Road and Steveston Highway. It includes a large mosaic depiction of the cornucopia on the entrance plaza, the phrase "Child of the Fraser" on metal panels on the corners of the building, and a metal sculpture combining images of river grasses and three salmon. The mosaic component of was unveiled at the official opening of the building in November.



The Coat of Arms, Glen Andersen, 2011

Steveston Fire Hall Public Art Project

The artwork ***Roots of Our Future***, by Blake Williams, was unveiled in October at the opening of the new Steveston Fire Hall at the prominent intersection of No. 2 Road and Steveston. Using photo-imagery and text applied to 3,800 glass tiles, the undulating wave form honours the history and current activities of the Richmond Fire Department while also representing the community of Steveston.



Roots of Our Future, Blake Williams, 2011

Terra Nova Rural Park Art Benches

The Richmond Public Art Program, in collaboration with Parks & Recreation, invited accomplished artists, including designers and crafts persons, to submit original concept proposals to design, fabricate and install one of six unique 'benches' or seating opportunities for Terra Nova Rural Park. Artists were encouraged to consider creative designs as they interpreted the themes of "Environment" and/or "Agriculture". Four of the six benches were installed in November, including ***Bench Ideal*** by the artists Ideal Team, ***Ravens*** by Thomas Cannell, ***Perigeal Raft*** by Mark Ashby, and ***Cascade*** by Peter Pierbon. The two remaining benches by Khalil Jamal & Toby Colquhoun and Norm Williams are due to be installed in the near future.



Perigeal Raft, Mark Ashby, 2011



Ravens, Thomas Cannell, 2011



Bench Ideal, Ideale Team, 2011



Dog Party, Michael Swayne



Cascade, Peter Pierbon, 2011

Dog Party

Dog Party, by artist Michael Swayne, a series of twelve painted metal steel dog sculptures that range in size, pose and colour were originally installed in 2003 at the Doggie Park at the south end of No. 3 Road. In 2011, they were refurbished and installed in two new groupings and around a new seating area within the park.

Private Development Public Art Program

Policy Background

The City's policy is to encourage the private sector to support the integration of public artworks in the community during the rezoning and development permit processes, and the collaboration of artists, design professionals and the community in the design of that art.

Private Development Artworks

Parc Riviera:

- **Water #10**, by Jun Ren, featured at the Cambie Pump Station, will remain permanently in Richmond. Purchased by the developers for Parc Riviera, plans are to relocate it to the Fraser River site along River Drive in 2013.



Water #10, Jun Ren, 2010, Temporary location at Cambie Plaza

Public Art Plans

The Public Art Plan is the most important first step in the creation of a successful new public artwork. For developers planning to integrate a public artwork with their new development, a plan is prepared at the earliest possible stage and submitted for review by staff and the Public Art Advisory Committee. The Plan includes information on site opportunities, themes, budget, and method of artist selection.

In 2011, Public Art Plans envisioning a total contribution to public art projects with a value of \$1.44 million have been submitted and endorsed by the Public Art Advisory Committee. See table below. Implementation of these projects, some of which are multi-phased, will commence in 2012.

In 2012, there will be continued growth in the private development program, with the presentation of Public Art Plans for new developments in the Capstan and Lansdowne Villages in the City Centre.

Private Development Public Art Plans, 2011

Project/Address	Developer	Planning Area	Budget ¹
River Green Village, 5200 Hollybridge Way	ASPAC	City Centre (Oval Village)	\$625,000 ²
Camino, 8068 Westminster Highway	MingLian Holdings	City Centre (Brighthouse Village)	\$150,000
Circa, 10020/60 Dunoon Drive	First Capital Realty Inc.	Broadmoor (Neighbourhood Service Centre)	\$40,000
The Gardens, 12011 Steveston Highway Quintet, 5931/91 No. 3 Road and 5900 Minoru Boulevard	Townline Group of Companies	Shellmont	\$125,000 ²
Quintet, 5931/91 No. 3 Road and 5900 Minoru Boulevard	Canada Sunrise Development Corp.	City Centre (Brighthouse Village)	\$300,000 ²
Brighthouse Station, 6180/6280/6300 No. 3 Road	Fairborne Homes Limited	City Centre (Brighthouse Village)	\$200,000 ²

Notes:

¹ Estimated artwork budget (does not include the 15% administration allowance)

² Multi-phased developments

Community Public Art Program

Introduction

The Richmond Community Public Art Program supports art projects between community groups and artists of all disciplines. Artists and communities working collaboratively explore issues, ideas and concerns, voice community identity, express historical and cultural spirit, and create dialogue through art.

The Community Public Art Program receives its funding from voluntary developer contributions to the Public Art Reserve, private donations, and grants from other levels of government.

In 2011 three projects were completed, and another two are underway for completion in 2012.

Community in Motion

In February, *Community in Motion*, by artist Corinna Hanson, was installed on the north and west exterior walls of South Arm Community Centre. The artwork, created with children participating in the Community Centre art programs, consists of a series of 25 mosaic panels depicting flowers, leaves, birds and insects. The goal of this project was to express the diverse range of activities and experiences that reflect the issues and ideas relevant to the people who live in the area.



Community in Motion, Corinna Hanson, 2011

Green Symphony

Green Symphony, by artist Jeanette G. Lee, consists of seven unique metal sculptures ranging from four feet to 12 feet high and working in harmony to represent life in the park. The opportunity for a community driven public artwork was discovered when the Richmond Nature Park needed a new sign, with the end result being a new electronic sign embellished with metal work from the artist, and a new public artwork. The artist worked with children from nearby DeBeck and Mitchell elementary schools to develop the theme; the interconnectivity of organic life within the park and how it reflects the interconnectivity of individuals in a community. The sculptures were unveiled in July at an evening ceremony in the park.



Green Symphony, Jeanette G. Lee

shOP ART 2011

As part of the 2011 Richmond Winter Festival of the Arts, February through March 15, 2011, the City of Richmond presented *shOP ART 2011*, an innovative and exciting new professional development program for visual artists. Over a period of three weeks, five participating artists, working under the mentorship of professional visual artist

Marina Szijarto, created their own site-specific work in select empty storefronts in Lansdowne Centre. This unique professional development program was offered FREE to participating artists eager to experiment—or develop their existing practice—with Installation Art.



l to r: Tony Yin Tak Chu, Ilsoo Kyung MacLaurin, Liane McLaren Varnam, Teresa S.W. Chow, Marina Szijarto, David Akselrod, Julie McIntyre

Unique Projects

Discovering Art on No. 3 Road

The No. 3 Road Art Columns, co-sponsored by Appia Group of Companies, are part of the City's commitment to enhance the No. 3 Road streetscape. They provide the opportunity to showcase local and regional artists who work in two-dimensional media and wish to participate in public art.

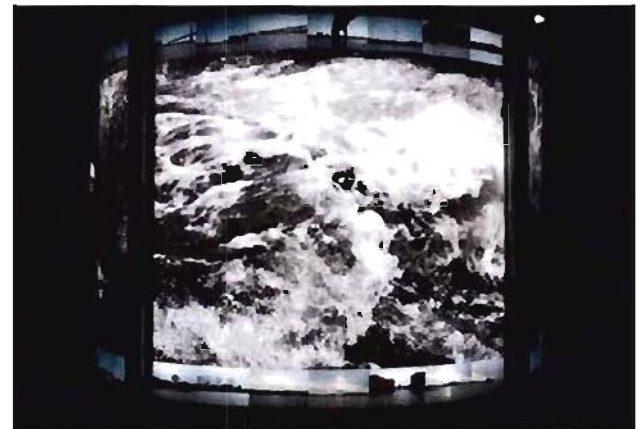
The second group of artworks by local artists went on display on the Art Columns at Canada Line Stations in December 2010, and featured *You Are Here*, by Mia Wienberg at Brighthouse; *The Glory of the Wood*, Andrea Sirois at Lansdowne; and *Metro Dykes - North, South and Middle Arms of the Fraser River*, by Barbara Zeigler at Aberdeen.



You Are Here, Mia Wienberg, 2011



The Glory of the Wood, Andrea Sirois, 2011



Metro Dykes - North, South and Middle Arms of the Fraser River, Barbara Zeigler, 2011

The theme of the third exhibit in 2011 was Layering Life and Culture, and these pieces went on display in June. The exhibit featured artwork by the following three local artists: *Here is There is Here* by Diyan Achjadi at Aberdeen; *Richmond's Evening Hues*, by Carolyn Sullivan at Lansdowne; and *The Good Life*, by Wilfrido Limvalencia at Brighthouse.



Here is There is Here, Diyan Achjadi, 2011



Richmond's Evening Hues, Carolyn Sullivan, 2011



The Good Life, Wilfrido Limvalencia, 2011

Vancouver Biennale

The final Biennale project, *Blue Trees*, by artist Konstantin Dimopolous, was installed in Garden City Community Park, in the spring of 2011. Dimopoulos's public installations focus on social and environmental themes, and the "Blue Trees" project highlights the importance of trees to the planet's survival as it raises awareness about the benefits of forests to current and future generations.



Blue Trees, Konstantin Dimopolous, 2011

In February 2011, a two-question survey was made available to the public to obtain the public's opinion on which, if any, Vancouver International Sculpture Biennale 2009-2011 public artworks should be purchased for the City's permanent public art collection. Results concluded that there was not clear support for City purchase of any of the Biennale artworks.

Summary

For 2011 the Richmond Public Art Program experienced continued growth. There were many opportunities for placing art in the public realm with the participation of a broad range of community groups and a diversity of artworks.

For the administration of the program, the City Centre Public Art Plan, endorsed by Council October 11, 2011, was a significant achievement. In preparing the Plan, staff consulted extensively with the community, lead by a talented Advisory Group, and worked in close consultation with the development industry. Staff also consulted extensively with other City departments and with colleagues in public art from many other cities. Developing the City Centre Public Art Plan is an important step in ensuring the effectiveness and efficiency in advancing the City's Public Art Program into the future. The identification of opportunities and priorities will help the City deliver a more robust, competitive and professional public art program in cooperation with the development industry.

Major civic public art projects were installed in City facilities throughout Richmond requiring extraordinary expertise and cooperation between the consultants and contractors responsible for completing these civic facilities. The City is wise to support an innovative public art program for Richmond. Cities with vibrant arts and culture attract the creative thinkers who produce economic wealth and cultural health.

Richmond Public Art Advisory Committee

2011 Richmond Public Art Advisory Committee (RPAAC)

Diana (Willa) Walsh, *Chair*

Steve Jedreicich, *Vice Chair*

Lee Beaudry

Chris Charlebois

Sandra Cohen

Aderyn Davies

Simone Guo

Valerie Jones

Xuedong Zhao

Council Liaison: Councillor Evelina Halsey-Brandt

Public Art Program Staff

Cathryn Volkering Carlile, *General Manager - Community Services*

Jane Fernyhough, *Director,*

Arts, Culture & Heritage Services

Kim Somerville, *Manager, Arts Services*

Eric Fiss, *Public Art Planner*

Joao Canhoto, *Public Art Assistant*

Jodi Allesia, *Committee Clerk*

Richmond Public Art Program Annual Report

Artworks Installed in 2011

Total Number of Projects: 17
Report Total: \$297,750

Artwork/Project	Installed	Planning		Address	Artist(s)	Type	Funding Source Budget		Status
		Area	Area				Total Number of Projects:	Report Total:	
Civic							10	\$202,000	
<i>Working River</i> - No. 4 Rd Drainage Pump Station Project	May/2011	Bridgeport		2002 No. 4 Rd.	Sylvia Grace Borda, Vancouver	Photography	City of Richmond	\$25,000	21 - Artwork Documentation
<i>Authentic Aboriginal</i> - Oval Precinct Public Art Program	Nov/2011	City Centre		Richmond Olympic Oval, 6111 River Rd.	Sonny Assu, Vancouver	Painting	VANOC Venues Aboriginal Art Program and City of Richmond	\$20,000	21 - Artwork Documentation
<i>Human Nature II</i> - Garden City Community Park	Dec/2011	City Centre		Garden City Community Park, 9120 Alberta Road	Paul Slipper, Vancouver	Sculpture	Chandler Development Group	\$50,000	20 - Artwork Complete
<i>Hamilton Then And Now</i> - Hamilton Community Centre	Mar/2011	Hamilton		Hamilton Community Centre, 5140 Smith Dr.	Mia Weinberg, Vancouver	Interior Fixture	City of Richmond	\$35,000	20 - Artwork Complete
<i>Crossover</i> - Transportation Department Historic Steveston Village Intersection Contest	Nov/2011	Steveston		The Intersection of No. 1 Road and Moncton Street	Carlyn Yandle, Vancouver	Street Fixture	City of Richmond	\$5,000	21 - Artwork Documentation
<i>Roots of Our Future</i> - Steveston Fire Hall Public Art Project	Sep/2011	Steveston		No. 2 Fire Hall (Steveston), 11011 No. 2 Rd, V7E 2E6	Blake Williams, Vancouver	Ceramics	City of Richmond	\$35,000	21 - Artwork Documentation
<i>Cascade</i> - Terra Nova Bench Project	Nov/2011	Thompson		Terra Nova Rural Park, 2431 Westminster Hwy.	Peter Plerobon, Vancouver	Street Furnishing	City of Richmond	\$8,000	21 - Artwork Documentation
<i>Perigee Raft</i> - Terra Nova Bench Project	Nov/2011	Thompson		Terra Nova Rural Park, 2431 Westminster Hwy.	Mark Ashby, Vancouver	Street Furnishing	City of Richmond	\$8,000	21 - Artwork Documentation
<i>Ravens</i> - Terra Nova Bench Project	Nov/2011	Thompson		Terra Nova Rural Park, 2431 Westminster Hwy.	Thomas Cannell, Vancouver	Street Furnishing	City of Richmond	\$8,000	21 - Artwork Documentation

Richmond Public Art Program Annual Report

Artworks Installed in 2011

Total Number of Projects: 17
Report Total: \$297,750

Artwork/Project		Installed	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
WorkBench - Terra Nova Bench Project		Oct/2011	Thompson	Terra Nova Rural Park, 2431 Westminster Hwy.	Id&@le concepts, Vancouver Davide Pan, Vancouver	Street Furnishing	City of Richmond	\$8,000	21 - Artwork Documentation
Community							Total Number of Projects: Report Total:	3 \$80,000	
Green Symphony - Nature Park Community Public Art Project		May/2011	Bridgeport	Richmond Nature Park, 11851 Westminster Hwy.	Jeanette G. Lee, Vancouver	Sculpture	Public Art Reserve	\$60,000	20 - Artwork Complete
Community In Motion		Feb/2011	Broadmoor	South Arm Community Centre, 8880 Williams Rd.	Corinna Hanson, Vancouver	Mosaic	Public Art Reserve	\$15,000	21 - Artwork Documentation
shop ART 2011 - Lansdowne Shopping Centre		Feb/2011	City Centre	Lansdowne Centre, 5300 No. 3 Road	David Akselrod, Richmond Teresa S.W. Chow, Richmond Tony Yin Tak Chu, Richmond Ilsoo Kyung MacLaurin, Delta Julie McIntyre, Vancouver Marina Szijarto, Richmond Llane McLaren Varnam, Burnaby		Public Art Reserve	\$5,000	33 - No Longer on Display
Unique Programs							Total Number of Projects: Report Total:	4 \$15,750	
Blue Trees - Vancouver International Sculpture Biennale 2008-2011		Mar/2011	City Centre	Garden City Community Park, 8620 Garden City Rd.	Konstantin Dimopoulos, Melbourne	Temporary	Public Art Reserve	\$750	20 - Artwork Complete
Here Is There Is Here - Art Columns - Exhibit 3 - Aberdeen		Jun/2011	City Centre	4000 No. 3 Rd.	Diyan Achjadi, Vancouver	Digital Images	Appia Group of Companies	\$5,000	33 - No Longer on Display
Richmond's Evening Hues - Art Columns - Exhibit 3 - Lansdowne		Jun/2011	City Centre	5300 No. 3 Rd.	Carolyn Sullivan, Burnaby	Photography	Appia Group of Companies	\$5,000	33 - No Longer on Display
The Good Life - Art Columns - Exhibit 3 - Brighouse		Jun/2011	City Centre	6280 No. 3 Rd.	Wilfrido Limvalencia, Richmond	Painting	Appia Group of Companies	\$5,000	33 - No Longer on Display

Richmond Public Art Program Annual Report

Projects Underway 2012

Total Number of Projects: 59
Report Total: \$4,318,146

Artwork/Project	Installed	Planning		Artist(s)	Address	Type	Funding Source Budget		Status
		Area	Area				Number of Projects	Report Total	
Civic							13	\$826,229	
<i>Alexandra District Energy Utility - Oris Geo Energy</i>		Bridgeport	8580 and 9600 Odlin Road			Oris Geo Energy			00 - Development Applications Review
<i>The Coat of Arms - Richmond Community Safety Building</i>		Broadmoor	11411 No. 5 Road	Glen Andersen, Richmond		Mosaic	City of Richmond	\$90,000	10 - Installation
<i>Canada Line Termination Project</i>		City Centre							01 - Opportunity Identified
<i>Hamilton Child Care Facility</i>		Hamilton				City of Richmond			01 - Opportunity Identified
<i>Killer Whale in the Salish Sea - Oval Precinct Public Art Program</i>		Olympic Oval Precinct	Richmond Olympic Oval 6111 River Road, V7C 0A2	Chrystal Sparrow.		Sculpture	VANOC Venues Aboriginal Art Program and City of Richmond	\$55,000	08 - Fabrication
<i>Lulu Suite Phase II - Lobby Projection - Oval Precinct Public Art Program</i>		Olympic Oval Precinct	Richmond Olympic Oval 6111 River Road Richmond, BC V7C 0A2	Deanne Achong, Vancouver Faith Moosang, Vancouver			Oval Precinct Public Art Program	\$350,000	08 - Fabrication
<i>Lulu Suite: Telling the Stories of Richmond Phase 1 - Oval Precinct Public Art Program</i>		Olympic Oval Precinct		Deanne Achong, Vancouver Faith Moosang, Vancouver		Multi-media	City of Richmond	\$300,000	08 - Fabrication
<i>Chatham Japanese House Reno (2010)</i>		Steveston					City of Richmond	\$2,000	01 - Opportunity Identified
<i>Steveston Interurban Tram Building</i>		Steveston	4005 Moncton St.				City of Richmond	\$13,229	05 - Selection Panel
<i>Bench Jamal & Calquhoun - Terra Nova Bench Project</i>		Thompson	Terra Nova Rural Park, 2431 Westminster Hwy.	Toby Colquhoun, Vancouver Khalil Jamal, Richmond		Street Furnishing	City of Richmond	\$8,000	10 - Installation
<i>Bench Norm Williams - Terra Nova Bench Project</i>		Thompson	Terra Nova Rural Park, 2431 Westminster Hwy.	Norm Williams, Abbotsford		Street Furnishing	City of Richmond	\$8,000	10 - Installation



Richmond Public Art Program Annual Report

Projects Underway 2012

Total Number of Projects: 59

Report Total: \$4,318,146

Artwork/Project	Installed	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
No. 3 Road Fence Project - Cambie and Saba Roads						City of Richmond		02 - Project Planning
Oval Precinct Community Public Art Program						City of Richmond		01 - Opportunity Identified
Community					Total Number of Projects: 5 Report Total: \$60,000			
Hugh McRoberts Secondary School Community Public Art Project		Broadmoor				Public Art Reserve	\$15,000	05 - Selection Panel
Richmond Multicultural Community Services Society		City Centre		Zoe Kreye, Vancouver		Public Art Reserve	\$15,000	07 - Contracting
Transitions - Transitions Vancouver Coastal Health - 600 -8100 Granville Ave.		City Centre	600-8100 Granville Ave.	Tiana Kaczor, Richmond		Public Art Reserve	\$15,000	08 - Fabrication
The Sharing Farm Community Public Art Project		Thompson		Clare Yow, Vancouver		Public Art Reserve	\$15,000	07 - Contracting
Tours - Walking Tour Cross marketing					Total Number of Projects: 2 Report Total: \$50,000			
Replanski Granite Donation - Dora Replanski		City Wide				Dora Replanski		
Mander Metal Volleyball Player Art Project - Metal Volleyball Player Donation		Olympic Oval Precinct		Cory Fuhr, Vernon	Sculpture	Dave Mander and Family	\$50,000	07 - Contracting



Richmond Public Art Program Annual Report

Projects Underway 2012

Total Number of Projects: 59

Report Total: \$4,318,146

Artwork/Project	Installed	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
Private								
Total Number of Projects: 39								
Report Total: \$3,381,917								
14000 Riverport Way		Bridgeport	14000 Riverport Way			Patrick Cotter Architects		01 - Opportunity Identified
4008 Stolberg Street - Alexandra Gate - On's Development (Cambie) Corp.		Bridgeport				Oris Development Corp.		01 - Opportunity Identified
8740 Charles Street Hotel and Office		Bridgeport	8740-8900 Charles St			Charles Street Holdings Ltd - Simon Cheung		00 - Development Applications Review
9251-9291 Alexandra Rd. F Adab Architects Inc.		Bridgeport	9271 Alexandra Rd (9251/91 Alexandra Rd)			F Adab Architects Inc.		00 - Development Applications Review
9388 Cambie Road - Remy - On's Development (Cambie) Corp.		Bridgeport	9388 Cambie Rd			Oris Development Corp.	\$150,000	01 - Opportunity Identified
9393 Alexandra Road - Polygon Homes		Bridgeport	9393 Alexandra Road			Home Creations	\$64,464	01 - Opportunity Identified
9500 Cambie Road - 9500 Cambie Road - GBL Architects Group - 0890784 Bc Ltd		Bridgeport	9500 Cambie Rd			GBL Architects Group		00 - Development Applications Review
9500 Odlin Polygon Development - 9500 Odlin Polygon Development 222 Ltd		Bridgeport	9420/60/80/9500 Odlin Rd			Polygon Development Ltd.	\$126,260	00 - Development Applications Review
First Richmond North Shopping Centre		Bridgeport	4660-4740 Garden City Rd. 9040-9500 Alexandra Rd.			First Richmond North Shopping Centres Ltd.		00 - Development Applications Review
Mayfair Place at 9399 Odlin Road Polygon - Mayfair Place		Bridgeport	9399 Odlin Rd			Polygon Development Ltd.		01 - Opportunity Identified
Polygon Hennessy Green - Polygon Development 172 Ltd		Bridgeport	9800 Odlin			Polygon Development Ltd.		01 - Opportunity Identified

PRCS - 70



Richmond Public Art Program Annual Report

Projects Underway 2012

Total Number of Projects: 59

Report Total: \$4,318,146

Artwork/Project	Installed	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
<i>Polygon Meridian Gate</i> - Polygon Meridian Gate Homes Ltd.		Bridgeport	9288 Odlin			Polygon Development Ltd.		01 - Opportunity Identified
<i>Polygon Wishing Tree</i> - Polygon Wishing Tree 9631-91 Alexandra Rd and 4471, 4511-51 No. 4 Rd		Bridgeport	9566 Tomicki Ave.			Polygon Development Ltd.	\$11,864	01 - Opportunity Identified
<i>Villa Esperanza</i> - The Orchard - 9340, 9360, 9400 Odlin Rd.		Bridgeport	9388 Odlin Rd	Ruth Beer, Vancouver Charlotte Wall, Vancouver	Sculpture	Esperanza Homes Ltd.	\$100,000	07 - Contracting
<i>Water #10 at Parc Riviera</i> - Parc Riviera Biennale Purchase		Bridgeport	1880 No. 4 Road and 10071/91/10111/ 31/51/ 10311 River Drive	Jun Ren,	Sculpture	Ors Development Corp.	\$450,000	10 - Installation
<i>Broadmoor Neighbourhood Service Centre "Circa"</i> - Circa - Broadmoor Neighbourhood Centre Kasian Architecture		Broadmoor	7820 Williams Rd and 10020/60 Dunoon Dr	Blake Williams, Vancouver	Mosaic	First Capital Realty Inc.	\$50,000	07 - Contracting
<i>The Gardens</i> - Townline Homes		Broadmoor	12011 Sleveston Hwy and 10620/40 and 10800 No. 5 Rd			Townline Homes	\$125,000	01 - Opportunity Identified
<i>Aberdeen Square</i>		City Centre	4000 No. 3 Road/8000 Cambie			Fairchild Developments		02 - Project Planning
<i>ASPAC River Green Village</i> - ASPAC		City Centre	5200 Hollybridge Way, 6300, 6380, and 6500, 6900 River Rd			ASPAC	\$737,340	01 - Opportunity Identified



Richmond Public Art Program Annual Report

Projects Underway 2012

Total Number of Projects: 59

Report Total: \$4,318,146

Artwork/Project	Installed	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
Bridgeport Hotel & Business Centre - AMPAR Ventures Ltd		City Centre	9451/ 9491/ 9511/ 9531/ 9551 Bridgeport Rd and 9440/ 9460/ 9480 Beckwith Rd			AMPAR Ventures Ltd	\$125,000	01 - Opportunity Identified
Brighthouse Station - Fairborne Homes		City Centre	6180 and 6280 and 6300 No. 3 Road			Fairborne Homes	\$160,000	01 - Opportunity Identified
Camino		City Centre	8080 - 8088 Westminster Highway	Jinhan Ko, Vancouver	Mural	Minglian Holdings Ltd.	\$168,784	07 - Contracting
Clarry Enterprises 12 story mixed use		City Centre	6020 No. 3 Rd					00 - Development Applications Review
Concord 9099 Cook Road Residential - Concord Pacific Developments Inc. 9099 Cook Road Residential		City Centre	9099 Cook Road			Concord Pacific Developments Inc.		01 - Opportunity Identified
Concord Gardens		City Centre	3240, 3260, 3280, 3320, 3340 Sexsmith Road and 8800, 8820, 8840, 8880, 8900, 8920, 8940, 8960 Dahman Road			Concord Pacific Developments Inc.		01 - Opportunity Identified
Cooney, MacLean Homes		City Centre	6800/20 Cooney Rd and 6591.6611 Eckersley Rd			Madean Homes	\$30,957	01 - Opportunity Identified
East-West Promenade - River Green Village (ASPAC)		City Centre	6031 River Road	Nancy Chew, Vancouver Jacqueline Melz, Vancouver		ASPAC	\$125,000	02 - Project Planning
Fish Trap Way - River Green Village (ASPAC)		City Centre		Thomas Cannell, Vancouver Susan A. Point, Vancouver		ASPAC	\$157,000	03 - Public Art Plan to Committee/Council



Richmond Public Art Program Annual Report

Projects Underway 2012

Total Number of Projects: 59

Report Total: \$4,318,146

Artwork/Project	Installed	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
<i>Made In China</i> - Prado Development Project		City Centre	8180 Lansdowne Road	Nancy Chew, Vancouver Jacqueline Metz, Vancouver		Appia Group of Companies	\$85,000	02 - Project Planning
<i>Onni - 7731-7771 Alderbridge Way</i>		City Centre	7731, 7771 Alderbridge Way			7731 & 7771 Alderbridge Holdings Corp (Onni) (Yamamoto Architecture)		00 - Development Applications Review
<i>Onni 6951 Elmbridge Way</i> - Ora - Onni Contracting Ltd.		City Centre	6951 Elmbridge Way			Onni Contracting Ltd.	\$178,755	01 - Opportunity Identified
<i>Pinnacle @ Capstan Way RZ 10-544729</i> - Pinnacle International (Richmond) Plaza Inc		City Centre	3411 and 3391 Sexsmith Road			Pinnacle International (Richmond) Plaza Inc		01 - Opportunity Identified
<i>Polygon Mueller Towers</i>		City Centre	8331, 8351 and 8371 Cambie Road & 3651 Sexsmith Rd			Polygon Development 192 Ltd.		00 - Development Applications Review
<i>Quintet</i> - Canada Sunrise Development Corp.		City Centre	5931/5891 No. 3 Rd. and 5900 Minoru Blvd.			Canada Sunrise Development Corp.	\$337,243	02 - Project Planning
<i>Ribbon</i> - Centro Parkside Development Ltd.	Feb/2012	City Centre	9651 Alberta Road	Toby Colquhoun, Vancouver Khalil Jamal, Richmond	Landscape Feature	Centro Development Ltd.	\$15,000	10 - Installation
<i>Rize Alliance No. 3 Rd and Bennett R.</i> - Rize Alliance No. 3 Rd and Bennett R.		City Centre	7180, 7186, 7120 No. 3 Rd 8031 Bennett Rd			Rize Alliance Properties Ltd.		00 - Development Applications Review
<i>Saffron Drift</i> - Saffron - 8600 Park Road - Ledingham McAllister		City Centre	8600 Park Road	Nancy Chew, Vancouver Jacqueline Metz, Vancouver	Landscape Feature	Ledingham McAllister Properties Ltd.	\$150,000	08 - Fabrication
<i>12351 No. 2 Rd Townhomes</i>		Steveston	12351 No. 2 Rd			Interface Architecture Inc	\$34,250	00 - Development Applications Review
<i>Oris Development Corp (Cornerstone Architecture)</i> Bayview St.		Steveston	3531 Bayview St			Oris Development Corp.		01 - Opportunity Identified



Richmond Public Art Program

Financial Summary

Public Art Projects Completed in 2011

2011 Programs	No. of Projects	Costs	Funding Source
Civic	10	\$202,000	City, VANOC, Private
Community	3	\$80,000	Public Art Reserve
Unique Projects	4	\$15,750	Private and Public Art Reserve
Totals	17	\$297,750	Private, City, VANOC

Public Art Projects Underway in 2012

2012 Programs	No. of Projects	Costs	Funding Source
Civic	13	\$826,229	City, Private, VANOC
Community	5	\$60,000	Public Art Reserve
Donations	2	\$50,000	Private
Private Development	39	\$3,381,917	Private
Totals	59	\$4,318,146	City, Private

Public Art Reserve 2011 Summary

Public Art Reserve Funding	Amount	Balance
Public Art Reserve balance December 31, 2010		\$851,140
• Private development contributions to reserve 2011	\$285,102	
• Interest 2011	\$99,094	
• Approved Capital Projects Budget 2011 for Community Programs	(\$100,000)	
• Approved Capital Projects Budget 2011 for Private Development Program	(\$249,477)	
• Return funds from inactive Capital Projects	\$2,850	
Public Art Reserve balance December 31, 2011 (unaudited)		\$888,709



City of Richmond

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

Tel. 604-276-4000

www.richmond.ca

RICHMOND PUBLIC ART ADVISORY COMMITTEE 2012 WORK PLAN

Projects	2012 Calendar												Budget
	J	F	M	A	M	J	J	A	S	O	N	D	
Planning & Policy													
• Research Best Practices	Ongoing												
• Conservation & Maintenance Strategy		X	X	X	X	X	X						2011 Public Art Capital Budget
• West Richmond Dyke Public Art Plan				X	X	X	X						2012 Public Art Capital Budget
• Steveston Village Public Art Plan			X							X	X		2012 Public Art Capital Budget
• Direct Selection of Artists				X	X								
• Expand Community Program			X	X	X	X							
Public Art Program													
• Advise on Public Art Plan Proposals	Comments & Review as Required												
• Advise on Terms of Reference for Artist Calls	Comments & Review as Required												
• Advise on Selection Panels	Propose panellists												
• Represent RPAAC on Advisory Design Panel	Report and advise on current planning proposals												
Advocacy & Promotion													
• Art Walks			X	X	X				X				
• Promotion Campaign (posters, postcards, ads)		X	X										\$500
• Outreach	Ongoing												
• Culture Days, Sept							X	X	X				
• Doors Open, May			X	X	X								\$500
Education & Training for RPAAC Members													
• Conferences (TBD)													\$300
• Annual Public Art Tour				X									\$200
• Lulu Series - Attend			X	X	X								
• RAG Openings		X		X		X			X		X		
• Public Art Walks	Self-guided												
Public Art Advisory Committee Meetings													
• Attend Meetings	X	X	X	X	X	X	X		X	X	X	X	\$500
• 2012 Annual Report										X	X		
• 2013 Annual Work Plan										X	X		
Totals													\$2,000
Prepared by the Richmond Public Art Advisory Committee Note: May chance subject to Work Plan Priorities													



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: February 13, 2012

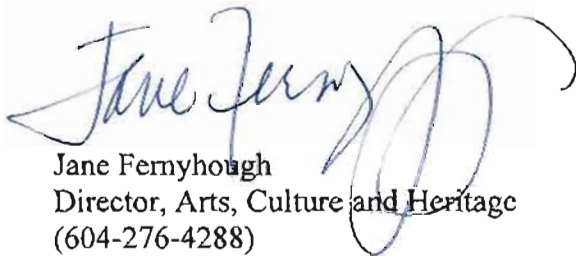
From: Jane Fernyhough
Director, Arts, Culture and Heritage

File: 11-7000-09-20-120/Vol
01

Re: Transitions Vancouver Coastal Health Community Public Art Project

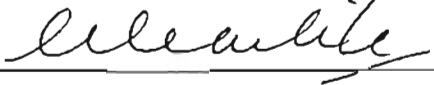
Staff Recommendation

That the concept proposal for the Transitions Vancouver Coastal Health Community Public Art Project "*Transitions*" by artist Tiana Kaczor, as presented in the report from the Director, Arts, Culture & Heritage Services dated February 13, 2012, be endorsed.



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

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On July 27, 2010, Council adopted the updated Richmond Public Art Program to promote and facilitate the integration of public art throughout Richmond with which to express the ideas of artists and the community. Community public art is one of the key components of the Program. The Transitions Vancouver Coastal Health Community Public Art Project was included in the Richmond Public Art Program 2009-2010 Annual Report and Public Art Advisory Committee 2011 Work Plan, approved by Council on July 11, 2011. This report brings forward the concept proposal jointly developed by the community group and the artist for Council approval.

The creation of public art with Transitions contributes to Council Term Goals to advance the City's destination status and ensure our continued development as a vibrant cultural city.

Analysis

Terms of Reference – Community Public Art Selection Process

Under the terms of the administrative procedures for community-initiated public art projects, annual calls are issued separately to community groups and to artists wishing to collaborate on artwork for public sites in Richmond. Following review and endorsement by the Public Art Advisory Committee, the Public Art Program issued two separate proposal calls on April 6, 2010, one for an expression of interest from Richmond community groups interested in collaborating with an artist, and a second for artist's expression of interest in inclusion on an artist roster for consideration in community projects. The current 2012 Call to Communities and Call to Artists are posted on the City's Public Art web page.

In accordance with the City Public Art Program procedures for the community program, a selection panel reviewed the applications and selected two community groups to participate in the 2011 program. Transitions was one of the recommended community groups. The concept proposal for the second group, Richmond Multicultural Community Services, is presented in a separate report.

On April 5, 2011, with the assistance of local artist Marcia Moroz, the community group reviewed the artist roster list from the artist expression of interest, and short listed artists to consider for interviews. Following the interview process, artist Tiana Kaczor was selected for the collaborative community public art project with Transitions.

Recommended Public Art Project

Tiana Kaczor met with Transitions to understand their purpose and the importance of the community group to Richmond residents. Transitions is a Vancouver Coastal Health program which serves individuals with substance use and/or mental health concerns. It serves adults (over 25 years of age) living in Richmond.

The artist Tiana Kaczor has a BFA from Emily Carr College of Art and Design, and a BEd in Art Education from the University of British Columbia. Her work is in many medium, including paint, clay, video, piano playing, singing, poetry, collage, performance, photography and dance,

finding the appropriate media to fit the project.

In collaboration with Transitions, Tiana Kaczor has developed a concept proposal for a participatory public art project, "Transitions." The photography project will allow clients of the Transitions Addiction & Mental Health Program to use creative art-making to help in their recovery program, increase self esteem and gain self-awareness.

Further information about the proposed art project (**Attachment 1**), the artists' resume (**Attachment 2**), and examples of the artist's previous art projects (**Attachment 3**) is provided in the attachments to this report.

Financial Impact

The Community Public Art Program allocated \$15,000 for this community project from existing funds in the approved 2011 Public Art Capital Project.

Conclusion

Richmond's Community Public Art Program creates opportunities for collaborative public art projects between Richmond community groups and artists of all disciplines. The program is based on the belief that through the arts, communities can explore issues, ideas, and concern, voice community identity, express cultural spirit and create dialogue. Transitions community public art project outlined in this report embraces and explores the community's identity. Transitions and the Richmond Public Art Advisory Committee have enthusiastically endorsed the public art concept.

If approved, the project will move into the design phase, with implementation to be completed by the summer of 2012.



Eric Fiss, MAIBC, MCIP
Public Art Planner
(604-247-4612)

EF:ef



604-231-9842

tkfinearts@gmail.com

Tiana Kaczor #509 7831 Westminster Hwy. Richmond, BC, V6X 4J4

City of Richmond Community Public Art project
with VCH Transitions and Tiana Kaczor
Concept Development Proposal

Project Concept

- This art project will allow the participants from Transitions to use the creative process of art-making to enhance their physical, emotional, and mental well-being. The process of creating the photographs, and group discussions about the art project, may help recovering individuals address personal issues, develop social skills, increase self-esteem and gain self-awareness.
- The content will depend on client input and participation. So far clients have suggested taking photographs of people with masks or taking photos of people from the back as they walk through doorways. Both these ideas help keep the identity of the people anonymous as well as suggesting that the person is going through a change in their life.
- This project may help tell the hidden stories of people in our community who are recovering from mental health issues or addictions. It will help educate the community about Transitions, and promote this recovery program.

Exhibition

- There will be an exhibition of the photographs, in the offices of Transitions at 600- 8100 Granville Avenue, Richmond, as well as in a public space such as Richmond's City Hall. The exhibition at City Hall would happen first for a period of a few weeks. Then the framed photographs would be installed at the Transitions office for permanent display.
- Staff and clients at Transitions may decide to use the photos created during this art project in pamphlets and other publications, as well as on the organization's website, in order to promote the program and inform clients and the public about what happens in the program.
- There might be an ongoing "legacy" put in place for future art creation.

Project Medium

- The medium for this project will be photography.
- Participants will most often be using their own cameras, however if some people want to participate and they have no camera, then one will be found for them, whether it is a disposable camera or one that is rented.
- Photographs will all be in digital format. If a participant takes photos using film they will be developed and transferred to digital.
- Images will be joined together by some common element such as all being of people walking through doorways, and all being in black and white.
- Photographs selected for final exhibition (perhaps 12 to 20) will be either printed and displayed with mats, glass, and frames, or printed onto canvas which can be hung directly on the wall without frames.

Examples of photographs using masks.



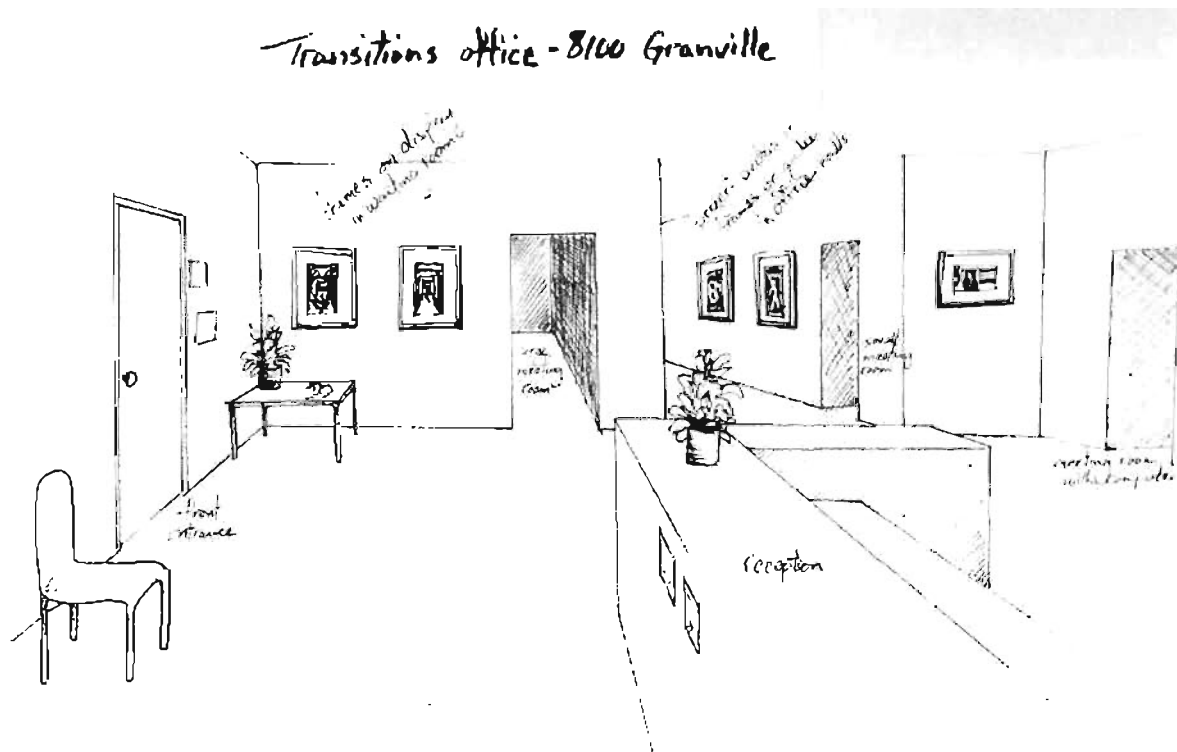
Examples of photographs where people are walking through doors or passageways.



Please note: these images are from various photographers on Flickr and are used only to show examples of mask and doorway themes. Transitions participants will be taking their own original photographs.

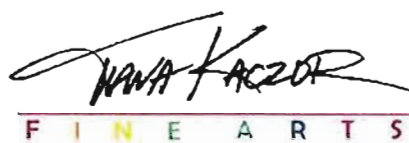
Examples of exhibition locations:

Transitions office at 8100 Granville Avenue, Richmond, BC.



Richmond City Hall





604-277-0457

tkfinearts@gmail.com

Tiana Kaczor 8291 Coldfall Court, Richmond, B.C. V7C 4X3

Education

Certificate. LANGARA COLLEGE. Electronic Music Producer Program. 2008
BEd. UNIVERSITY OF BRITISH COLUMBIA. Teaching concentration: Art, Secondary. 1997
BFA. EMILY CARR COLLEGE OF ART AND DESIGN, and Open University. 1993
Fine Arts Diploma. EMILY CARR COLLEGE OF ART AND DESIGN. Major in Multi-media. 1992
Fine Arts Diploma. VANCOUVER COMMUNITY COLLEGE, Langara. General Visual Arts. 1990

Teaching Experience

ACADEMIC ADVANTAGE, Burnaby, B.C. Clients in Richmond and Vancouver. 2009 - present

- Private tutor for English, homework help, and lower level Math.

 THE ARTS CONNECTION, Richmond, B.C. 2009

- Summer school teacher, Cooking and Art classes for 5 to 7 year olds.

 BELLA BELLA COMMUNITY SCHOOL. Waglisla, B.C. 1.0 Secondary teacher. 2001 - 2007

- Taught Art, Music, Social Studies 9 and 10, Literacy, Modified Math 8, Life Skills, Drama.
- Supervised playground, after school activities, dances, outdoor fieldtrips, and special events.
- Chaired staff meetings.
- Hired local artists to participate in school art projects.
- Mediated contract negotiations.
- Organized purchase orders for supplies and equipment for high school departments.

 SCHOOL DISTRICT 70 ALBERNI, Port Alberni, B.C. Secondary Art and T.O.C 1997 - 2001

- Mt. Klitsa Junior Secondary, 0.5 for 1 year. Grades 7 to 9 Art, Grade 7 CAPP.
- Teacher on Call: Art, Drama, Science, English, Socials, LA, Alternate, PE, Music, Elementary.

 NORTH ISLAND COLLEGE. Port Alberni, B.C. Peer Tutor. 2000-2001

- Private tutor for adult learners. English, Math, Essay writing.

 TURNER TUTORING, Port Alberni, B.C. Private Tutor. 1999-2001

- Private tutor for children in a variety of subjects.

 H J CAMBIE SECONDARY SCHOOL, Richmond, B.C. U.B.C. Practicum. Visual Art 1997

Other work and volunteer experience

PRO SOUL MUSIC. Vancouver, BC Volunteer for Artist Services. 2009
 BC LIONS SOCIETY and the RICHMOND SCHOOL BOARD. "Eagles in the City" Artist in residence. 2009
 STATISTICS CANADA. Port Alberni, BC Census Representative. 2001
 RICHMOND ART CENTRE. Richmond, BC Volunteer assistant to art instructor. 1996
 ASSEMBLY OF BC ARTS COUNCILS Vancouver, BC Assistant to coordinator of Images & Objects. 1995
 VANCOUVER ART GALLERY Vancouver, BC Volunteer docent. 1994
 CONCOURSE GALLERY. Vancouver, BC Volunteer curator. 1992
 DUFFY'S YOU FRAME & ARTISTS' MATERIALS. Richmond, BC Picture framer, and sales. 1989-96



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tkfinearts@gmail.com

Tiana Kaczor 8291 Coldfall Court, Richmond, B.C. V7C 4X3

Solo Exhibitions

- 2000 "Small Works" Rollin Art Centre, Port Alberni, BC
- 1994 "Computer Generated Images" This One Gal'ery, Vancouver, BC
- 1993 "Social Progress?" The Maple Ridge Art Gallery, Haney BC

Group Exhibitions

- 2010 "Mail Art Olympix" The Havana Gallery, Vancouver, BC
- 2009 "4th Annual Indian Summer Art Show" Artisans Galleria, Richmond, BC
- 2009 "Eagles in the City" British Columbia Lions Society, Vancouver, BC, Richmond Hospital site.
- 2008 "Artist Trading Cards Exhibition" Richmond Art Gallery, Richmond, BC
- 2003 "Posts & Beams & Canning Machines" Gulf of Georgia Cannery National Historic Site, Richmond, BC
- 2001 "Artropolis 2001 Self Portrait Exhibition" CBC Television studios, Vancouver, BC
- 2001 "A Day with the Arts" Community Arts Council of the Alberni Valley, Port Alberni, BC
- 1999 "Metamorphosis" Rollin Art Centre, Port Alberni, BC
- 1996 "Images & Objects XIV" performance art section, The BC Festival of the Arts, Penticton, BC
- 1995 "Images & Objects XIII" visual art section, The BC Festival of the Arts, Kamloops, BC
- 1995 "Identity '95" Surrey Art Gallery, Surrey, BC
- 1994 "Images & Objects XII" Campbell River, BC
- 1994 "Identity '94" Community Arts Council of White Rock and District, White Rock, BC
- 1993 "Artropolis '93" Surf and Turf, Stanley Park, Vancouver, BC
- 1993 "Reflections '93" Richmond Art Gallery, Richmond, BC
- 1992 cibachrome prints on consignment until 1995, Prior Editions, Vancouver, BC
- 1992 "Graduation Show" Emily Carr College of Art and Design, Vancouver BC
- 1992 "Layers" curator and artist, Concourse Gallery, Emily Carr College of Art and Design, Vancouver
- 1991 "Dualities" Concourse Gallery, Emily Carr College of Art and Design, Vancouver, BC
- 1991 "College Drawing Show" Concourse Gallery, Emily Carr College of Art and Design, Vancouver BC
- 1990 "Students' Exhibition", Vancouver Community College, Langara Campus, Vancouver, BC

Part Time Studies

Art and Social Justice Education. Curriculum Studies. University of British Columbia.
Anthropology 150. North Island College, Port Alberni campus.
Atlin Art Centre. Self directed study. Atlin, BC.
Non Western Art. Emily Carr Institute of Art and Design.
Professional Practices for Artists and Designers. Emily Carr Institute of Art and Design.
Photography 2. Emily Carr Institute of Art and Design.
Introduction to Electronic Communication. Emily Carr College of Art and Design.
Music Publishing and Record Contracts. Vancouver Community College, King Edward campus.



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Tiana Kaczor 8291 Coldfall Court, Richmond, B.C. V7C 4X3

Publications

- Stephen Miller, Orcas, Bears & Eagles... in the City, BC Lions Society, 2010. 205
- The City of Brandon Operational Services, and Scatliff + Miller + Murray. The City of Brandon Recreational Facilities Master Plan. Brandon, Manitoba: The City of Brandon Operational Services, 2007. cover, 2, map #2.
- Assembly of B.C. Art Councils. Images & Objects XIII, An Exhibition of Work by 165 British Columbia Artists. Vancouver: Assembly, 1995. 48.
- Assembly of B.C. Art Councils. Images & Objects XII, An Exhibition of Contemporary BC Artists. Vancouver: Assembly, 1994. 49.
- Kaczor, Tiana. Letter. Vancouver Sun, 27 November 1993: D20.
- Artropolis 93. Public Art and Art About Public Issues. Vancouver: A.T. Eight Artropolis Society, 1993. 47.

Reviews

- van den Hemel, Martin. "Whiteside showcases Eagles in the City work," The Richmond Review, 2 May, 2009. A9.
- Hopkins, Michelle. "Exhibit showcases art that fits in your wallet," The Richmond News, 16 November 2008. A18.
- Drinkwater, Sonja. "Swift Exhibit a Unique and Powerful Pairing," The Alberni Valley Times, 20 July 2000. 2. Photo.
- Grant, Monica. "Violence in media, then and now," Maple Ridge, Pitt Meadows News, 16 Jan. 1994. 19. photo.
- Lloyd, Bruce. "Literal Driftwood exhibit beaches at Artropolis," Langara Voice, Vancouver. 12 Nov. 1993. 2, 6. photos.
- Wilson, Peter. "Putting Art in its place," Vancouver Sun, 23 October 1993. B6+. photo.

Music

- | | |
|---|------|
| "Children's Cultural Celebration" video, Bella Bella Community School Society, Waglisla, BC | 2007 |
| "Port Alberni Lantern Festival" recorded songs used for background music, Port Alberni, BC | 2001 |
| "Chinatown Today" Simon Ho and Rogers Community 4 television production, Vancouver, BC | 1994 |
| CHWK Radio, Grant Ulliyot, song for introduction to his talk show, Chilliwack, BC | 1993 |

Awards

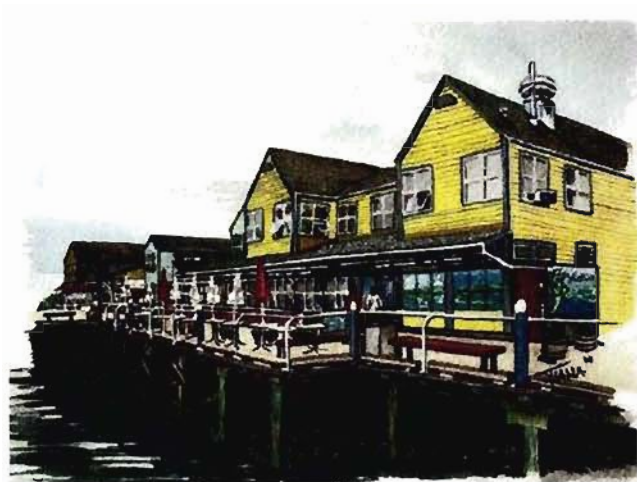
- | | |
|--|------|
| People's Choice Award, "Eagles In The City" project and auction, The BC Lions Society | 2010 |
| Award of Excellence, 1999 Festival of Banners, Best Banner Award, Port Alberni, BC. | 1999 |
| Vancouver Community College Honourable mention scholarship for 1 st year drawing. | 1989 |
| Community Arts Council of Richmond Visual Arts Scholarship. | 1988 |

www.tianakaczor.com

604-277-0457

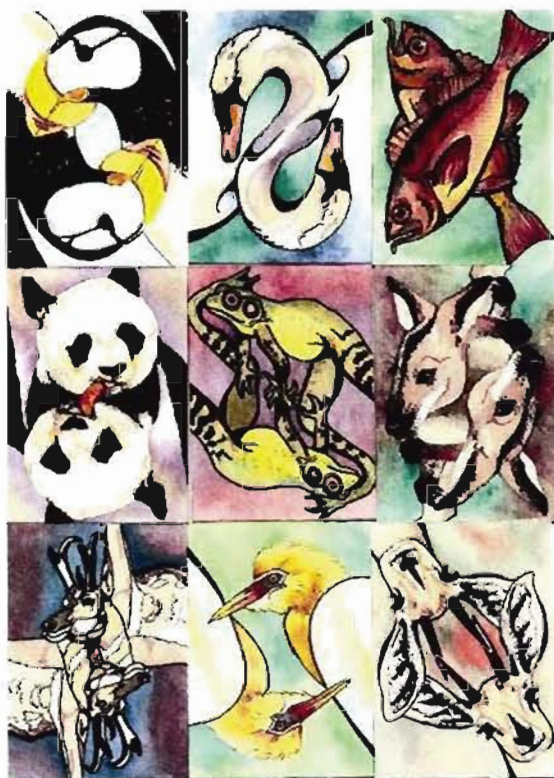
tkfinearts@gmail.com

Tiana Kaczor 8291 Coldfall Court, Richmond, B.C. V7C 4X3



TKaczor 5 Tiana Kaczor "Shady Island"

Watercolour 9" x 12" commission, Winnipeg 2008



TKaczor 6 Tiana Kaczor "Animal ATCs"

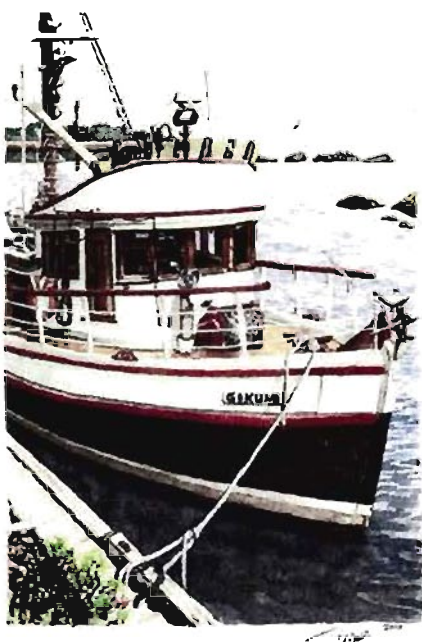
Watercolour, ink, on paper 2.5" x 3.5" Richmond Art Gallery 2009

Tiana Kaczor 8291 Coldfall Court, Richmond, B.C. V7C 4X3



TKaczor 9 Tiana Kaczor "Blue Bow"

Watercolour on paper 4" x 6" Sold privately, Vancouver 2010



TKaczor 10 Tiana Kaczor "Sun On Bow"

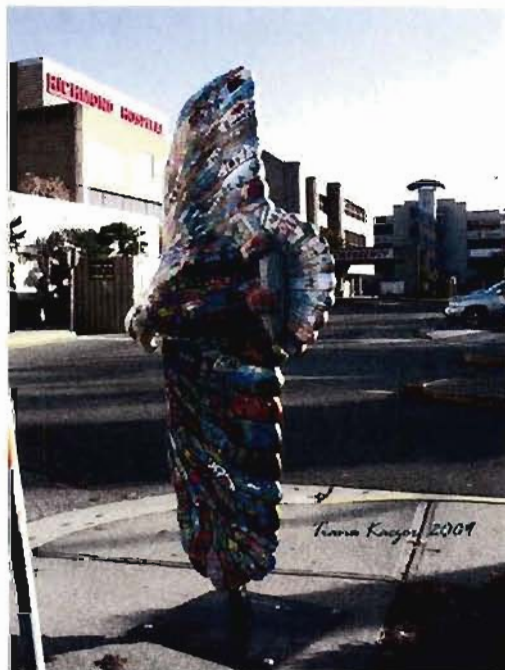
Watercolour on paper 4" x 6" Sold privately, Vancouver 2010

Tiana Kaczor 8291 Coldfall Court, Richmond, B.C. V7C 4X3



TKaczor 7 Tiana Kaczor "It's Our World" top

Acrylic on fibreglass 7 feet high James Whiteside Elementary 2009



TKaczor 8 Tiana Kaczor "It's Our World" back

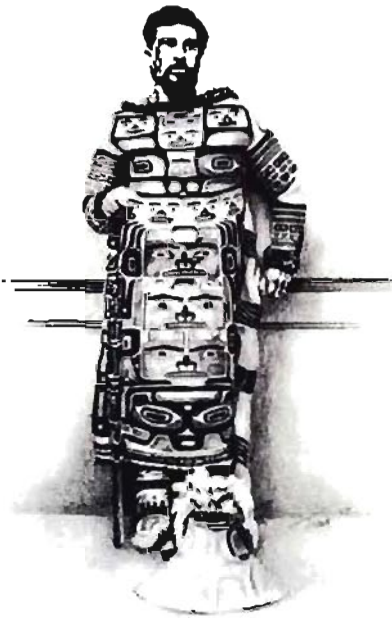
Acrylic on fibreglass 7 feet high Richmond Hospital 2009

Tiana Kaczor 8291 Coldfall Court, Richmond, B.C. V7C 4X3



TKaczor 3 Tiana Kaczor **"Monthly Theme Banners"**

Acrylic on canvas banner 3 x 5 feet Bella Bella Community School 2002



TKaczor 4 Tiana Kaczor **"Tom Henry"**

Graphite on paper 9" x 12" commission, Bella Bella 2007



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: February 13, 2012

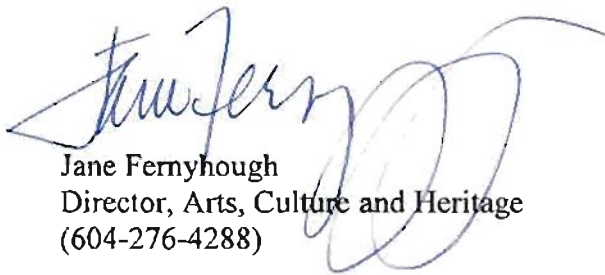
From: Jane Fernyhough
Director, Arts, Culture and Heritage

File: 11-7000-09-20-120/Vol
01

Re: Richmond Multicultural Community Services Community Public Art Project


Staff Recommendation

That the concept proposal for the Richmond Multicultural Community Services Community Public Art Project "EAT.TALK.DANCE." by artist Zoë Kreye, as presented in the report from the Director, Arts, Culture & Heritage Services dated February 13, 2012 be endorsed.



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

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On July 27, 2010, Council adopted the updated Richmond Public Art Program to promote and facilitate the integration of public art throughout Richmond with which to express the ideas of artists and the community. Community public art is one of the key components of the Program. The selection of the Richmond Multicultural Community Services (RMCS), formerly known as the Richmond Multicultural Concerns Society, for a community public art project was included in the Richmond Public Art Program 2009-2010 Annual Report, approved by Council on July 11, 2011. This report brings forward the concept proposal jointly developed by the community group and the artist, for Council approval.

The creation of public art with the RMCS contributes to Council Term Goals to advance the City's destination status and ensure our continued development as a vibrant cultural city.

Analysis

Terms of Reference – Community Public Art Selection Process

Under the terms of the administrative procedures for community-initiated public art projects, annual calls are issued separately to community groups and to artists wishing to collaborate on artwork for public sites in Richmond. Following review and endorsement by the Public Art Advisory Committee, the Public Art Program issued two separate proposal calls on April 6, 2010, one for an expression of interest from Richmond community groups interested in collaborating with an artist, and a second for artists' expression of interest in inclusion on an artist roster for consideration in community projects. The current 2012 Call to Communities and Call to Artists are posted on the City's Public Art web page.

In accordance with the City Public Art Program procedures for the community program, a selection panel reviewed the applications and selected two community groups to participate in the 2011 program. The RMCS was one of the recommended community groups. The concept proposal for the second group, Transitions Vancouver Coastal Health, is presented in a separate report.

With the assistance of local artist Jodie Blaney, the community group reviewed the artist roster list from the artist expression of interest, and short listed artists to consider for interviews. Following the interview process, artist Zoë Kreye was selected for the collaborative community public art project with RMCS.

Recommended Public Art Project

Zoë Kreye met with the RMCS to understand their purpose and the importance of the community group to Richmond residents. As stated in its organization description:

“Richmond Multicultural Community Services (RMCS) was originally founded as the Richmond Multicultural Concerns Society in 1985. RMCS was established as an advocacy group to support newcomers facing barriers and challenges in settling in Richmond, as well as facing discrimination and racism. Today, RMCS provides a variety

of services to immigrant and refugee communities in Richmond. RMCS plays an important role in the settlement, education, and integration of immigrants from the day they arrive in Richmond. It strives to welcome newcomers by assisting with their initial settlement needs such as language development, job search skills and networking skills within the community.”

The artist Zoë Kreye has a national and international practice focusing on social practice in public art. Her work engages the public in thinking about social structures and community development. Her projects require the participation of the public in community workshops and performance events. Social interactive public art is an innovative approach to the making of art and provides a new opportunity to expand the breadth of the public art program.

“As an independent artist I have the freedom to work outside agency boundaries and develop projects that are more nuanced, holistic and political in nature. Since September I have been interviewing employees, specifically settlement workers about their role within RMCS and in the lives of Richmond immigrants. Due to my independent position workers speak openly to me about their frustrations, complaints and desires. This research has directly informed my project proposal and established my role within RMCS as an artist doing public outreach that supports the needs of the organization but also encourages them to take greater risks in order to serve their clients in ways that tackle the challenges of race, class, privilege, inherent prejudices; reaching far beyond agency mandates.” Zoe Kreye

In collaboration with RMCS, Zoë Kreye has developed a concept proposal for a public art program of community outreach events, “EAT.TALK.DANCE.” The project is comprised of participatory events at various public locations, to be finalized, and programming for the Diversity Dialogue Conference in March 2012. In order to promote the community engagement aspect of this public art project, the Richmond Intercultural Advisory Committee will be informed, and the scheduling of the events will be announced on the City’s web site.

Further information about the proposed art project (**Attachment 1**), the artists’ resume (**Attachment 2**), and examples of the artist’s previous social based community public art projects (**Attachment 3**) is provided in the attachments to this report.

Financial Impact

The Community Public Art Program allocated \$15,000 for this community project from existing funds in the approved 2011 Public Art Capital Project.

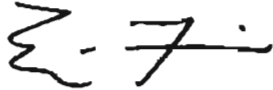
Conclusion

Richmond’s Community Public Art Program creates opportunities for collaborative public art projects between Richmond community groups and artists of all disciplines. The program is based on the belief that through the arts, communities can explore issues, ideas, and concern, voice community identity, express cultural spirit and create dialogue.

The RMCS community public art project outlined in this report embraces and explores the community’s identity. This project will make use of an innovative approach to the making of

public art and provides an opportunity to expand the range of projects undertaken within the City's public art program. The RMCS and the Richmond Public Art Advisory Committee have enthusiastically endorsed the public art concept.

If approved, the project will move into the design phase, with implementation to be completed by the summer of 2012.

A handwritten signature in black ink, appearing to read 'E. Fiss'.

Eric Fiss, MAIBC, MCIP
Public Art Planner
(604-247-4612)

EF:ef

EAT.TALK.DANCE.

PROJECT DESCRIPTION

In collaboration with RMCS, as part of the City of Richmond - Community Public Art Program, I present *EAT.TALK.DANCE*. Running throughout Spring 2012, we will host a series of community dialogues that invite Richmond residents to gather in public spaces (shopping malls, city hall, food courts) for inter-cultural exchange. My role as public artist is to assist RMCS to develop more creative outreach strategies that bring people together for socially engaged public celebration. This unique collaboration will employ the expertise of a settlement organization and a contemporary artist to develop new projects that push the boundaries of art, culture, and social issues.

Event 1 (March) – Diversity Dialogue Conference

For the annual RMCS conference I will be assisting as a creative consultant. As a member of the RMCS planning committee I am helping to shape the participatory component of the conference, aligning the format to events 2 and 3. The conference will bring together participants from many different cultures, ages, religions, abilities, orientations and genders to dialogue in a meaningful, respectful and safe environment about challenges they face with integration, inclusion, diversity, settlement and multiculturalism. In past years the event gathered together 150 community members at Kwantlen Polytechnic University to discuss such questions as "What can I personally do to help create harmony in Richmond?" and "How do we create a community where we all feel we belong?" This year we are placing a strong emphasis on youth participation.

Event 2 (April) – Intercultural Box Social

This event will be a 'power lunch' between immigrants and city officials. Twenty new Canadians will cook homemade, packed lunches for two. These meals, decorated and anonymous, will be auctioned to 20 Richmond City officials. In the commons at Richmond City Hall, the winning officials will sit down for a meal with the new Canadian who cooked their lunches for a personal conversation about resettlement, local customs and experiences of building community. This event provides the rare opportunity for city officials to hear, first-hand, experiences of immigration, as well as providing new Canadians access to decision makers to discuss the policies and programs that shape their lives.

Event 3 (May) – Immigration Dinner Dance

In a shopping mall food court (Lansdowne Centre, Parker Place or Yaohan Centre) we will host an afternoon event where participants join to EAT, TALK and DANCE. First, they will purchase a discounted meal from the food court stalls and dine together. During this dinner hour a panel of local experts (settlement worker, skilled worker, new arrival, community organizer, Ministry of Immigration representative) will speak about the struggles of resettlement and common personal and social challenges. After the panel discussion, tea will be served and guests will have small group discussions at their tables, in their language of choice. This dialogue process will be facilitated to ensure a continued exchange between panelist and guests. The event will conclude with an after dinner dance in the mall's rotunda. The goal is to promote the services

and values of RMCS, while animating public space in a way that entices new and settled Canadians to mingle and celebrate diversity while acknowledging its challenges.

SOCIAL PRACTICE ART

This public art project differs from more traditional, object-based, public art works. The goal of the project is to engage audiences actively, with the understanding that participation emphasizes collaboration, embraces collective creativity, and is a precursor to social change. Within the last fifteen years this genre of art has gained recognition with prominent exhibitions at The Guggenheim New York, The San Francisco MOMA, the Whitney and Venice Biennales. It is also a common practice in Vancouver and other major Canadian cities. I currently teach Social Practice at Emily Carr University of Art & Design.

BIOGRAPHIES

Zoë Kreye

I am a Canadian artist working in the field of community, public art. For the past five years, I have been producing collaborative community arts projects, independently and within institutions, in Berlin, Montreal, New York and Istanbul. In 2009, I completed a Masters of Public Art and New Artistic Strategies from the Bauhaus University Weimar, specializing in community engagement and participatory projects. Currently I am teaching Social Practice at Emily Carr University of Art & Design.

RMCS

Richmond Multicultural Community Services is a recognized organization in Richmond that provides extensive programs and services for settlement and integration singularly aimed at creating Harmony in Diversity. RMCS has served the community of Richmond since 1986. RMCS has a long history of delivering settlement and integration services to newcomers and Richmond residents. Years of experience demonstrate the ability to plan and implement dialogue-based events and to successfully engage community members, especially youth in our projects.

ZOE KREYE

#115-1915 Haro St. Vancouver V6G1H9 zoekeye@gmail.com 606-787-1182

EDUCATION & TRAINING

- 2007-2009 **Bauhaus Universität Weimar. MFA** – Public Art and New Artistic Strategies (social practice, community arts, public intervention, intercultural facilitation).
- 2008-2009 **Humboldt Universität Berlin. SLE Plus:** Training for International Development Cooperation. Conflict Transformation and Peace Building, Decentralized Management of Regional Development Training – instructors Dirk Sprenger, Theo Rauch & Dr. Jochen Lohmeier
- 2008-2009 **Frameworks for Peace.** Intercultural competence, Conflict Resolution & Mediation Training - instructors Dr. Jamie Walker & Valborg Edert. Bauhaus Universität Weimar.
- 2009 **Artway of Thinking.** Training in collaborative and cooperative methodologies – instructors Stefania Mantovani & Federica Thiene. Bauhaus Universität Weimar.
- 2000-2003 **Concordia University. BFA** - Great Distinction. Studio Arts (installation, sculpture, performance, video, printmaking, painting, drawing, film studies).
- 1997-1999 **Camosun College. Diploma.** Studio Arts Program (photography, sculpture, video, animation, drawing, painting, printmaking, ceramics).
- 1991-1996 **Oak Bay High School, General Diploma.**

RECOGNITION & AWARDS

- 2012 Goethe Satellite @ Vancouver project grant
- 2011 Canada Council for the Arts, Inter-Arts Research/Creation Grants
- 2011 Canada Council for the Arts, Inter-Arts Travel Grant
- 2010 Canada Council for the Arts, Inter-Arts Travel Grant
- 2009-2010 Stipendium in der Graduiertenförderung des Freistaates Thüringen, Germany
- 2009-2010 KoCA Inn Project & Publikation Funding: Soziokulturfonds, DAAD, StuKo der Bauhaus Universität, KulturTragWerk e.V.
- 2008 B.C. Arts Council Scholarships
- 2005 Canada Council of the Arts: Inter-Arts, Creation/Production Grant.
- 2005 Jeunes Volontaires – Ville de Montreal, Arts Production Grant.
- 2005 Betty Goodwin Studio Arts Graduation Award
- 2004 CALQ. Travel Grant
- 2002-1999 B.C. Arts Council Scholarships
- 2003, 2001 C.J. Hewitt Bursary, Concordia University In-Course Bursary.
- 2002 Concordia University Outdoor Sculpture Competition

PROFESSIONAL EXPERIENCE

- 2011-12 Sessional Faculty - Professor, Social Practice and Foundation Studies. Faculty of Culture & Community, Emily Carr University of Art & Design, Vancouver.
- 2011 Artist Assistant - sculpture construction. Dieter Detzner. Berlin.
- 2011 Project Facilitator - *Überlebenskunst Klub*. Haus der Kulturen der Welt, Berlin. Process Institute. Commissioned workshop.
- 2011 Guest Lecturer/Resident Artist, New Extremes – public art project. AGGV & Oak Bay High School, Victoria.
- 2011 Guest Artist, AGGV, Family Sunday, public workshop, Victoria.
- 2010 Guest Lecturer, Studio Arts Department, Camosun College, Victoria.
- 2010 Guest Lecturer, Department of Media, Bauhaus Universität, Weimar.
- 2009 Guest Lecturer, Studio Arts Department, Camosun College, Victoria.
- 2009 Guest Lecturer, MFA -Studio Arts Department, Concordia University, Montreal.
- 2006-07 Technician/Preparator, Open Space, Victoria, BC.
- 2005 Guest Lecturer, Alumni Lecture Series, Camosun College, Victoria.
- 2005 Guest Lecturer, Department of Fine Arts, Oak Bay High School
- 2003-06 Technician/Preparator, Canada Council Art Bank, Montréal, QC.
- 2004 Guest Lecturer, Department of Fine Arts, UBC, Kelowna.
- 2004 Artist Talk, *Burn Out* - Residency Program, The New Gallery, Calgary.
- 2004 Artist Talk, *Interface*, Art Gallery of Greater Victoria, Victoria.
- 2004 Artist Talk, The New Gallery, Calgary.

- 2004 Artist Talk, Public School Program, Calgary.
- 2003 Guest Lecturer, Sculpture -Studio Arts Department, Concordia University, Montreal.

PROJECTS & EXHIBITIONS

2012

- Unlearning Weekenders. Goethe Satellite @ Vancouver. Public Interventions.
- Artist in Residence program. Hotel Marie Kapel, Hoorn, Holland. Residency.
- Artist in Residence program. Camosun College, Victoria. Residency.
- Home Stay. Open Space, Victoria. Guest curator.
- Community public art project commission. City of Richmond Public Art Program.

2011

- Community public art project commission. Richmond Multicultural Community Services & the City of Richmond.
- Homework: Infrastructures & Collaboration in Social Practices. Broken City Lab, Windsor. Residency/conference.
- Unlearning Weekender. Berlin. Process Institute. Public project.
- Überlebenskunst Klub. Haus der Kulturen der Welt, Berlin. Process Institute. Commissioned workshop.
- We Are Symbiotic. Art city, Winnipeg & AGGV, Victoria. Artist in residence / community arts workshops.

2010

- Kunst vor Ort. Actualitas, Braunschweig. Process Institute. Public intervention.
- Euro Latin Performance Project. Freies Museum. Berlin. Process Institute. Performance festival.
- Freie Klasse Weimar. Process Institute, Weimar. Community arts project.
- Process Institute: how to exist. ArtTransponder, Berlin. Group exhibit.
- HERE IS WHERE WE MEET. York Centre for Refugee Studies Conference, Toronto. Paper.

2009

- Neue Leipziger Küche. Leipzig, Sträßen von Ort, October-December. Community arts workshops.
- Build Your DUMBO. New York. DUMBO Arts Festival. September. Public art project.
- HERE IS WHERE WE MEET. Weimar, Bauhaus Universität, March-July. Masters' thesis.
- Bauhaus Impact Weimar/Ankara, Ankara, Turkey, METU. Public art project
- Koca Inn. Weimar, Kiosk of Contemporary Art. July. Public art project.
- Build Your Block Party. Weimar. June. Neighbourhood initiative.
- Neue Leipziger Küche. Leipzig, Abfahrt-Ankunft, Bauhaus Universität, February. Public art exhibition.

2008

- The Gauforum Running Club, Neues Museum, Weimar, Marke.6. Group exhibition.
- The Gauforum Running Club, Bauhaus Universität, Weimar, Wanderlust. Public art exhibition.
- Between Lands, Bergerzentrum Weimar West, Weimar. Community arts workshops

2007

- The Nanaimo Art Gallery, Nanaimo, Dedicated to you: Nanaimo. Solo exhibition.
- Open Space, Victoria, workbench. Curator.

2006

- Latitude 53, Edmonton, Visualeyez. Performance festival.

2005

- Joyce Yahouda Gallery, Montreal, *The Store*. Guest Artist.

2004

- The Alternator Gallery, Kelowna, *Burn Out*. Residency.

- GIV, Montréal, *Women in the Park*. Video Festival.

- The Art Gallery of Greater Victoria, Victoria, *Interface*. Group show.

- The New Gallery, Calgary, *she came to my house, she knocked upon my door*. Performance exhibition/residency.

2003

- The Art Gallery of Greater Victoria's Moss St. Paint-In. Victoria, *Audio Blueprints*. Public art project.

- La Centrale / Galerie Powerhouse, Montréal, *Spilling Image: parents in collaboration*. Group show.

- Leonard & Bina Ellen Art Gallery, Montréal, *Green / Vert*. Group show.

2002

- La Centrale / Galerie Powerhouse, Montréal, *Mois de la Performance*. Performances with the *Performance Chicks* collective.

- La Centrale / Galerie Powerhouse, Montréal, *Va et Viens*. Group show.

- Leonard & Bina Ellen Art Gallery, Montréal, *too big to stay small*. Group show.

- Articule, Piscine Saint-Michael, Montréal, *Shout at Eternity*. Performance event.

2001

- Concordia University, Outdoor Sculpture Competition, *House*, 2001-02. Public sculpture.

- Leonard & Bina Ellen Art Gallery, Montréal, *Concordia's Annual Undergraduate Exhibition*. Group show.

- Galerie Clark, Montréal / Lelieu, Quebec, *Rencontres/ échanges de la jeune performance*. Performance event.

RESIDENCIES

2009 METU Ankara/Istanbul, Turkey, *Bauhaus Impact Weimar/Ankara*. Public art & exhibition.

2006 Latitude 53, Edmonton, *Visualeyez*.

2004 The Alternator Gallery, Kelowna, *Burn Out*. Public art & exhibition

2004 The New Gallery, Calgary, *she came to my house, she knocked upon my door*. Performance exhibition & residency.

1999 Canada Winter Games. Corner Brook, NWF. Cultural Ambassador of the Visual Arts.

COLLECTIONS & SHORT LISTS

2004 District of Oak Bay Public Art Commission, public sculpture for Recreation Oak Bay (one of four finalists short listed to final model stage).

2002 Stanley Mills Purchase Prize. Concordia University, Faculty of Fine Arts Collection. *Tuck-in*.

1999 Canada Winter Games Collection.

INVOLVEMENT

2009-- Process Institute – artists' collective, founding member, Berlin.

2006-07 Open Space – Selection Committee, Victoria.

2004-06 Articule – Special Projects Selection Committee, Montréal.

2002-05 La Centrale / Galerie Powerhouse - Selection Committee and *Performance Chicks* Collective member, Montreal.

2003-05 Play Group, performance collective, Montreal.

1997-99 Open Space – Installation Volunteer, Victoria.

ZOË KREYE #115-1915 Haro St. Vancouver V6G1H9 zoekreye@gmail.com 604-787-1182



Build Your DUMBO

Public art project. DUMBO Arts Festival. New York, 2009

With this playful street action we explored the phenomenon of gentrification in DUMBO. By physically manifesting these common scenes of moving households we wanted to make public this neighborhood's transition; and facilitate a discussion amongst past and present residents about what may have been lost and found in DUMBO and how we can propose collective visions for appropriating public space.



KOCA Inn

Public intervention. Kiosk, Weimar, 2009

Conflating Brazilian and GDR aesthetics, KoCA Inn was an evolving-living-experimental space, or a favela-like organism growing for 3 weeks on 62 square meters Weimar street intersection. Its improvised, precarious, recycled, never-finished structure was a device to informalize the sterile, secure and over-controlled usage of local public spaces. At the same time it encouraged self-organization, cooperation and collective creativity.

Publication: *Koca Inn*. Revolver Publishing, Berlin 2010 www.koca-inn.de

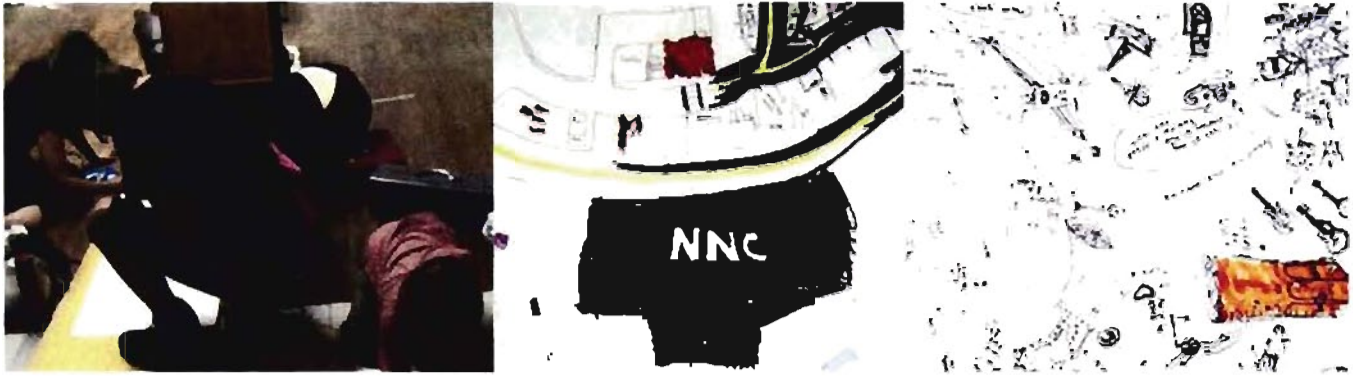


Process Institute: how to value #2

2010

Euro-Latin Performance Festival, Berlin,

A group of people meets at the Ostkreuz S-Bahn Station. A leather briefcase contains fake printed money and other objects that allude to accounting and money management. The money and objects are distributed and used for improvised and absurd performances as the group rides a full circle on the ring-line around Berlin. The provocative confrontation aims to make public the individual stresses that come with the pressures of the relations produces by the current monetary system.



dedicated to you - Nanaimo

Public art project. Nanaimo Art Gallery, Nanaimo, 2007

Participants were invited to draw collaborative maps of significant locations in their lives. As we developed the maps, we also generated layers that described the physical landscape and people's movements and experiences. Together we mapped places of work, of rest, of public and private interaction, places of personal and political struggle. We mapped not only a physical environment but also a landscape of events and stories, of economics, politics, and of personal and emotional recollections.

www.nanaimo.zoekreyye.com



Between Lands

Community arts workshops. Bergerzentrum, Weimar West, 2008

A workshop located in a stigmatized social housing estate, between 9 foreigners (7 of whom were from the East Block) relocating to Germany. Using the process of making the film *50kg* the collaboration explored what ideas of home/homeland and belonging mean on an individual level - what do we carry with us, physically and emotionally, from one country to another. Over four months, we collectively explored the challenge of how to speak about changing homelands and the effects migration and integration have on our lives.

<http://web.mac.com/betweenlands/iWeb/Site/Project.html>



HERE IS WHERE WE MEET

Community workshops. Bauhaus University Weimar - Masters Thesis

2009

Over a four-month period I worked with members of the Weimar Ausländerbeirat (a foreigners' advocacy council, created under a city government mandate as representation for the foreign population whom do not have voting rights). Due to lack of funding/autonomy, and a diversity of experience, motivations, objectives and politics, the Ausländerbeirat struggled to find a collaborative energy. Through a series of interviews, group meetings and workshops I worked with them to set clear goals, mandate and structures for the organization that would support their strengths as a collective of community organizers. This project explored the vital role of engagement within an integration process, proposing community organizing as a rewarding experience for foreigners' forming societal attachment.



Process Institute: Freie Klasse Weimar

2010

Public Art. Weimar, Germany,

FKW is an offline-on-the-streets open source academy. Its highest values are the sharing of skills, ideas, experiences and creative exploration. Here knowledge is driven and redefined in relation to life and passions – not careers. FKW is a self-organized platform composed of people on the common quest to exchange, experiment, learn, share, experience and question together. The primary infrastructures are respect and curiosity. It is open to anyone and everyone. It is built on the belief that every person has valuable knowledge and questions and that we can all benefit from sharing them publicly. <http://freieklasseweimar.wordpress.com/>



Neue Leipziger Küche

Community workshops. Leipzig, Sträken von Ort, 2008-09

The NLK is a participatory, public kitchen that proposes a new flavor for Germany that incorporates its migrant identities. Taking shape as large-scale public cooking events, it invites residents to use food to negotiate how an intercultural society could be built (from the kitchen table up). The project uses cooking to bring together, foreigners and native Germans, to collectively cook, experiment and discuss the complex question of immigration and diversity in Germany today.

<http://neue-leipziger-kueche.blogspot.com>



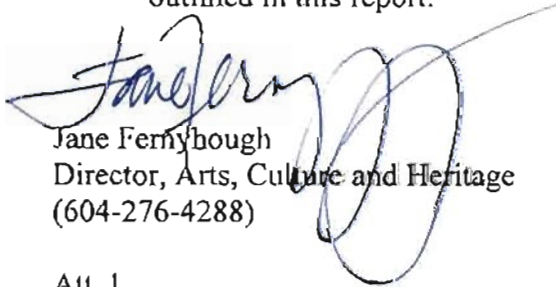
City of Richmond

Report to Committee

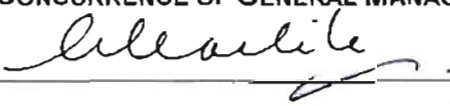
To: Parks, Recreation and Cultural Services Committee
From: Jane Fernyhough
Director, Arts, Culture and Heritage
Date: February 13, 2012
File: 11-7000-09-20-099/Vol 01
Re: City of Richmond Public Art Program Participation in the 2013-2015 Vancouver International Sculpture Biennale

Staff Recommendation

1. That the City of Richmond Public Art Program participation in the 2013-2015 Vancouver International Sculpture Biennale, as outlined in the report from the Director, Arts, Culture & Heritage Services dated February 13, 2012, be endorsed; and
2. That staff report back to Council on the terms of a participation agreement between the City and the Vancouver International Sculpture Biennale and financial implications, as outlined in this report.


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

Att. 1

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On July 28, 2009, Council endorsed the Richmond Public Art Program participation in the 2009-2011 Vancouver International Sculpture Biennale, to promote and facilitate the integration of temporary public art throughout Richmond.

This report presents for Council's consideration a proposal for the City of Richmond through the Public Art Program to participate in the upcoming 2013-2015 Vancouver Biennale, a high-profile temporary outdoor public art exhibition. The Vancouver Biennale includes sculptures and new media installations by leading international artists, and is curated by leading international museum directors, artists and curators. The artworks will be located in parks, urban plazas, and public places throughout Richmond.

A City interdepartmental team will review the terms of the participation agreement, financial implications and site opportunities to consider impacts on facilities, traffic and parks, and report back to Council for approval to enter into the agreement.

Analysis

The Vancouver International Sculpture Biennale is a non-profit organization with the mandate to mount a biannual major outdoor sculpture exhibition featuring world-class international artists, new media and performance in public spaces. In addition, the Biennale produces publications, curricula, symposia, special events and a lecture series. These outdoor displays of exceptional public artworks have been held in Vancouver, in 1998, 2000, 2005, and in both Vancouver and Richmond in 2009-2011.

As a result of the successful participation in the recent Biennale, the City of Richmond has again been invited to participate in the upcoming 2013-2015 edition. The Richmond Public Art Advisory Committee has been involved in discussions on participation. The Committee enthusiastically supports the involvement of the City in this program.

Benefits of the 2009-2011 Vancouver Biennale

Over the past two years, Richmond residents and visitors were invited to participate and interact in a program of special events generated through the strategic placement of eight major international public art pieces along walkways, parks, transit stops and major public spaces in Richmond, including an installation in the public atrium within the Aberdeen Centre. The other works were accessible 24 hours a day, and were publicized in an awareness program of school programs, tours, public contests, lectures and publicity events. The project boasted the participation of some of the world's most celebrated contemporary artists from Mexico, England, India, China, Australia and Canada.

The presence of these significant artworks dramatically raised awareness about the impact public art can have on the enjoyment of our public spaces. This was a unique and cost-effective opportunity to provide access to major artworks, for both Richmond residents and tourists, many attracted to Richmond specifically to see these outstanding works. These works have introduced new standards for future public art to be commissioned by the City and private development. The

Biennale encouraged dialogue within the community about the meaning and place of art in achieving a vibrant cultural city.

For the City, this was an opportunity to collaborate inter-departmentally, with the involvement of Parks and Recreation, Public Works and Community Services, in coordinating events and developing programming.

2013-2015 Vancouver Biennale Proposal

The upcoming 2013-2015 Vancouver Biennale will be a free two-year open-air exhibition featuring the world's most prominent sculptors, new media and environmental land-based artists. Monumental public sculpture installations will be located in prominent public spaces. Environmental installations will be showcased in parks and urban spaces.

The Vancouver Biennale has invited the City of Richmond through the Public Art Program to participate (**Attachment 1**) and to work with them to develop a series of projects best suited to Richmond. In their proposal, several areas of cooperation are highlighted, including art installations, promotional support, collateral sales, site signage, event support and education programming. Should Council endorse further discussions to develop a participation agreement, staff will review and negotiate these terms in the City's interest and bring back the proposed agreement to Council for approval.

Of particular note in the proposal is the interest in land-based art, that is, site-specific artworks created in response to unique locations. Sites identified include Terra Nova Rural Park and the Steveston area. With early involvement in the upcoming Biennale, there is an opportunity to develop a "made in Richmond" focus.

Financial Considerations

The Biennale has requested that the City commit to a \$200,000 total budget contribution. Should Council endorse participation in the upcoming Biennale, staff will review funding options and report back to Council for approval. These options will include:

- Funding from the Public Art Reserve – The Reserve holds funds contributed from private developers through the development application process that were not designated to artworks integrated with their developments. These funds are typically committed to community public art projects approved through the annual Capital Budget process. The City's participation in the 2009-2011 Vancouver Biennale was funded through the Reserve from funds allocated for community engagement and special projects.
- Funding from private developers – An innovative approach would be to work with private developers who have already committed funds for creation of site specific artworks. Their contributions would be used to support either temporary artworks associated with the Biennale or to create permanent Biennale legacy artworks, to remain on public sites in Richmond after the completion of the Biennale. The recently adopted City Centre Public Art Plan has identified key gateway and new park sites in

the City Centre for artworks to be funded through the development process from public art contributions.

- Funding from grants –Although grant funding is limited, arts granting sources should be explored, particularly for innovative artworks that may involve international artists working in Canada, and collaborations between international and local artists.
- Funding from sponsorship – In addition to culture and arts grants, corporate sponsors have played a key role in funding for the previous Biennales. Richmond sponsors would be approached for support for the Richmond component.

An interdepartmental City team will review and confirm the locations for the artworks, and provide advice on issues of installation, security, insurance, promotional support, collateral sales, site signage, event support, education programming and funding. Consultation will include other stakeholders, including the Richmond Olympic Oval Corporation, Canada Line, InTransit, and property and business owners, as required.

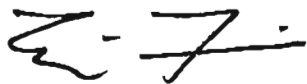
Financial Impact

There is no financial impact at this time.

Conclusion

The proposed 2013-2015 Vancouver Biennale, a high-profile temporary outdoor public art exhibition, will offer many opportunities to enrich the City's cultural fabric, promote tourism, and provide a legacy of community engagement. The exhibition of these artworks supports the goals of the Richmond Public Art Program, to spark community engagement, increase public awareness, promote cultural tourism, and to provide leadership in public art programming.

Staff seeks Council approval to proceed with negotiations for participation in the 2013-2015 Vancouver Biennale, and that staff report back to Council on the terms of a participation agreement between the City and the Vancouver International Sculpture Biennale and financial implications, as outlined in this report.



Eric Fiss, MAIBC, MCIP
Public Art Planner
(604-247-4612)

EF:ef

November 21, 2011

Jane Fernyhough - Director, Arts, Culture and Heritage Services
Eric Fiss - Public Art Planner
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Dear Jane and Eric,

In follow up to our meeting last week, here's written confirmation of our proposal to the City of Richmond regarding your participation in the 2013-2015 Vancouver Biennale. We hope you'll agree that the inaugural installations in Richmond have been a welcome success in the community and we look forward to expanding our relationship and exploring opportunities with you more fully as we plan for the next exhibition.

Our proposal is as follows:

Art Installations:

- \$200,000 total budget to include seven (7) proposed temporary installations of sculpture and/or new media, plus one (1) land-based project at the proposed Terra Nova site.
- Funds cover installation, de-installation, artist fees, site remediation and transportation, plus an administration fee for the land-based project. The administrative fee will cover artist transportation, accommodation and media relations to support the project.
- Locations to be identified ideally by March 2012, the totality of which provide a logical flow with easy access via walking and cycle tours. The City is responsible for ensuring electrical service to each site. The Biennale had continued interest in Steveston as one of the proposed sites.

Promotional Support:

The Biennale to receive pro bono promotional support through City owned media vehicles at locations closest to sculpture sites. Promotions ideally in market for Spring and Summer months during exhibition.

Ideas include:

- Transit Shelters
- Street Banners
- Billboards
- Video Screens
- Websites
- Inclusion in Public Art Program brochures, maps, walking tours, guides, mobile apps.
- Distribution of Biennale collateral through tourism kiosks, community centers and libraries.

Collateral Sales:

- Approval of a business license allowing for ad hoc sales of Biennale merchandise at or near sculpture locations with associated fees waived.
- The sales and merchandising of Biennale collateral at City operated kiosks, gift shops and retail outlets.

Site Signage:

- Exhibition signage to include Biennale mobile giving promotion.
- "It's Not The Same Without Art" signage at each sculpture site 30 days post de-installation.

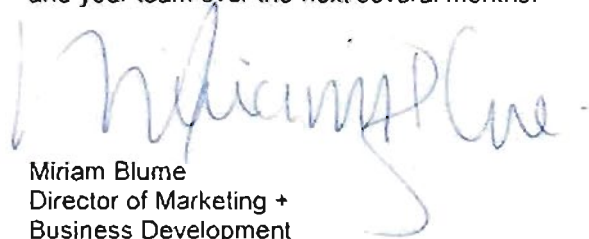
Event Support:

- City and event permit fees waived for annual BIKennale and Tour de Biennale cycle tours.
- Theater rental fee waived for annual event at Gateway Theater TBD.

Education:

- Any support with respect to getting the Richmond school system on board with the Biennale educational program is appreciated. Vancouver, West Vancouver and North Vancouver already participating in large numbers.

Thank you again for your consideration and I look forward to working through the tactical plan with you and your team over the next several months.



Miriam Blume
Director of Marketing +
Business Development
Vancouver Biennale



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: February 13, 2012

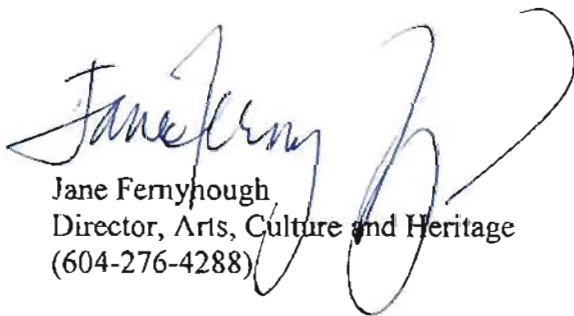
From: Jane Fernyhough
Director, Arts, Culture and Heritage

File: 11-7000-09-00/Vol 01

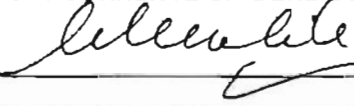
Re: Public Art Policy Review for Non-retail Warehouse and Industrial Storage

Staff Recommendation

That the report entitled "Public Art Program Policy for Non-retail Warehouse and Industrial Storage" dated February 13, 2012, from the Director, Arts Culture and Heritage, be received for information.



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

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ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On July 27, 2010 Council approved the updated Public Art Program Policy. In addition to outlining the goals and objectives for the Public Art Program, the Policy provides recommended contribution rates for both civic and private developments as a percentage of construction costs, 1% and 0.5%, respectively. In approving the Policy, Council removed an exemption for non-retail warehouse and industrial storage developments, and referred back to staff to review whether or not these uses should be included in the Policy, as approved, and if so what contribution should be assessed.

This report provides a summary of the staff review and discussions with the Urban Development Institute (UDI), on whether or not non-retail warehouse and industrial storage uses should be included in the Policy and if so to determine an appropriate public art contribution.

Analysis

Contribution rate and guidelines

The Public Art Program Policy outlines guidelines for voluntary public art contributions, which are secured through the Council approval process for rezoning and development permit applications. The Policy recommends that most types of private development participate in the program, including residential, commercial and industrial uses, including manufacturing, processing, fabricating, transporting, distributing, testing, servicing or repairing of goods.

However there are several exemptions, including institutional uses, such as community centres, hospitals, care homes, seniors housing, daycares, schools and religious buildings. Since 1997, when the Public Art Program was established, non-retail warehouse and industrial storage uses were also exempt from the Program.

In the updated Policy, Council approved a private development public art contribution rate based on 0.5% of construction cost for all building types. As construction costs vary by building type and are not always known at the time of a development application, staff have provided an interpretive rule-of-thumb guideline to the development community to improve fairness and simplify the calculation of the contribution amount. This guideline contribution is expressed in a dollar per square foot amount, and is equivalent to the 0.5% policy rate, based on current costs of construction by building type.

At the time the Policy Update was brought forward, Urban Development and Community Services Departments staff in discussion with the UDI Richmond Liaison Committee proposed a simplified two tier guideline contribution structure, effective January 1, 2011 and adjusted annually to the Consumer Price Index (CPI):

- \$0.75 per square foot for residential projects; and
- \$0.40 per square foot for all other project types (commercial, office, industrial and light industrial).

It should be noted that most of the applications for industrial development in the city are on sites already zoned industrial, and therefore do not require a development application. As such, the Public Art Program Policy does not apply to the majority of industrial development in the city.

Consultation

On September 29, 2010, Urban Development and Community Services staff met with the UDI Richmond Liaison Committee and in a subsequent meeting on October 14, 2010 staff met with the UDI Industrial Committee. UDI supports the inclusion of all forms of industrial development within the Policy, so that the Public Art Program would be supported equitably and broadly amongst all types of development within the City. This was consistent with earlier advice from UDI to include a wider range of residential development, to increase fairness. This resulted in the change approved in the updated Policy to reduce the threshold for including residential projects from twenty (20) or more units, as in the previous Policy, down to ten (10) or more units, including single-family subdivisions. In these meetings, staff requested feedback on an appropriate guideline contribution for industrial developments.

UDI members commented that the commercial guideline contribution of \$0.40 per square foot applied to industrial buildings is too high, especially since construction costs and lease rates are lower for industrial developments (compared to commercial). As well, basic warehousing development costs about half the construction cost of a commercial development. It was therefore proposed that a comparable contribution for this type of project should be around \$0.20 per square foot.

In a follow-up meeting with UDI member Lonnie Neufeld, a principal of Burgess, Cawley, Sullivan & Associates, a specialist in real estate assessment in the industrial and commercial sectors, and staff, it was agreed that the \$0.20 per square foot contribution, effective January 1, 2012, meets the intent of the 0.5% private development public art contribution rate for industrial buildings.

The *Public Art Program Administrative Procedures Manual*, which is updated and maintained by staff as an interpretive document, has been amended to reflect this agreed contribution, as shown below, and updated to January 1, 2012 to reflect the CPI increase for 2011:

RECOMMENDED PUBLIC ART CONTRIBUTIONS BY BUILDING TYPE EFFECTIVE JANUARY 1, 2012

Building Type	Recommended Public Art Contribution (\$/sq. ft.)
Residential (all construction types)	\$0.77
Commercial, Office	\$0.41
Industrial, Light Industrial	\$0.20

Contributions to be adjusted annually based on Consumer Price Index

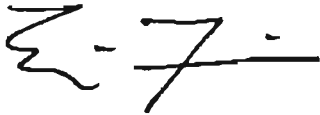
Financial Impact

There is no financial impact resulting from this report.

Conclusion

Based on discussions between the Urban Development Institute and City staff from both Urban Development and Community Services Departments, it has been agreed that including non-retail warehouse and industrial storage development within the Public Art Program Policy, as adopted by Council July 27, 2010, is fair and equitable and that the 0.5% contribution rate as applied to other private development projects is appropriate. As such, no change is required to the Public Art Program Policy.

To achieve fairness in assessing contributions, an additional category has been added to the staff interpretive guidelines for all types of industrial development, including non-retail warehouse and industrial storage. The interpretive guideline for public art contributions in the *Public Art Program Administrative Procedures Manual* has been updated to reflect this agreement. No further action is required.

A handwritten signature in black ink, appearing to read 'E. Fiss'.

Eric Fiss
Public Art Planner
(604-247-4612)

EF:ef



City of Richmond

Report to Committee

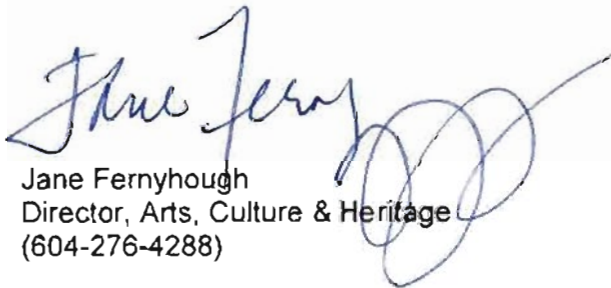
To: Parks, Recreation and Cultural Services Committee
From: Jane Fernyhough
Director, Arts, Culture & Heritage
Re: Maritime Festival 2012

Date: February 13, 2012

File:

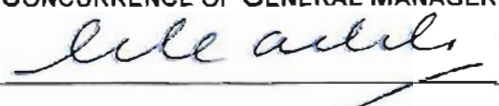

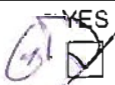
Staff Recommendation

1. That up to \$200,000 be authorized from the Major Events Provisional Fund to the Maritime Festival account to provide funding in support of the 2012 Maritime Festival, as outlined in the report from the Director, Arts, Culture and Heritage Services dated February 13, 2012; and,
2. That any grant funding approved would offset the City contribution and those funds returned to the Major Events Provisional Fund for future festival development.



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

Att: 1

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ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Budgets		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
Enterprise Services		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
Sponsorship & Fund Development		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
Parks & Recreation		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
REVIEWED BY TAG		YES  <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES  <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

The Richmond Maritime Festival has been held at Britannia for the past 8 years. Up until 2011 it was a small event attracting 5 – 10,000 participants over the 2.5 days.

In August 2011 a revitalized Maritime Festival was held over three days. With a generous grant from the Department of Canadian Heritage through the Building Communities Through Arts and Heritage program, funding from the City through the Major Events Provisional Fund and sponsorship, an estimated 30 - 35,000 people attended the three day event. See Attachment 1 for festival images.

The purpose of this report is to request funding and in kind support from the City in order to host Maritime Festival 2012.

This event supports the Council term goal to *“advance the City's destination status and ensure our continued development as a vibrant cultural city with well established festivals and the arts.”*

Analysis

The 9th Annual Richmond Maritime Festival, to be held August 10-12, 2012, will celebrate the sea, river and islands that form Richmond's unique heritage and environment. The goal is to annually transform the Britannia Heritage Shipyard site in a true festival environment that celebrates Richmond's maritime culture and that complements the heritage site itself. From wooden boats to model boats, water safety to sea creatures, local lore to fishing history, the festival invites visitors of all ages to explore the site and enjoy music, games, interactive exhibits, roving performers, food and more. The festival is devoted to local arts and heritage programming, with site-specific art installations, hands-on creative experiences with local artists, special interpretive exhibits and exhibitors that represent local artisans from painters to miniature boat builders. There will be a childrens' activity zone and a celebration of the rich and vibrant multicultural communities that make up the fabric of Richmond.

The entire site and all of its entertainment, interactive activities and displays will be open and free to the public. In addition to enjoying the Britannia Shipyard Heritage site and its permanent exhibits, the public can enjoy performances, costumed interpreters, interactive roaming performers, work with artisans, view temporary exhibits, board wooden boats and sailing ships. The festival offers entertainment and education for all.

With crowds anticipated to exceed 50,000 for the 2012 festival, a more formal and expanded governance model will be adopted. Volunteers will be involved in pre-event planning as well as all on-site activities including landside and waterside operations. There will be volunteer rallies held prior to the event and a special area for volunteers during the festival. A volunteer appreciation event will be hosted post event to celebrate Richmond's incredible volunteer base that is the foundation of all events successfully hosted within the City.

Given that there are only five months remaining, it is critical that a budget be confirmed as soon as possible as the organization of a festival of this size requires planning and preparation. The City will provide the production oversight and staff will work with the community and volunteers to support the festival.

The proposed budget for the 2012 festival is estimated at \$310,000 plus value in kind from the City consisting of venue rental, insurance, exhibitions, garbage removal, site maintenance, site preparation and strike, infrastructure and equipment. The final costs for the 2011 festival were \$207,000 including a grant of \$92,000 from the Department of Canadian Heritage (DCH) plus value in kind from the City. Many of the site elements developed in 2011 were produced so they could be used over several years. A sponsorship target of \$110,000 (in cash and budget relief value in kind) has been set with \$45,000 confirmed to date and strong interest expressed by several other corporations.

A grant from the DCH through the Building Communities Through Arts and Heritage in partnership with the Richmond Arts Coalition has been applied for. The funding request for the 2012 festival is for \$125,000. Certain expenditures are not eligible for DCH funding and City funding is required should the grant be awarded. However, to date there has been no confirmation of the grant award.

	2011 (actual)	2012 (budget/projected)
Attendees	35,000	50,000
Sponsorship	\$ 50,000 (cash)	\$ 110,000 (cash & VIK)
City contribution	\$ 65,000	\$ 75,000
Department of Canadian Heritage Grant	\$92,000	\$ 125,000 (unconfirmed)
Total Cost (cash)	\$ 207,000	\$ 310,000
VIK (City)	\$ 115,000	\$ 100,000
Local artists, artisans, performers	575	729
Volunteers	170	220
Volunteer Hours	4,160	4,400

Staff are confident that the sponsorship target of \$110,000 will be met. However, should the full amount budgeted not materialize the scope of the festival will be reduced accordingly.

It is proposed that Council authorize spending up to \$200,000 from the Major Events Provision budget in the event that the grant application is not successful. Should the whole grant or a portion thereof be awarded the City contribution will be reduced accordingly.

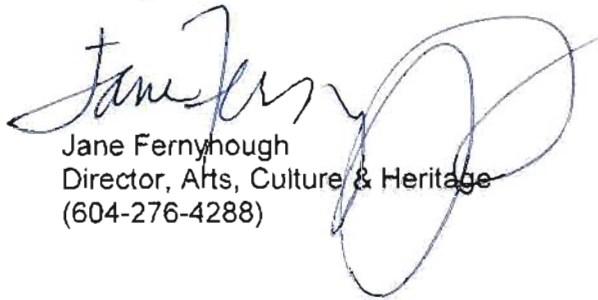
Financial Impact

Up to \$200,000 to be allocated from the Major Events Provisional Fund.

Should the grant application from the Department of Canadian Heritage be successful in full or in part it will be used to offset the City contribution and those funds returned back to the Major Events Provisional Fund for future festival development.

Conclusion

The Richmond Maritime Festival 2011 met its goal of taking a significant leap forward in scope and appeal from the previous years. Maritime Festival 2012 will build on that success and is creating a truly unique and signature event for the City as envisioned in the Major Events Strategic Plan.

A handwritten signature in blue ink, appearing to read "Jane Fernynough", followed by a large, stylized circular flourish.

Jane Fernynough
Director, Arts, Culture & Heritage
(604-276-4288)

8TH ANNUAL

RICHMOND MARITIME FESTIVAL

AUG 5-7 2011 | **BRITANNIA HERITAGE SHIPYARD**
FRI-SUN 11:00 AM-6:00 PM | 5180 WESTWATER DR. STEVESTON
WWW.RICHMONDMARITIMEFESTIVAL.CA







"I couldn't believe the extent to which Britannia had come alive. It was truly engaging and the exhibits were incredible. It was evident how much time, thought, effort and resources went into making the Maritime Festival a success event for Richmond, Steveston and Britannia."

**– Michelle Dunn, Director of Communications,
Tourism Richmond**

"I did not count how many sea creatures I have painted, but this time I know my hand is tired ...I really enjoyed it, seeing all the smiling faces young and old.

I met one family [who] came ... 3 days in a roll [sic]. 1st day father, mother and 2 children, 2nd day father, mother, 2 children, grandpa and grandma. On the 3rd day, the same family, grandpa, grandma, neighbours and friends. You can tell everyone are happy [sic] and thank you for allowing me to share my art works."

– Ricky Choh, festival artist

"Just wanted to let you know how fantastic the Maritime Festival was. It was a perfect family event. Lucy, Simon, Max and I had a great time... one of the best community events that we've been to anytime."

– Morgan Muir and family, White Rock resident

"Port Metro Vancouver has been a proud sponsor of the Richmond Maritime Festival for six years. For its 8th annual festival, the Port was pleased to see a significant growth in the number of attendees and more activities for families to enjoy. We look forward to seeing the festival continue to grow."

– Ram Chungh, Port Metro Vancouver

"I had so much fun I had to come back the next day to see everything."

– Justin Thorsteinson, 9 years old



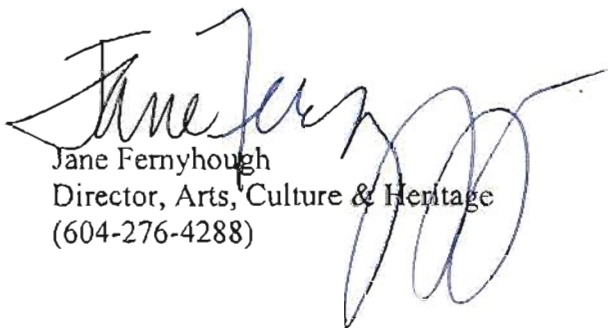
City of Richmond

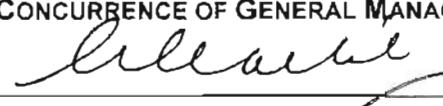
Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** February 13, 2012
From: Jane Fernyhough
Director, Arts, Culture & Heritage **File:**
Re: Requests made by the Richmond Potters Club

Staff Recommendation

That the report "Requests made by the Richmond Potters Club" dated February 13, 2012 from the Director, Arts, Culture and Heritage Services, be received for information.


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

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CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

At the January 24, 2012 Parks, Recreation and Cultural Services Committee meeting, the staff report, "Richmond Potters Club's concerns at the Richmond Arts Centre" was received for information and two Potters Club members delegated on their concerns outlined in the staff report. In response to the delegation, a referral was passed that: *staff provide information regarding the following requests made by the Richmond Potters Club:*

- a. *no charge for Adult class time;*
- b. *compensation of \$1300 to be continued as a rental deferral for the City's use of the Richmond Potters Club's equipment for Children's classes;*
- c. *no reduction of Club studio space;*
- d. *no surcharge for studio electricity unless there is a meter in place which shows excess cost to the City from the Pottery Club kiln use; and*
- e. *no further reduction of Club studio hours.*

This report outlines the requests made by the Richmond Potters Club.

Analysis

The Richmond Arts Centre provides children and adult classes in a variety of art forms to the community as well as supports arts groups and clubs to practice their art. In an effort to ensure the facility is well managed and provides a high level of quality service, the City must balance the needs and wants of the greater community with those of the Resident Art Groups. The following information addresses the Potters Club's requests.

No Charge for Adult Class Time

Past and Current: The City currently provides studio time free of charge when the Club offers adult pottery classes (value \$2,400) in exchange for the use of the Club's wheels at no charge when the City offers children's pottery classes. The City promotes the Club's classes in the Parks, Recreation and Cultural Services Guide at no charge (value \$650).

Future: There are no plans to charge the Club for the use of the studio when classes are being offered. The City will continue to promote the classes in the Guide at no charge.

Compensation of \$1300 to be continued as a rental deferral for the City's use of the Richmond Potters Club's equipment for Children's classes

Past: The Potters Club received a \$1300 credit in 2011 for the Arts Centre's use of Club equipment. The intent was that this was to be a one time credit while research was collected on the use of Club equipment.

Current: In 2012, the Club will receive a \$25 credit each time their kiln is used for children's programs and the Club will not be charged studio time when offering Adult pottery classes in exchange for the Arts Centre's use of their wheels for the children's classes. In a recent review of

the Arts Centre's use of Club equipment, it was found that the Club's kilns were only used 5-6 times and their wheels approximately 150 hours during the year. The compensation of \$1300 will not be considered at this time.

Future: This spring, the City will purchase three new wheels for the Pottery studio (value \$4500), which will be available for use by the Club.

No Reduction of Club Studio Space

Past: The Potters Club have several shelving and cupboards in the studio, a storage room and a closet which are used for storage of supplies, unfinished work, and to display examples of finished pottery.

Current: Given the shortage of storage space staff will continue to audit the use of space within the studio to ensure it is shared appropriately and used effectively.

Future: Any changes to studio space, such as storage, will be discussed with the Club in advance.

No surcharge for studio electricity unless there is a meter in place which shows excess cost to the City from the Pottery Club kiln use Kiln Use

Past: The Pottery Club has not to date been charged for the use of the kiln. They have been free to fire the kilns whenever they have needed to for the work.

Current: The Potters Club will not be charged for kiln use in 2012.

Future: Staff will further review kiln use at the Arts Centre as well as other pottery facilities in the Lower Mainland in order to develop kiln guidelines for the Arts Centre.

No further reduction of Club Studio Hours

Past: In 2011 the Club booked the studio for 45 hours per year/per week for member's use and adult classes.

Current: In 2012, the Club has 39 hours for its membership (42 members) and adult classes. The Arts Centre reclaimed 7 hours on Fridays in order to offer children's clay classes however, the Club is still permitted to use the kiln room free of charge during children's classes.

Future: Staff will continue to audit the use of the studio in an effort to best meet the demands placed on the Arts Centre. Both the needs of the City and the Club will be discussed and taken into account if any changes in Pottery studio hours are required in fall 2012 or thereafter.

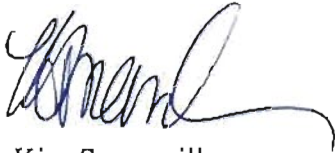
In order to advance the ceramic arts and build the number of participants practicing the art (and thereby keep the Potters Club viable into the future) it is important that both parties work collaboratively. Staff met with the Potters Club's Executive on February 9, 2012 to discuss the relationship between the City and the Club. It was agreed at the meeting that it is important to have a positive relationship and both staff and the Club committed to improving communication.

Financial Impact

There is no financial impact at this time.

Conclusion

The Arts Centre provides children and adult classes in a variety of art forms to the community as well as supports arts groups and clubs to practice their art. In an effort to ensure the facility is well managed and provides a high level of quality service, the City must balance the needs and wants of the greater community with those of the Resident Art Groups. Staff are committed to working collaboratively with the Richmond Potters Club to advance the practice of ceramic arts in the community.

A handwritten signature in blue ink, appearing to read 'Kim Somerville', with a long, sweeping horizontal line extending to the right.

Kim Somerville
Manager, Arts Services
(604-247-4671)

KS:ks



Planning Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, March 6, 2012
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, February 21, 2012.*



NEXT COMMITTEE MEETING DATE

Tuesday, March 20, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- PLN-13** 1. **Application by Firework Productions Ltd. for a Temporary Commercial Use Permit at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) for 2012, 2013 and 2014**
(File Ref. No. TU 11-595782) (REDMS No. 3485054/3468443)

See Page **PLN-13** for full report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That the application of Firework Productions Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be considered at Public Hearing to be held on March 19, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation 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 for the purposes of permitting an evening night market event between May 18, 2012 to October 8, 2012 (inclusive), May 17, 2013 to October 14, 2013 (inclusive) and May 16, 2014 to October 13, 2014 (inclusive) 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 include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in Attachment 4 to the original staff report dated February 9, 2012 from the Director of Development.*



2. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, February 21, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt, Vice-Chair
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie (arrived at 4:32 p.m.)

Also Present: Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, February 7, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, March 6, 2012, (tentative date) at 4:00 p.m. in the Anderson Room.

It was agreed that the Agenda would be varied and that Item 7. would be addressed after discussion of Items 1. through 6., and Items 8. and 9., but before the Manager's Report.

COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT (LEGACY PARK LANDS LIMITED) BYLAW NO. 8853 - TO SECURE MARKET RENTAL HOUSING UNITS LOCATED IN 14000 AND 14088 RIVERPORT WAY**
(File Ref. No. 12-8060-20-8853) (REDMS No. 3424066)

In response to a query, Brian J. Jackson, Director of Development, stated that even if the building is sold to another owner, the market rental housing units remain as affordable housing units in perpetuity.

It was moved and seconded

That Bylaw No. 8853 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 8853 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the market rental housing units required by Zoning Text Amendment Application No. 11-565675.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **JAING ZHU HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9780 ALBERTA ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE) IN ORDER TO CREATE SIX (6) TOWNHOUSE UNITS.**
(File Ref. No. 12-8060-20-8812, RZ 11-566870) (REDMS No. 3315070)

It was moved and seconded

That Bylaw 8812, for the rezoning of 9780 Alberta Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) – North McLennan (City Centre)”. be introduced and given first reading.

CARRIED

3. **APPLICATION BY YASEEN GREWAL, BALBIR RANDHAWA AND SARBJIT RANDHAWA FOR REZONING AT 10180/10200 FINLAYSON DRIVE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-8863, RZ 11-594451) (REDMS No. 3455139)

In response to a query, Mr. Jackson advised that the application met the ‘fast track’ criteria and that it was ready for consideration by Committee three months after the applicant submitted the complete application to the City.

It was moved and seconded

That Bylaw No. 8863, for the rezoning of 10180/10200 Finlayson Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

4. APPLICATION BY HARBINDER BAHD FOR REZONING AT 8631 FRANCIS ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)

(File Ref. No. 12-8060-20-8866, **RZ 11-587257**) (REDMS No. 345727)

In response to queries, Mr. Jackson advised that:

- the required storm sewer extension along the entire frontage on Francis Road would result in the elimination of the ditch that is currently on that frontage; and
- the coach houses above the garages measure approximately 650 to 700 square feet.

In response to a further query, Mr. Jackson advised that staff could look into the rental rate for the market rental units.

A brief discussion took place between staff and Committee with regard to the number of affordable housing units in the City, and the following advice was provided by Joe Erceg, General Manager, Planning and Development: the City has 1,346 affordable units secured through the City's policies and this number includes: (i) 303 market rental units; (ii) 352 secondary suites; and (iii) 95 coach houses.

A suggestion was made that the Chair work with the Corporate Communications team to draft a newspaper article, and a press release regarding the City's inventory of affordable housing units.

It was moved and seconded

That Bylaw No. 8866, for the rezoning of 8631 Francis Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

CARRIED

5. **KHALID HASAN HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 9500, 9520 AND 9540 GRANVILLE AVENUE FROM “SINGLE DETACHED (RS1/F)” TO “MEDIUM DENSITY TOWNHOUSES (RTM2)” IN ORDER TO DEVELOP A 16 UNIT 2 STOREY TOWNHOUSE DEVELOPMENT**

(File Ref. No. 12-8060-20-8868, RZ 11-581552) (REDMS No. 3465853)

Discussion ensued between staff and Committee and especially with regard to: (i) parking stalls are side-by-side, not tandem; (ii) .65 floor area ratio is being recommended; (iii) the crosswalk at Ash and Granville is being upgraded at an approximate cost of \$15,000; (iv) a trellis will cover the bicycle parking area; and (v) when a strata council can change the configuration of a “tot lot” play area without filing a development permit application, and when a strata council has to file a development permit application.

The Chair commented that the applicant might want to consider a softer surface than asphalt for the outdoor amenity area.

It was moved and seconded

That Bylaw No. 8868 for the rezoning of 9500, 9520 and 9540 Granville Avenue from “Single Detached, (RS1/F)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.

CARRIED

6. **APPLICATION BY PACIFIC COASTAL HOMES LTD. FOR REZONING AT 4771 DUNCLIFFE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-8869, RZ 11-577322) (REDMS No. 3444628)

It was moved and seconded

That Bylaw No. 8869, for the rezoning of 4771 Duncliff Road from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.

CARRIED

8. **APPLICATION BY BASTION DEVELOPMENT CORPORATION FOR RICHMOND ISLAND**

(File Ref. No. 12-8060-20-8861) (REDMS No. 3428095)

Mr. Jackson gave background information on the application by Bastion Development Corporation for water utility services by the City of Vancouver for a commercial marina development on Richmond Island, and the adjacent Richmond Slough in the North Arm of the Fraser River.

Mr. Jackson noted that the application has undergone a Federal Canadian Environmental Assessment review, and for that reason the Province may waive its environment assessment process.

Discussion ensued between staff and Committee, and especially regarding:

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- the applicant and staff have worked cooperatively with Port Metro Vancouver and the City of Vancouver to address each of the technical issues associated with the application;
- the average height of land on Richmond Island is six metres geodetic, which is higher than the typical height of land in Richmond;
- the applicant will pay Richmond taxes, with police and fire the only services provided in return; and
- no development permit will be filed for the proposed project.

A brief discussion ensued with regard to police and fire response, and advice was provided that discussions have been held with the RCMP, Richmond Fire Rescue and ECOMM, and it has been determined that the appropriate response time for emergencies is achievable.

Further discussion ensued with regard to the provision of a pump station for boaters and their vessels, and advice was provided that the applicant would provide that service to any boaters on the river by using a portable pump.

Matthew Cote of Milltown Marina and Boatyard Ltd. addressed Committee and in response to a query regarding archaeological digs on the site, advised that a complete archaeological study had been undertaken and the archaeological branch of the Provincial government was satisfied that there were no archaeological issues involved.

In response to further queries, he also advised that: (i) a full time caretaker, full time staff, and full time security would be located at the site; and (ii) plans for a public biking path, a public walking trail and an overlook park are in place, and that the general public is encouraged to visit the site and use these amenities.

It was moved and seconded

That:

- (1) ***Water Service to Richmond Island Bylaw No. 8861, authorizing the Service Agreement for the provision of water service by the City of Vancouver to lands commonly known as Richmond Island and legally described as PID: 025-409-018, Parcel A Section 17 and 18 Block 5 North Range 6 West NWD Plan LMP53748 ("Richmond Island"), be introduced and given first, second and third readings;***
- (2) ***The Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute an indemnification agreement with North Fraser Terminals Inc. and Milltown Marina & Boatyard Ltd. relating to possible flooding and/or erosion on Richmond Island;***

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- (3) *Staff be directed to work with FREMP and Port Metro Vancouver to amend the FREMP Richmond Area Designation agreement in keeping with the proposed marina use at Richmond Island; and*
- (4) *Staff be directed to advise the BC Environmental Assessment Office that on the basis of the additional work undertaken by the proponent, the City of Richmond has no further objections to the proposed “waive out” from the BC Environmental Assessment review.*

CARRIED

(Mayor Brodie arrived at 4:32 p.m.)

9. **FORM AND CHARACTER GUIDELINES FOR GRANNY FLATS AND COACH HOUSES IN BURKEVILLE AND EDMERE (2041 OCP UPDATE)**

(File Ref. No. 08-4045-00) (REDMS No. 3440676)

Discussion ensued among Committee, Terry Crowe, Manager, Policy Planning, and Holger Burke, Development Coordinator, regarding the draft guidelines and a proposed new granny flat and coach house zone for Burkeville and Edmere neighbourhoods.

In response to queries, staff advised that:

- built coach houses would not be asked to meet the guidelines, but future coach houses and granny flat applicants would be required to meet the guidelines;
- every resident in the Burkeville and Edmere neighbourhoods would receive information regarding the consultation process;
- the draft guidelines propose that each coach house should have some living space on the ground level, and not just on the upper level above a garage;
- pitched roof lines are recommended, and flat roofs are not recommended; and
- some yard space is recommended so that the primary home, and the coach house/granny flat, do not cover an entire site.

Joe Erceg, General Manager, Planning and Development, advised that Council could have more control over coach houses/granny flats if it chooses to modify the draft guidelines with, for example, variances.

A brief discussion took place, regarding: (i) design harmonization between the primary residential structure and the coach house/granny flat; and (ii) the maximum footprint of a coach house/granny flat.

It was moved and seconded

That the:

- (1) Proposed Form and Character Guidelines for Granny Flats and Coach Houses in Burkeville and Edgemere (Attachment 1); and*
- (2) Draft Single Detached Housing Zone with Granny Flats or Coach Houses in Burkeville and Edgemere (Attachment 2)*

be approved for public consultation in the Burkeville and Edgemere areas as part of the 2041 OCP Update.

CARRIED

7. APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8351 RIVER ROAD AND DUCK ISLAND (LOT 87 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592) FOR 2012, 2013 AND 2014

(File Ref. No. TU 11-595782) (REDMS No. 3468443)

Addressing the application for a Temporary Commercial Use Permit at River Road and Duck Island, by Raymond Cheung, Firework Productions, to operate a seasonal night market event Fridays to Sundays, from May to October, for 2012, 2013 and 2014, Mr. Jackson stated that the applicant and staff had worked together on the components comprising the application.

Committee raised the following concerns:

- if the River Road/Duck Island location is a temporary one, a future location should be identified by the applicant before Committee considers granting the temporary location for the requested three year period;
- a lack of information regarding the neighbourhood consultation process undertaken by the event organizer, what the process was like, who was consulted, and the reliability of the results;
- access to the site; and the routing of vehicles to and from the site, and impacts on the traffic pattern in the area with the addition of vehicles carrying night market visitors to the proposed site when vehicles carrying casino visitors, as well as vehicles carrying shoppers destined for Bridgeport Road stores, are added to the road, and the possibility of congestion;
- of the 1,450 off street parking stalls to be maintained on the subject site, 500 of those are pay parking stalls, and drivers may avoid those pay parking stalls in favour of on-street parking in the surrounding streets or parking stalls at the parkades owned and operated by the nearby casino; and
- the lack of signage, such as “No Temporary Parking” or “Limited Parking” in the industrial area adjacent to the applicant’s “Parking Lot A”.

7.

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Discussion ensued between staff and Committee regarding the stated concerns and advice was provided regarding: (i) the Traffic Management Plan developed by City staff in conjunction with the applicant and their consultant; (ii) transportation requirements, including a 20% contingency fund that could be utilized to implement additional traffic control and monitoring; (iii) vehicle routing, operations and logistics; and (iv) a strategy to mitigate night market traffic and parking impacts on surrounding businesses.

Raymond Cheung addressed Committee and provided background information on the application. He remarked that the proposed site has the benefit of being located in close proximity to a Canada Line station, and that this public transit element has the potential to serve as a means of cutting down on the number of cars travelling to the proposed site.

Mr. Cheung further noted that: (i) he has undertaken a traffic impact study; and (ii) he will undertake a joint promotion with TransLink to encourage night market visitors use public transit.

Discussion ensued and Committee made the following comments:

- the applicant should try to provide free parking stalls, and eliminate the plan for 500 paid parking stalls;
- a redesign of the site could be undertaken;
- the “emergency staging” site is Port Metro Vancouver (PMV) land and the applicant could speak with PMV to create parking stalls to the west of the night market;
- if the applicant expects 14,000 visitors nightly, the number of vehicles travelling to the site would turn over more than once and traffic congestion could result; and
- the applicant should try to locate a permanent site for the night market.

Mr. Cheung responded to each comment, and reiterated that the proposed parking plan is sufficient.

Howard Blank, Vice-President, Great Canadian Gaming Corporation, addressed Committee, and stated concerns with the application. He noted that the applicant has not shared its traffic study with River Rock Casino, despite the casino having asked for the plan, and stated his concern that perhaps a minimum of 2,800 cars would try to access the night market site on any given evening. Mr. Blank stated other concerns, and in particular:

- of the 1,450 off street parking stalls cited, 300 are allocated to night market vendors and event staff, which further reduces the parking stalls for expected visitors to the night market;
- the proposed off street parking stalls are on compacted sand, not asphalt;

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- night market visitors who drive to the site will park in the casino parking lot, and desire any security measures undertaken by the applicant, the casino can only ticket, not tow, vehicles from its parkades;
- the casino primarily draws adults to its theatre shows, conventions, gaming rooms and dining facilities, with peak hours on the weekends that coincide with the hours that drivers will be trying to attend, and park at, the proposed night market, thereby directly impacting the casino's operations;
- the VIP guests the casino hosts would choose to drive to the New Westminster casino destination rather than queue in backed up traffic near the casino, creating a decline in gaming revenue during the months the night market operates; and
- even a 5% decline in revenue would translate into a \$1 million loss to the City.

Mr. Blank commented that he knows Mr. Cheung, and supports the idea of a night market, but he underscored the concerns his company has about the Casino's guests and the impact on the Casino's business, should the application move forward.

Discussion ensued among Committee members and a suggestion was made that the application be referred back to staff for clarification, and especially to further examine traffic issues, traffic management, and parking issues.

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

It was moved and seconded

That the application of Firework Productions Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be referred to staff to examine:

- (1) traffic issues as they apply to the application;***
- (2) traffic management in the 8351 River Road and Duck Island area;***
and
- (3) parking issues as they relate to the proposed night market.***

CARRIED

OPPOSED: Cllrs. Evelina Halsey-Brandt
Harold Steves

Planning Committee
Tuesday, February 21, 2012

10. **MANAGER'S REPORT**

(a) *Building Height in the City Centre*

Mr. Crowe referred to the memo staff submitted to Council regarding the possibility of increasing building height in the City Centre.

(b) *School Board Surplus Lands*

Mr. Crowe advised that he was attending a Tuesday, February 21, 2012 meeting at the School Board where the topic of surplus lands would be discussed, and would report back.

(c) *Residential Accessory Structures on Agriculture Lands*

Mr. Jackson advised that staff is reviewing the height of residential accessory structures on agriculture lands.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6:17 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Planning
Committee of the Council of the City of
Richmond held on Tuesday, February 21,
2012.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Acting General Manager, Planning and Development
Date: March 1, 2012
File: TU 11-595782
Re: **Application by Firework Productions Ltd. for a Temporary Commercial Use Permit at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) for 2012, 2013 and 2014**

Staff Recommendation

1. That the application of Firework Productions Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be considered at Public Hearing to be held on March 19, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation 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 for the purposes of permitting an evening night market event between May 18, 2012 to October 8, 2012 (inclusive), May 17, 2013 to October 14, 2013 (inclusive) and May 16, 2014 to October 13, 2014 (inclusive) 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 include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in **Attachment 4** to the original staff report dated February 9, 2012 from the Director of Development.

Brian J. Jackson, MCIP
Acting General Manager, Planning and Development

BJJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO: Transportation	CONCURRENCE Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

At the February 21, 2012 Planning Committee meeting, the following referral motion to staff was made:

That the application of Fireworks Production Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be referred to staff to examine:

- 1. Traffic issues as they apply to the application.*
- 2. Traffic management in the 8351 River Road and Duck Island area: and*
- 3. Parking issues as they relate to the proposed night market.*

This staff report responds to the February 21, 2012 Planning Committee referral and presents new information and analysis for Council's consideration of the Temporary Commercial Use Permit (TCUP) proposed at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592)(the "subject site") for the purposes of operating a seasonal night market event during the specified periods for 2012, 2013 and 2014.

Findings of Fact

This report only presents new information and analysis on issues of concern identified in the Planning Committee referral. The traffic consultant's memorandum report is contained in **Attachment 1**. For reference, the original staff report considered at February 21, 2012 Planning Committee is contained in **Attachment 2**.

Responses to Referral and Additional Information

To respond to the referral, the event organizer's traffic consultant submitted a memorandum report (**Attachment 1**) to address concerns and identify solutions in response to traffic management and off-street parking issues related to the night market event. Transportation Division staff support the consultant's recommendations. With these recommended changes, Transportation Division staff conclude that the parking intrusion and traffic queues will be minimized to reduce impacts on surrounding businesses, land uses and City roads. The following sections detail new parking and traffic management provisions as recommended by the traffic consultant and supported by City staff.

Free Off-Street Parking on the Event Site

All of the off-street parking available on the event site for Parking Lot A (767 stalls) and Parking Lot B (738 stalls) will be free for the entire duration of the event (1,505 stalls). Three hundred stalls are required to be allocated to event vendors and employees, which leaves a remaining 1,205 total free parking stalls available for event attendees. These off-street parking requirements meet the City's minimum 1,150 of stalls required to be allocated to this event plus 300 stalls dedicated for vendors and market event employees.

The provision for free parking removes the requirement for pay booths to be situated on any portions of the event parking areas, thus increasing queuing lengths for vehicles on the site and minimizing northbound queuing on No. 3 Road as confirmed by the traffic consultant. The event organizer will also staff the parking lots with attendants assigned to direct traffic to increase parking lot circulation efficiencies, which also reduces potential vehicle queuing at the event site entrance.

Secondary Vehicle Access – West Road

As a back-up provision in the event of the occurrence of northbound queuing along No. 3 Road, the applicant proposes a secondary vehicle access at West Road. This alternative access route to the event entrance at No. 3 Road and River Road will be implemented if traffic queues materialize that impact the function of intersections south of the event site entrance along No. 3 Road. The Traffic Management Plan (TMP) and Traffic Control Persons (TCP's) will have radio communication and mechanisms in place to implement the secondary access quickly and effectively if needed. A diagram of the main vehicle access at No. 3 Road/River Road and secondary access provisions is contained in **Attachment 1**.

Information on Operations/Logistics of the Traffic Management Plan

An operational plan to detail the functioning and logistics of the TMP has been outlined by the consultant. This traffic management strategy provides information on various scenarios arising from traffic accessing and exiting the night market event site and provisions for communication amongst the Traffic Control Persons so that the TMP can be adjusted to address any queuing on City roads and implement the secondary access from West Road if required.

The TMP is subject to further review and monitoring by Transportation staff. Changes to the TMP can be made in consultation with attending RCMP members, professional Traffic Control Company staff and the event organizer, at the sole discretion of Transportation staff. All costs associated with implementation of the TMP is the responsibility of the event organizer.

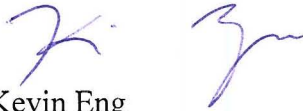
All intersection locations identified as having Traffic Control Persons and signage is required to be implemented at the outset of the event and maintained until Transportation Division staff have the opportunity to monitor traffic management operations to determine if any revisions need to be made. Approval (including any revisions) of the TMP is at the sole discretion of Transportation Division staff.

Additional Parking Contingencies Being Explored by the Event Organizer

At the event organizer's own initiative, a potential contingency parking lot is being explored in the area of Bridgeport Road and No. 3 Road (Northwest corner) that would provide an additional measure to manage traffic and parking during peak operation periods. This initiative is an additional measure that goes beyond the referral requested by Planning Committee and is not a required component of the TMP approved by the City.

Conclusion

The event organizer's traffic consultant has submitted a memorandum report that responds to the February 21, 2012 Planning Committee referral related to traffic management and parking issues for the proposed night market event. Transportation staff have reviewed and support the traffic consultant's report and recommended strategies. Staff recommend approval of the Temporary Commercial Use Permit for a seasonal evening market event on the subject site from 2012 to 2014.



Kevin Eng
Planner 1

KE:ke

Attachment 1 – Traffic Consultant's Memorandum Report

Attachment 2 – Original TCUP Report Considered at February 21, 2012 Planning Committee



Memorandum

Client oriented.
Solution driven.
Since 1969

To:	Victor Wei, P.Eng. and Doug Newton, City of Richmond	R.F. Binnie & Associates Ltd.
Cc:	Raymond Cheung, Firework Productions Ltd.	205 – 4946 Canada Way
From:	Jonathan Ho, P.Eng., PTOE, Traffic Engineer	Burnaby, BC V5G 4H7
Date:	March 1, 2012	tel: 604.420.1721
Project #	11-420	File # 11-420-04
Re:	2012 Richmond Night Market – Traffic and Parking Assessment	fax: 604.420.4743
	Memorandum – Final Recommendations and Findings	www.binnie.com

1.0 BACKGROUND

R.F. Binnie & Associates Ltd. (Binnie) was retained by Firework Productions Ltd., the organizer of the proposed 2012 Richmond Night Market, to prepare a Traffic and Parking Assessment Memorandum for the event. Following a series of discussions with the City of Richmond (City) staff regarding the potential traffic and parking impacts generated by the proposed special event, the memorandum summarizes the final recommendations and findings now outlined in a detailed memorandum provided to the City separately.

2.0 MEMORANDUM FINDINGS AND RECOMMENDATIONS

2.1. FREE ON-SITE PARKING

The current layout of the site shows a total of 1,505 off-street parking stalls to be provided for the duration of the event in two main parking lots. The main entrance to the parking lot will be located on No. 3 Road north of River Road. Based on the on-going discussion between the event organizer and the City, the proposed parking facility will be free of charge.

Parking Lot 'A' will provide 767 parking stalls including handicapped parking stalls and a taxi loading zone. Parking Lot 'B' will provide 738 stalls including up to 300 stalls set aside for the vendors, employees and volunteers at the event. The event organizer has also secured a number of vacant properties located in the northwest quadrant of the No. 3 Road and Bridgeport Road intersection to be used as a potential contingency parking lot which is above and beyond the requirement set forth by the City. The usage of these properties, which are existing gravel lots and already leveled, is being sought after at the event organizer's own initiative should vehicles need to be distributed there in order to relief the queuing on No. 3 Road and only if the proposed parking lots are at capacity.

Previous traffic analysis found the 95th percentile queue length on No. 3 Road is approximately 70 m (up to Beckwith Road with approximately 180 m remaining before reaching Bridgeport Road) assuming that the facility is paid only and there will be fee collection booths set up at the entrance to the parking lots. Since the night market parking facilities will now be free of charge, the need for the fee collection booths is eliminated thus it also removes a significant "bottleneck" on No. 3 Road

entering the parking lots; therefore, the northbound queuing concern on No. 3 Road is greatly minimized.

Within the main parking lots, there will also be parking attendants equipped with radio communication working in the main night market parking lots to direct traffic to proceed to the next available stall in an efficient manner thus minimizing any blockage to the lot entrance. If required, the potential contingency parking lot on No. 3 Road will be used to help relief the queuing on No. 3 Road waiting to enter the event ground.

2.2. ALTERNATE ACCESS USING WEST ROAD

If the northbound queue on No. 3 Road becomes a concern, the trained Traffic Control Personnel (TCP) stationed at the intersection of No. 3 Road and Bridgeport Road will direct the traffic to access the night market via an alternate route using West Road and then River Road. The total length of this route is approximately 300 m, therefore allowing an additional 45 vehicles to be stored before re-joining the queue on No. 3 Road with the help of a TCP.

If the main parking lots for the night market are near capacity, the detoured traffic can also access the potential contingency parking lot directly from West Road without the need to re-enter No. 3 Road in order to avoid adding more traffic demand on it.

2.3. TRAFFIC MANAGEMENT STRATEGIES

The focus of the TCP is to ensure the northbound traffic queue on No. 3 Road does not spillback to either Bridgeport Road or Sea Island Way which will have significant negative effect on the through traffic movements. The TCP, which will maintain constant radio communication to relay information between intersections, will be instructed to undertake the following traffic management strategies as soon as potential queuing concerns are identified:

Scenario 1: Northbound queue on No. 3 Road becomes significant:

- The TCP stationed at the entrance to the night market parking facilities and at the Bridgeport Road intersection will maintain radio communication to identify any issues that exist.
- The TCP stationed at the Bridgeport Road intersection will direct traffic to proceed westbound and access the site via West Road and then River Road.
- The TCP stationed at the No. 3 Road and River Road intersection will assist the detoured traffic to rejoin the queue on No. 3 Road once the demand reduces.

Scenario 2: Northbound queue on No. 3 Road becomes significant due to parking facilities reaching capacity:

- The TCP stationed at the entrance to the night market parking facilities will notify the TCP stationed at the No. 3 Road and Bridgeport Road intersection to begin utilizing the potential contingency parking lot.

- Traffic on No. 3 Road will be distributed to park at the potential contingency parking lot and proceed to the event ground on foot along No. 3 Road.
- The potential contingency parking lot will continue to be used until parking stalls are once again available for use at the main parking facilities.

Scenario 3: Eastbound left-turn queue on Sea Island Way becomes spillback into the through lanes:

- The TCP stationed at the intersection of Bridgeport Road will begin stopping the westbound and southbound traffic in order to clear the queue within the short segment between Sea Island Way and Bridgeport Road.
- Once the queue on the short segment is cleared, the TCP stationed at the Sea Island Way intersection will stop all conflicting movements to allow the eastbound left-turn and through traffic to proceed.
- After the left-turn queuing issue is addressed, the traffic flow will revert back to normal at the Sea Island Way intersection.

Scenario 4: Westbound queue on Bridgeport Road becomes excessive:

- The TCP stationed at the intersection of Bridgeport Road will begin stopping the northbound traffic from allowing more vehicles to join the queue on No. 3 Road.
- The TCP will clear any blockage in the intersection immediately to all the westbound traffic to proceed through the intersection. The night market traffic will be directed to use West Road to access the night market by re-joining the queue on No. 3 Road with the help of the TCP stationed at the River Road intersection.
- If necessary, the detoured traffic can also access the potential contingency parking lot from West Road if the night market parking facilities are near capacity.

Under severe conditions, the existing signal at the intersection of No. 3 Road and Bridgeport Road may be overridden by the local detachment of the Royal Canadian Mounted Police (RCMP) and with their supervision and direction, the TCP may assume control of the intersection to direct traffic in an efficient manner to clear the northbound queues and to minimize the delay to the westbound through traffic on Bridgeport Road which may include people destined for the Vancouver International Airport to catch flights.

2.4. TRAFFIC FLOW USING NO. 3 ROAD AND WEST ROAD ONLY

Temporary guide signs installed on Bridgeport Road, Garden City Road and Sea Island Way will direct the night market traffic to use No. 3 Road, and West Road if necessary, to access the event ground; therefore, the previous concerns raised by the casino operator that traffic operations on River Road would be compromised is addressed. The event organizer and the City had explored further means of minimizing the night market traffic on Great Canadian Way and River Road by closing off the east approach of the No. 3 Road and River Road intersection; however, it was not recommended since it

will have negative effect on the casino traffic as they may arrive using No. 3 Road and realize that there is no right-turn access at River Road to reach the casino parkade.

For the outbound traffic, the TCP will direct the drivers to exit using No. 3 Road only. At the Bridgeport Road intersection, the southbound left-turn movement will be prohibited if necessary and the resultant traffic heading in the eastbound direction will make the left-turn at the Sea Island Way intersection to ensure that queues do not form on No. 3 Road north of Bridgeport Road. The proposed inbound and outbound traffic flows are summarized in **Figure 1**.

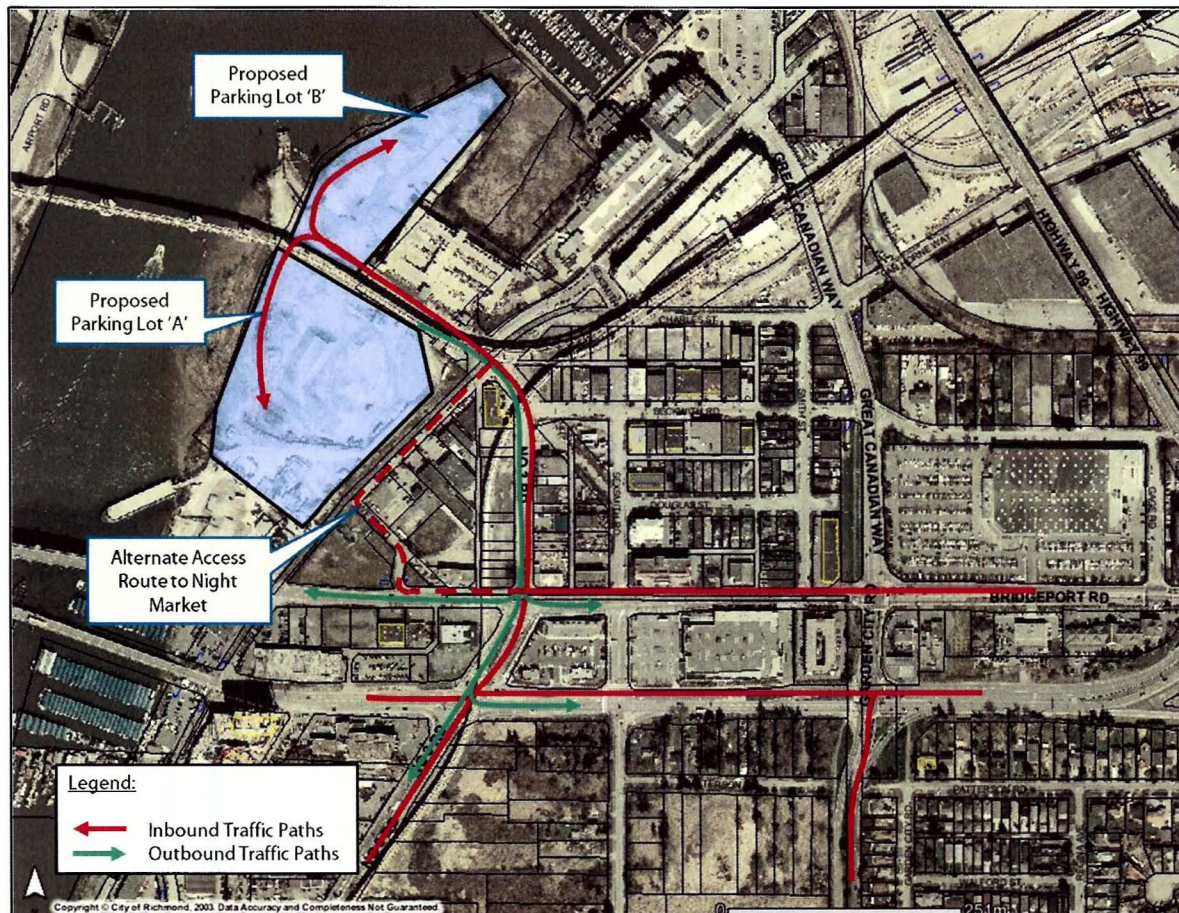


Figure 1 – Proposed Inbound and Outbound Traffic Flows (Source: City of Richmond GIS)

2.5. ACTIVE MONITORING AND TRANSIT INCENTIVES

The study recommends that the event organizer to monitor the traffic and parking operations continuously for the duration of the event throughout the summer period. The event organizer is encouraged to collect new demographic data of the attendees. It is also understood that a video data collection tool has been purchased for the event in order to collect the nightly attendance by walking and vehicular means.

The event organizer will also track the transit mode split to determine whether the 20% target can be met. It is understood that a number of the transit promotional strategies have been developed including the following:

- Transit ticket holders will receive promotional gifts from the night market event sponsors;
- A free entry to a draw for special gifts and prizes; and
- Promote the night market event location and its accessibility by transit through TV commercials, radio commercials and newspaper advertisement.

3.0 CONCLUSION

The five items summarized in this memorandum are to address the traffic and parking impacts that may be generated by proposed Richmond Night Market. After extensive discussions between the event organizer, Binnie and City staff, the latest traffic and parking strategies will adequately address the forecast concerns. The proposed traffic flows and TCP locations are shown in **Figure 2**.

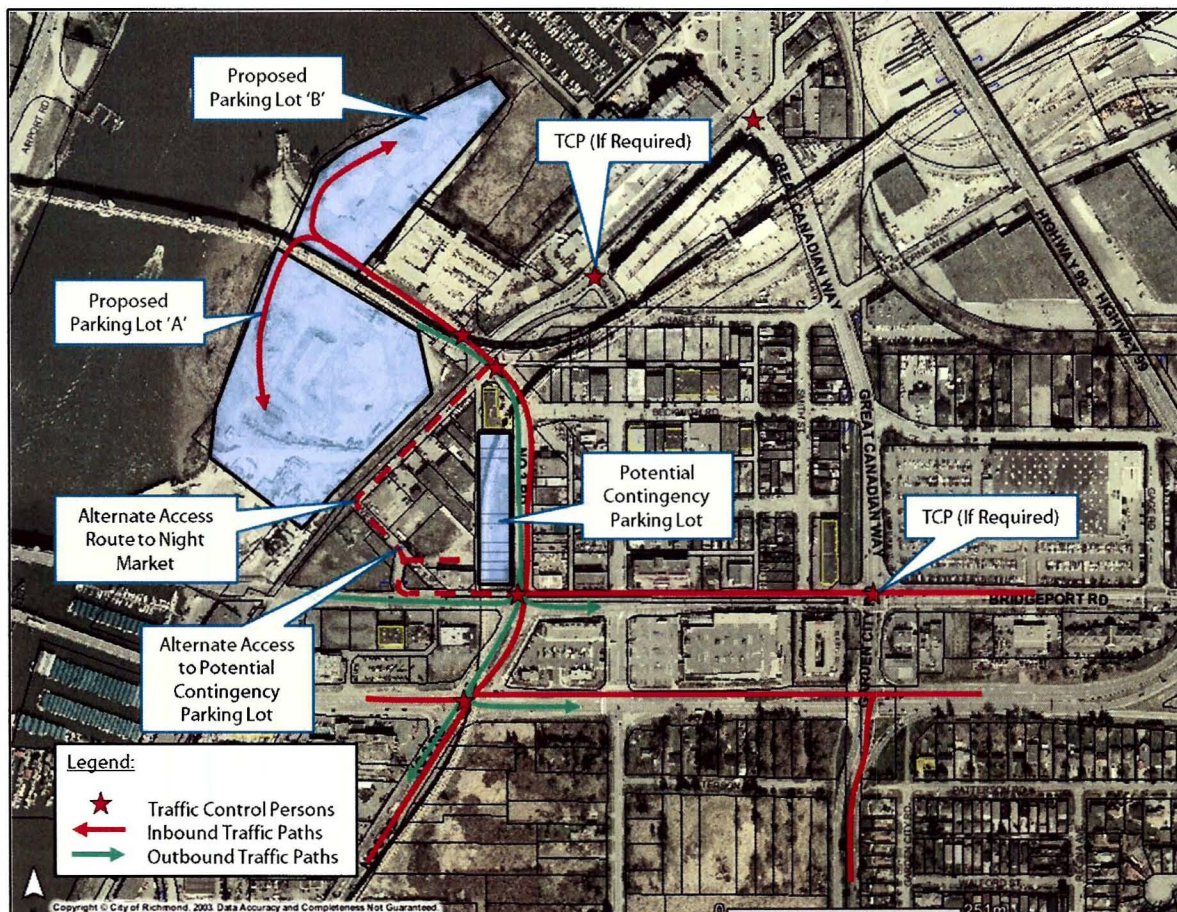


Figure 2 – Proposed Traffic Flows and Traffic Control Person Locations

Preliminary review has shown that the availability of the on-site parking is adequate and since the parking lots will be provided to the night market attendees free of charge, the concern regarding possible illegal parking at the adjacent casino parkade has been addressed. The overall road network will also be managed by a professional traffic control company based on the key management strategies outlined above, including the usage of West Road as an alternate access to the night market if No. 3 Road is congested. Since the fee collection booths no longer needs to be provided at the entrance to the night market parking lots, the potential queuing on No. 3 Road is greatly reduced. In addition, a potential contingency parking lot on No.3 Road has been sought by the event organizer to help relief the northbound vehicle queue on No. 3 Road if it becomes significant. It is noted that this potential contingency parking lot is above and beyond the request by the City staff to support the operations of the night market.

The event organizer has now provided the detail on transit promotional items such as special gifts and free draws. Data collection equipment will also be set up to monitor the traffic and parking operations continuously in order to make appropriate adjustments to the management plan as required.

Prepared by:

Jonathan Ho, P.Eng., PTOE
Traffic Engineer



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** February 9, 2012
From: Brian J. Jackson, MCIP **File:** TU 11-595782
 Director of Development
Re: **Application by Firework Productions Ltd. for a Temporary Commercial Use Permit at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) for 2012, 2013 and 2014**

Staff Recommendation

1. That the application of Firework Productions Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be considered at Public Hearing to be held on March 19, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation 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 for the purposes of permitting an evening night market event between May 18, 2012 to October 8, 2012 (inclusive), May 17, 2013 to October 14, 2013 (inclusive) and May 16, 2014 to October 13, 2014 (inclusive) 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 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 9, 2012 from the Director of Development.

Brian J. Jackson, MCIP
Director of Development

BJJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Community Bylaws	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Fire Rescue	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
RCMP	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Building Approvals	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Environmental Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Firework Productions Ltd (Raymond Cheung) has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592)(the "subject site") for the purposes of operating a seasonal night market event during the specified periods for 2012, 2013 and 2014 (Please refer to **Attachment 1** for a location map).

A rezoning application (RZ 12-598104) has also recently been submitted that proposes a comprehensive development plan for the subject site. This site will remain generally in its current vacant state as processing of the rezoning occurs.

The event organizer (Raymond Cheung c/o Firework Productions Ltd.) has obtained authorization from the property owner to apply for a TCUP to operate a seasonal night market event on the subject site from 2012 to 2014 as an 'interim' use as it goes through the necessary development application processes.

Event Dates and Hours of Operation

	Opening and Closing Dates	Days of Operation	Hours of Operation
2012	May 18 to October 8	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. 68 operation days proposed. 	<ul style="list-style-type: none"> May, June, September and October <ul style="list-style-type: none"> 7pm-12am: Friday and Saturday. 6pm-11pm: Sunday and Statutory Holidays. July and August (Peak Season) <ul style="list-style-type: none"> 7pm-12am: Friday. 7pm-1am: Saturday. 6pm-11pm: Sunday and Statutory Holidays.
2013	May 17 to October 14	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. 71 operation days proposed. 	<ul style="list-style-type: none"> May, June, September and October <ul style="list-style-type: none"> 7pm-12am: Friday and Saturday. 6pm-11pm: Sunday and Statutory Holidays. July and August (Peak Season) <ul style="list-style-type: none"> 7pm-12am: Friday. 7pm-1am: Saturday. 6pm-11pm: Sunday and Statutory Holidays.
2014	May 16 to October 13	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. June 30 (Monday preceding July 1 Canada Day). 72 operation days proposed. 	<ul style="list-style-type: none"> May, June, September and October <ul style="list-style-type: none"> 7pm-12am: Friday and Saturday. 6pm-11pm: Sunday and Statutory Holidays. 6pm-11pm: June 30. July and August (Peak Season) <ul style="list-style-type: none"> 7pm-12am: Friday. 7pm-1am: Saturday. 6pm-11pm: Sunday and Statutory Holidays.

Subject Site Background

The site was previously owned by Lehigh Cement, which operated a cement manufacturing plant. Due to the operations of the industrial use and related storage of aggregate materials (gravel and sand), a majority of the site was either occupied by buildings/structures/equipment or

was utilized for storage of gravel and sand. In 2011, demolition of existing structures and buildings was undertaken. Remaining portions of the 20 acre site were graded level and existing sand and gravel surface materials were compacted.

Surrounding Development

To the north: Fraser River and foreshore.

To the east: Fraser River and foreshore; River Rock Casino, hotel and parking facilities.

To the south: River Road and a closed rail line on property owned by the City. On the opposite side of River Road, Light Industrial (IL) zoned properties.

To the west: Bridgeport Road and bridge to Sea Island.

Findings Of Fact

Item	Existing	Proposed
Owner	Sanhurgon Investment Ltd.	No change
Applicant	Firework Productions Ltd. (Raymond Cheung)	No change
Site Size	78,424 sq.m (19.4 acres)	No change
Land Uses	<ul style="list-style-type: none"> Currently vacant gravel/sand lot that has been levelled and graded. Existing Canada Line airport route guide way. 	Proposed temporary evening market consisting of food/retail vendors, on-site entertainment, supporting services and dedication off-street parking stalls.
OCP Designation – General Land Use Map	Commercial and Park	No change proposed.
City Centre – Bridgeport Village Sub Area Plan Designation	Urban Centre (T5)	
Zoning	Light Industrial (IL)	No change

Comprehensive Rezoning Proposal for Duck Island – Potential Impacts to TCUP

Through the processing of the comprehensive rezoning application for Duck Island, a number of City requirements involving land transactions and dedications for various road, dike and park works and upgrades will likely be secured if approved by Council. Depending on the timing of rezoning application approval and completion of these land transactions, this may have an impact on the proposed night market event. Staff will review these rezoning requirements in conjunction with the night market event in the future to determine impacts to any granted TCUP to determine if it potentially requires additional approvals from Council.

Night Market Event at 12631 Vulcan Way (Lions Communication Inc.)

A TCUP application for 12631 Vulcan Way by Lions Communication Inc. has been recently submitted to the City (application received February 10, 2012) and proposes a market event on the site similar to previous years. The previous TCUP issued to Lions Communication for an event on 12631 Vulcan Way expired at the end of the 2011 season. Staff review of the application and required consideration by Council through the normal Temporary Commercial Use Permit process is required.

**Temporary Commercial Use Permit – Duck Island Night Market Event Description
(Fireworks Production Ltd.)**

The following summarizes proposed uses, event configuration and operations:

- The site plan for the proposed market event and supporting off-street parking areas is contained in **Attachment 2**.
- 228 general retail vendor booths plus 80 food vendor booths (308 vendors total).
- The event market area consisting of the retail/food vendors, on-site entertainment and supporting uses (administrative areas, first aid, washroom trailers etc.) is situated on the southwest portion of the site.
- The event market and off-street parking area will be enclosed with a perimeter fence.
- Remaining portions of the subject site will be utilized for off-street parking.
- 1,458 parking stalls can be accommodated on the subject site. Transportation staff require:
 - 1,150 stalls for market attendees (maximum 500 stall allocated to pay parking).
 - 300 stalls dedicated to event vendors and staff.
- The vehicle access to and exit from the off-street parking areas on the subject site will be from No. 3 Road. Traffic control and management is outlined in the latter sections of this report.
- Surface treatment of the entire subject site will remain unchanged, except for portions of the food court that are required to be surfaced with an acceptable hard surface treatment for health, sanitation and food safety requirements. All other existing surfaces on the site generally consisting of compacted gravel and sand will be utilized in off-street parking and market event areas outside of the food court area.
- Pedestrian access will be from No. 3 Road along the southern edge of the site adjacent to River Road. This route will also serve as the primary emergency response route to the event market area. The pedestrian access and primary emergency access will be separated by fencing to ensure it remains unobstructed.

Event staffing provided by the proponent is summarized as follows (does not include traffic control personnel required by the Traffic Management Plan as approved by the City):

- Dedicated on-site security personnel.
- Janitorial staff.
- General operations, administrative and promotion staff.
- Dedicated staff patrolling and monitoring on-site parking lot areas
- Dedicated on-site first-aid attendants to respond to any immediate medical issues.

Local Government Act – Temporary Land Uses

The Local Government Act (LGA) enables municipalities the ability to:

- Designate areas where temporary commercial uses may be considered.
- Issue temporary use permits through Council resolution.
- Undertake public notification on the proposed temporary use.
- Specify terms and conditions applicable to the proposed temporary use.

Maximum time periods that a TCUP is valid for is 3 years. Upon expiration, a renewal can be applied for a maximum of 3 years (Note: The LGA was recently amended to increase the time

period of temporary use permits from 2 to 3 years). The proposed TCUP for a market event from 2012 to 2014 complies with the provisions of the LGA.

Related Policies and Land Use Designations

Official Community Plan – Temporary Use Permits

The subject site is designated for 'Commercial' and 'Park' uses in the Official Community Plan (OCP)-General Land Use Map and the City Centre Area Plan (Bridgeport Village Sub Area). Schedule 1 of the OCP permits TCUP's to be considered in a wide range of OCP land use designations, including commercially designated land. The event market area, containing all of the proposed temporary commercial uses, is contained on the 'Commercial' OCP designated portions of the site. Based on provisions of the Local Government Act and OCP regulations relating to temporary commercial uses, a TCUP for the proposed night market event can be considered on the subject site.

Environmentally Sensitive Area and Fraser River Foreshore

The subject site has an Environmentally Sensitive Area (ESA) designation in relation to its proximity to the foreshore of the Fraser River. The existing site has been extensively modified from the previous industrial land use. The proposed night market and parking uses are located on the already modified lands. Required paving associated with the location of the food court is outside of the ESA area. As a result of the minimal modification of land and temporary nature of structure/building associated with the night market event, no ESA Development Permit is required as part of the proposed TCUP. To mitigate any impact, parking areas will be fenced and setback from the existing foreshore habitat area based on the strategy developed by an environmental consultant and approved by Fraser River Estuary Management Program (FREMP) agencies. A comprehensive approach and mitigation/compensation program to addressing ecological habitat associated with the Fraser River Foreshore will be developed as part of the ultimate plans submitted in the rezoning application.

Official Community Plan – FREMP Approval

The OCP requires that all proposed land uses and construction activities outside of the dike require application to and approval from FREMP agencies. In conjunction with the environmental consultant working on the Duck Island site, City staff are communicating with FREMP agencies in their review of the proposed night market event and associated land uses on the subject site.

Public Consultation and Notification

Public Consultation Undertaken by Event Organizer

The event organizer has undertaken public consultation with properties in the surrounding area of the proposed event site. The organizer discussed the proposed event directly with people who were available and provided information handouts to property owners/tenants/residents for the area bounded between Bridgeport Road, Great Canadian Way and the Fraser River. A summary of the consultation feedback and materials is shown in **Attachment 3**. A majority of comments related to traffic, parking and vehicle access in and around the area during event operations. Concerns raised through the public consultation completed by the event organizer are addressed in latter sections of the report.

Public Hearing and Notification by the City of Richmond

Processing of the Temporary Commercial Use Permit requires that the land use application be forwarded to a Public Hearing for comments and a decision by Council. A public hearing notification area generally bounded by Bridgeport Road to the south, Great Canadian Way to the East and Fraser River to the west and north is recommended by staff (refer to **Attachment 4** for a notification area map).

Public Correspondence and Dialogue with Surrounding Businesses

The River Rock Casino has discussed the proposed event with the proponent and met with City staff to communicate concerns and comments on the night market event. The primary concern of the River Rock Casino relates to the impact of increased traffic and parking demand as a result of the proposed event and the potential impacts this will have on the casino's operations and existing parking facilities. The River Rock Casino has noted that the proposed night market event hours and days of operation correspond directly with their expected peak business periods. A letter from River Rock Casino summarizing their concerns is contained in **Attachment 5**. Concerns raised by the River Rock Casino are addressed in the 'Examination of Issues' section of this report.

City Staff and Stakeholder Comments

Transportation

Transportation staff have also worked with the applicant and their consultant to develop a Traffic Management Plan (TMP), which addresses the routing of vehicles to and from the site and any personnel, signage and traffic control to be implemented to support the plan. Details of the TMP are discussed in latter sections of this report. A list of transportation requirements is contained in **Attachment 6** and discussed in greater detail in the "Examination of Issues" section of the report.

City staff have also forwarded information to Ministry of Transportation and Infrastructure (MOTI) staff on the event and supporting TMP as some of the intersections with proposed traffic control are under MOTI jurisdiction. MOTI is currently reviewing the proposal. Any comments or requirements from the Ministry will be incorporated into the TMP proposed for applicable intersections.

RCMP

Based on previous night market events held in Richmond and the resulting large numbers of attendees, a minimum of 2 RCMP members are required to be present at all times during the hours of operation of the night market. As in previous events, the role of the RCMP members will be to provide a policing presence, oversee event attendees and vendor operations, monitor operation of the TMP and intervene if necessary. Having RCMP on-site during event hours also facilitates a quick response in the event of an emergency. RCMP member attendance at the night market event will be in addition to the existing RCMP deployment in Richmond, with the proponent responsible for all costs of RCMP members dedicated to the night market event. A summary of RCMP costs is contained in the "Financial Impact" section of this report.

Community Bylaws

Community Bylaw officers are required for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the night market event site (i.e., blocking fire hydrant or emergency vehicle access routes; blocking driveways). Dedicated Community Bylaw officers to patrol the surrounding night market event area are recommended to be a minimum of six hours of bylaw officer patrol during all event hours of operation, which would provide sufficient coverage. The proponent is responsible for the costs of the 6 hours of Community Bylaw officer(s) patrol each night the event is in operation, with scheduling of hours at the discretion of Community Bylaws staff. A summary of Community Bylaw costs is contained in the "Financial Impact" section of this report.

Richmond Fire Rescue

Richmond Fire Rescue (RFR) staff have reviewed the market event site plan and parking area to ensure that provisions for primary and secondary means of emergency access is available and general provision of safety and firefighting requirements are met.

The primary emergency response route will be from the event site's main access point from No. 3 Road along a secured, unencumbered drive-aisle that runs along the south edge of the site and entire east adjacent to the market event area. Provisions for a secondary emergency access located at the intersection of River Road and West Road is also required in the event of a blockage at the primary event access location. This also facilitates RFR access to water hydrants situated at River Road and West Road for firefighting provisions within the market event area.

Submission and approval of a Fire Safety Plan by RFR staff is required prior to the night market event opening that includes fire safety provisions associated with the general event operations, fire safety measures for retail and food vendors and compliance with applicable Building Code and Fire Code for all buildings, structures and appliances (hot water tanks, cooking equipment, electrical appliances and machinery etc.).

Engineering

Minimal change to the subject site's permeable compacted gravel and sand surface is proposed. The site servicing approach to handle storm water on the subject site is to grade the site to minimize any pooling of water and implement minor drainage works (small conveyances and drainage pipes to diffuse water across the large site that is primarily surfaced with permeable sand and gravel). Therefore, no connection to a City storm sewer system is required, as existing permeable surfaces will remain unchanged.

Based on the previous industrial operations, the site has existing water and sanitary sewer service. Existing connection points to water and sanitary sewer service will be utilized to service the night market event. Water and sanitary service are primarily required for the food vendors and washroom trailers. The proponents on-site servicing design drawing (including water and sanitary connections) is required to be reviewed and approved by Engineering and Building Approval's staff. All connections to City servicing is at the proponent's cost.

The proposed location of the secondary emergency access at the intersection of River Road and West Road (**Attachment 2** – Market event site plan) to enable emergency vehicle access to market event area is required to go over the existing Dike right-of-way (ROW) structure that is situated on the subject site. As a result, a bermed ramp is required to be constructed from

River/West Road intersection over the City road allowance containing the closed rail line and over the Dike ROW structure. To implement the required secondary emergency access at this location, the following is required:

- Design submission of the emergency access by the proponent's consulting engineer for review and approval by Engineering and Transportation staff.
- Forwarding the emergency access design to the Provincial Diking Authority for review and approval (preliminary discussions have been undertaken with Ministry staff who have noted no concerns with the proposal so long as there is no decrease in dike elevation and construction activities do not disturb the existing dike.
- The construction of the approved emergency access design to be undertaken through the appropriate process (i.e., City Work Order or other process) prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.
- Entering into an appropriate agreement between the City and proponent that covers typical issues related to construction, removal (upon conclusion of the event), maintenance and right of access prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.
- All costs for the design, construction, maintenance and removal of the secondary emergency access is the event organizer's responsibility.

Minor works on or across City roads/properties to implement asphalt walkways, temporary crosswalks and driveway crossings (for secondary emergency access) to service the proposed event on the site is required to be completed based on an approved City design through a City Work Order (or other approved process) at the event organizer cost.

Building Approvals

Building permits are required for all buildings and structures proposed for the event site. Temporary and mobile buildings also require building permits to ensure they are sufficiently tied down and secured to the ground and ensure that the mobile buildings adhere to the City's Building Regulation Bylaw and BC Building Code. The Flood Plain Designation and Protection Bylaw requires permanent buildings to be constructed at the required Flood Construction Level (FCL)(4.35m for the subject site as it is outside the Dike). Buildings and structures that are considered temporary if they are not utilized for a period of more than 12 months and removed from the event site sometime during the off-season are not required to be constructed to an FCL of 4.35 m. Prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event, completion of a legal agreement will be a requirement of the TCUP to:

- Identify that the subject site containing the night market event area and off-street parking is outside of the dike and susceptible to flooding.
- Release and indemnify the City for any damage to building, structures, property, equipment and servicing on the subject site in the event of flooding.

Site servicing and plumbing permits are also required for all on-site water and sanitary sewer service provided for the food court vendors and any other buildings/structures that require water and sanitary sewer service. The site servicing permit will confirm provisions for on-site drainage and diffusion depending on the extent of works proposed by the event's engineering consultant, including provisions for the capture and diffusion of storm water from the proposed hard-surfaced area of the food court.

Council approval of the TCUP for the subject site is required prior to issuance of any building or site servicing permits related to the night market event.

Business Licensing

All commercial retail and food vendor booths operating at the night market event are required to apply for and obtain Business Licenses to operate. The event proponent (Raymond Cheung C/O Firework Productions Ltd.) is also required to obtain an appropriate Business License for the purposes of operating the night market event. Each vendor at the night market is required to obtain a Business License for each year of operation.

Vancouver Coastal Health (Richmond)

All vendors involved in the selling or handling of food and beverage product at the event are required to obtain appropriate permits to operate from Vancouver Coastal Health (VCH) to ensure compliance with food safety, sanitation and food handling requirements. VCH will determine requirements associated with provisions for food vendors having access to water (hot and cold), access to appropriate refrigeration and food safety measures that the event organizer and each food vendor booth is responsible for compliance.

Upon preliminary review, VCH staff have noted the requirement for the site to have sufficient power supply to ensure that food vendor booths are provided with refrigeration and provisions for hot water. The proponent has engaged an electrical consultant to confirm the available power supply to food vendor booths and are working to address VCH comments on the proposal. VCH has an application and inspection process to ensure compliance with their regulations, which they implement prior to food vendors opening at the event. Any deficiencies or infractions are required to be resolved by the food vendors or event proponent prior to opening of the food court.

Environmental Sustainability – Foreshore Habitat

The subject site is currently outside the crest of the dike. Foreshore habitat areas are located along the site's Fraser River adjacency. The proposed temporary land use proposal involves minimal modification of the site. Furthermore, the property is subject to a rezoning application that will require an application to FREMP whereby all associated agency approvals for the foreshore and Fraser River are coordinated.

On this basis, the proponent has engaged an environmental consultant to recommend a strategy minimizing any impacts to foreshore habitat associated with the proposed temporary uses of a night market event (i.e., minimum setback of night market activities from the high-water mark; fencing to ensure no encroachment into setback areas; no change in existing surface treatments). The environmental consultant is discussing this approach to protect the foreshore area from the temporary uses with FREMP agencies to identify a site configuration that conforms to applicable foreshore setbacks and other agency requirements. City staff and the environmental consultant for Duck Island are in the process of liaising with FREMP agencies and will provide updates to Council as information becomes available.

The night market event is required to comply with all components of the consultant's strategy to protect the foreshore along with requirements identified by FREMP agencies as outlined in the Terms and Conditions associated with the TCUP.

Examination of Issues

Public Transit – Canada Line and Bus Service

The location of the night market event site has the benefit of being in close proximity to a major piece of public transit infrastructure. The Bridgeport Station for the Canada Line is situated approximately 500 m walking distance from the station to the entrance to the market event area and has the potential to serve as a main means of public transportation to and from the event for attendees across the region. Furthermore, Bridgeport Station also serves as a main terminus for bus service, which can also assist in providing transit options for night market attendees. The Bridgeport Station and related bus service terminus is a significant positive feature of the night market site's location and provides an opportunity of reducing vehicle dependency.

The organizer is also planning promotions and marketing incentives aimed at encouraging attendees to take public transit including:

- Providing discounted transit tickets for night market attendees during the late night periods (after 8:30pm) on the weekends to improve transit trips to the site and also to improve transit rider ship during the time which demands are generally low.
- Providing small reimbursements to night market attendees if valid transit tickets are shown.
- Offering promotional gifts to the night market attendees if valid transit tickets are shown.
- Discussing with future vendors to offer discounted food or drink items if customers can show valid transit tickets.
- Setting up special gift draws to be entered only by the attendees with valid transit tickets.
- Promoting the night market event location and its accessibility by transit through TV commercials, radio commercials and newspaper advertisements.

Transportation Division staff approval of the marketing and promotion plan to encourage use of public transit by attendees is required prior to opening day of the event.

Transportation Requirements

A consolidated list of transportation requirements associated with the night market TCUP is contained in **Attachment 6**.

Off-Street Parking

A total of 1,450 off street parking stalls are provided on the subject site. 1,150 stalls are required to be dedicated to market attendees of which a maximum of 500 of these stalls can be pay parking and the remaining 650 stalls are required to be free. The remaining 300 stalls are to be allocated to night market vendors and event staff, which are also to be free parking. In summary, a total of 950 free parking stalls are required to be maintained on the subject site. The night market event site can provide the required number of off-street parking stalls identified by City staff.

The maximum 500 pay parking stalls are required to be situated as close to the market event area (southwest portion of parking lot "A" – see **Attachment 2**). Pay booths for the pay parking area are also required to be located as far into parking lot "A" as possible to maximize the queue length for vehicles entering the site. The Transportation Division supports these off-street parking requirements for the night market event. Based on the estimated yearly operational bond amounts required from the event organizer, the following are the additional amounts based on 20% required contingency fund:

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- 2012 – \$30,000.
- 2013 – \$31,000.
- 2014 – \$32,000.

Refer to the “Financial Impact” section of the report for information on the total operational bond amount required from the event organizer.

Contingency Fund

A 20% contingency fund is required in addition to the yearly operation bond amount required for the night market event. This contingency fund will be utilized to implement additional traffic control and monitoring and roadway improvements if deemed necessary by City Transportation staff in consultation with impacted stakeholders in the area.

Traffic Management Plan (TMP) Vehicle Routing - Operations and Logistics

The TMP has been prepared by a professional traffic control company (ATC Traffic Management Ltd.) to develop a TMP for applicable to traffic routes to and from the event site that includes provisions for staffing by trained professional traffic control staff and placement of directional/warning signage.

City staff support the provisions of the TMP prepared for the night market event (refer to **Attachment 7** for a copy of the TMP). If the night market is approved, monitoring of the TMP by City staff, the event organizer and traffic control company will occur along with consultation and feedback from stakeholders (i.e., surrounding businesses). The TMP can be revised through the provisions of the TCUP based on the above referenced monitoring, stakeholder feedback and approval by City Transportation staff. All costs for implementation of the TMP is the responsibility of the event organizer.

The TMP includes provisions for signage throughout the area to direct night market event traffic in the area and warn vehicles of traffic control persons or traffic pattern changes. A majority of the required traffic control persons are stationed at the access point to the event site at No. 3 Road and River Road. Traffic personnel are stationed at this location to facilitate traffic movement into the event site parking area, pedestrian movements across No. 3 Road and monitor the vehicle entrance to the River Rock Casino parkade, pedestrian/vehicle safety and ensure night market patrons are not parking at in River Rock Casino parking facilities. The other main location for dedicated traffic personnel is at the intersection of River Road and Sexsmith Road, which is the main pedestrian crossing point from the Bridgeport Canada Line Station to the night market event area. Traffic personnel at this location will ensure safe crossing for pedestrians going between the Canada Line station, night market site and Casino.

The TMP also includes provisions for ‘stand-by’ traffic control personnel at main intersections that may be impacted during peak event hours. If these intersections function normally and are not adversely impacted by traffic, additional personnel will not be required. However, if congestion at these intersections does occur, on-site RCMP and/or the on-site supervisor of the traffic control company can require deployment of the traffic personnel in accordance with the provisions of the TMP. The three ‘stand-by’ locations are at the No. 3 Road/Bridgeport Road, No. 3 Road/Sea Island Way and Bridgeport Road/Great Canadian Way intersections.

Pedestrian Movements

Increased pedestrian traffic is expected in between the event market site, Bridgeport Canada Line station and River Rock Casino. This is accounted for in the TMP as signage and personnel will be stationed to guide pedestrians safely to and from the event site. At the subject site's No. 3 Road entrance, works are being proposed to install a temporary asphalt walkway as a continuance of the sidewalk treatment along River Road and implementation of a temporary crosswalk across No. 3 Road to gain access to the main pedestrian walkway along the south of the subject site. The TMP proposes personnel at the No. 3 Road entrance to coordinate vehicle movements to and from the site with pedestrian crossings.

Strategy to Mitigate Event Traffic and Parking Impacts to Surrounding Businesses

Trash/Litter Removal

The event organizer is proposing the following provisions to address trash and litter in the areas surrounding the event site:

- Scheduled litter/garbage removal by the night market event staff on an hourly basis along the pedestrian routes between the night market site, Canada Line station and River Rock Casino. Garbage bins will also be placed along these routes by the organizer upon commencement of the event and removed at the conclusion of each night. Garbage bins are required to be regularly emptied by night market staff.
- At the conclusion of each evening, night market staff will undertake garbage removal in the surrounding area of the event site.

Access for Employees/Clients of Existing Businesses

A parking pass system will be implemented where special passes are distributed by the event organizer to businesses that operate in the surrounding area so that vehicles with these passes can be identified by traffic control personnel to facilitate access to and from businesses.

Product Counterfeiting (Canadian Anti-Counterfeiting Network)

The event organizer has developed a strategy to address the retailing of illegal counterfeit goods that includes the following components:

- Liaise with agencies involved with intellectual property rights (Canadian Anti-Counterfeiting Network – CACN) to develop and communicate their strategy.
- Include specific provisions in vendor contracts that prohibit retailing of counterfeit, pirated and other illegal products with clauses on vendor booth termination and removal from the event and product seizure and turnover to the RCMP or Intellectual Property representatives if illegal goods are found.
- Partner with RCMP and Intellectual Property representatives to undertake education with vendor booth operators to ensure they are aware of the counterfeit good restrictions and related consequences (i.e., vendor booth contract termination).
- Have dedicated, trained night market staff to inspect and monitor retailers to ensure no counterfeit or pirated products are being sold.

The comprehensive strategy to deter and prevent the retailing of illegal counterfeit goods is designed to put the responsibility on the event organizer to police and enforce with the oversight of Intellectual Property representatives and the RCMP commercial crimes unit. Based on this approach, staff recommend that a contingency fund be added to the operational bond to cover any enforcement and inspections undertaken by RCMP to address this issue. The contingency fund amount is based on the average dollar amount of RCMP resources (approximately \$5,000 in

2011) dedicated to previous night market events in Richmond to combat or investigate counterfeit retailers. If the event organizer polices this matter effectively during event operations and there is no need for intervention by RCMP commercial crimes staff, the contingency fund amount will be returned to the organizer.

Financial Impact

Cost Recovery – City and RCMP Expenses

The proposed night market is a privately operated event that is open to the general public. Due to the significant popularity of past events hosted on other sites in Richmond and increasing draw of attendees from across the region and visiting tourists, presence from RCMP members, Community Bylaw Officers and various staff from other divisions is required with costs to be paid by the event organizer. This enables existing service levels for policing and bylaws across the City to be maintained. In summary, a cost recovery model relating to City and RCMP expenses is applied for the proposed night market event.

Operational Security Bond Requirements

Based on a cost recovery model, City staff have undertaken a detailed examination of known and anticipated City costs to be incurred from the proposed event for 2012, 2013 and 2014. The estimated costs for each year will be submitted prior to Council consideration of the TCUP at Public Hearing (March 19, 2012) for the first year of operation and one month in advance of the event opening date for subsequent years (2013 and 2014). A breakdown of the costs and expenses to the City is as follows and forms the basis for the operational security bond required to be submitted to the City.

- 2 RCMP members assigned to the night market event each day of operation and during all hours of operation at the applicable overtime rate (commute time to and from the event is included).
- RCMP commercial crimes unit resources and staff hours to supplement event organizer policing and enforcement of counterfeit products and other illegal goods.
- Community Bylaws – 6 hours (based on the applicable overtime rate) of dedicated patrol by Community Bylaw Officers for each day of operation for the night market event (scheduling of hours is at the discretion of Community Bylaws).
- A 20% contingency fund in addition to the base operational security bond for each year of event operation.
- Attendance by City staff to oversee and monitor implementation of the TMP and general event operations.
- Production, posting and takedown of night market directional signage by City staff.
- Night market days of operation for each year.

Security bond requirements are as follows:

- 2012 – \$148,000 (base amount) + \$30,000 (20% contingency) = **\$178,000**.
- 2013 – \$156,000 (base amount) + \$31,000 (20% contingency) = **\$187,000** (Adjusted for additional days of operation and anticipated wage increases).
- 2014 – \$159,000 (base amount) + \$32,000 (20% contingency) = **\$191,000** (Adjusted for additional days of operation and anticipated wage increases).

Upon conclusion of the night market event for each year, any surplus is required to be returned to the event proponent. Provisions are also included in the TCUP to require monies outstanding (in excess of the estimated security bond amount) to be paid in full for the event to operate.

The Procedure Bylaw for Council consideration of Temporary Commercial Use Permits (Bylaw 7273), requires that security bonds be submitted prior to Council consideration of the of the TCUP at Public Hearing. As a result, the following security bond submission deadlines dates apply to the propose night market TCUP:

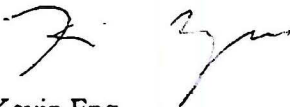
- For 2012 – \$178,000 to be submitted prior to March 19, 2012 as the initial security bond amount.
- For 2013 – \$187,000 to be submitted prior to April 19, 2013.
- For 2014 – \$191,000 to be submitted prior to April 18, 2014.

Terms and Conditions

All requirements associated with the night market TCUP are contained in the TCUP Terms and Conditions, attached to the TCUP (reference **Schedule "A"** attached to the permit). These Terms and Conditions have been reviewed and agreed to by the event organizer. In the event that the Terms and Conditions of the Temporary Commercial Use Permit for the proposed night market event on the subject site are not complied with, the permit is considered void and no longer valid.

Conclusion

The proposed night market event on the 20 acre subject site has addressed all technical components and met all City requirements related to hosting a seasonal event on this site from 2012 to 2014. The subject property is well serviced by public transit and the event organizer has also provided the required amount of off-street parking and traffic management measures to support the night market. Staff recommend approval of the Temporary Commercial Use Permit for the subject site.



Kevin Eng
Planner 1

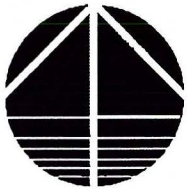
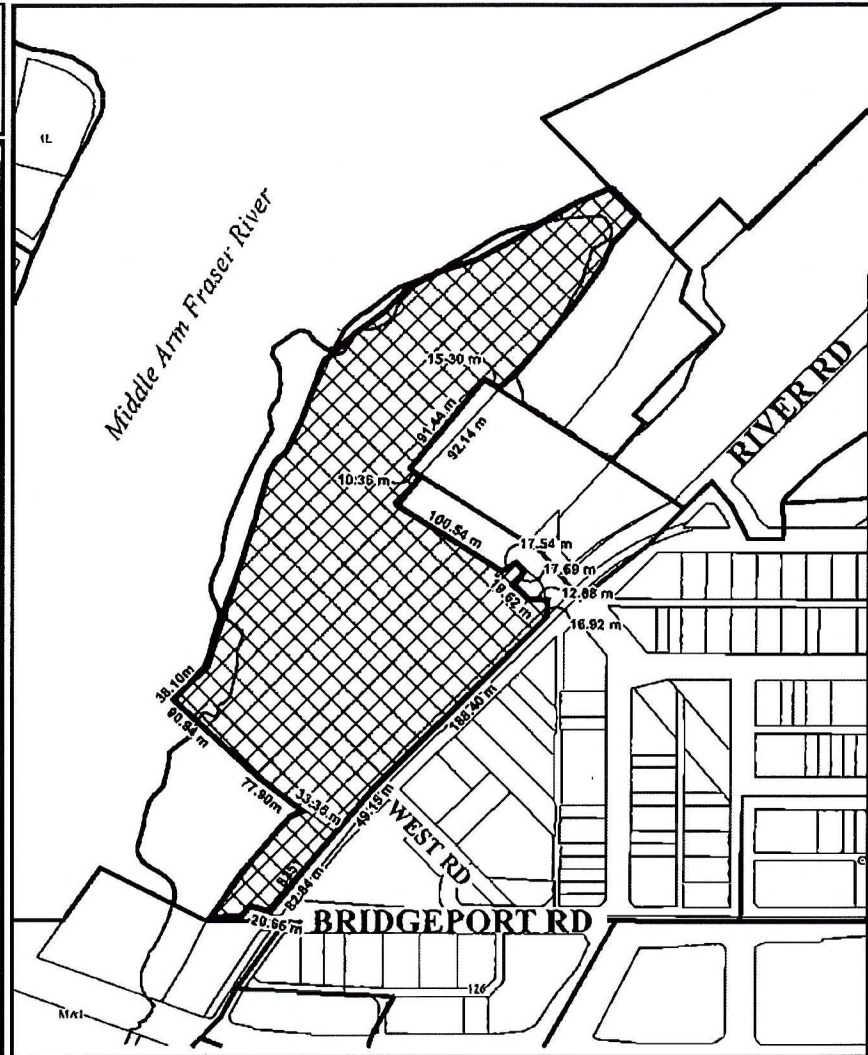
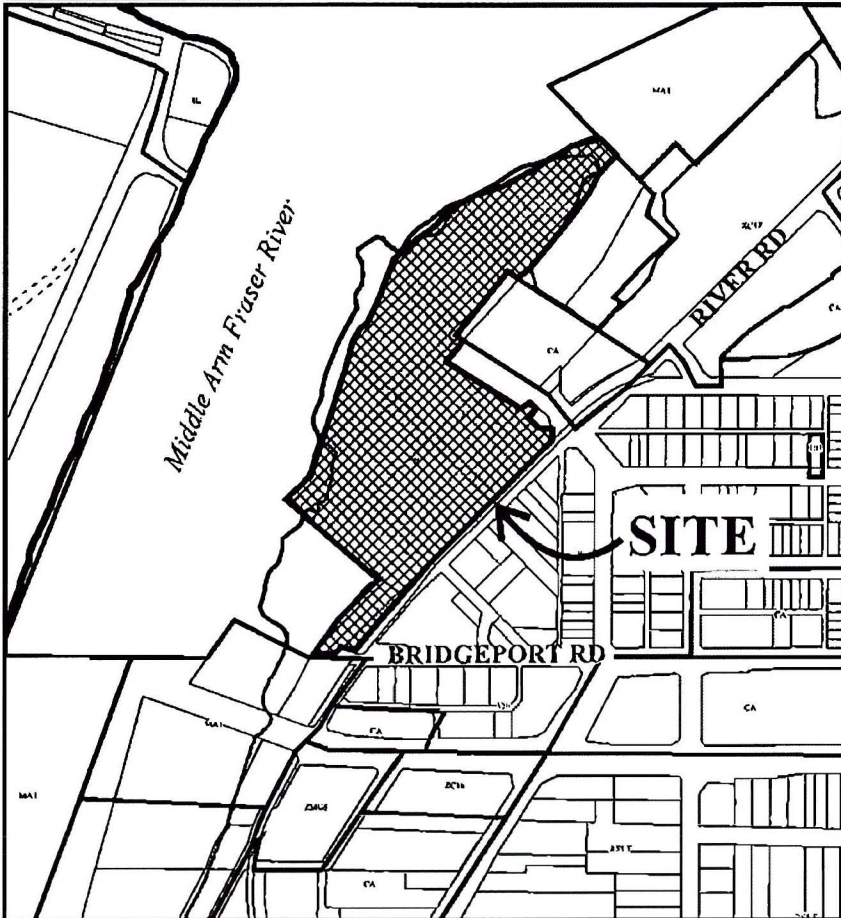
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- Attachment 1 – Location Map
- Attachment 2 – Night Market Site Plan
- Attachment 3 – Consultation Summary by Event Organizer
- Attachment 4 – Public Hearing Notification Area Map
- Attachment 5 – Correspondence from River Rock Casino
- Attachment 6 – Transportation Requirements
- Attachment 7 – Traffic Management Plan



City of Richmond

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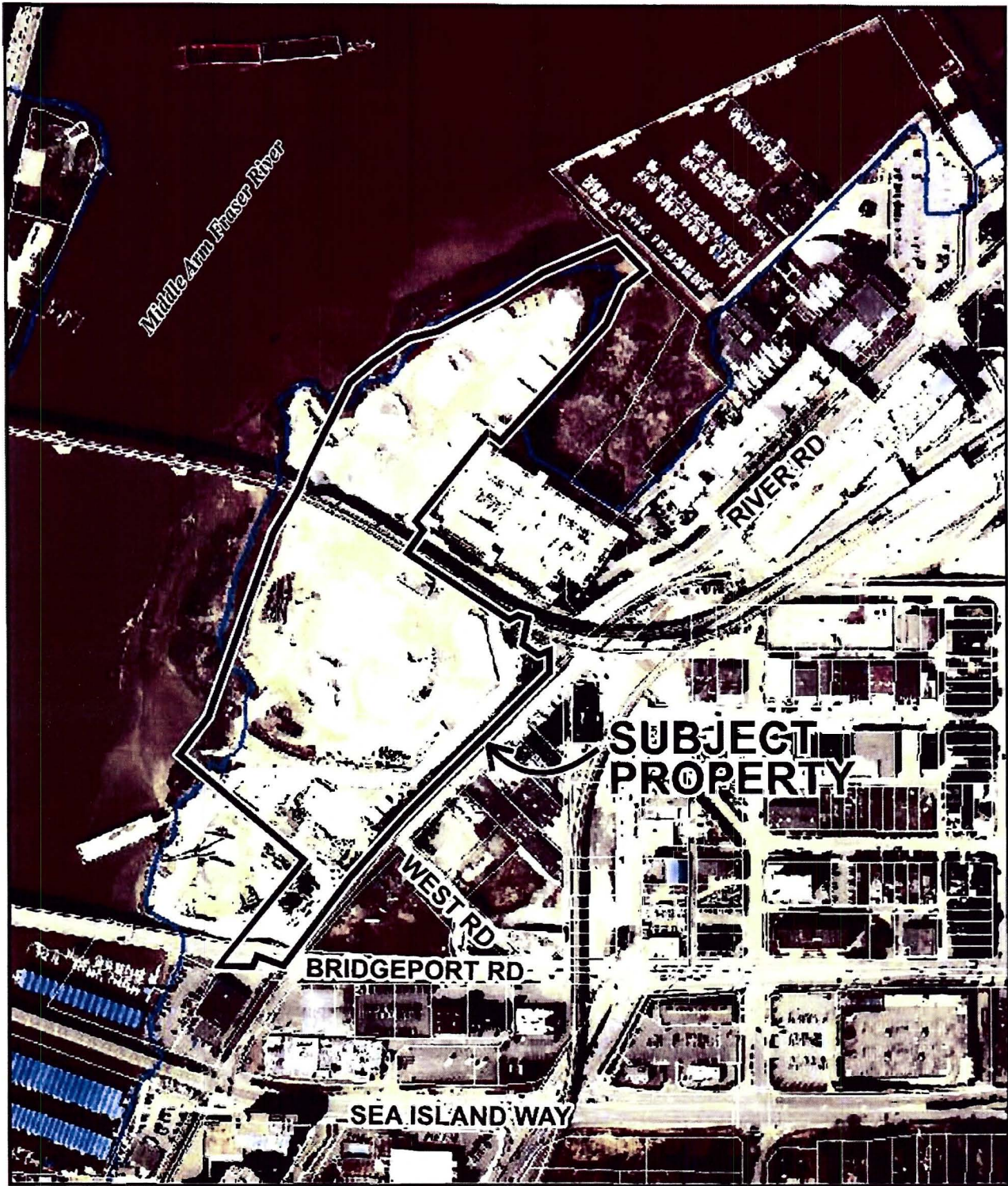
TU 11-595782

Original Date: 02/06/12

Revision Date: 02/08/12

Note: Dimensions are in METRES

ATTACHMENT 1



TU 11-595782

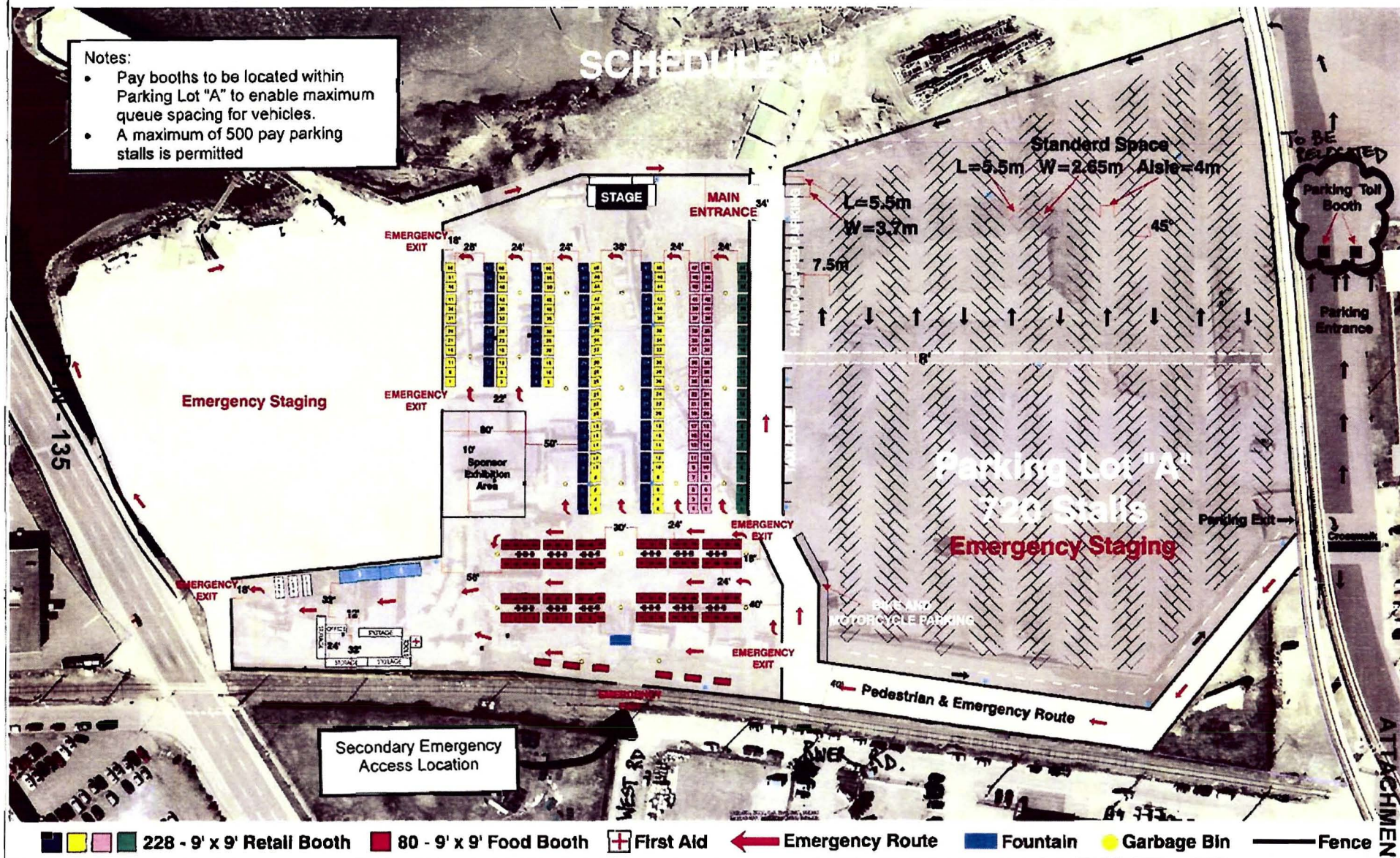
Original Date: 02/10/12

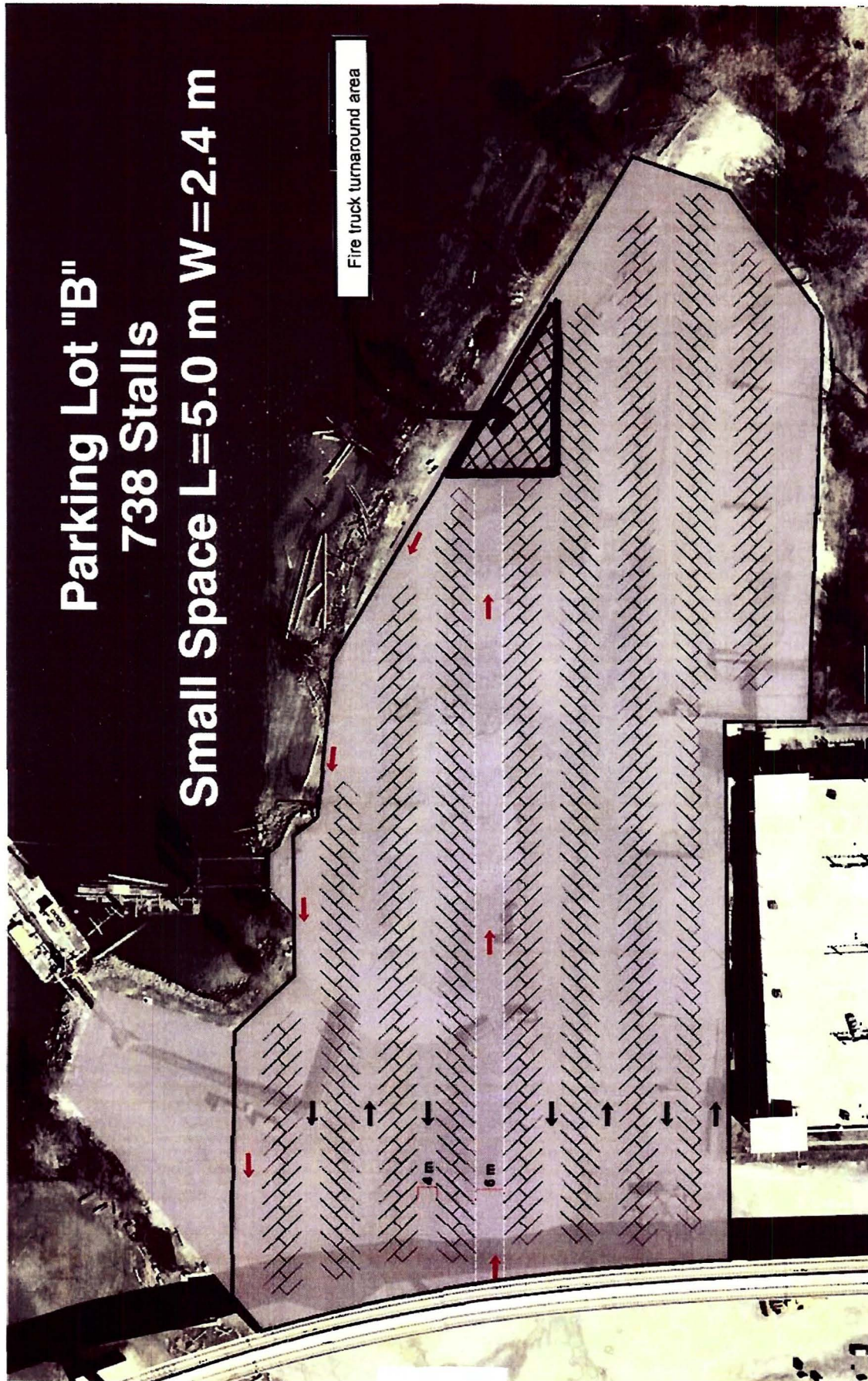
Amended Date:

Note: Dimensions are in METRES

SCHEDULE

- Pay booths to be located within Parking Lot "A" to enable maximum queue spacing for vehicles.
- A maximum of 500 pay parking stalls is permitted





Summary of Neighbour Consultation

Schedule D

	Name of Street	Unit/ Building	Company	Contact Person	Phone No.	Comments	Support (S)	Not-support (NS)
1	No. 3	2561A	Hans	Kevin Nielsen	6042785232	No comment	S	
2	No. 3	2651	Auto Body One	Paul Chan	6042707123	Suggested to provide more chairs at the site	S	
3	No. 3	2651 #3	Top Tech	Deepak Oberoi	6043041111	Considering sponsoring the event	S	
4	No. 3	2700	Bridgeport collision	Russ	6042732766	No Concerns	S	
5	No.3	2780		Darrell	6042782939	No Concerns	S	
6	No.3	2800	Store Closed		6049988609	Left Neighbour Consultation Letter to contact us		
7	No.3	2800	Houstone Enterprises	Carmen Lo	7782976398	Request "Special Event Parking Pass" from us	S	
8	No.3	2820	Vacant	For sale				
9	No.3	2840	Express Lube & Tune	Steve Lewis	6042781018	No Concerns	S	
10	No.3	2880		Al Nortman	6042781737	No Concerns	S	
11	No.3	2920		Al Nortman	6042781731	No Concerns	S	
12	No.3	2980	A.B.C. Traders Ltd.	Al Nortman	6042781731	No Concerns	S	
13	River Road	8480	Shaw Cable	Jerry	N/A	Suggest to have wifi on site	S	
14	River Road	8500	Wing Moulding	N/A	N/A	Staff to inform owner/No Comment	S	
15	River Road	8520	Canada Post	Wayne	N/A	Staff to Inform superior/No Comment	S	
16	River Road	8540	Don Dickey Supplies	Thomas Fairbrother	6042737112	Suggested on-site pay parking at lower rate	S	
17	River Road	8560	The Barn	Jayker Holdings Ltd.	6042441106	Request garbage removed from its front yard nightly	S	
						Chain to block its front parking after shop closed		
						Interested in joining our Crafters Section		
18	River Road	8570	Juan's Auto Service	N/A	6042412848	No Concerns	S	
19	Bridgeport Road	8571	MJ Fasions Ltd	Candelia Yip	6042739233	Suggested free on-site parking/Traffic jam		NS
						Visitors might park at its front parking area		
20	Bridgeport Road	8811	Hampton Inn	George Tu	6042325505	No Concerns	S	

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PLN - 137

ATTACHMENT 3

Summary of Neighbour Consultation

Schedule D

	Name of Street	Unit/ Building	Company	Contact Person	Phone No.	Comments	Support (S)	Not-support (NS)
21	Beckwith Road	8711		Arbutus	6043221059	No Concerns	S	
24	Beckwith Road	8791	Store Closed			Left Neighbour Consultation Letter to contact us		
25	Beckwith Road	8811	Store Closed			Left Neighbour Consultation Letter to contact us		
26	Beckwith Road	8820	J&R	Kim Langton	6042470337	No Concerns	S	
27	Beckwith Road	8851	Canadian Pacific Seafood	N/A	N/A	No Concerns	S	
28	Beckwith Road	8860		No Answer		Left Neighbour Consultation Letter to contact us		
29	Beckwith Road	8888	Bouchard Projects Ltd	Cindy Lee	6042779890	No Concerns	S	
30	Beckwith Road	8931	A&A Engine	No Answer				
31	Beckwith Road	8960 #120	Richmond Quilting	Angela	N/A	Very supportive/so happy that she is near us	S	
32	Beckwith Road	8960 #220	Lucy's Creative Designs	Lucy Quinn	N/A	Parking Concern	S	
33	Beckwith Road	8960	Excel Custom Cabinets	No Answer		Left Neighbour Consultation Letter to contact us		
34	Beckwith Road	8971	Triton Environmental Consultant	John Rilhale	6042792093	No Concerns	S	
35	Beckwith Road	9051	Enterprise rent a car	Kyle Chatterley	6043031117	No Concerns	S	
36	Beckwith Road	9094	Household	No Answer		Left Neighbour Consultation Letter to contact us		
37	Beckwith Road	9111	Household	N/A	N/A	No Concerns	S	
38	Beckwith Road	9131	Household	No Answer		Left Neighbour Consultation Letter to contact us		
39	Beckwith Road	9151	Household	No Answer		Left Neighbour Consultation Letter to contact us		
40	Beckwith Road	9231	Starry Night	N/A	7782975399	Staff to inform owner/No Comment	S	
41	Smith	2630	Household	N/A	N/A	No comment	S	
42	Smith	2640	Household	No Answer				
43	Smith	2651	Household	N/A		No comment	S	
44	Smith	2680	Household	Mike	N/A	No comment	S	
45	Smith	2680	Household	Martina	N/A	No comment		

Summary of Neighbour Consultation

Schedule D

	Name of Street	Unit/ Building	Company	Contact Person	Phone No.	Comments	Support (S)	Not-support (NS)
46	Smith	2691	Household	No Answer		Left Neighbour Consultation Letter to contact us		
47	Smith	2711	Household	No Answer		Left Neighbour Consultation Letter to contact us		
48	Smith	2720	Household	Dominion	6042768231	No comment	S	
49	Smith	2731	Household	Vacant –For lease				
50	Smith	2751	Boss Automotive Ltd	Danny	N/A	Very happy to have Nighl Market & very supportive	S	
51	Smith	2900	Island Carpet Sales Ltd	Brad Dolchuk	6042305212	Staff to inform owner/No Comment	S	
52	Smith	2900 #4	Toxik design lab	Toxik Harold	8042727840	Interested in renting a retail booth	S	
53	Smith	2900 #5	Highmore Sports	Eric	N/A	No Comment	S	
54	Smith	2900 #8	BPG Tuning	Jason	6042784142	Interested in renting a retail booth and sponsorship	S	
55	Smith	8980	No Answer			Left Neighbour Consultation Letter to contact us		
56	Smith	9011	YOGA	No Answer		Left Neighbour Consultation Letter to contact us		
57	Sexsmith	2840	Days Inn Vancouver Airport	Ravindra Jadhav	6042078000			
58	Sexsmith	2851	A.B.C. Traders Ltd.	Al Nortman	6042781731	No Concerns	S	
59	Sexsmith	2891	A.B.C. Traders Ltd.	Al Nortman	6042781731	No Concerns	S	
60	Sexsmith	2971	A.B.C. Traders Ltd.	Al Nortman	6042781731	No Concerns	S	
61	Sexsmith	2971	Household	Coan	6048210040	No Concerns	S	
62	Sexsmith	8771	Store Closed					
63	Douglas	8851	Household	N/A	N/A	Looking forward to it	S	
64	Douglas	8940	Household	N/A	N/A	No Concerns	S	

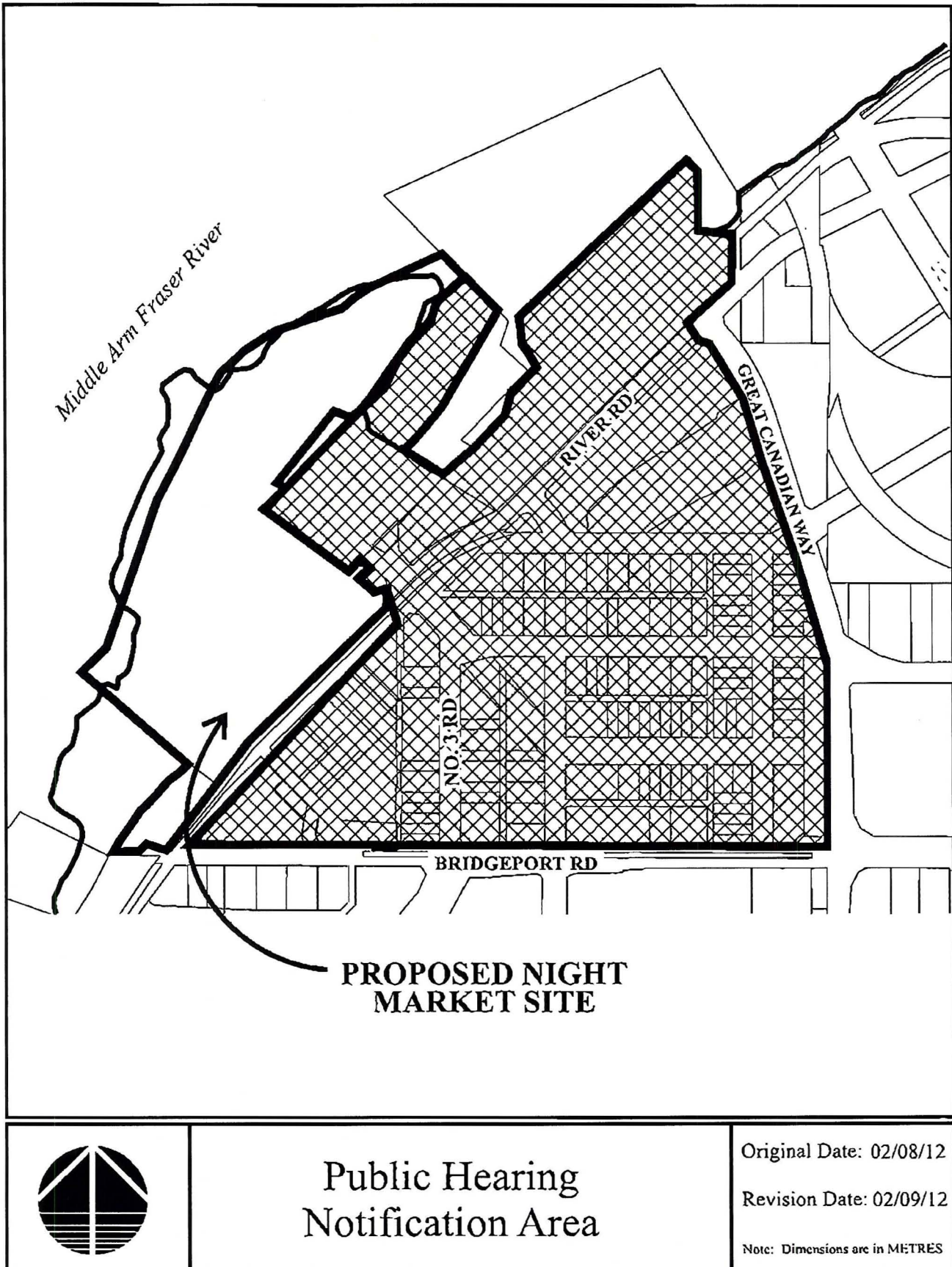
PLN - 43

Summary of Neighbour Consultation

Schedule D

	<u>Street Name</u>	<u>Unit/Building</u>	<u>Contact Person</u>	<u>Phone No.</u>	<u>Comments</u>	<u>Support(S)</u>	<u>Not-Support(NS)</u>
1	BeckWith	5971			No Answers/ Off business hour		
2	BeckWith	8931	Yoshi Yanagitan/ A&A	604-278-4289	Visitors park at its parking area	S	
3	BeckWith	Unit 220-8911	Easy Way Trading Ltd	604-278-7489	No comment	S	
4	BeckWith	Unit 230-8911	Alex Wang/ Notary Public	604-270-8384	No Comment	S	
5	Smith	2571			No Answers/Off business hour		
6	Smith	2611	Drobdsch	604-273-3423	Concern noise level, visitors park at their parking area & garbage		NS
7	Douglas	8960	Household		No Comment	S	
8	Douglas	8970			No Answers/Off business hour		
9	Bridgeport	8971	Kevin Smith/ Fountain Tire	604-273-3751	No comment	S	

*Note: No access to a household on Douglas Street(Could not get house number)





GREAT CANADIAN GAMING CORPORATION

February 9, 2012

Mr. Victor Wei
Director, Transportation
Transportation Division
City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1

BY EMAIL: wei@richmond.ca

Dear Mr. Wei:

Thank you for the recent opportunity to address our concerns related to the proposed Night Market to be located immediately west of our River Rock Casino property.

We had the opportunity to meet with the Night Market proponents on January 6th and 13th, we have reviewed the information they have filed with the City and we have had an opportunity to review the memo they commissioned through R.F. Binnie & Associates.

After doing so, our concerns have escalated to a point where we felt compelled to outline our most material concerns, recognizing that the City is reviewing the merits of the Night Market application at this juncture.

Prior to doing so, it is worth noting that we sincerely want to work with the Night Market proponents and that we welcome development in the surrounding neighbourhood that may be synergistic with the River Rock Casino. We remain unconvinced at this time, however, that this is a realistic outcome based on what we know today about the proposed nature of the Night Market operation. Despite this overriding belief, we have attempted to compile a list of concerns and suggested consequent actions to mitigate those concerns:

- Some quantification of the number of parking stalls available on their site for their visitors after their plan has been reviewed and endorsed by City staff. In other words, we are concerned the current parking plan is unrealistic for reasons better outlined by Bunt & Associates in their report dated February 8th.

- Similarly, some quantification of the expected visitation pattern and how that reconciles with the number of parking stalls offered on their site for their visitors. To date, we do not have an approximation as to how many daily visitors the Night Market is expecting and whether their on-site parking is sufficient to accommodate.
- The nature of their on-site parking needs to be substantially the same as what we offer in our two parkades; namely, it is free, of a firm surface (particularly for inclement weather days) if not paved, lit, convenient to negotiate, and offers more than one entrance/exit point. If not, we strongly believe that it will be virtually impossible to avoid a material impact on the use of our parkades by Night Market visitors.
- Of particular importance to the factors cited above, on-site parking for Night Market visitors needs to be free of any charge. That differs from the notion of some area of the on-site parking be reserved for some type of charge, but we struggle to appreciate how that might be practical, and will only further compromise the Night Market's attempts to provide enough on-site parking for their visitors without relying on neighbouring facilities like the River Rock parkades.
- Any queuing on to River Road needs to be avoided. If not, a natural chokepoint could easily develop immediately in front of our west parkade, which will only further invite potential abuse of its use by non-River Rock visitors.
- Moreover, we are alarmed by Binnie's suggestion that westbound traffic generated by the Night Market should be directed up Great Canadian Way and across River Road; in other words, right past the main entrance point for River Rock and its two parkades. Again, this could cause a natural chokepoint for our operations and lead to further abuse of the parkades.
- Similarly, we are very alarmed by Binnie's reference to the belief that Night Market visitors will have the "option" of using our south parkade. That is absolutely not the case- we are bound by contract with Translink for the restricted use of that parkade- and this was explicitly discussed in our meetings of January 6th and 13 with Night Market representatives. Similarly, it is important to note that documentation submitted to the City by the Night Market representatives makes a similar claim, and we have been contacted by at least one prospective Night Market vendor who was informed that Night Market visitors will have use of our south parkade. Respectfully, these continued misrepresentations cause us significant concern.
- Several proposed measures are suggested in the Binnie report related to restricting access to our west parkade to mitigate Night Market visitors from utilizing it. As stated

in the Bunt report, we don't feel those are practical, but regardless, we feel it should be the Night Market proponent's obligation to work with us on a plan that we deem acceptable in addressing our concerns (acting reasonably) that minimizes abuse of both parkades, not just the west one.

- What actions can be taken to ensure any qualifying commitments relative to the traffic management and parking plan are delivered upon (or not)? This is also a material concern for us, recognizing that the application is deemed a "temporary" event by definition, and thus, the application process is theoretically less rigorous. Again, respectfully, we do not deem this a temporary event when one considers the fact the Night Market is proposed for up to three years, almost six months per year, and three days a week during our prime operating periods.

Again, we appreciate the opportunity to address our concerns and we are committed to working with the City and the Night Market proponents to mitigate the impact of the Night Market as currently proposed. We have experience with similar events conducted adjacent to some of our other properties, and because of this, we don't feel we are embellishing the potential consequences on River Rock. Our two parkades are near capacity now during our prime operating periods, and any decrease in visitation because of a lack of parking or perceived traffic congestion will compromise business levels, which includes the stream of revenue the City currently receives from the operation.

Sincerely,

GREAT CANADIAN GAMING CORPORATION

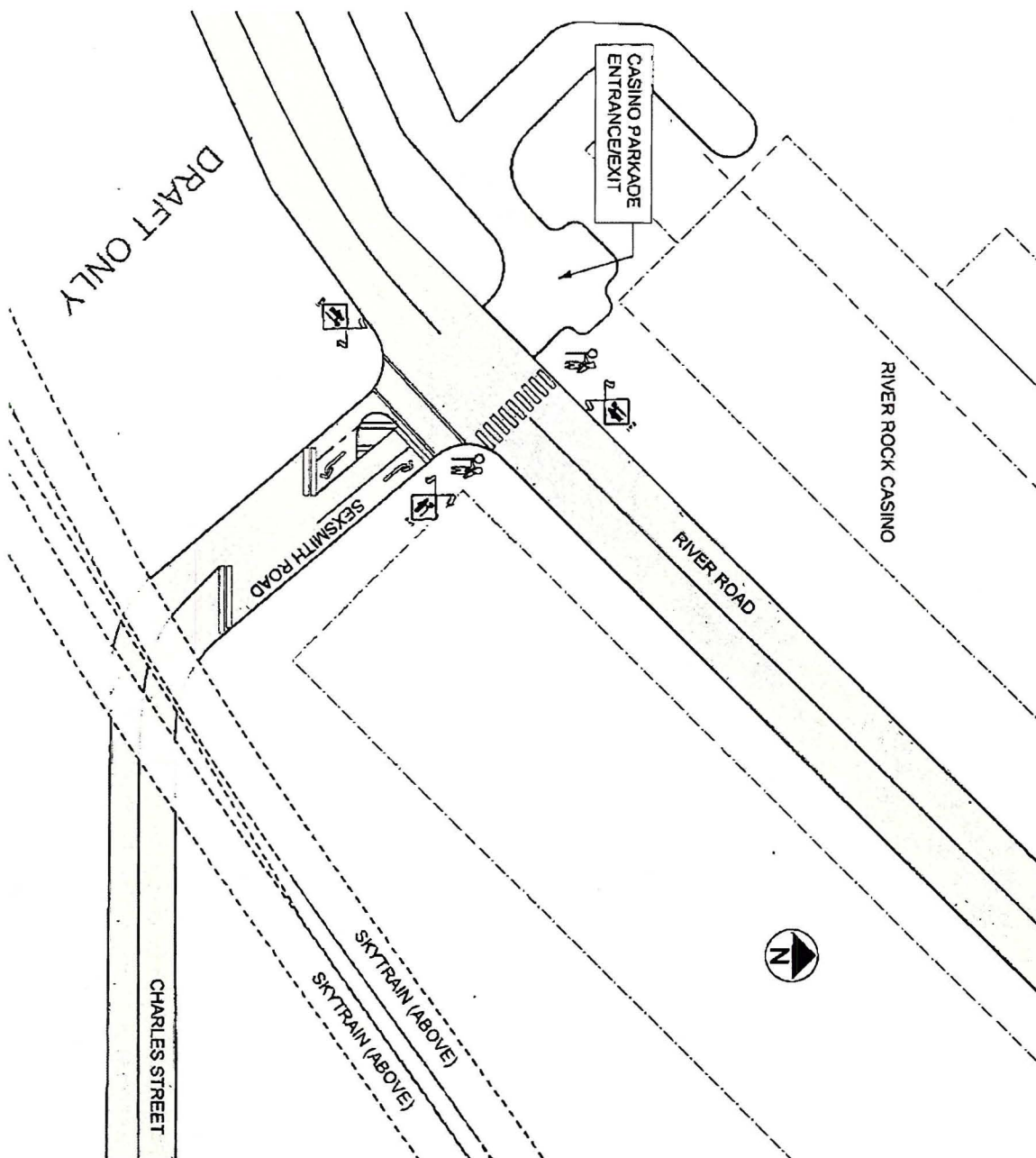


Chuck Keeling
Executive Director, Stakeholder Relations

2012 Richmond Night Market

Transportation Requirements

- A maximum of 500 spaces of Lot "A" located at the south end closest to the event entrance maybe identified as pay parking with all the remaining parking available for free. Or, provide a written agreement with the River Rock Casino outlining a mutually acceptable arrangement for the event parking;
- A 20% contingency to be applied to the amount of the bonding fee;
- A minimum of 1150 parking stalls for night market attendees and additional parking required for vendors (300) and event staff. Total of 1450 stalls;
- Provide on-site bicycle parking facilities for a minimum of 50 bicycles;
- Detailed plan required to address parking intrusion into nearby businesses (Casino Parkade & Park Ride) and residential areas as outlined in the attached TMP drawings;
- Traffic control and operations during the event is to be in accordance with the TMP approved by the City's Transportation Division outlined in the attached TMP drawings;
- Operation of the TMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. Costs associated with operations and running of the TMP is the responsibility of the event organizer;
- The TMP is to be monitored by the City's Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff) should the need arise. All at the cost of the applicant;
- Posting of signage and erection of barricades and road markings will be undertaken based on the TMP and is to be at the cost of the event organizer;
- The Event organizer is required to implement a marketing and promotion strategy (approved by Transportation Division staff) that encourages night market patrons to take public transit to the event. Specific initiatives to be undertaken by the event organizer is as follows:
 - Discounted transit tickets for night market attendees during the late night periods (after 8:30pm) on the weekends to improve transit trips to the site and also to improve transit rider ship during the time which demands are generally low.
 - Provide small reimbursements to night market attendees if valid transit tickets are shown.
 - Offer promotional gifts to the night market attendees if valid transit tickets are shown.
 - Discuss with future vendors to offer discounted food or drink items if customers can show valid transit tickets.
 - Set up special gift draws to be entered only by the attendees with valid transit tickets.
 - Promote the night market event location and its accessibility by transit through TV commercials, radio commercials and newspaper advertisements.



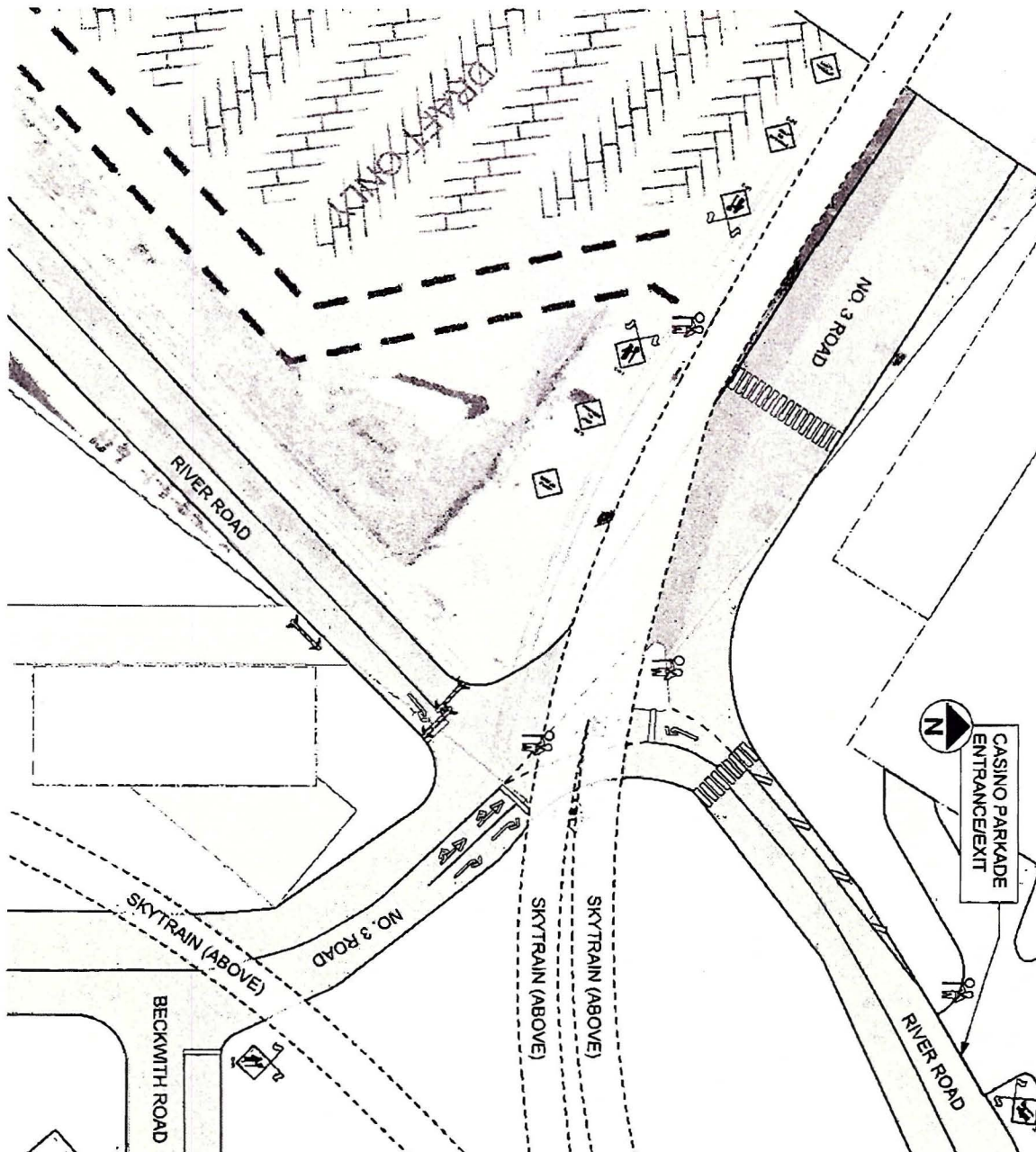
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LOCATION: RICHMOND, BC
TRAFFIC MANAGEMENT REQUIRED: 1T6P

DRAWING TITLE: PROPOSED 2012 NIGHT MARKET SITE
[LOCATION: RIVER ROAD & SEXSMITH/CHARLES STREETS]

DATE: JANUARY 9TH, 2012
SCALE: NTS
DRAWN BY: TR
CHECKED BY: LP

TMP-05

THIS DRAWING HAS BEEN PREPARED FOR SNC LAVALIN ENVIRONMENT TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES. ATC TRAFFIC MANAGEMENT LTD., ITS EMPLOYEES AND AGENTS ACCEPT NO RESPONSIBILITY TO ANY OTHER PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STOCKHOLDERS OR THEIR EMPLOYEES OR AGENTS FOR LOSS OR LIABILITY INCURRED AS A RESULT OF THEIR USE OF THESE DRAWINGS.

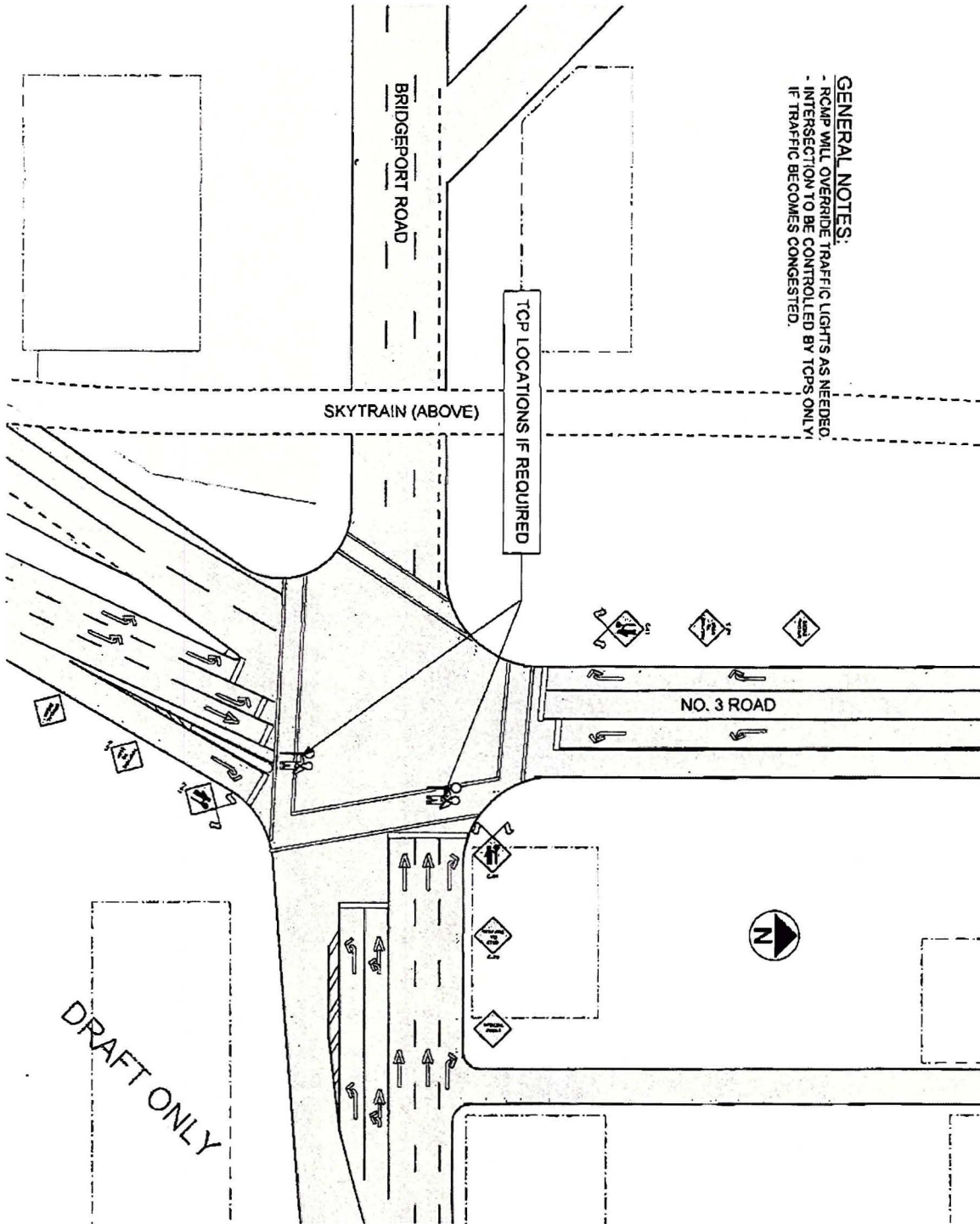


CLIENT: FIREWORK PRODUCTIONS
LOCATION: RICHMOND, BC
TRAFFIC MANAGEMENT REQUIRED: 1T6P

DRAWING TITLE: PROPOSED 2012 NIGHT MARKET SITE
[LOCATION: NO. 3 AND RIVER ROAD] -

DATE: JANUARY 8TH, 2012
SCALE: NTS
DRAWN BY: TR
CHECKED BY: LP
TMP-04

THIS DRAWING HAS BEEN PREPARED FOR THE LAVALIN ENVIRONMENT TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES. ATC TRAFFIC MANAGEMENT LTD., ITS EMPLOYEES AND AGENTS ACCEPT NO RESPONSIBILITY TO ANY OTHER PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STOCKHOLDERS OR THEIR EMPLOYEES OR AGENTS FOR LOSS OR LIABILITY INCURRED AS A RESULT OF THEIR USE OF THESE DRAWINGS.

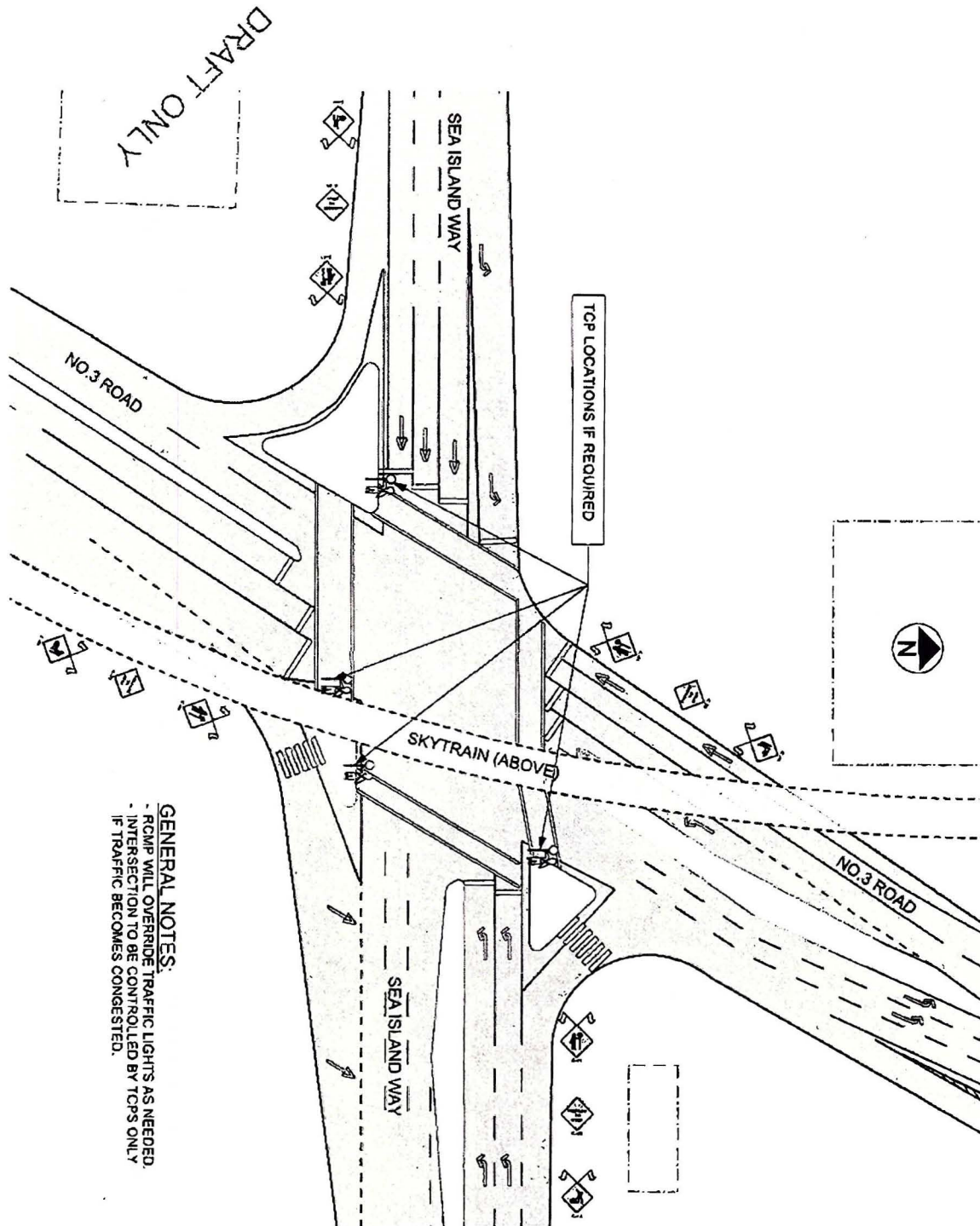


CLIENT: FIREWORK PRODUCTIONS
 LOCATION: RICHMOND, BC
 TRAFFIC MANAGEMENT REQUIRED: 1T6P

DRAWING TITLE: PROPOSED 2012 NIGHT MARKET SITE
 [LOCATION: BRIDGEPORT AND NO. 3 ROAD]

DATE: JANUARY 9TH, 2012
 SCALE: NTS
 DRAWN BY: TR
 CHECKED BY: LP
 TMP-01

THIS DRAWING HAS BEEN PREPARED FOR SMC LAVALIN ENVIRONMENT TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES ATC TRAFFIC MANAGEMENT LTD. ITS EMPLOYEES AND AGENTS ACCEPT NO RESPONSIBILITY TO ANY OTHER PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STOCKHOLDERS OR THEIR EMPLOYEES OR AGENTS FOR LOSS OR LIABILITY INCURRED AS A RESULT OF THEIR USE OF THESE DRAWINGS

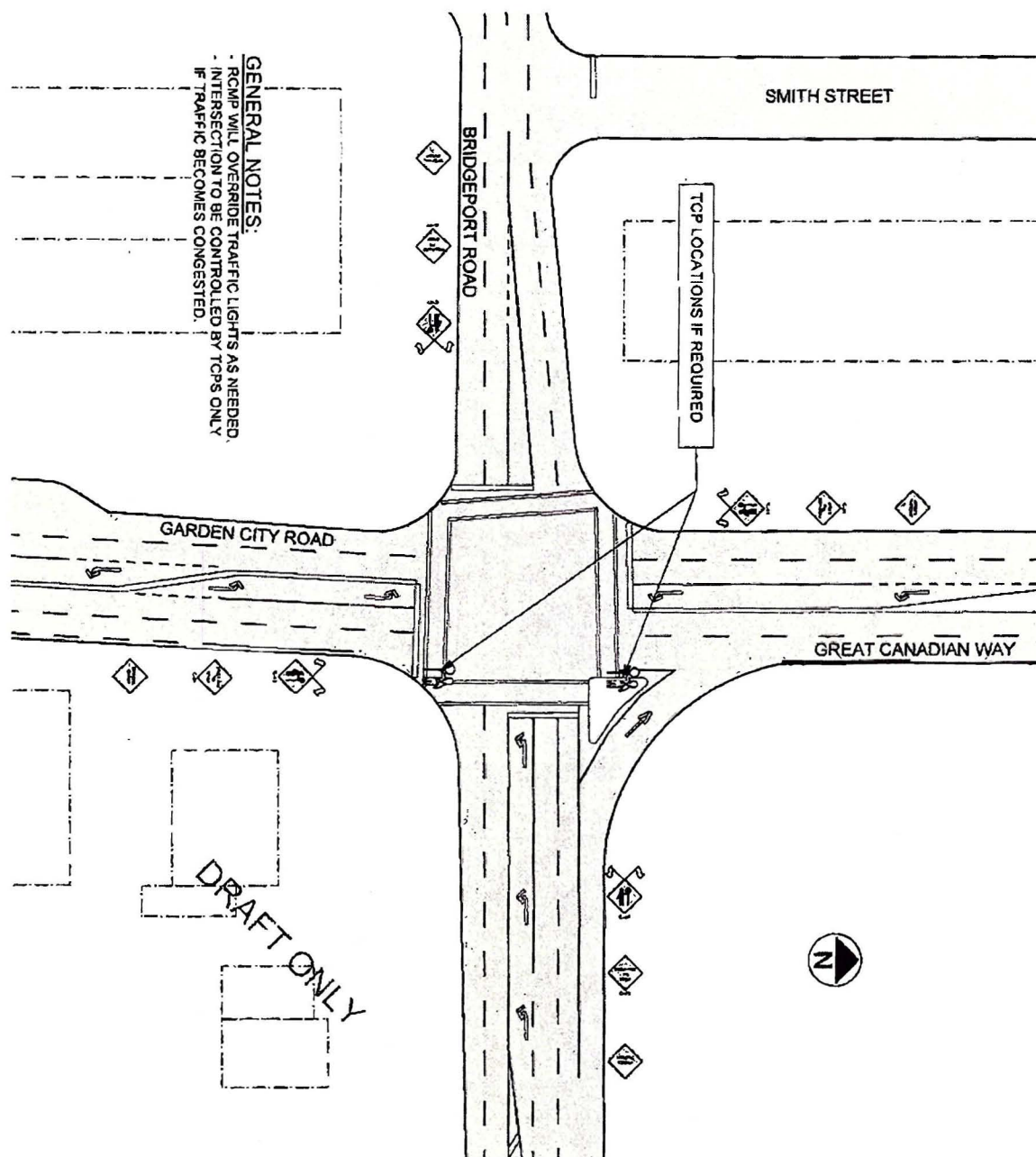


CLIENT: FIREWORK PRODUCTIONS
LOCATION: RICHMOND, BC
TRAFFIC MANAGEMENT REQUIRED: 1T6P

DRAWING TITLE: PROPOSED 2012 NIGHT MARKET SITE
[LOCATION: SEA ISLAND WAY & NO. 3 ROAD]

DATE: JANUARY 9TH, 2012
SCALE: NTS
DRAWN BY: TR
CHECKED BY: LP
TMP-06

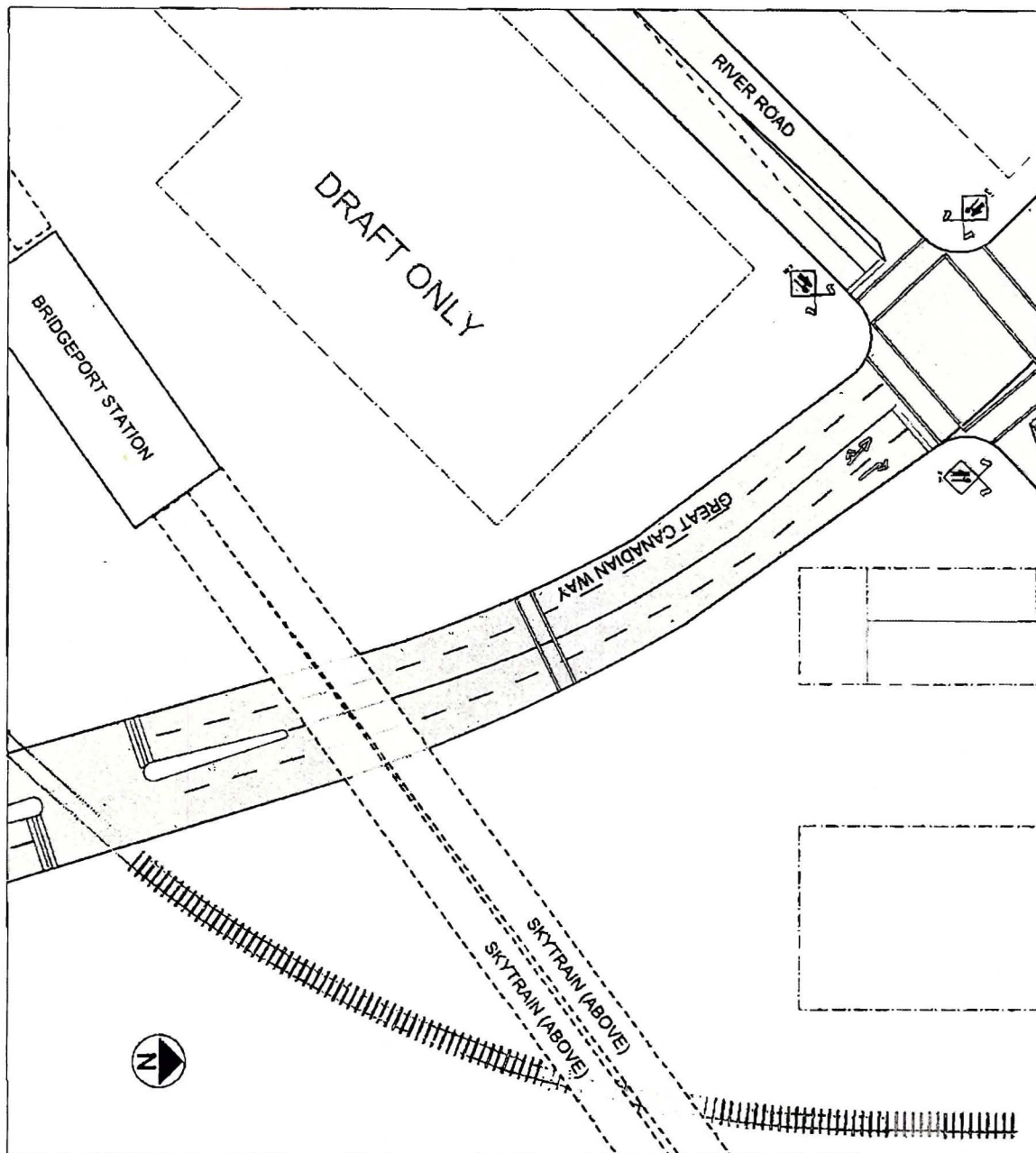
THIS DRAWING HAS BEEN PREPARED FOR SNC LAVALIN ENVIRONMENT TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES. ATC TRAFFIC MANAGEMENT LTD., ITS EMPLOYEES AND AGENTS ACCEPT NO RESPONSIBILITY TO ANY OTHER PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STOCKHOLDERS OR THEIR EMPLOYEES OR AGENTS FOR LOSS OR LIABILITY INCURRED AS A RESULT OF THEIR USE OF THESE DRAWINGS.



CLIENT: FIREWORK PRODUCTIONS
LOCATION: RICHMOND, BC
TRAFFIC MANAGEMENT REQUIRED: 1T6P
DRAWING TITLE: PROPOSED 2012 NIGHT MARKET SITE
[LOCATION: BRIDGEPORT AND GARDEN CITY.

DATE: JANUARY 9TH, 2012
SCALE: NTS
DRAWN BY: TR
CHECKED BY: LP
TMP-02

THIS DRAWING HAS BEEN PREPARED FOR SNC LAVALIN ENVIRONMENT TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES, ATC TRAFFIC MANAGEMENT LTD., ITS EMPLOYEES AND AGENTS ACCEPT NO RESPONSIBILITY TO ANY OTHER PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STOCKHOLDERS OR THEIR EMPLOYEES OR AGENTS FOR LOSS OR LIABILITY INCURRED AS A RESULT OF THEIR USE OF THESE DRAWINGS.



CLIENT: FIREWORK PRODUCTIONS
LOCATION: RICHMOND, BC
TRAFFIC MANAGEMENT REQUIRED: 1T6P

DATE: JANUARY 9TH, 2012
SCALE: NTS
DRAWN BY: TR
CHECKED BY: LP

DRAWING TITLE: PROPOSED 2012 NIGHT MARKET SITE
[LOCATION: GARDEN CITY TO GREAT CANADIAN WAY.]

TMP-03

THIS DRAWING HAS BEEN PREPARED FOR SNC LAVALIN ENVIRONMENT TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES. ATC TRAFFIC MANAGEMENT LTD., ITS EMPLOYEES AND AGENTS ACCEPT NO RESPONSIBILITY TO ANY OTHER PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STOCKHOLDERS OR THEIR EMPLOYEES OR AGENTS FOR LOSS OR LIABILITY INCURRED AS A RESULT OF THEIR USE OF THESE DRAWINGS.

PLN - 55



City of Richmond
Planning and Development Department

**Temporary Commercial
Use Permit**

No. TU 11-595782

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774

Property Address: 8351 River Road and Duck Island (Lot 87 Section 21 Block 5
North Range 6 West Plan 34592)

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, B.C. V6X 4A5

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "A" to this permit.
3. Should the Holder fail to adhere and comply with all the terms and conditions outlined in Schedule "A", the Temporary Commercial Use Permit Shall be void and no longer considered valid for the subject site.
4. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "B" to this permit.
5. The subject property may be used for the following temporary commercial uses:
 - A night market event on the following dates:
 - May 18, 2012 to October 8, 2012 inclusive (as outlined in the attached Schedule "C" to this permit); and
 - May 17, 2013 to October 14, 2013 inclusive (as outlined in the attached Schedule "C" to this permit).
 - May 16, 2014 to October 13, 2014 inclusive (as outlined in the attached Schedule "C" to this permit).

The night market event dates and hours of operation shall be in accordance with the attached Schedule "C" to this permit.

The night market event shall be in accordance with the site plan as outlined in Schedule "D" to this permit.

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774

Property Address: 8351 River Road and Duck Island (Lot 87 Section 21 Block 5
North Range 6 West Plan 34592)

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, B.C. V6X 4A5

6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.
 - A cash security (or acceptable letter of credit) in the amount of \$178,000 must be submitted prior to March 19, 2012 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2012.
 - A cash security (or acceptable letter of credit) in the amount of \$187,000 must be submitted prior to April 19, 2013 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2013.
 - A cash security (or acceptable letter of credit) in the amount of \$191,000 must be submitted prior to April 18, 2014 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2014.
8. Should the Holder fail to provide the cash security by the dates specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.
9. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774

Property Address: 8351 River Road and Duck Island (Lot 87 Section 21 Block 5
North Range 6 West Plan 34592)

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, B.C. V6X 4A5

10. Monies outstanding and owed by the Holder to the City of Richmond for costs associated with the previous evening market event must be paid in full by the following dates:

- All monies outstanding from the 2012 event must be paid in full prior to April 19, 2013.
- All monies outstanding from the 2013 event must be paid in full prior to April 18, 2014.

Should the Holder fail to provide any outstanding monies by the date specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.

11. This Temporary Commercial Use Permit is valid for the dates specified in Schedule "C" for 2012, 2013 and 2014 only.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER

Schedule "A"

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a night market event for 2012, 2013 and 2014 on the subject site, the event organizer (Firework Productions Ltd. c/o Raymond Cheung) acknowledges and agrees to the following terms and conditions:

Traffic Management Plan (TMP)

- Traffic control and operations during the event is to be in accordance with the TMP approved by the City's Transportation Division.
- Operation of the TMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. Costs associated with operations and running of the TMP is the responsibility of the event organizer.
- The TMP is to be monitored by the City's Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff) should the need arise.
- Approval of the TMP, including any necessary revisions, is at the sole discretion of Transportation Division staff.
- Posting of signage and erection of barricades and road markings will be undertaken based on the TMP and is to be at the cost of the event organizer.
- The Event organizer is required to implement a marketing and promotion strategy (approved by Transportation Division staff) that encourages night market patrons to take public transit to the event and is required to include the following provisions:
 - Providing discounted transit tickets for night market attendees during the late night periods (after 8:30pm) on the weekends to improve transit trips to the site and also to improve transit rider ship during the time which demands are generally low.
 - Providing small reimbursements to night market attendees if valid transit tickets are shown.
 - Offering promotional gifts to the night market attendees if valid transit tickets are shown.
 - Discussing with future vendors to offer discounted food or drink items if customers can show valid transit tickets.
 - Setting up special gift draws to be entered only by the attendees with valid transit tickets.
 - Promoting the night market event location and its accessibility by transit through TV commercials, radio commercials and newspaper advertisements.

Off-Street Parking

- 1,450 total off-street parking stalls required for the night market event under the following provisions:
 - All off-street parking stalls provided on the event site is required to be free.
 - A minimum of 300 parking stalls is required to be allocated to night market vendors and employee staff.

City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each night the event is being held during the hours of operation for the purposes of providing a police presence and overseeing the TMP and general event operations (Note: Implementation and operation of the TMP is required to be undertaken by a professional traffic control company with appropriate trained and certified staff).
- Six (6) hours of dedicated patrol by Community Bylaw Enforcement Officers is required for each day the event is in operation with scheduling at the discretion of Community Bylaws.
- Periodic attendance by Transportation Division and City staff to monitor and oversee the operations of the event and TMP.
- All costs for RCMP members and City staffing at the applicable rates is the responsibility of the event organizers.

Implementation of Works on City Property

- Any works on City property is required as a result of the night market event must comply with the following requirements:
 - Works include, but are not limited to construction of asphalt walkways, temporary pedestrian crosswalks and a secondary emergency access to the market event area.
 - Design for works to be undertaken by the appropriate professional and approved by the City.
 - Construction of works to be undertaken through a City Work Order or other appropriate process prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.
 - All costs associated with the design, construction, maintenance and removal (if required) of works is the responsibility of the event organizer.
 - Enter into the appropriate agreements where necessary for the above referenced works prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.

Required Approvals from External Agencies

Approval from the following external agencies is required prior to operating a night market event on the subject site:

- FREMP/DFO and PMV – The night market event will be required to comply with all components of the consultant's strategy to protect the foreshore along with any requirements/conditions identified by FREMP stakeholders, DFO and PMV. The night market site plan is subject to revision based on the developed strategy and any additional FREMP/DFO/PMV requirements.
- Approval from the Provincial Diking Authority for the secondary emergency access.
- Approval from the Ministry of Transportation and Infrastructure (MOTI) for traffic control provisions identified in the TMP for intersections under MOTI jurisdiction.

Flood Construction Level (FCL) Requirements

- All buildings and structures on the subject site must be temporary and cannot be utilized for a period of more than 12 months and must be removed from the event site sometime during the off-season.
- If these criteria are met, temporary buildings and structures are not required to comply with the minimum FCL of 4.35 m.

- Buildings and structures that do not meet these criteria are required to be constructed at a minimum FCL of 4.35 m.

Required Legal Agreements

- Completion of a legal agreement will be a requirement of the TCUP to:
 - Identify that the subject site containing the night market event area and off-street parking is outside of the dike and susceptible to flooding.
 - Release and indemnify the City for any damage to building, structures, property, equipment and servicing on the subject site in the event of flooding.
 - This legal agreement is required to be completed prior to issuance of a building permit(s) and site servicing permit for the night market event.

Required Permits/Licenses from the City of Richmond and Stakeholders

- Building Permits and on-site servicing permits.
- Business Licenses for all commercial/food vendors to operate at the night market event (including the event operator).
- Vancouver Coastal Health (VCH) permits and licenses for the overall food court area and all food and beverage vendors to operate at the night market event, including inspection approval by VCH staff.

Richmond Fire Rescue (RFR) Requirements

- Implementation of a primary emergency response route for access to the event market area. This response route is required to remain clear and unimpeded at all times.
- Implementation of a secondary emergency access at a location approved by Richmond Fire Rescue (i.e., intersection of River Road and West Road) to facilitate access for emergency vehicles, personnel and equipment.
- Implementation of a dedicated approved emergency response route for RFR truck access and turnaround to facilitate access to the proposed parking lot “B” as shown in the night market site plan attached as **Schedule “D”** to the TCUP. This fire access lane is required to be designed to support the expected loads imposed by firefighting equipment to permit accessibility under all climatic conditions.
- Submission and approval of a Fire Safety Plan by Richmond Fire Rescue for the night market event.

Night Market Site Plan

- Implementation of the event in accordance to the night market site plan as shown in the TCUP report and attached as **Schedule “D”** to the TCUP.
- Amendments to the night market site plan can be considered if they are required/deemed necessary by City staff or other external agencies/stakeholders (FREMP/DFO/PMV; Provincial Diking Authority; MOTI). Any changes to the night market site plan approved by the City of Richmond will be considered the approved site attached to and forming part of the TCUP.

Night Market Operations

- The event organizer is required to provide dedicated event security, parking lot patrollers, event liaison staff and certified first aid staff.

- The event organizer is responsible for providing adequate means of communication amongst event staffing, security, first aid, traffic control personnel, RCMP members and Community Bylaw Officers.
- Clean up and litter removal before, during and after the evening market event each night of operation. Clean-up and litter removal is to be conducted by the event organizers and is to include the subject property as well as surrounding areas impacted by the evening market event.

Night Market Event Cancellation Procedure

- In the event of an evening market event closure on any identified operational day, event organizers are responsible for notifying appropriate City staff and RCMP members a minimum of 24 hours prior to the start of the event. Should event cancellation notification be within the 24 hour time period, staffing costs will be incurred based on minimum call out times.
- The event organizer is responsible for notifying all vendors of any event cancellation.

Security Bond Requirements

- The event organizer is required to submit an operational security bond to the City in accordance with the terms and conditions identified in the TCUP.
- The operation security bond is required to cover City costs and expenses as a result of the night market event, which includes a contingency fund to address any issues arising during event operations.
- The event organizer is required to pay for additional City costs, in the event that costs exceed the amount submitted in the operational security bond.

General Provisions

- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted use, whichever is sooner, the following shall be completed:
 - The property described in **Schedule "B"** shall be restored to its original condition.
 - Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.

Undertaking

- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in **Schedule "B"**; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

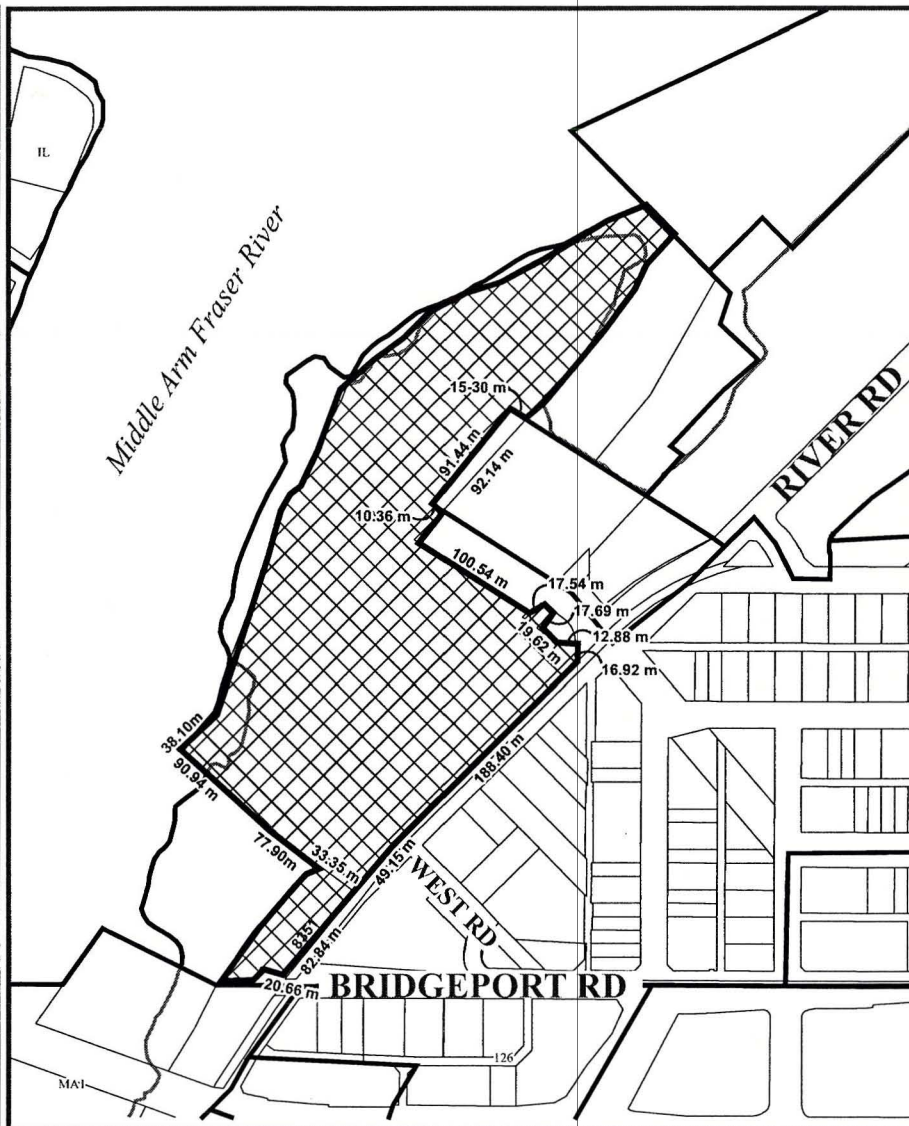
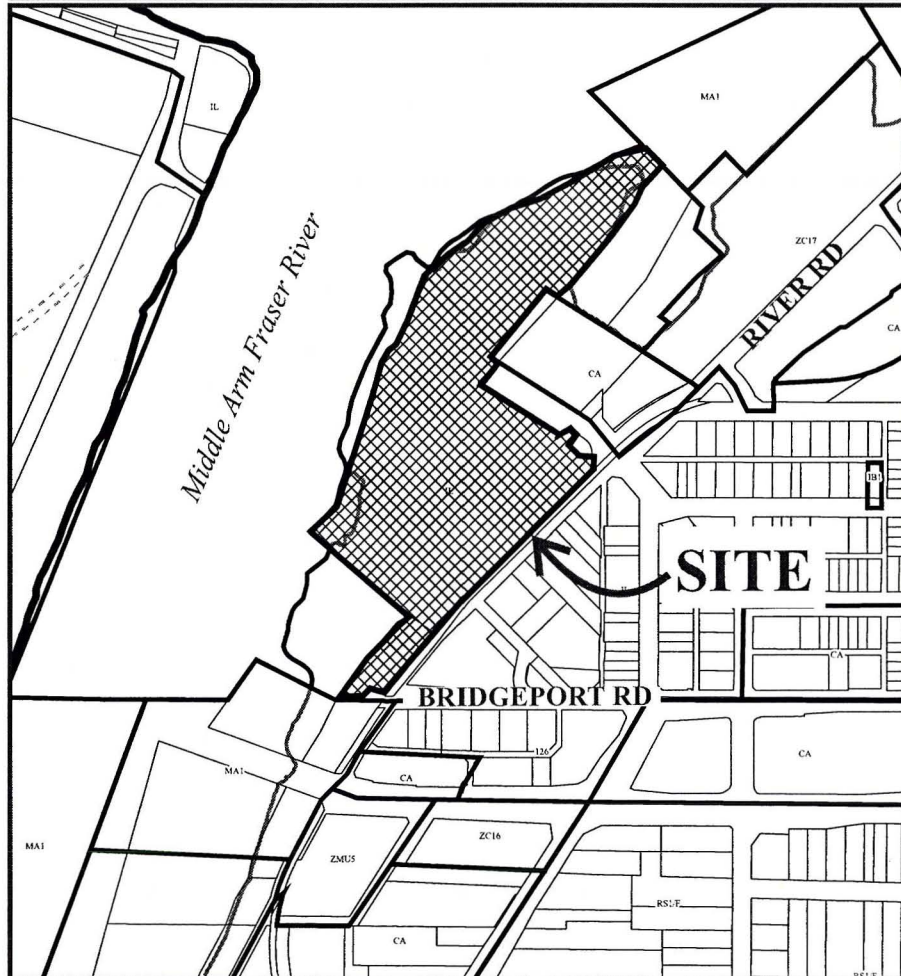
Firework Productions Ltd.
by its authorized signatory

Raymond Cheung
Firework Productions Ltd.

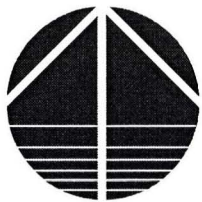


City of Richmond

PLN - 63



SCHEDULE B



TU 11-595782

Original Date: 02/06/12

Revision Date: 02/08/12

Note: Dimensions are in METRES

Schedule "C"

Evening Market Event Schedule of Dates for 2012

Month	Day	Event Hours	Month	Day	Event Hours
May (7 Days)	18	7pm-12am	June (14 Days)	1	7pm-12am
	19	7pm-12am		2	7pm-12am
	20	6pm-11pm		3	6pm-11pm
	21	6pm-11pm		8	7pm-12am
	25	7pm-12am		9	7pm-12am
	26	7pm-12am		10	6pm-11pm
	27	6pm-11pm		15	7pm-12am
				16	7pm-12am
				17	6pm-11pm
				22	7pm-12am
		23		7pm-12am	
		24		6pm-11pm	
		29		7pm-12am	
		30		7pm-12am	
July (14 Days)	1	6pm-11pm	August (14 Days)	3	7pm-12am
	2	6pm-11pm		4	7pm-1am
	6	7pm-12am		5	6pm-11pm
	7	7pm-1am		6	6pm-11pm
	8	6pm-11pm		10	7pm-12am
	13	7pm-12am		11	7pm-1am
	14	7pm-1am		12	6pm-11pm
	15	6pm-11pm		17	7pm-12am
	20	7pm-12am		18	7pm-1am
	21	7pm-1am		19	6pm-11pm
	22	6pm-11pm		24	7pm-12am
	27	7pm-12am		25	7pm-1am
	28	7pm-1am		26	6pm-11pm
	29	6pm-11pm		31	7pm-12am
September (15 days)	1	7pm-12am	October (4 Days)	5	7pm-12am
	2	6pm-11pm		6	7pm-12am
	3	6pm-11pm		7	6pm-11pm
	7	7pm-12am		8	6pm-11pm
	8	7pm-12am			
	9	6pm-11pm			
	14	7pm-12am			
	15	7pm-12am			
	16	6pm-11pm			
	21	7pm-12am			
	22	7pm-12am			
	23	6pm-11pm			
	28	7pm-12am			
	29	7pm-12am			
	30	6pm-11pm			
Total Number of Event Operation Days - 68					

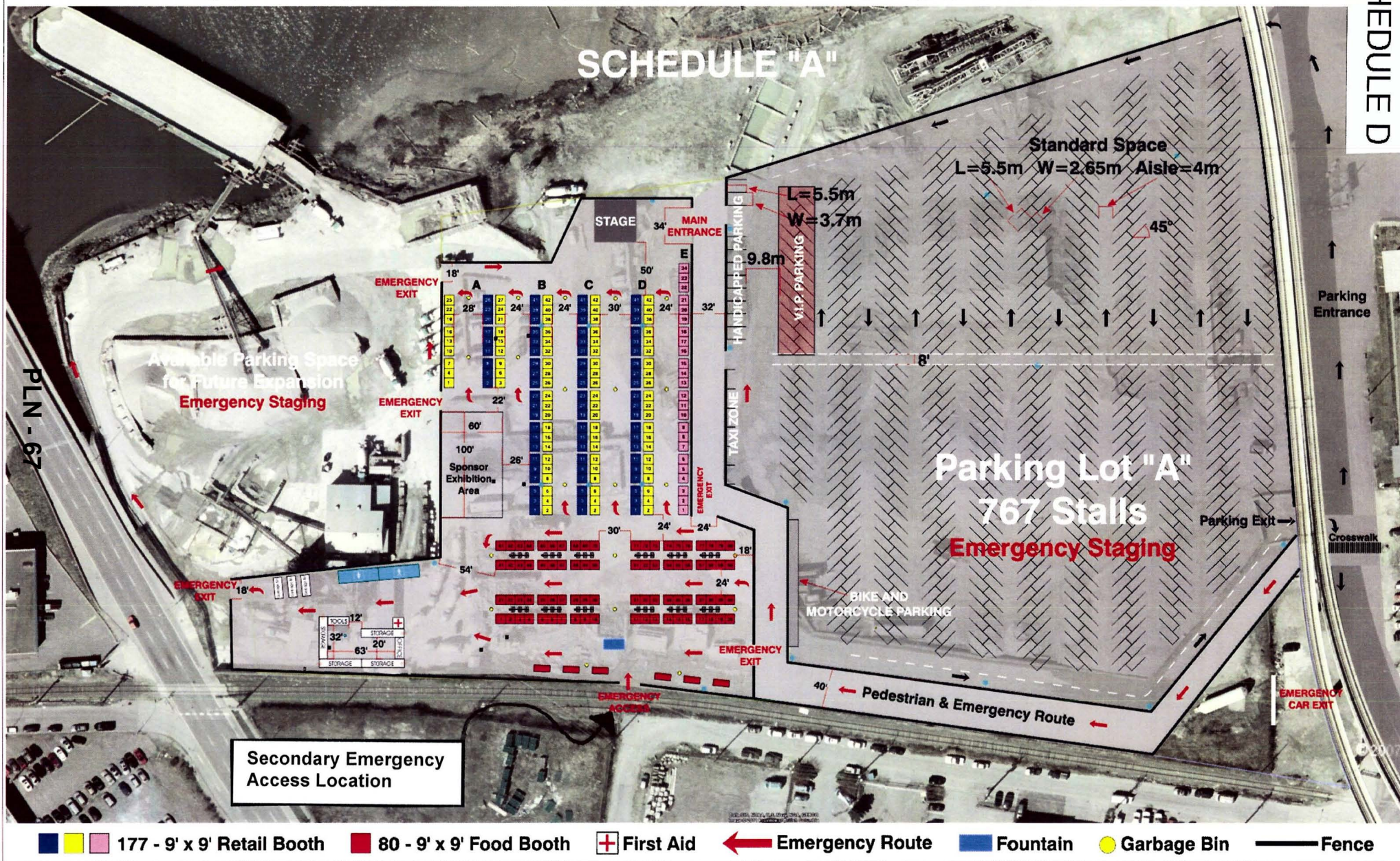
Evening Market Event Schedule of Dates for 2013

Month	Day	Event Hours	Month	Day	Event Hours
May (8 Days)	17	7pm-12am	June (14 Days)	1	7pm-12am
	18	7pm-12am		2	6pm-11pm
	19	6pm-11pm		7	7pm-12am
	20	6pm-11pm		8	7pm-12am
	24	7pm-12am		9	6pm-11pm
	25	7pm-12am		14	7pm-12am
	26	6pm-11pm		15	7pm-12am
	31	7pm-12am		16	6pm-11pm
				21	7pm-12am
				22	7pm-12am
		23		6pm-11pm	
		28		7pm-12am	
		29		7pm-12am	
		30		6pm-11pm	
July (13 Days)	1	6pm-11pm	August (15 Days)	2	7pm-12am
	5	7pm-12am		3	7pm-1am
	6	7pm-1am		4	6pm-11pm
	7	6pm-11pm		5	6pm-11pm
	12	7pm-12am		9	7pm-12am
	13	7pm-1am		10	7pm-1am
	14	6pm-11pm		11	6pm-11pm
	19	7pm-12am		16	7pm-12am
	20	7pm-1am		17	7pm-1am
	21	6pm-11pm		18	6pm-11pm
	26	7pm-12am		23	7pm-12am
	27	7pm-1am		24	7pm-1am
	28	6pm-11pm		25	6pm-11pm
				30	7pm-12am
		31		7pm-1am	
September (14 days)	1	6pm-11pm	October (7 Days)	4	7pm-12am
	2	6pm-11pm		5	7pm-12am
	6	7pm-12am		6	6pm-11pm
	7	7pm-12am		11	7pm-12am
	8	6pm-11pm		12	7pm-12am
	13	7pm-12am		13	6pm-11pm
	14	7pm-12am		14	6pm-11pm
	15	6pm-11pm			
	20	7pm-12am			
	21	7pm-12am			
	22	6pm-11pm			
	27	7pm-12am			
	28	7pm-12am			
	29	6pm-11pm			
Total Number of Event Operation Days - 71					

Evening Market Event Schedule of Dates for 2014

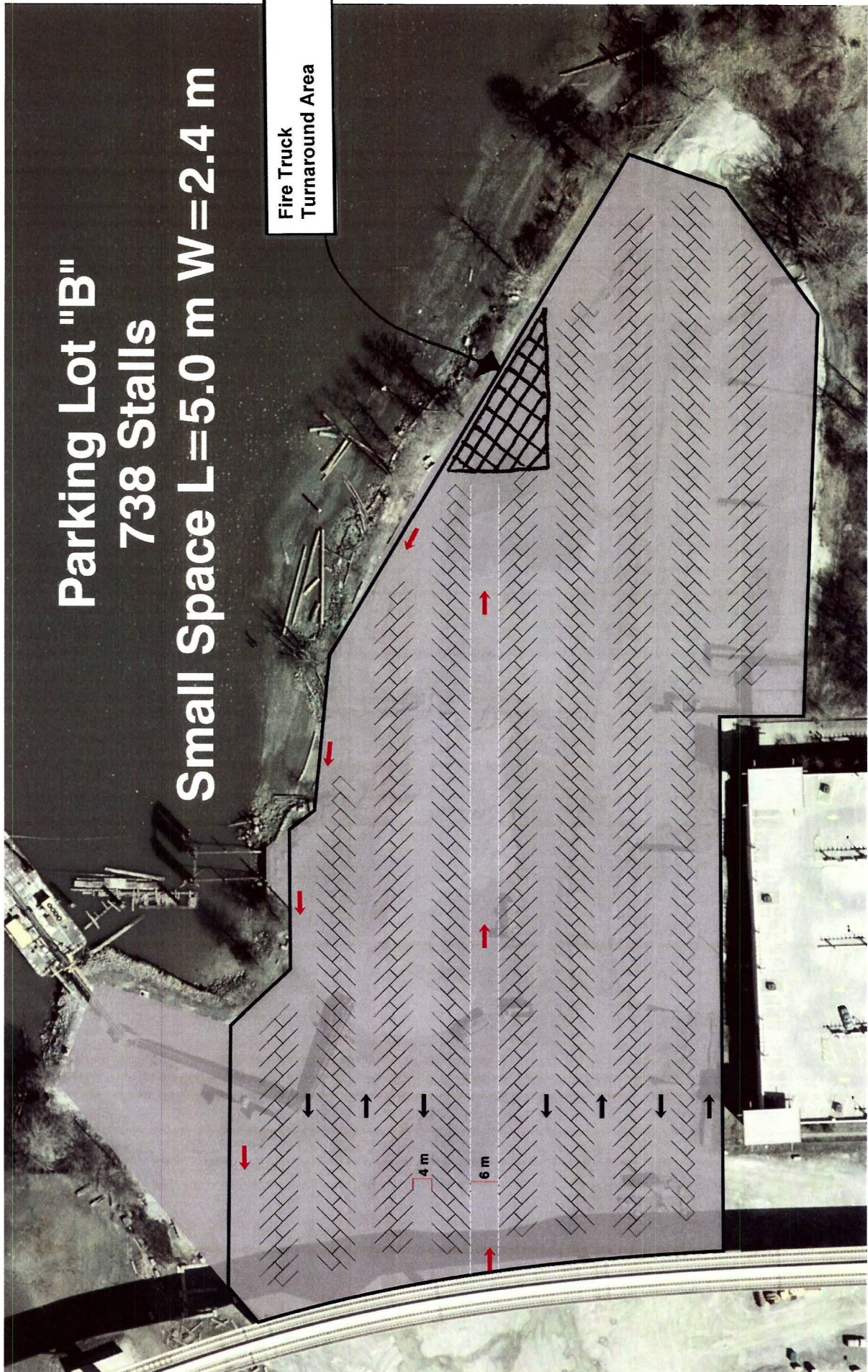
Month	Day	Event Hours	Month	Day	Event Hours
May (9 Days)	16	7pm-12am	June (14 Days)	1	6pm-11pm
	17	7pm-12am		6	7pm-12am
	18	6pm-11pm		7	7pm-12am
	19	6pm-11pm		8	6pm-11pm
	23	7pm-12am		13	7pm-12am
	24	7pm-12am		14	7pm-12am
	25	6pm-11pm		15	6pm-11pm
	30	7pm-12am		20	7pm-12am
	31	7pm-12am		21	7pm-12am
				22	6pm-11pm
				27	7pm-12am
				28	7pm-12am
				29	6pm-11pm
		30*		6pm-11pm	
July (13 Days)	1	6pm-11pm	August (16 Days)	1	7pm-12am
	4	7pm-11am		2	7pm-1am
	5	7pm-12am		3	6pm-11pm
	6	6pm-11pm		4	6pm-11pm
	11	7pm-12am		8	7pm-12am
	12	7pm-1am		9	7pm-1am
	13	6pm-11pm		10	6pm-11pm
	18	7pm-12am		15	7pm-12am
	19	7pm-1am		16	7pm-1am
	20	6pm-11pm		17	6pm-11pm
	25	7pm-12am		22	7pm-12am
	26	7pm-1am		23	7pm-1am
	27	6pm-11pm		24	6pm-11pm
				29	7pm-12am
		30		7pm-1am	
		31		6pm-11pm	
September (13 days)	1	6pm-11pm	October (7 Days)	3	7pm-12am
	5	7pm-12am		4	7pm-12am
	6	7pm-12am		5	6pm-11pm
	7	6pm-11pm		10	7pm-12am
	12	7pm-12am		11	7pm-12am
	13	7pm-12am		12	6pm-11pm
	14	6pm-11pm		13	6pm-11pm
	19	7pm-12am			
	20	7pm-12am			
	21	6pm-11pm			
	26	7pm-12am			
	27	7pm-12am			
	28	6pm-11pm			
Total Number of Event Operation Days - 72					

SCHEDULE



Parking Lot "B"
738 Stalls
Small Space L=5.0 m W=2.4 m

Fire Truck
Turnaround Area



DEVELOPMENT PERMIT PANEL

REPORTS AND ACCOMPANYING PLANS

TO BE CONSIDERED BY COUNCIL

AT THE COUNCIL MEETING

SCHEDULED FOR

MONDAY, MARCH 12, 2012

Mayor Malcolm D. Brodie	Councillor Linda McPhail
Councillor Chak Au	Councillor Harold Steves
Councillor Linda Barnes	Director, City Clerk's Office
Councillor Derek Dang	Director, Development
Councillor Evelina Halsey-Brandt	Council Chambers Binder
Councillor Ken Johnston	Front of House Counter Copy
Councillor Bill McNulty	



City of Richmond

Memorandum Planning and Development Department

To: David Weber
Director, City Clerk's Office

Date: March 7, 2012

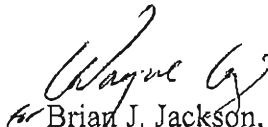
From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-594513

Re: Application by – Sandhill Development Ltd. for Development Permit at
11000 No. 5 Road

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on February 29, 2012.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.


for Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a mixed-use six storey building with 55 market rental apartments, approximately 78 m2 commercial space, approximately 83.6 m2 community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

CARRIED

5. Development Permit 11-594513

(File Ref. No.: DP 11-594513) (REDMS No. 3456922)

APPLICANT: Sandhill Development Ltd.

PROPERTY LOCATION: 11000 No. 5 Road

INTENT OF PERMIT:

Permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Staff Comments

Mr. Jackson advised that Sandhill Development Ltd. had, in the past, investigated a hotel proposal for the site, but that application had lapsed and the application being presented to the Panel was for retail development.

Applicant's Comments

Andrea Scott, Architect PJ Architect Ltd., provided the following information.

- the subject site is a vacant area to the south of the existing Sands Plaza commercial development on the same property;
- the proposed buildings are reminiscent of the architecture of the existing retail buildings on the site;
- the proposed building materials, Hard-board and batten, Hardi-shakes, Hardi-trim, cultured ledge stone are consistent with the existing buildings;
- a colour pallette of red and green also mimic the colour scheme of the existing buildings;
- the drive aisle areas, and parking areas, feature special paving treatment, including some parking stalls with permeable pavers;
- the landscape scheme for the subject site carries on the landscape scheme featured in the existing Sands Plaza development; and

- there is a slight increase in grade between the existing development and the subject site, and the two proposed buildings will be raised above the existing stores to achieve the flood construction level requirement, with landscape treatment providing assistance in the transitioning.

Staff Comments

Mr. Jackson stated that staff supports the application.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

CARRIED

6. Development Permit 11-596454

(File Ref. No.: DP 11-596454) (REDMS No. 3466780)

APPLICANT: Paul Chiu, Architect

PROPERTY LOCATION: #380 - 9100 Blundell Road

INTENT OF PERMIT:

Permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

Applicant's Comments

Paul Chiu, Architect, Urban Design Group Architects Ltd., accompanied by his client, Terry McPhail, provided the following information regarding the proposed expansion of an existing Shoppers Drug Mart structure at the southeast corner of 9100 Blundell Road, a site that currently contains a shopping centre:

- the intent of the application is to increase the floor area of the existing Shoppers Drug Mart by extending the rear of the store that is sited at the southeast corner of the mall at Blundell and Garden City Roads;



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: DPP Mtg. Feb. 29, 2012

To: Development Permit Panel

Date: January 27, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-594513

Re: **Application by Sandhill Development Ltd. for a Development Permit at
11000 No. 5 Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Sandhill Development Ltd. has applied to the City of Richmond for permission to develop two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood". The proposal is for two (2) commercial retail buildings totalling 672 m² in size as the second phase of a two-phase development. The site is the currently vacant portion of the Sands Plaza commercial mall site.

There is no rezoning application associated with the proposed development.

The Sands Plaza commercial development is located at the southeast corner of No. 5 Road and Steveston Highway (RZ 04-286494 and DP 05-292236) with vehicle access from No. 5 Road. Council approved a similar Phase II development proposal for the site, and the Development Permit has since expired (RZ 05-309078 and DP 05-315410). A hotel proposal was also investigated for the site, but was withdrawn due to economic feasibility (DP 07-398708).

No servicing upgrades are needed to accommodate the proposed development. Substantial improvements to the No. 5 Road and Steveston Highway intersection were constructed through a previous Servicing Agreement (SA 05-301070) associated with the rezoning of Phase I of the commercial development.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject Ironwood Sub-Area (Shellmont) site is as follows:

- To the north, across Steveston Highway, is the recently approved development site for the mixed-use Gardens development (RZ 08-450659 and Phase I DP 10-544504);
- To the east and south, is an existing industrial warehouse building zoned "Industrial Business Park (IB1)"; and
- To the west, is Phase I of the commercial development on the same property, under the same zoning, "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Auto-Oriented Commercial and Pub (ZC26) – Ironwood" zone.

Advisory Design Panel Comments

Phase I of the project was reviewed and supported by the Advisory Design Panel on April 6, 2005. Given that Phase II is consistent with the established design program, the application was not referred to the Advisory Design Panel for review.

Analysis

Conditions of Adjacency

- The subject application constitutes Phase II of a two-phase commercial development. The site is located east of Phase I and is adjacent to the neighbouring industrial property. The proposed development will present carefully detailed side elevations, moderate retaining wall and a decorative metal picket fence to the adjacent lower industrial property. Downward facing lighting fixtures will light the parking area while avoiding glare and light pollution. No east side yard landscaping buffer has been provided for the front building to the shared property line with the adjacent industrial property because of the operational need for a drive aisle and minimum viable commercial unit size; and
- The project complies with the flood construction level requirement to raise the building slab elevation to minimum 2.9 m GSC. Phase I was built under a previous lower requirement of 2.6 m GSC. With the flood construction level requirement, accessibility requirements, ground level continuity with Phase I and associated site grading, the site will be raised above the Steveston Highway sidewalk level. To mitigate the visual impact of parked cars raised above the sidewalk level, continuous landscape strips incorporating lawn, ground cover, shrubs, hedges and trees are proposed along the Steveston Highway streetscape as a continuation of the existing landscape treatment in Phase I.

Urban Design and Site Planning

- The Phase II commercial buildings have been located on the site to tie into the site planning of Phase I in regards to building architectural form and character, landscaping, siting, parking, vehicle and pedestrian movement;
- Pedestrian scaled and oriented frontage character facing Steveston Highway across the surface parking area, and pedestrian connections between the buildings, through the parking areas and to both No. 5 Road and Steveston Highway have been incorporated through both phases;
- The provision of 140 parking spaces onsite exceeds the bylaw requirement. The provision of seven (7) accessible parking spaces exceeds the bylaw requirement;
- Private garbage and recycling collection is accommodated in Phase I; and
- A loading bay is provided contiguous with the one-way drive aisle located at the east edge of the site, which is acceptable to the Transportation Division.

Architectural Form and Character

- The proposed simple building forms fit the form and character of the established Phase I, articulated with strong column expression, pilasters, recessed entries, and projecting awnings and canopies;
- The proposed building materials (Hardi-board and batten, Hardi shakes, Hardi trim, glass and painted steel canopies, canvas awnings, glazing in anodized framing, cultured ledge stone and spandrel glazing) are consistent with the existing shopping centre and the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated in the overall two-phase development with three (3) significantly different building types, varying setbacks, and landscaping areas of varying dimensions; and
- Signage opportunities are integrated into the architectural design including signage and awnings attached to the buildings. Separate application(s) are required to permit signage. Two (2) free standing sign towers for the commercial development were included in the proposal for phase I: one (1) facing No. 5 Road and the other facing Steveston Highway.

Landscape Design and Open Space Design

- The landscape design includes six (6) new trees on this small site with limited frontage. The new trees proposed will soften the visual impact of the surface parking areas;
- The landscape design also includes planting areas along the east edge of the site and special paving treatment with patterning and colour to aid in defining pedestrian sidewalks, drive aisle areas and parking areas;
- The applicant is proposing to install a variety of City boulevard planting along the Steveston Highway streetscape as an extension of onsite tree and shrub planting, which is acceptable to Parks and Operations. The present and future owners will be responsible for maintaining the landscaping under the Boulevard Maintenance Regulation Bylaw;
- Parking is partially screened from Steveston Highway with landscaping; and
- Decorative metal picket fencing with carefully detailed wood posts is provided along the east property lines adjacent to the industrial lot.

Crime Prevention Through Environmental Design

- Lighting has been incorporated into the building and parking area design in such a way as to limit light pollution off site; and
- To mitigate the concern that the one-way drive aisle located at the east edge of the site would not be easily visible from the majority of the development, the applicant proposes visually permeable metal picket fencing along this edge. Natural surveillance is provided from the north, south and east.

Servicing and Utilities Capacity

- Required City infrastructure upgrades and connections were designed to accommodate both phases of development (SA 05-301070).

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$13,108.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Separate Building Permit for construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit.
- Submission of a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 11-594513

Attachment 1

Address: 11000 No. 5 Road

Applicant: Sandhill Development Ltd.

Owner: Sandhill Development Ltd.

Planning Area(s): Ironwood Sub-Area (Shellmont)

	Existing	Proposed
Site Area:	8,420 m ²	No Change
Land Uses:	Vacant portion of Commercial site	Commercial
OCP Designation:	Commercial	No Change
Zoning:	Auto-Oriented Commercial and Pub (ZC26) – Ironwood	No Change
Number of Units:	Vacant	2 commercial buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.41	None Permitted
Lot Coverage:	Max. 50%	31%	None
Front Yard (Steveston Hwy)	Min. 6 m	16.3 m	None
Side Yard (No. 5 Road)	N/A	N/A	None
Setback – Side Yard (east)	N/A	0.1 m – 4.1 m	None
Setback – Rear Yard (south)	N/A	0 m	None
Height (m):	Max. 12 m	7.3 m	None
Off-street Parking Spaces	135	140	None
Accessible Parking Spaces	Min 2% (3 spaces)	5% (7 spaces)	None
Small Car Parking Spaces	Max 50 % (70 spaces)	27% (38 spaces)	None



City of Richmond

Development Permit

No. DP 11-594513

To the Holder: SANDHILL DEVELOPMENT LTD.

Property Address: 11000 NO. 5 ROAD

Address: C/O PETE LOVICK
PJ LOVICK ARCHITECT LTD.
3707 1ST AVENUE
BURNABY, BC V5C 3V6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$13,108. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-594513

To the Holder: SANDHILL DEVELOPMENT LTD.

Property Address: 11000 NO. 5 ROAD

Address: C/O PETE LOVICK
PJ LOVICK ARCHITECT LTD.
3707 1ST AVENUE
BURNABY, BC V5C 3V6

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

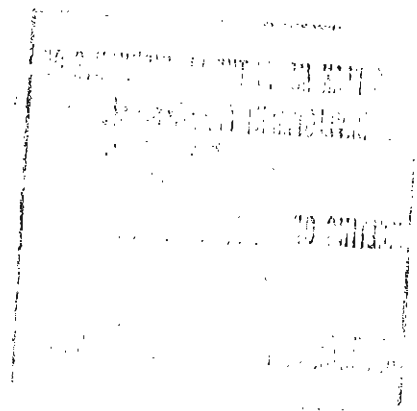
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

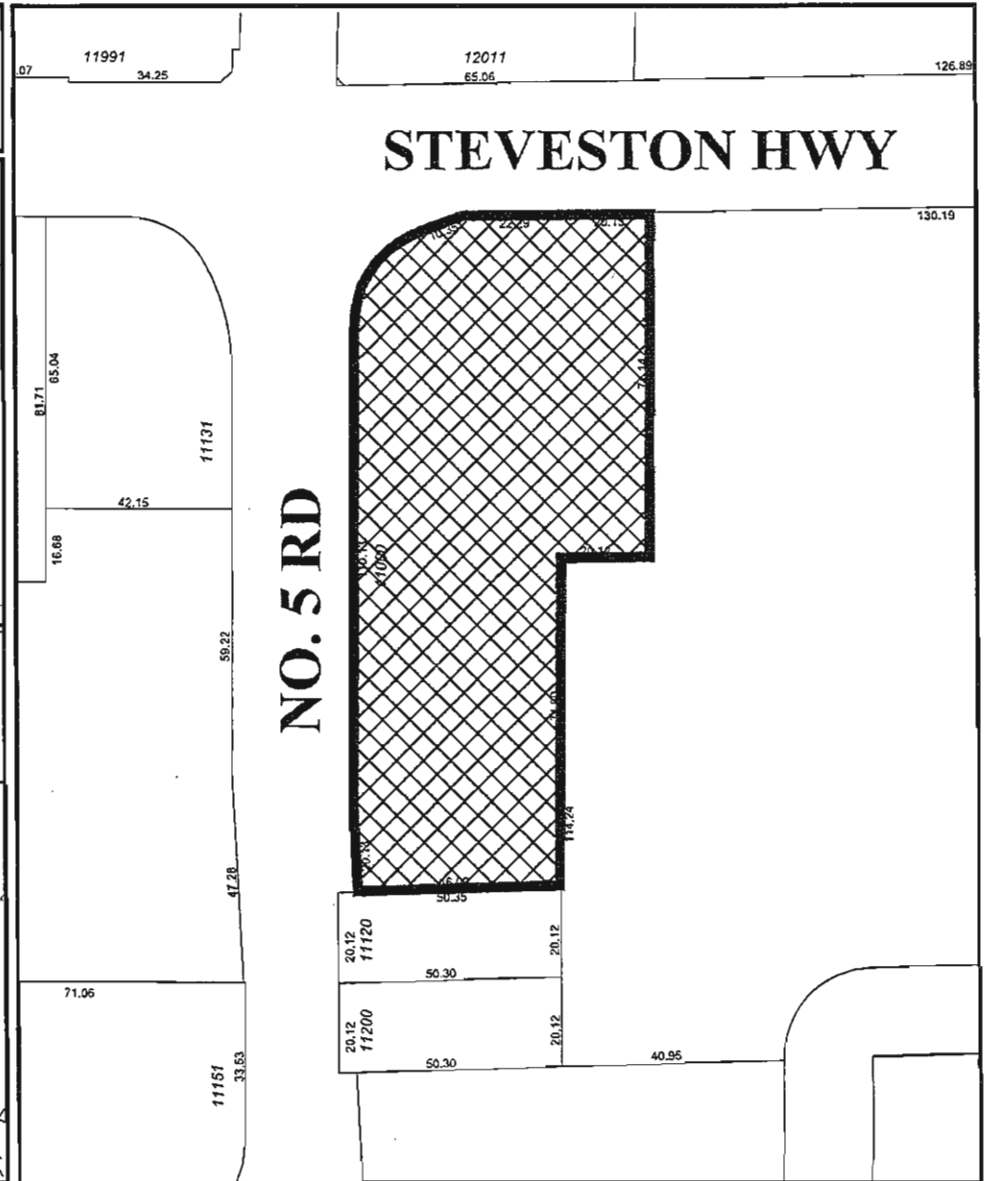
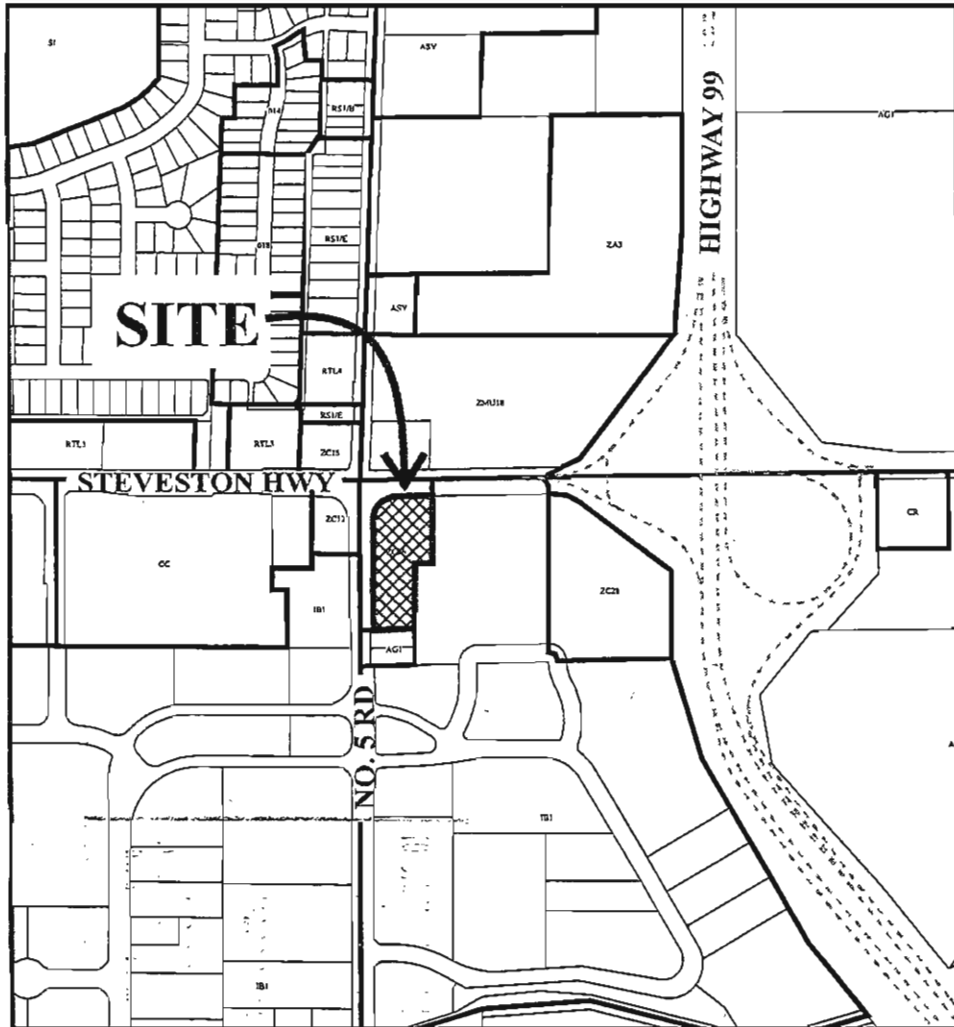
DELIVERED THIS DAY OF , .

MAYOR





City of Richmond

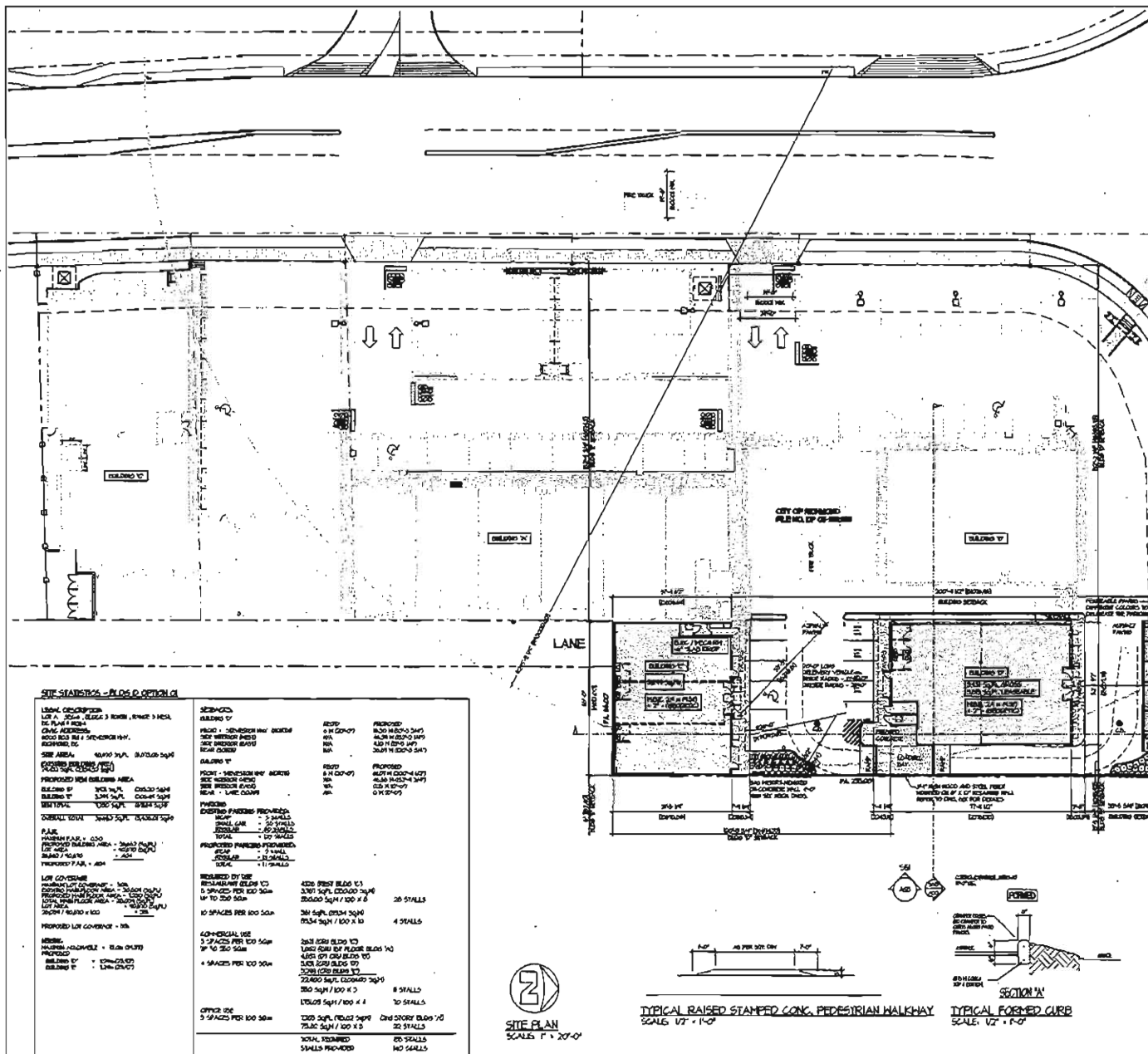


DP 11-594513
SCHEDULE "A"

Original Date: 11/29/11

Revision Date:

Note: Dimensions are in METRES



Notes:

- DP 05-292236 applies to Phase I area
- DP 11-594513 is limited to Phase II area
- Pedestrian and vehicle connections between Phase I and Phase II are wheelchair accessible.
- Sustainability features: 93 sq.m. permeable paving
- Includes off-site boulevard planting.
- Separate permits required for signage.

REV	DATE	DESCRIPTION
01	01/27/12	ISSUED FOR CITY COMMENTS
02	01/27/12	ISSUED FOR DEVELOPMENT PERMIT
03	01/27/12	ISSUED FOR CITY COMMENTS
04	01/27/12	ISSUED FOR CITY COMMENTS
05	01/27/12	ISSUED FOR CITY COMMENTS
06	01/27/12	ISSUED FOR CITY COMMENTS
07	01/27/12	ISSUED FOR CITY COMMENTS
08	01/27/12	ISSUED FOR CITY COMMENTS
09	01/27/12	ISSUED FOR CITY COMMENTS
10	01/27/12	ISSUED FOR CITY COMMENTS

CONSULTANT'S SEAL

REGISTERED CIVIL ENGINEER OF BC, DEVELOPER'S SEAL NOT IN SCALE

PILOVICK
ARCHITECT LTD.

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 5V6 E-MAIL: pilovick@pilovick.com
TEL: 604-296-3700 FAX: 604-296-6081

Member of the ABC
Member of the BCC
Member of the CMA
Member of the IAA
Member of the IMA

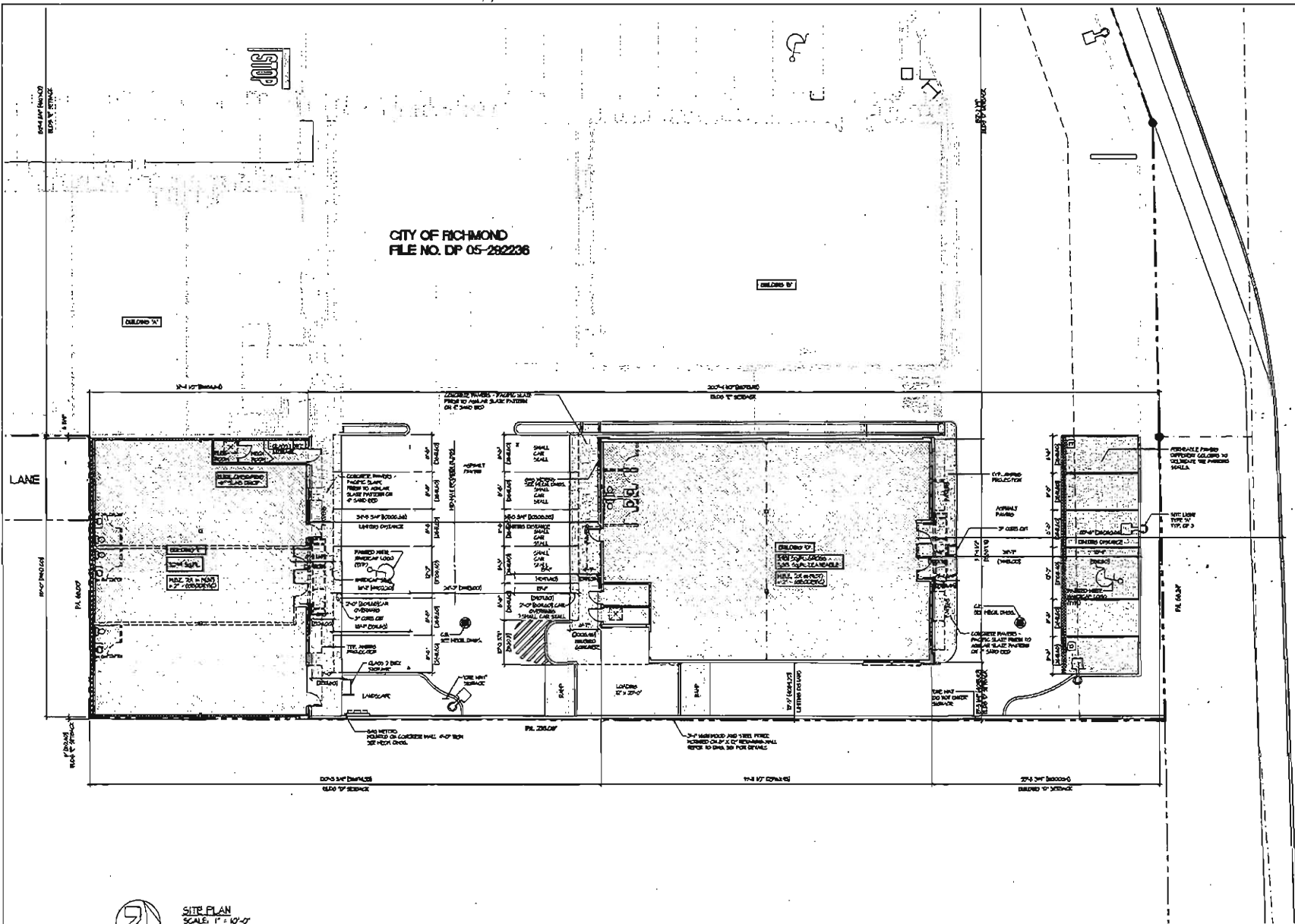
EXEMPTED FROM THE REQUIREMENTS OF THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS BY THE BC BUILDING DEPARTMENT. THIS EXEMPTION IS BASED ON THE INFORMATION PROVIDED BY THE DEVELOPER AND THE ARCHITECT. THE ARCHITECT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

SANDS PLAZA PHASE II
2040, 1060 - HOS ROAD
RICHMOND, B.C.

CONTEXT
SITE PLAN
PLAN "M"

Plan 1 Jan 27 2012
DP 11-594513

CITY OF RICHMOND
FILE NO. DP 05-282236



SITE PLAN
SCALE: 1" = 10'-0"
SITE AREA 16,000 Sq.Ft.

REV	DATE	DESCRIPTION
01	01/27/12	RE-DESIGNED FOR CITY COMMENTS
02	01/27/12	RE-DESIGNED FOR CITY COMMENTS
03	01/27/12	RE-DESIGNED FOR CITY COMMENTS
04	01/27/12	RE-DESIGNED FOR CITY COMMENTS
05	01/27/12	RE-DESIGNED FOR CITY COMMENTS
06	01/27/12	RE-DESIGNED FOR CITY COMMENTS
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17	01/27/12	RE-DESIGNED FOR CITY COMMENTS
18	01/27/12	RE-DESIGNED FOR CITY COMMENTS
19	01/27/12	RE-DESIGNED FOR CITY COMMENTS
20	01/27/12	RE-DESIGNED FOR CITY COMMENTS

CONSULTANT'S SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL EXISTING AND NEW WORK SHALL BE AS SHOWN ON THE PLAN.

P. LEVITOV
ARCHITECT LTD.

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: plevitov@plevitov.com
tel: 604-298-3700 fax: 604-298-6081
Member of the AEC
Member of the SAC
Member of the AIA
Member of the BCMA
Member of the BCMA

CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL EXISTING AND NEW WORK SHALL BE AS SHOWN ON THE PLAN.

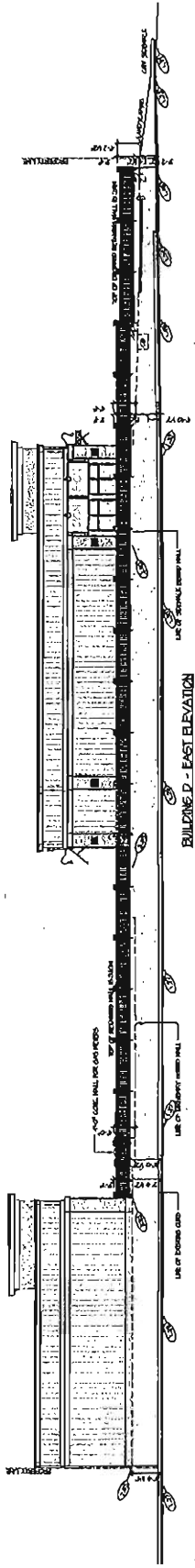
SANDS PLAZA PHASE II
1040, 1050 - 1055 ROAD
RICHMOND, B.C.

SITE PLAN
PLAN #2

Plan 2 Jan 27 2012
DP 11-594513

REV	DATE	DESCRIPTION
01	01/27/12	RE-DESIGNED FOR CITY COMMENTS
02	01/27/12	RE-DESIGNED FOR CITY COMMENTS
03	01/27/12	RE-DESIGNED FOR CITY COMMENTS
04	01/27/12	RE-DESIGNED FOR CITY COMMENTS
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18	01/27/12	RE-DESIGNED FOR CITY COMMENTS
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20	01/27/12	RE-DESIGNED FOR CITY COMMENTS

SANDS PLAZA PHASE II - 11-53

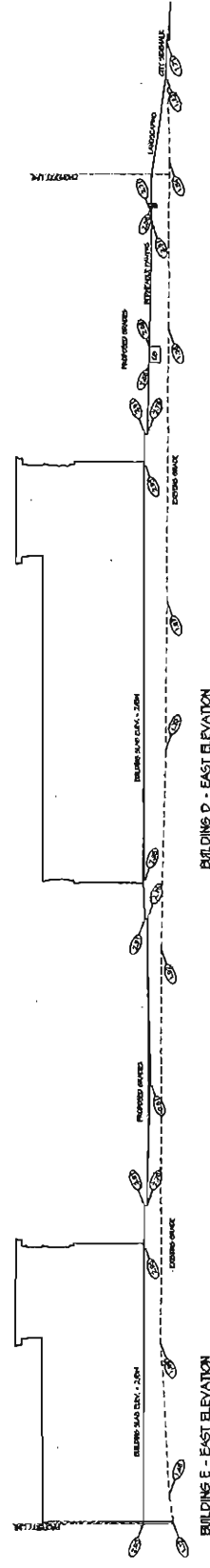


EAST PROPERTY LINE ELEVATION (STREETSCAPE 550)
SCALE 1/8" = 1'-0"



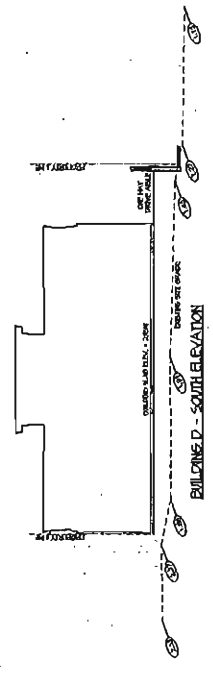
BUILDING D - NORTH ELEVATION

NORTH PROPERTY LINE ELEVATION (STREETSCAPE 552)



BUILDING D - EAST ELEVATION

SITE SECTION A
SCALE 1/8" = 1'-0"



BUILDING D - SOUTH ELEVATION

SITE SECTION B
SCALE 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
01	01/20/12	REVISIONS
02	01/20/12	REVISIONS
03	01/20/12	REVISIONS
04	01/20/12	REVISIONS
05	01/20/12	REVISIONS
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18	01/20/12	REVISIONS
19	01/20/12	REVISIONS
20	01/20/12	REVISIONS

DATE: 01/20/12

PILOTOR
ARCHITECT LTD

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 1Y6 E-MAIL: pilotor@pilotor.com
TEL: 604-798-5700 FAX: 604-798-6881

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Member of the BSA
Member of the BSA

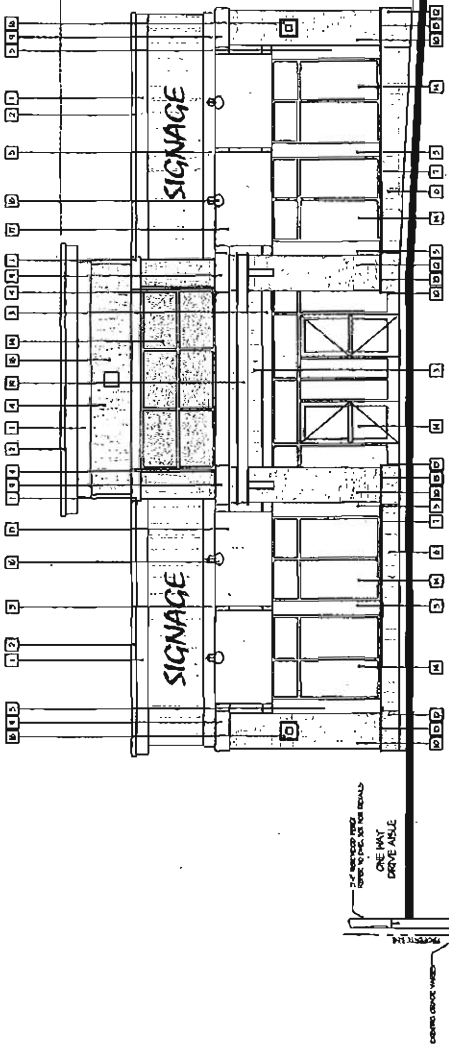
SANDS PLAZA PHASE II
1040 1040 1040 ROAD
BURNABY, B.C.

**SITE SECTIONS
STREETSCAPES
PLAN 13**

DATE: 01/20/12
SCALE: 1/8" = 1'-0"

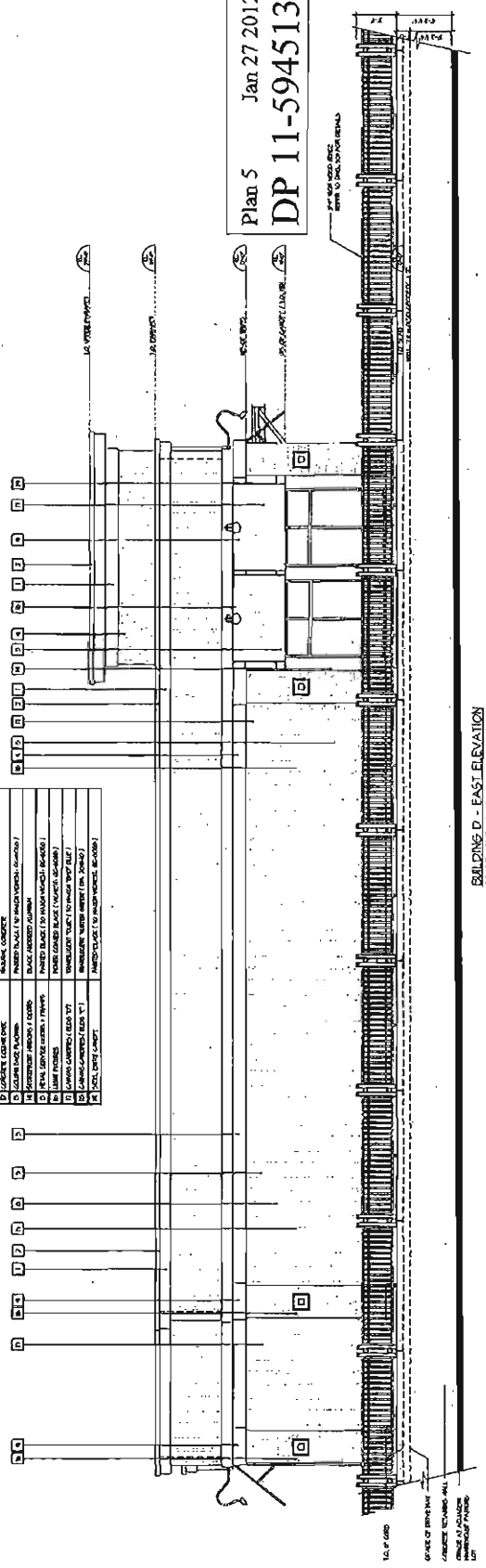
NOV 2012

Plan 3 Jan 27 2012
DP 11-594513



BUILDING D - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ITEM #	MATERIAL	COLOR
1	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
2	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
3	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
4	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
5	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
6	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
7	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
8	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
9	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
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15	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
16	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
17	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
18	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
19	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
20	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)



BUILDING D - EAST ELEVATION
SCALE: 1/4" = 1'-0"

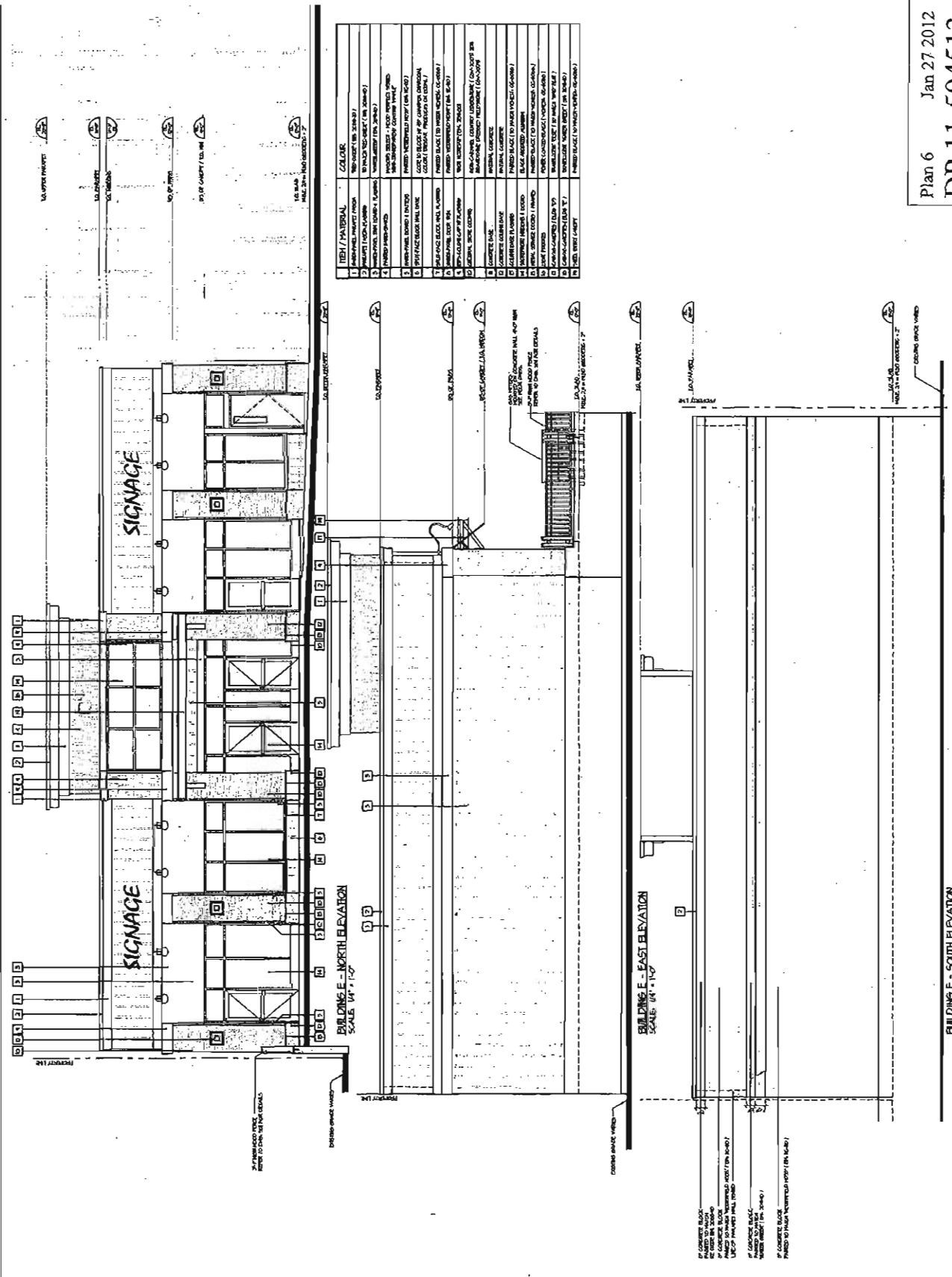
ITEM #	MATERIAL	COLOR
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2	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
3	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
4	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
5	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
6	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
7	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
8	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
9	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
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15	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
16	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
17	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
18	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
19	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)
20	BRICKWORK, TYPICAL COURSE	RED BRICK (SEE SPEC)

BUILDING B (PHASE II) - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 2N6
TEL: 604-293-7700
FAX: 604-293-7701
WWW.BELOVICH-ARCHITECT.COM



SANDS PLAZA PHASE II - 11-50
1040 1080 - 105 ROAD
BURNABY, BC
BUILDING D
ELEVATIONS
PLAN 16
A04
11-50
11-50
11-50
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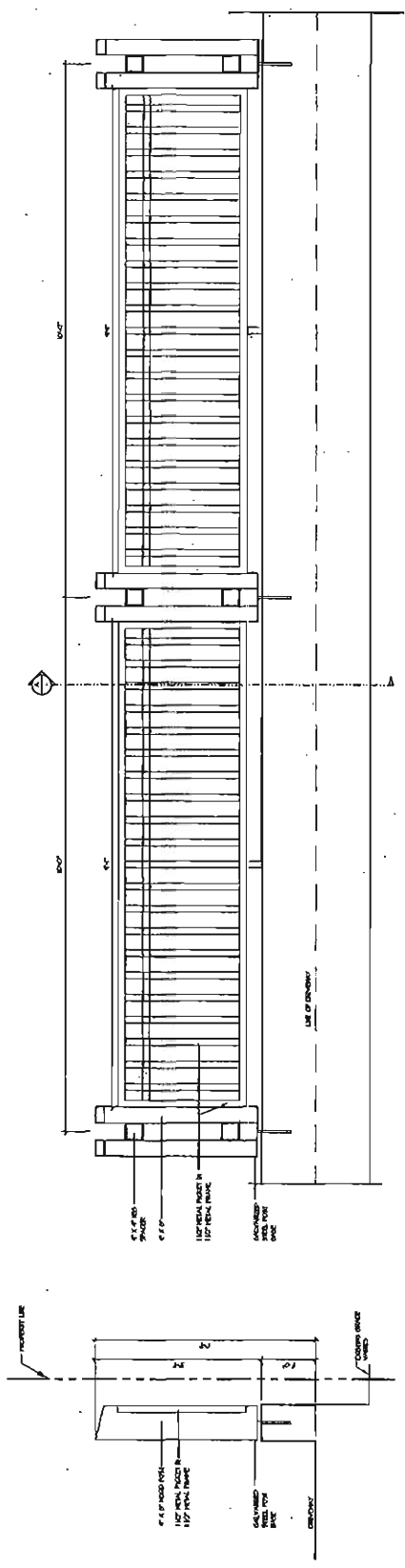
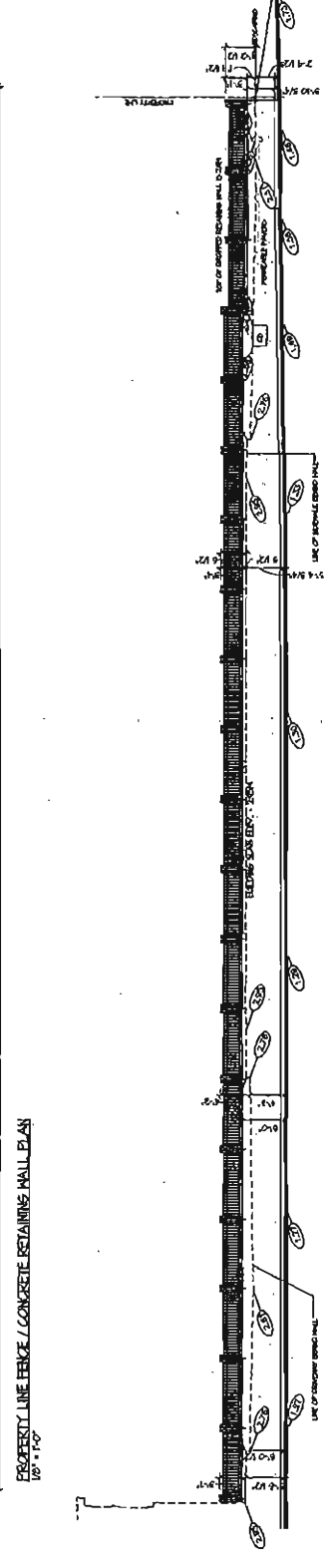
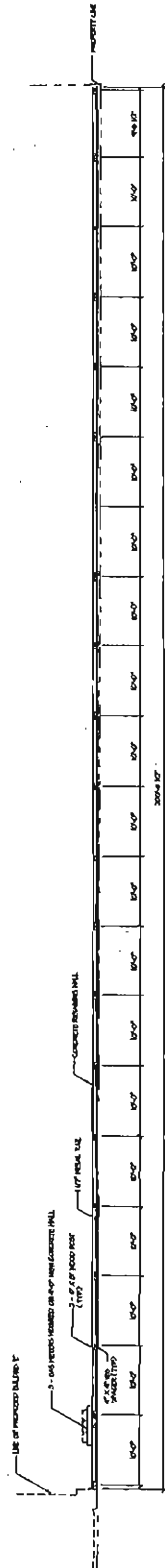


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Plan 6 Jan 27 2012
DP 11-594513



Plan 7 Jan 27 2012
DP 11-594513

NO.	DATE	DESCRIPTION
1	10/20/11	PRELIMINARY
2	11/15/11	REVISIONS
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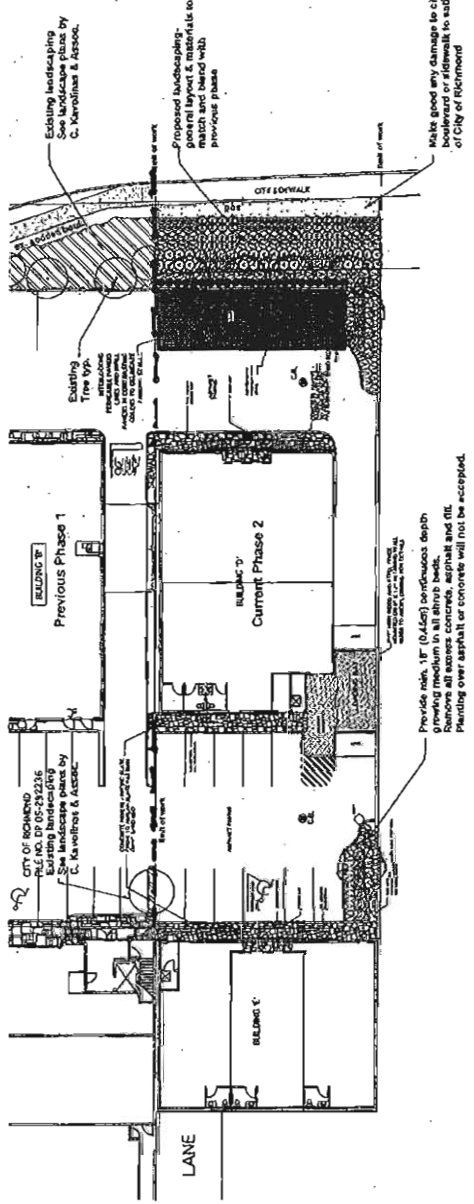
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NOTES:
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE DC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE EXTRACTS OF THE CITY OF RICHMOND STANDARD, UNLESS OTHERWISE NOTED.
2. PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
3. GROWING MEDIUM TO BE WETTED FREE AND COMPOSTED, CONFORMING TO IDENTICAL STANDARD FOR LEVEL 2 BUILT.
4. PROVIDE TOPSOIL DEPTH AS FOLLOWS:
TREES: 1m IN ALL DIRECTIONS FROM ROOT BALLS, MIN. 2 TO PER TREE
SHRUBS AND GROUNDCOVERS: 1m DEPTH CONTINUOUS
LAWN AREAS: 1m DEPTH CONTINUOUS
5. PROVIDE 2" DEPTH COMPOSTED MULCH/COMPOST MARK MULCH THROUGHOUT ALL PLANTING BEDS.
6. ONE YEAR PLANT WARRANTY SITE REVIEW WILL BE CONDUCTED.
7. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

REV	DATE	DESCRIPTION
1	1/27/12	REVISED PER CITY COMMENTS



REFER TO PLAN # 9
FOR BLOW-UP

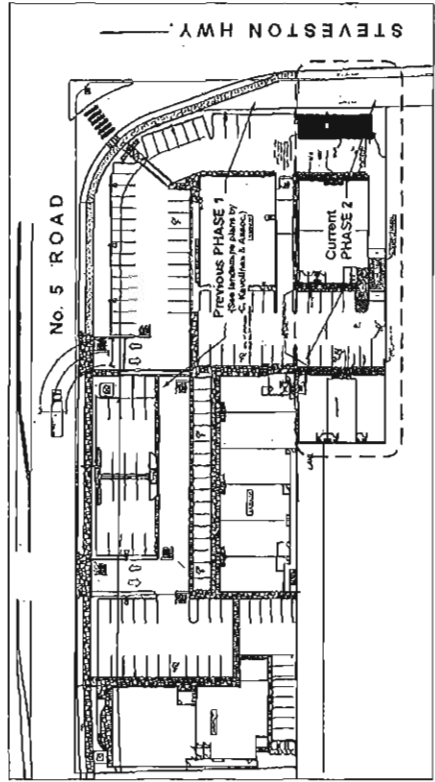
LANDSCAPE PLAN

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES				
	2	Liquidambar styr. 'Zebra Zee'	Pale Alder Sweetgum	5cm cal., 1.8m stud.
	1	Prunella americana	Chantrelle (Bradford) Pear	5cm cal., 1.8m stud.
SHRUBS				
	41	Abies 'Edward Goucher'	Edward Goucher Abies	#3 Cont.
	15	Azalea japonica 'Mrs. C. W. Jones'	Crimson Azalea	#2 Cont.
	16	Malus 'Honeycrisp'	Red Oregon Grape	#2 Cont.
	30	Rhododendron 'Topsy Bear'	Topsy Bear Rhododendron	#2 Cont.
	25	Ribes sanguineum	Red Flaming Current	#2 Cont.
	23	Thuja occ. 'Smaragd'	Hedge Cedar	1.8m H., 0.75m O.C.
	61	Viburnum 'Ilex Dwarf'	Dwarf Spring Bouquet Viburnum	#2 Cont.
GROUNDCOVERS				
	50	Geranium 'Shirley'	Solid	#1 Cont. 50cm O.C.

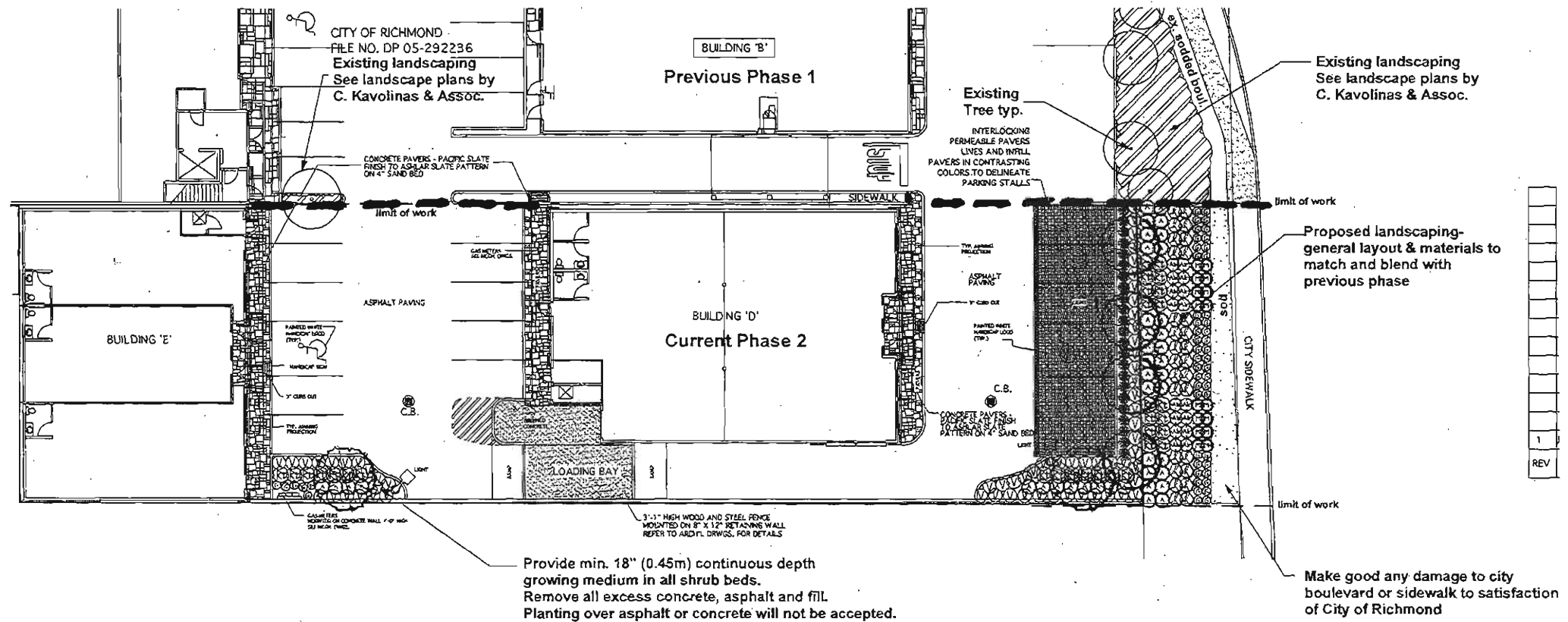
NOTES:
CONTACT LANDSCAPE ARCHITECT PRIOR TO STARTING WORK ON ANY DELIVERABLES 604-464-0000
ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE DC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE EXTRACTS OF THE CITY OF RICHMOND STANDARD, UNLESS OTHERWISE NOTED.
PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
GROWING MEDIUM TO BE WETTED FREE AND COMPOSTED, CONFORMING TO IDENTICAL STANDARD FOR LEVEL 2 BUILT.
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ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

KEY PLAN Scale = 1:500



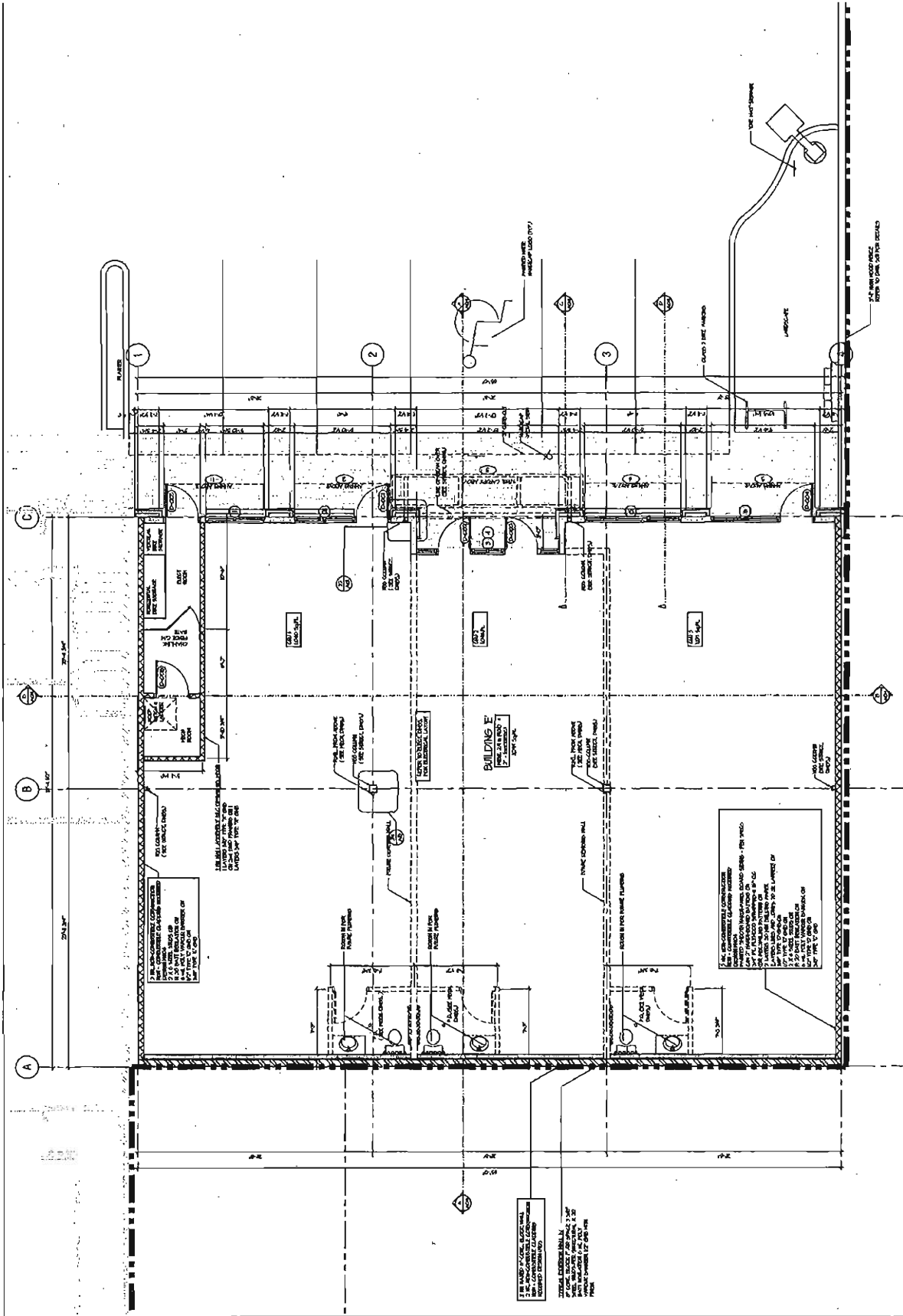
Plan 8 Jan 27 2012
DP 11-594513

PROJECT	SANDS PLAZA PHASE II
LOCATION	11045, 11060 - HWY 5 ROAD
CLIENT	RICHMOND, B.C.
DESIGNER	LANDSCAPE PLAN
DATE	1/27/12
BY	1/27/12
CHECKED	1/27/12
DATE	1/27/12



LANDSCAPE PLAN

Plan 9 Jan 27 2012
DP 11-594513



FLOOR PLAN
SCALE 1/4" = 1'-0"

Reference Plan Jan 27 2012
DP 11-594513

NO.	DESCRIPTION	DATE	BY	CHKD.
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SANDS PLAZA PHASE II
11-594513
BILGINS E
FLOOR PLAN
PLAN #1
NOV 2012



City of Richmond

Memorandum Planning and Development Department

To: David Weber
Director, City Clerk's Office

Date: March 7, 2012

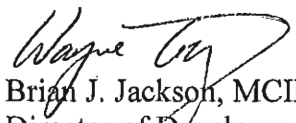
From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-593925

Re: Application by – Cotter Architects for Development Permit at
14000 Riverport Way

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on February 29, 2012.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

for 
Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

- a) *Reduce the minimum Williams Road setback from 6.0 m to 4.5 m;*
- b) *Reduce the minimum Parsons Road setback from 6.0 m to 4.5 m for the ground floor of Building No. 2;*
- c) *Reduce the minimum road setback to landscape structure from 2.0 m to 1.5 m for trellises located along the No. 2 Road and Parsons Road frontages at the dead ends of the internal drive aisle; and*
- d) *Allow a total of 36 tandem parking spaces in 18 townhouse units.*

CARRIED

4. Development Permit 11-593925

(File Ref. No.: DP 11-593925) (REDMS No. 3458923)

APPLICANT: Cotter Architects

PROPERTY LOCATION: 14000 Riverport Way

INTENT OF PERMIT:

Permit the construction of a mixed-use six storey building with 55 market rental apartments, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

Applicant's Comments

Simon Ho, Architect, Cotter Architects provided the following information regarding the proposed mixed-use six-storey building, with associated two-level parking structure, at 14000 Riverport Way at Steveston Highway.

- the intent is for the proposed mid-rise building to create a 'landmark building' that differs from the ornately designed existing four-storey buildings in the area, and will deliberately set the proposed building apart from the other buildings;
- the proposed building celebrates geometry, has a clean design, and features wood-framed construction;
- access to the subject site is a shared driveway, with one parkade link;
- the two-level parking structure is divided into one level of underground parking and one level of at-grade parking;
- for security purposes the underground parking level is secured;
- one of the two indoor amenity spaces is for residents of the proposed building, with the second amenity space available to residents of the Riverport waterfront neighbourhood;
- a small office earmarked for the building manager is located at the 'prow' of the proposed building, at the corner of Riverport Way and Steveston Highway;

Development Permit Panel
Wednesday, February 29, 2012

- the parking structure is screened with trellis details and vine planting, and the roof is pulled back along Riverport Way to soften the appearance;
- a lighting engineer will ensure that the interior of the parkade be appropriately lit, but to mitigate any light pollution, appropriate lighting levels will be applied in the different areas of the parking structure;
- berms will be featured along the Fraser River frontage;
- of the 55 market rental units, 3 are adaptable;
- balconies are designed to be kept within the building footprint to keep the clean lines of the geometry intact;
- a vertical strip featured on the building's exterior is being explored as a public art element with colour and light; and
- the outdoor amenity space is located on the second floor parking structure podium roof and features: (i) a children's play area; (ii) a barbeque pit; and (iii) a sitting area overlooking the Fraser River.

Mark Synan, Landscape Architect, Van Der Zalm and Associates Inc. provided the following information regarding the landscape scheme for the proposed development:

- the landscape scheme is separated into two levels, with the lower street level facing Stéveston Highway, Riverport Way and the Fraser River, and the upper level amenity area providing a semi-private space for residents;
- the landscape scheme uses high quality landscape materials, and strong banding elements to: (i) create strong patterns; and (ii) replicate the strong geometric emphasis of the architecture;
- the children's play area contains a small sandbox, along with play equipment designed for children two to five years of age; and the barbeque pit surface features high quality pavers;
- glass dividers on balconies take advantage of views across the Fraser River;
- a generous combination of ornamental grasses, low shrubs and ground covers are a feature of the landscape scheme; and
- there are existing street trees along Riverport Way, while the side facing the dike features a significant planting belt of ornamental grasses and asphalt path with concrete border.

A brief discussion ensued and the following advice was provided:

- in addition to a walkway along the Fraser River frontage, soft trellis features as well as screening plantings soften the parkade exterior wall; and
- there are two elevator shafts and two ground level lobbies, and residents can use both elements to easily gain access to the dike and river.

Panel Discussion

In response to queries Mr. Ho and Mr. Synan advised that:

- no solar panel installations will be applied to the roof, but environmentally sensitive materials will be a feature on the roof of the penthouse, the amenity space features an intensive green roof, and the horizontal banding provides partial solar shading for the glazing; and
- the children's play area surface is recycled rubber.

Staff Comments

Mr. Jackson stated that the exaggerated design of the prominent corner, or 'prow', of the building, with its large balconies, provide shading on the sunny southwest corner of the structure.

Mr. Jackson advised that the rental building situated to the north of the subject site was constructed by the developer, is now open, and is a very high quality building. the corner building will be different in its approach to architectural design, and it too will be wood-frame, not concrete.

Gallery Comments

None.

Correspondence

Ian, Paula and Aderyn Davies, 142000 Riverport Way (Schedule 1)

Mr. Jackson advised that the Davies family was opposed to the application, and some of their concerns were related to rezoning issues, not form and character issues.

In response to a query from the Chair, Mr. Jackson confirmed that the zoning text amendment application from the proponent is at third reading. He also confirmed that, with regard to the Davies' concerns with parking and congestion, the applicant's net parking provision of 1.19 spaces per resident unit, along with the applicant's TDM contribution towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard, the development application meets the requirements of the City's zoning bylaw.

Mr. Jackson added that: (i) the City's transportation staff reviewed, and approved, the applicant's transportation plan; and (ii) as part of third reading Council accepted the transportation plan.

Panel Discussion

The Panel noted the innovative quality of the design.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a mixed-use six storey building with 55 market rental apartments, approximately 78 m2 commercial space, approximately 83.6 m2 community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

CARRIED

5. Development Permit 11-594513

(File Ref. No.: DP 11-594513) (REDMS No. 3456922)

APPLICANT: Sandhill Development Ltd.

PROPERTY LOCATION: 11000 No. 5 Road

INTENT OF PERMIT:

Permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

Staff Comments

Mr. Jackson advised that Sandhill Development Ltd. had, in the past, investigated a hotel proposal for the site, but that application had lapsed and the application being presented to the Panel was for retail development.

Applicant's Comments

Andrea Scott, Architect PJ Architect Ltd., provided the following information.

- the subject site is a vacant area to the south of the existing Sands Plaza commercial development on the same property;
- the proposed buildings are reminiscent of the architecture of the existing retail buildings on the site;
- the proposed building materials, Hard-board and batten, Hardi-shakes, Hardi-trim, cultured ledge stone are consistent with the existing buildings;
- a colour pallette of red and green also mimic the colour scheme of the existing buildings;
- the drive aisle areas, and parking areas, feature special paving treatment, including some parking stalls with permeable pavers;
- the landscape scheme for the subject site carries on the landscape scheme featured in the existing Sands Plaza development; and

Ian, Paula, and Aderyn Davies
311 – 14200 Riverport Way
Richmond BC V6W 1M4
604-271-4200

To Development Permit Panel
Date: WED. FEB. 29/12
Item #: 4
Re: DP 11-593925

Director, City Clerk's Office
Richmond City Hall

1 page of 2

February 29, 2012

**Schedule 1 to the Minutes of
the Development permit
Panel Meeting of Wednesday,
February 29, 2012.**

Dear Director,

Our family is strongly opposed to the land use proposal at 14000 Riverport Way, and our concerns are as follows:

1) PARKLAND

We think parkland or green space is much more appropriate for the land use. It will help present a much more open and inviting space for the rental residents and the public alike, and encourage public use and enjoyment of the riverfront.

2) FOUR STORIES, NOT SIX

If the land is to be developed, we believe that four stories, the height of the neighbouring buildings, would be more appropriate for the location and much more suitable to the setting. A tower will reduce the level of light entering the street, make less light available to residents in the other buildings, and will contribute to a fortress-effect that will be less inviting and will discourage public access to the river.

3) MARKET HOUSING, NOT RENTAL

If the land use must be housing, we strongly suggest that market housing would be more appropriate than rental and would provide greater stability and balance to the area.

As landowners, we have already seen the very poor performance sales have made in the five or so years that our development has been in existence. At best, our units are valued slightly more than what we originally paid, whereas the rest of Richmond has seen large increases, often 100% to 200%. We are very concerned that an imbalance towards rental housing will effectively seal our fate as



landowners. If the developers wish to buy our property for fair market value, we would gladly sell to them and move away.

4) **UNSUSTAINABLE PARKING & CONGESTION**

Parking on Riverport Way is already at capacity. In the evenings it can be very difficult for current residents to find parking on the street. It has been our practical experience that street parking needs are much greater than the levels anticipated by planners. And now, with the rental building recently built, the situation will be unsustainable. We simply cannot add another fifty-five more units, as proposed. The situation will be intolerable for everyone. And what about visitors to the riverfront and park: where will they park? And what about customers of the proposed commercial space: where will they park? The area will become impossibly congested.

5) **EXCESSIVE DENSITY**

We believe that the proposed density for this beautiful recreation area is already greater than it should be, and that the parking and living congestion will reduce our quality of life to an unnecessarily uncivilized level.

Thank you very kindly for giving the contents of this letter your thoughtful consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ian Paula", written in dark ink.

Ian, Paula, and Aderyn Davies



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: DPP Mtg. Feb. 29, 2012

To: Development Permit Panel

Date: February 8, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-593925

Re: Application by Cotter Architects for a Development Permit at
14000 Riverport Way

Staff Recommendation

That a Development Permit be issued which would permit the construction of a mixed-use six-storey building with 55 market rental apartments, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and an associated two-level parking structure on a site zoned "Low Rise Apartment (ZLR14) - Riverport".

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Cotter Architects has applied to the City of Richmond for permission to develop a mixed-use six-storey building with associated two-level parking structure at 14000 Riverport Way on a site zoned "Low Rise Apartment (ZLR14) - Riverport". The medium-density mid-rise mixed-use proposal includes 55 market rental dwelling units, approximately 78 m² commercial space, approximately 83.6 m² community amenity space, and a parking structure that is shared with the adjacent existing development at 14088 Riverport Way. The development site currently contains the access ramp to the parking structure at 14088 Riverport Way.

The text of the zoning district is being amended for this project under Bylaw 8811 (ZT 11-565675). The zoning text amendment also introduces a site-specific rental residential parking requirement for the proposed mid-rise building and the recently constructed 80-unit four-storey market rental residential building at 14088 Riverport Way.

A Servicing Agreement (SA 02-218175) was secured through the original rezoning application for this waterfront community (RZ 03-234655) for the new Riverport Way road, Steveston Highway improvements from Entertainment Boulevard to a dike plaza, storm sewer and water distribution systems, dike walkway, viewing piers, float, and walkway and parking area in the City-owned lands to the north. The works are mostly constructed. The subject last remaining development lot is surrounded with temporary frontage works, which will be completed with construction of the development.

A City sanitary sewer does not service the development. This waterfront community, including the proposed building, is tied into the private sewage treatment plant for the Riverport Sports and Entertainment Complex. The owner has confirmed that the private system has sufficient capacity to service the proposed development. The City has no plans to extend sanitary sewer service in the vicinity.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

As noted in the August 30, 2011 staff report regarding the zoning text amendment, the sites at 14000 and 14088 Riverport Way together are proposed to provide market rental accommodation for employees in the area, and the general public. The subject vacant site at 14000 Riverport Way is the last development parcel of the former industrial lands at 14791 Steveston Highway to be developed by Legacy Park Lands Limited as part of its waterfront community next to the Fraser River, CNR rail lands, and the Riverport Sports and Entertainment Complex. The waterfront development has been the subject of several development applications. The existing waterfront residential community features three (3) existing four-storey market condominium buildings, a recently constructed four-storey market rental building, dike walkway with viewing piers, new Riverport Way public road, Steveston Highway terminus with plaza, pier and float, and walkway and parking improvements in the City-owned lands to the north.

The original site contained contamination and has undergone soil remediation with each phase of development. The remaining subject site is in the process of applying to have the completed soil remediation work cleared to a residential standard. The requirement for approval from the Ministry of Environment regarding development of this site was secured through the zoning text amendment.

Surrounding Development

Development surrounding the Fraser Lands Planning Area properties at 14000 and 14088 Riverport Way includes:

- To the northeast, is a recently constructed 80-unit four-storey market rental residential building at 14088 Riverport Way and 144-unit Phase 1 of the waterfront community, consisting of three (3) four-storey market residential buildings at 14100, 14200 and 14300 Riverport Way;
- To the east, is dike property owned by the City and a water lot also owned by Legacy Park Lands Limited, and the Fraser River;
- To the west, across Riverport Way, is CN Rail right-of-way (ROW) and the Riverport Sports and Entertainment Complex beyond; and
- To the south, is the Steveston Highway inland dike, and Fraser Wharves land beyond.

Rezoning and Public Hearing Results

Consultation

- It was noted in the staff report regarding the zoning text amendment that the development is not envisioned to support families; the closest schools are Woodward Elementary School west of No. 5 Road, and McNair Secondary School on No. 4 Road north of Williams Road. This application was not referred to School District No. 38 (Richmond) because it is consistent with the existing Official Community Plan (OCP) designation and is estimated to generate less than 50 school aged children (e.g. typically around 295 multiple-family housing units would generate 50 school aged children). However, City staff did review the application informally with staff from the School District No. 38 (Richmond) and School District staff did not express any concerns about the proposal.

Public Input

The Public Hearing for the zoning text amendment related to this site was held on October 17, 2011. At the Public Hearing, a mix of public input in support and in opposition to the proposal was received. Concerns were raised regarding land use, environmental impact, traffic and street parking. The following concerns regarding the architectural form and character of the development proposal were expressed (response in '***bold italics***')

- Adequacy of off-street parking provided on-site – ***The development meets the bylaw requirements for on-site parking, accommodates 31 parking spaces for the use of the adjacent market rental building at 14088 Riverport Way, and provides Transportation Demand Management (TDM) measures. There are 108 parking spaces provided onsite (66 spaces for residents, 11 spaces for visitors/commercial, and 31 spaces for 14088 Riverport Way). The shared parking use was secured through the zoning text amendment. The required parking rate for the market rental apartments was established in the ZLR14 zone based on a parking analysis prepared by the owner's transportation consultant and accepted by Transportation staff.***

- Building height – *The proposed six-storey building is taller than the existing neighbouring four-storey buildings along Riverport Way. This building height is considered appropriate in that it achieves the following objectives:*
 - *Maximizes the opportunity to provide much needed market rental housing;*
 - *Reduces the building footprint and minimizes the impact on views from the neighbouring buildings along Riverport Way; and*
 - *Provides a landmark building at the terminus of Steveston Highway.*

Changes Introduced to the Project Through the Development Permit Application

Due to the geotechnical constraints of the site, the following changes have been made to the proposal:

	Initial Scheme	Current Proposal
Application File	ZT 11-565675	DP 11-593925
Construction	Concrete tower with podium	Five levels of wood-frame over a concrete podium
Building Height	22.5 m & seven-storey	22.5 m & six-storey
Floor Area	1.95 FAR (including amenity)	1.64 FAR (including amenity)
Market Rental Residential	4,966 m ²	4,137 m ²
	60 apartments	55 apartments
CRU	68.3 m ²	No change
Amenity	125.4 m ²	No change

Staff Comments

The proposed scheme attached to this Report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low Rise Apartment (ZLR14) - Riverport” zone.

Advisory Design Panel Comments

The Advisory Design Panel supported the proposal subject to the applicant considering their comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from January 4, 2012 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- The development provides an appropriate interface to Steveston Highway, consisting of street fronting commercial storefront glazing, two (2) community amenity rooms, and a residential entry lobby.

- The development provides an appropriate interface to Riverport Way, consisting of street fronting commercial storefront glazing with entry, residential entry lobby, and a portion of the ground level of the parking structure. The parking structure is screened with areas of: glazed spandrel panels, sandblasted concrete, painted metal trellis with Evergreen vine planting, and landscaping in raised planters.
- The development provides an appropriate interface to the public dike walkway, consisting of a community amenity room and the ground level of the parking structure is screened with areas of sandblasted concrete, painted metal trellis with evergreen vine planting, and landscaping. Registration of a Dike Maintenance Agreement was secured through the zoning text amendment to address the proximity of the building to the riverfront dike and inland Steveston Highway dike.
- The development presents a sensitive interface to the owner's adjacent market rental development to the north. Approximately one-half of the parking structure abuts the shared property line. The other half is set back from the shared property line behind the open parking access ramp. The abutting parking structure is screened with a one-level solid concrete wall with reveal lines and an area of attached metal screen that provides visual interest. The setback portion of the parking structure is screened with painted metal trellis with Evergreen vine planting, and an open trellis structure over the open parking access ramp. The podium roof exit stair enclosure at the northeast corner of the site is set back from the shared property line and screened with landscaping.
- Registration of a Noise Sensitive Use Restrictive Covenant was secured through the zoning text amendment to ensure appropriate indoor sound level and thermal comfort is provided in the dwelling units. The covenant requires that acoustic and mechanical professional engineers confirm the design and construction of the dwelling units meets appropriate specified standards as discussed later in this report.

Urban Design and Site Planning

- The subject corner site at Riverport Way is the terminus view for Steveston Highway and a gateway to/from the Fraser River. Due to its significant visibility, the project has been designed as a landmark building anchored at the corner and differentiated from the existing four (4) four-storey buildings along Riverport Way. The design provides an architectural contrast to the existing buildings with two (2) additional floors of building height, a simpler building massing that emphasizes the angled nature of the site, horizontal emphasis with eyebrows at each floor level and large horizontal bands of glazing to celebrate the river views.
- The building massing includes a six-storey mid-rise building located along the south Steveston Highway edge of the site and associated parking podium. The two-level parking structure is pushed down into the site to provide one-level below ground, a level at grade and a landscaped outdoor amenity area on the roof. The east-west axis of the mid-rise presents a narrow profile to Riverport Way and maximizes the open space between the new building and the existing buildings along Riverport Way. Ground level views toward the parking podium are softened with a mix of treatments, including: openings in the walls with metal screens with vine planting; pulling back the roof and providing open metal trellises along Riverport Way and a landscaped edge.
- Indoor amenity is provided in two (2) community amenity rooms at the ground level along Steveston Highway for the shared use of the residents in all five (5) of the Riverport Way neighbourhood buildings. The 168 m² area exceeds the OCP requirement of 100 m² and also exceeds the 74.3 m² that was envisioned through the original rezoning (RZ 03-234655).

- Outdoor amenity is provided on the second floor parking structure podium roof. The 436 m² area exceeds the OCP requirement of 330 m². The outdoor amenity area includes a barbeque area overlooking the river, a children's play area overlooking Riverport Way, and an attractive landscape treatment that softens views for residents above and in the neighbouring building to the north.
- Three adaptable units are provided: the southwest corner unit on levels 2, 3 & 4. To accommodate future potential renovations for a resident in a wheelchair, this unit design includes wider doors and larger areas in the bathroom, kitchen and hall. Conversion would involve only minor interior works.
- Aging in place features will be provided in all units (e.g. solid blocking in all washroom walls to accommodate future potential grab bar installation, and lever-type handles for faucets and doors).
- There are two (2) separate driveways along Riverport Way, providing vehicle access to the two separate levels of the parking structure.
- The development meets the bylaw requirements for on-site parking, accommodates 31 parking spaces for the use of the adjacent market rental building at 14088 Riverport Way, and provides Transportation Demand Management (TDM) measures that include \$25,000 for a bus shelter and \$45,000 for a special crosswalk. There are 108 parking spaces provided onsite (66 spaces for residents, 11 spaces for visitors/commercial, and 31 spaces for 14088 Riverport Way). There are 3 accessible spaces onsite. The shared access and use of the parking structure was secured through the zoning text amendment.
- Garbage and recycling storage needs have been accommodated onsite, in separate rooms for the commercial unit and residents. A small holding area is located on-site at the space in between the parking access driveways in front of the parking structure and behind the Riverport Way sidewalk. The property manager will be responsible to schedule private collection at different times for residential and commercial garbage and recycling. Garbage and recycling is collected from Riverport Way for this waterfront neighbourhood.

Architectural Form and Character

- As noted above, the project has been designed as a landmark building, providing a visual contrast to the existing buildings with additional building height and a simpler massing.
- The mid-rise building floor plate is a parallelogram that emphasizes the angled nature of the site with vertically stacked projecting angled balconies at the southwest and northeast corners of the building. A horizontal emphasis is provided with continuous projecting eyebrows at each floor level, bands of solid panelling, and bands of glazing.
- The visual impact of the one level of parking structure above grade is mitigated through architectural and landscaping treatments. The roof edge is pulled back, a continuous planter provided at the perimeter edge, and there are large openings in the street wall to reduce its massing. The parking function is screened from views from the street and dike walkway with painted metal trellis structures planted with Evergreen vines.
- The contemporary design includes continuous storefront type glazing and spandrel panels at the ground level and an exterior cladding panel system for the upper floors. The system includes horizontal bands of glazing and hardi-panel set into a grid of clear anodized aluminium grid (trims and reveals).
- The project features a cool blue, grey and white colour palette with red accent provided at the ground level metal screens and trellises.

- The simplicity of the mid-rise design is accented with an area reserved for Public Art in an indented vertical band facing Riverport Way. The artwork and vertical band are intended to provide a colourful contrast to the cool blue to grey colour scheme. The applicant is committed to participate in the Public Art Program with the Richmond Public Art Advisory Committee.
- Outdoor balconies are provided for 50 of the 55 apartment units. A vertical stack of large projecting angled balconies is provided at the southwest and northeast corners of the building. Smaller balconies are provided in a vertical stack of projecting balconies at the northwest corner of the building, and four (4) vertical stacks of inset balconies along the north and south elevations that provide a subtle massing articulation to the building facades. The indented balconies include frosted glass privacy screens between adjacent units.

Landscape Design and Open Space Design

- The landscape treatment has been designed in line with the simplified contemporary architectural design approach and opens up toward the river for views from the outdoor amenity space and from the adjacent existing building. The structured approach changes to incorporate organic curves along the riverfront to complement the meandering dike walkway. The plant selection complements the established design along the riverfront and throughout the earlier phases of development. The landscape treatment within the riverfront dike walkway right-of-way (ROW) was secured through the original rezoning for this waterfront community (RZ 03-234655) and associated Servicing Agreement (SA 02-218175).
- The landscape design includes landscape treatment at the second floor podium roof level and also at the ground level fronting onto Riverport Way, Steveston Highway and the riverfront dike walkway. The palette includes: ground covers, ornamental grasses, shrubs, trees, sand, concrete pavers, basalt pavers, blocks and benches.
- The design incorporates some tree planting along the Steveston streetscape and up on the podium roof. Tree planting is not permitted along the riverfront, and only limited small tree planting is permitted along Steveston Highway due to dike adjacency concerns. There are no existing trees on the vacant site.
- The outdoor amenity space on the podium roof includes a variety of passive and active outdoor spaces for use by residents. Programmed spaces include: active play area with children's play equipment (climbing structure and sandbox) and basalt faced seating for supervision; and a large gathering area facing the river, featuring decorative hard surface treatment, a barbeque, tables and seating. Apartment units facing onto the outdoor amenity area have generous semi-private decks on the podium roof. These semi-private decks are separated from the shared outdoor amenity area with soft landscaping and guard railing.
- Riverport Way and Steveston Highway include a variety of landscape treatments that are adequate for the commercial unit, the shared amenity rooms, as well as the residential lobby entries. The streetscape landscape treatment includes street tree planting in the Riverport Way City boulevard, six (6) trees on-site, soft landscaping at grade and in raised beds, two (2) different paving pattern treatments, bike racks, and vine planting over open trellises and slatted screens to buffer views of the one level of the parking structure above grade.
- The landscape treatment fronting onto the riverfront dike walkway is a combination of ornamental grasses, low shrubs, ground covers, and berms to complement the attractive approved dike walkway design. The approved design includes a meandering asphalt path and concrete border with planting highlighted with ornamental grasses.

Crime Prevention Through Environmental Design (CPTED)

- The project has been designed to accommodate CPTED principles.
- Natural surveillance is provided throughout the project.
- Clear vision glazing is included in exit stairwell doors and vestibules.
- The lower parking level is secured. Appropriate lighting levels and light coloured paint are provided in both parking levels.
- Boundaries between public, semi-public and private spaces have been clearly defined.

Transportation

- Road network and dike improvements were secured through the original rezoning for this waterfront community (RZ 03-234655) and associated Servicing Agreement (SA 02-218175). This included the creation of the new road Riverport Way with landscaped boulevards and sidewalks; a cul-de-sac terminus for Steveston Highway with pedestrian plaza; and a continuous pedestrian dike walkway along the river's edge frontage. Both Riverport Way and the Steveston Highway cul-de-sac accommodate on-street parking.
- The development meets the bylaw requirements for on-site parking, accommodates 31 parking spaces for the use of the adjacent market rental building at 14088 Riverport Way, and provides TDMs. There are 108 parking spaces provided onsite (66 spaces for residents, 11 spaces for visitors/commercial, and 31 spaces for 14088 Riverport Way). There are 3 accessible spaces onsite. The shared access and use of the parking structure was secured through the zoning text amendment.
- The rental residential parking requirement in the ZLR14 zone (1.32 parking spaces per rental apartment, or 1.19 parking spaces per unit with TDMs) was established based on a parking analysis prepared by the owner's transportation consultant and accepted by Transportation staff.
- The proposed TDM strategy supported by Transportation Division includes:
 - Voluntary contribution towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard (\$25,000), and
 - Voluntary contribution towards a special crosswalk on Steveston Highway at Entertainment Boulevard with wheelchair ramps (\$45,000).

Servicing Capacity

- Road network, infrastructure and dike improvements were secured through the original rezoning for this waterfront community (RZ 03-234655) and associated Servicing Agreement (SA 02-218175). The road works included storm sewer and water distribution systems.
- A City sanitary sewer does not service the development. This waterfront community, including the proposed building, is tied into the private sewage treatment plant for the Riverport Sports and Entertainment Complex. The City has no plans to extend sanitary sewer service in the vicinity.

Noise Sensitive Development

- As noted above, the subject site is in close proximity to industrial, commercial and railway lands. It is important to address the adjacency for the comfort of the future residents.

- As outlined the staff report regarding the zoning text amendment, registration of a Noise Sensitive Use Restrictive Covenant was secured through the zoning text amendment. The purpose is to ensure residents of the proposed apartment building enjoy appropriate indoor sound levels determined by CMHC, and industry standard thermal comfort throughout the year, including the warmer summer months. The covenant includes notification of nearby industrial, commercial and rail operations. The covenant also ensures that a registered professional confirm compliance of the project design and construction of the dwelling units with the following requirements:

a) Indoor sound level criteria (with doors and windows closed):

Portion of Dwelling Unit	Maximum Noise Levels (decibels)
Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways, and utility rooms	45 dB

- b) Indoor thermal comfort standard (with doors and windows closed throughout all seasons): ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy".
- Detailed acoustic evaluation information has been provided by Brown Strachan Associates Consulting Engineers in Acoustics and has been placed in the Development Permit application file. A sealed report is required at the Building Permit stage. The approach to provide the required indoor sound levels with windows closed is to incorporate specified acoustic attenuation construction measures, including:
 - Riverport and north elevation glazing: in windows and doors, 6 mm laminated glass – 13 mm airspace – 5 mm glass (6Lam-13-5 thermal glazing) rated OITC 32/STC 39.
 - Steveston and west elevation glazing: 6 mm glass – 13 mm airspace – 4 mm glass (6-13-4 thermal glazing) rated OITC 29/STC 36.
 - Riverport elevation: two layers of interior drywall for all bedroom exterior walls.
 - Acoustically lined duct work for any make-up air ducts from the exterior.
 - In addition, acoustic attenuation will be provided through the exterior wall assemblies, exterior doors and air tightness as required by the BC Building Code.
 - Detailed information regarding the mechanical ventilation system and compliance with ASHRAE 55 – 2004 has been provided by DEC design Mechanical Consultants Limited and has been placed in the Development Permit application file. A sealed report is required at the Building Permit stage. The approach to provide the required thermal comfort inside all of the apartments with windows closed throughout the year is to incorporate specified mechanical system measures including:
 - Programmable principal exhaust fan with de-humidistat (sound rating no more than 0.5 sone & sized for 1 air change/hr) in each unit.
 - Acoustic treated manual control air intakes at exterior wall to each room.
 - Variable speed ceiling fan (sound rating no more than 0.5 sones) in each bedroom and living room.
 - Manual window blinds for all exterior glazing.
 - Wall and roof insulation and exterior glazing, as required by the BC Building Code.
 - In addition, winter thermal comfort will be provided with heating systems, as required by the BC Building Code.

Affordable Housing Strategy

- As noted in the staff report regarding the zoning text amendment, the subject application presents a unique opportunity to provide new rental housing in Richmond (i.e., few developments see a financial incentive in the option). The owner is supporting the community housing needs through providing two purpose-built market rental residential apartment buildings. Purpose-built rental housing provides the following community benefits:
 1. Relieves pressure on market rental vacancy rates in Richmond (i.e., Canada Mortgage Housing Corporation reports that rental vacancy rates have continued to maintain an average low of 1.5 percent consistently over the past 10 years).
 2. Supports the availability of non-market affordable rental housing for low to moderate income households.
 3. Increases housing options for those who do not choose or are not able to purchase a condominium or enter into the homeownership market.
- The requirement for rental use in perpetuity, and associated Housing Agreement, was secured through the zoning text amendment.
- Access to the community meeting space for all residents in the waterfront community's five (5) buildings (14000, 14088, 14100, 14200 & 14300 Riverport Way) was secured through the zoning text amendment.

Environmentally Sensitive Areas (ESAs)

- The area between Riverport Way and the Fraser River is designated as an ESA, including the subject development site. The ESA aspect of the waterfront community shoreline was resolved through an approved Development Permit (DP 97-122639) prior to the original rezoning, Servicing Agreement, and Development Permit for the waterfront community development. City and Department of Fisheries and Oceans staff agree that the proposed development does not impact the environmentally sensitive shoreline, as it is restricted to the inland side of the existing dike walkway.

Floodplain Management

- The City's Flood Plain Designation and Protection Bylaw No. 8204 specifies a minimum flood construction level requirement of 3.0 m GSC. Similar to the new building at 14088 Riverport Way, the development proposal for 14000 Riverport Way includes a 4.47 m GSC ground floor elevation to tie into the existing parking structure elevation.
- There is an existing floodplain covenant registered on title that was secured through the original rezoning for this waterfront community (RZ 03-234655) and registered before the current Flood Plain Designation and Protection Bylaw No. 8204 came into effect. The covenant includes a lower minimum flood construction level requirement of 3.5 m GSC. In addition, dike improvements were secured through a Servicing Agreement (SA 02-218175) associated with the rezoning.
- Registration of a Dike Maintenance Agreement was secured through the zoning text amendment to permit the structures to encroach into the required 7.5 m setback from the dike rights-of-way along Steveston Highway and the east edge of the site. The approved Development Permit (DP 04-269797) included an underground parking structure on the 14000 Riverport Way that encroaches into both required dike setbacks. In consultation with City Engineering staff, the applicant has maintained the approved setback along Steveston Highway, and increased the setback by 1.4 m along the east edge of the site. The encroaching structures include a required continuous engineered dike support structure designed to support a future raised dike (5.5 m GSC), subsurface parking and bicycle storage,

mixed-use building, vehicle and pedestrian circulation, and landscaping elements. The agreement will include an Engineering Report and a safeguard right-of-way to for dike integrity.

Community Benefits

- Construction of a market rental residential building with 55 dwelling units. In total, two (2) market rental apartment housing buildings will be part of this waterfront community, with the recently constructed 80-unit market rental residential building at 14088 Riverport Way. A total of 135 dwelling units will be provided, and both buildings will share parking facilities.
- Transportation Demand Management (TDM) measures that include \$25,000 for a bus shelter and \$45,000 for a special crosswalk.

In addition, the following community benefits were secured through the zoning text amendment:

- A 83.6 m² (900 ft²) community meeting space for all residents in the waterfront community.
- Voluntarily contribution of \$0.75 per buildable square foot (e.g. \$40,742) to the City's Public Art fund or towards installation of Public Art on-site through participation in the City's Public Art Program. The applicant is investigating opportunities for integrating public artwork into the Riverport Way building façade.
- Statutory Rights-of-Way for utilities and Public Rights-of-Passage over the boulevard and sidewalk at the Steveston Highway and Riverport Way intersection (design and construction of works secured via Servicing Agreement SA 02-218175).

Sustainability Measures for proposed building at 14000 Riverport Way:

As noted in the staff report regarding the zoning text amendment, the applicant has identified the following sustainability measures for the development proposal:

- Densification with addition of market rental apartment housing and supporting limited commercial space in close proximity to local employment opportunities and recreation amenities.
- Landscape design including indigenous plant species.
- Water efficient low flow fixtures are proposed with dual flush toilets in residential units.
- Energy efficiency - high efficiency boiler proposed for general water heating for the proposed building; efficient lighting throughout building with automated sensors in parking area; efficient LED lighting in corridors; programmable thermostats in commercial and amenity areas, natural day lighting to reduce the need for artificial lighting; and high efficiency heating and ventilation system.
- Passive Solar Design - intensive green roof for raised outdoor amenity space courtyard, and high albedo ('white roof') roofing membrane for upper roof to mitigate heat gain/ urban heat island effect, 30 – 40% solid insulated wall, 60 – 70 % wall glazed with low-E argon filled double glazed window wall system, and partial shading from projections.
- Air quality – low VOC (volatile organic compound) paints, carpeting, and adhesives.
- Recycling – secure common area proposed for newsprint, mixed paper, cardboard, container, and organics recycling along with garbage.
- Alternative forms of transportation – locating market rental apartment housing in close proximity to local employment opportunity; within 200 m of transit service, on-site bicycle storage and proposed transportation demand measures including a bus shelter with pad and special crosswalk.
- The applicant has advised that a geothermal system is not practical for this development.

Legal Agreements

- Discharge of age restrictive covenant BV459925 from both market rental residential properties (14000 and 14088 Riverport Way) is a condition of the Development Permit. The registered covenant restricts the age of residents to 18 years of age or older.
- It was noted in the staff report regarding the zoning text amendment that the development is not envisioned to support families as the closest schools are Woodward Elementary School west of No. 5 Road, and McNair Secondary School on No. 4 Road north of Williams Road. However, as noted earlier in this report, City staff did review the application informally with staff from the School District No. 38 (Richmond) and School District staff did not express any concerns about the proposal.

Conclusions

The subject proposal will be a landmark building demarcating the east terminus of Steveston Highway, and will complete the Riverport Way waterfront community. The proposal will provide much needed market rental accommodation (55 units) in an attractive contemporary mid-rise project. The applicant has addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape. Staff recommends support of this Development Permit application.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

The following are to be met prior to forwarding this application to Council for approval:

- Discharge age restrictive covenant BV459925 from both market rental residential properties (14000 and 14088 Riverport Way).
- Transportation Demand Management (TDM) Measures:
 - Voluntary contribution in the amount of \$25,000 towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard.
 - Voluntary contribution in the amount of \$45,000 towards a special crosswalk on Steveston Highway at Entertainment Boulevard with wheelchair ramps.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$297,930.10.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 11-593925

Attachment 1

Address: 14000 Riverport Way

Applicant: Cotter Architects

Owner: Legacy Park Lands Limited

Planning Area(s): Fraser Lands

	Existing	Proposed
Site Area:	2,642.3 m ²	No Change
Land Uses:	Parking	Market rental apartment housing, community amenity and commercial
OCP Designation:	Limited Mixed Use	No Change
Zoning:	Low Rise Apartment (ZLR14) - Riverport	No Change
Number of Units:	Vacant	Market rental apartments 55 (41 one-bedroom & 14 two-bedroom) CRU 1 Community amenity rooms 2

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.91 & 0.1 amenity	1.6 & 0.05 amenity	None permitted
Lot Coverage:	Max. 46%	46 %	None
Building Setbacks:			
Steveston Highway (south)	Min. 1 m	3 m	None
Riverport Way (west)	Min. 2 m	3 m	
Side yard (east)	Min. 8.5 m	8.5 m – 16.7 m	
Rear yard (north)	N/A	0 m	
Height (m):	Max. 22.5 m	22.5 m	None
Off-street Parking Spaces:	After TDMs	After TDMs	None
Resident	66	66	
Visitor	11	11	
Commercial	(3)	(Visitor Spaces)	
Accessible	(3)	(3)	
For 14088 Riverport Way	31	31	
Total	108	108	
Small Car Parking Spaces	Max. 50%	47 % (51 spaces)	None
Bicycle Parking Spaces:			
Class 1 (secure)	69	69	None
Class 2 (rack)	11	11	
Amenity Space – Indoor	Min. 100 m ²	168 m ²	None
Amenity Space – Outdoor	Min. 330 m ²	436 m ²	None

**Annotated Excerpt from the Minutes of
The Design Panel Meeting**

**Wednesday, January 4, 2012 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

3. DP 11-593925 – SIX-STOREY MIXED-USE DEVELOPMENT WITH 55 APARTMENTS
OVER GROUND LEVEL COMMERCIAL AND AMENITY SPACE
ARCHITECT: Cotter Architects
PROPERTY LOCATION: 14000 Riverport Way

Panel Discussion

Comments from the Panel were as follows:

- like the shape of the building which is suitable for a 5-storey wood frame building;
- concern on the off-site loading; Riverport Way is fairly narrow and loading vehicles are close to Riverport Way and Steveston Highway intersection – *An appropriate setback from the intersection will be provided.*
- concern on firefighting access to units facing the Fraser River (i.e., back of the building); should be addressed by BC Building Code consultant and may include Code equivalences – *Will be addressed through the future Building Permit application.*
- is there an easement in the rear for exit stair egress to neighbouring property? – *a Cross-access easement was secured through the zoning text amendment.*
- suggest increasing the floor-to-floor height of the CRUs to allow for beam depth – *Incorporated.*
- concern on the surface materials on the courtyard area; combination of crushed gravel migrating onto basalt may pose a trip hazard; simplify and minimize transitions – *Gravel removed.*
- provide tables and seating in the barbeque area for residents – *Incorporated.*
- consider larger groupings of ornamental grasses for easier maintenance – *Incorporated.*
- consider adding natural elements to the playground, e.g. logs and planting which can be incorporated to play; will make the play area more useful – *Natural planting, stepping stones and stone benches have been added to complement the active climbing structure.*
- consider providing accessibility features in the diagonally opposite units at the other point of the building; units need not be designated as accessible; consider incorporating sliding doors in the washroom lay-out; will open up some floor space – *Considered. Three adaptable units provided and aging in place features provided in all units.*
- orientation of buildings appears to minimize the mass of buildings; maximizes the green and view for the neighbouring developments;
- character of the building is appropriate to the site;
- concern on the proportion of the massing of the building fronting onto Riverport; consider doing something different from the other parts of the building – *Considered. Simplicity of the massing is maintained in keeping with design intent.*

- consider further treatment to the entry plaza to make it a more welcoming point, e.g water feature in addition to paving treatment; critical point as it is in the intersection of two important roads – *Corner has been re-designed with softer welcoming landscape treatment, accessible ramp and project signage.*
- interesting approach to dealing with the terminus of Riverport Way and Steveston Highway;
- architectural drawings and model appear to be a concrete slab and curtain wall building; however, with wood frame building it may not be constructed exactly as shown – *Design intent is maintained as closely as possible.*
- good incorporation of public art into building design but how it will actually work will rely on details of the actual art which needs resolution; how will it integrate with the public art program? – *The applicant will participate in the process with the Richmond Public Art Advisory Committee to determine the artwork and then will coordinate the details.*
- berm transition at the back of parkade to the dyke is a bit clumsy as shown in section on L-05; context in the drawing on both sides would have been more helpful – *Improved with additional planting and architectural trellis with vine planting. Context included.*
- concern on off-site loading for rental property due to expected high volume of vehicles on moving days – *addressed above.*
- building is well-resolved; nice way of handling transition to a more diagonal arrangement of adjacent buildings; like the austerity and simplicity of the building;
- landscape theme appears severe; basalt pavers seem out of context; spaces on the roof deck are vast and difficult to occupy; adding trees, more planting, tables on the roof deck and other elements will occupy the space and bring down the scale – *Incorporated.*
- concern on the prow of the building at the corner of Riverport Way and Steveston Highway; reconsider basalt paving between the sidewalk and the building face and consider softer treatment to imbed the building into the landscape and mitigate 3 foot difference from sidewalk up to floor level – *Incorporated.*
- bermed planting to cover parkade may not be successful; architectural articulation of the facade combined with planting could be far more effective – *Incorporated.*
- applicant needs to provide information regarding the approved servicing agreement design for dyke walkway and other public realm context to clarify relationship with proposed project – *Incorporated.*
- building has strong form; good slab appeal appropriate for an area near the water;
- balconies are great;
- landscape on the podium seems harsh; appears dry and hard; look at increasing separation with planting between the playground and barbeque area and patios – *Design simplified and improved with added planting areas, reduced paving, and seating areas.*
- advise the applicant to present the public art scheme [to the Public Art Advisory Committee] at the earliest possible time – *The applicant is making arrangements.*

Panel Decision

It was decided that DP 11-593925 be supported to move forward to the Development Permit Panel subject to the applicant considering the items discussed by the Panel.



City of Richmond

Development Permit

No. DP 11-593925

To the Holder: COTTER ARCHITECTS
Property Address: 14000 RIVERPORT WAY
Address: C/O MR. SIMON HO
COTTER ARCHITECTS
#235 - 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #25 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$297,930.10 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-593925

To the Holder: COTTER ARCHITECTS
Property Address: 14000 RIVERPORT WAY
Address: C/O MR. SIMON HO
COTTER ARCHITECTS
#235 - 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

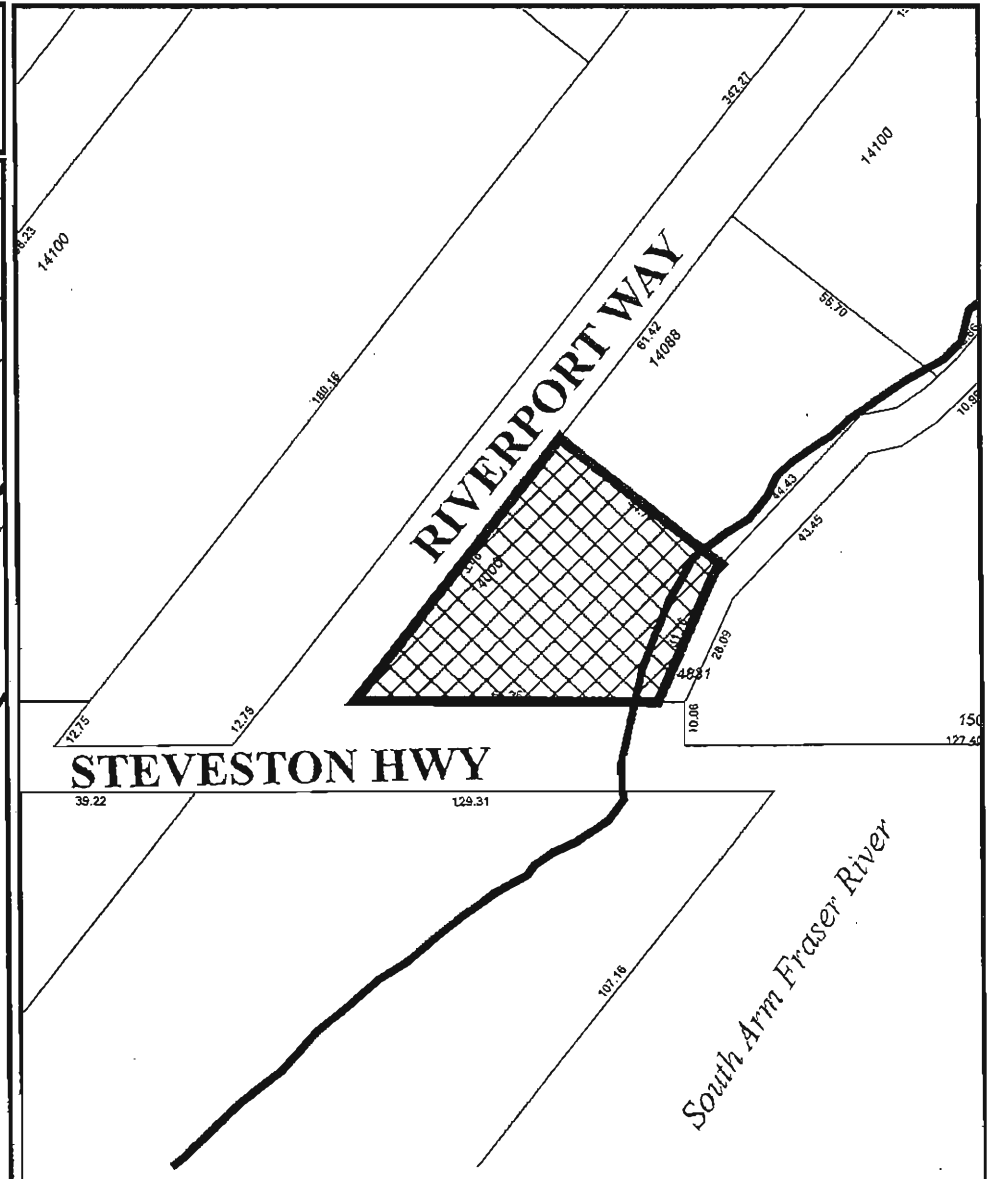
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

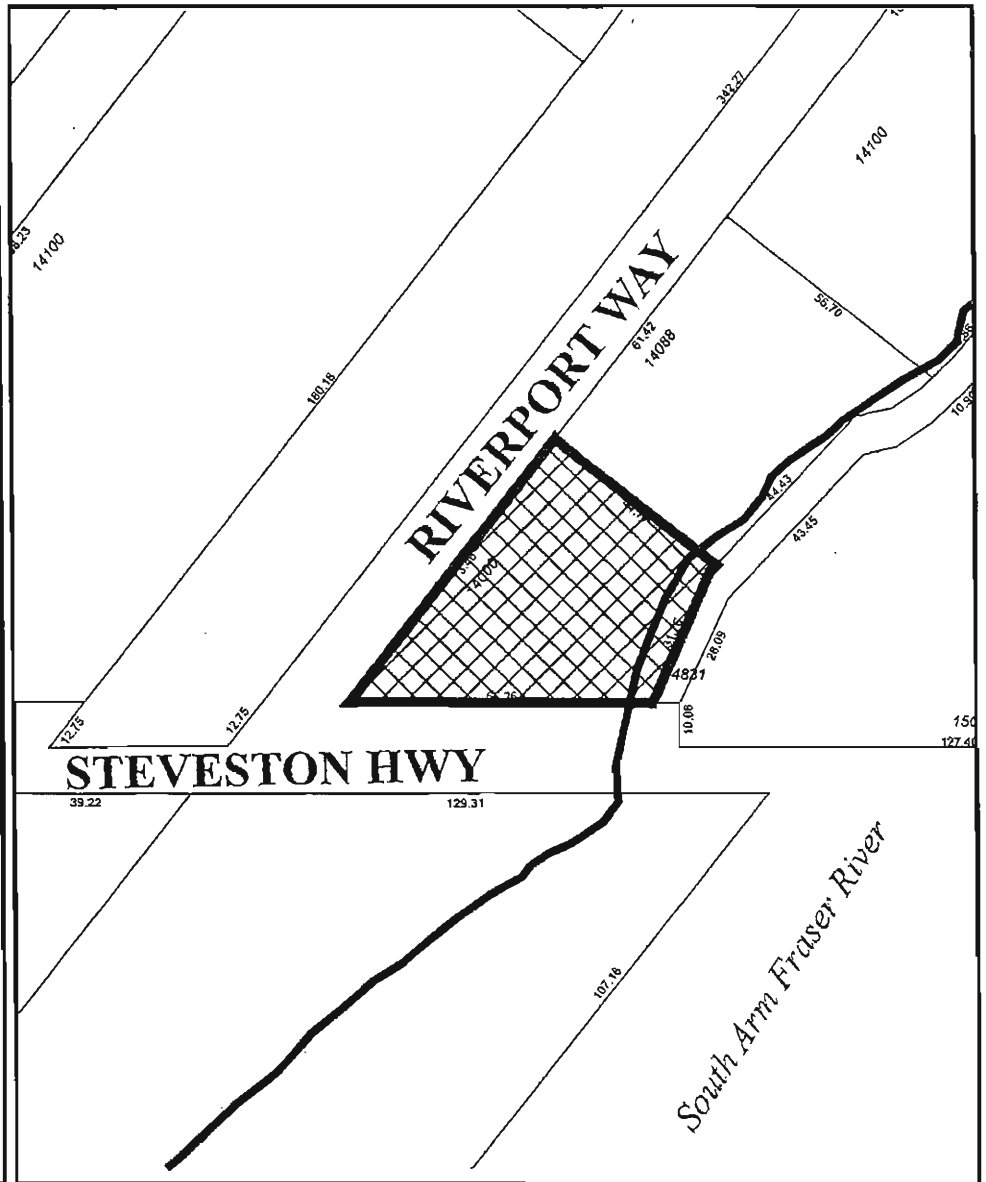
DELIVERED THIS DAY OF

MAYOR



DP 11-593925
SCHEDULE "A"

Note: Dimensions are in METRES



DP 11-593925
SCHEDULE "A"

Note: Dimensions are in METRES

PROJECT INFORMATION

CIVIC ADDRESS:
14000 Riverport Way, Richmond, BC

LEGAL DESCRIPTION:
Lot 1 Section 33 Block
4 North, Range 5 West
NWD Plan BCP 16162

PARCEL ID:
026-215-357

APPLICANT:
Legacy Park Lands Ltd.
4540 Agar Drive,
Richmond, BC, V7C 4N1

EXISTING ZONING:
CD/134

PROPOSED ZONING:
Low Rise Apartment (ZLR14) - Riverport

DRAWING LIST

ARCHITECTURAL

A-001	Cover Sheet/ Project Info.
A-002	Development Summary
A-003	Design Rationale
A-004	Sketch-Up Plans
A-101	Survey Plan
A-102	Context Plan
A-103	Site Plan
A-201	Parking Level P2
A-202	Parking Level P1/Level 1
A-202a	Area Overlay P1/L1
A-203	Residential Level 2
A-203a	Area Overlay Res. L2
A-204	Residential Level 3-6 (Typical)
A-204a	Area Overlay Res. L3-L6
A-205	Roof Plan
A-206	Typ. Adaptable Unit Plan
A-301	Building Elevations
A-302	Building Elevations
A-303	Building Elevations
A-401	Building Sections
A-402	Building Sections

LANDSCAPE ARCHITECTURAL

L-01	Cover Sheet
L-02	Landscape Master Plan
L-03	Lower Level Landscape Plan
L-04	Upper Level Landscape Plan
L-05	Cross Sections
LD-01	Details

PROJECT TEAM

OWNER:
Legacy Park Lands Ltd.
4540 Agar Drive,
Richmond, BC V7B 1A3

ARCHITECTURAL:
Cotter Architects Inc.
Suite #235 11300 No. 5 Road
Richmond, BC V7A 5J7
T(604) 272-1477, F(604) 272-1471

LANDSCAPE:
Van Der Zalm & Associates Inc.
Suite 1, 8938 192nd Street
Surrey, BC V4N 3V6
T(604) 882-0024 ext 22, F(604) 882-0042

STRUCTURAL:
Weiler Smith Bowers
118 - 3855 Henning Drive
Burnaby, BC V5C 6N3
T(604) 294-3753 F(604) 294-3754

ELECTRICAL:
Nemetz & Associates
2009 West 4th Ave.
Vancouver, BC
T(604) 736-6562

MECHANICAL:
DEC Design Mechanical Consultants LTD.
309 - 713 Columbia Street
New Westminster, BC V3M 1B2
T(604) 525-3341 Ext. 106/107 F(604) 525-3147

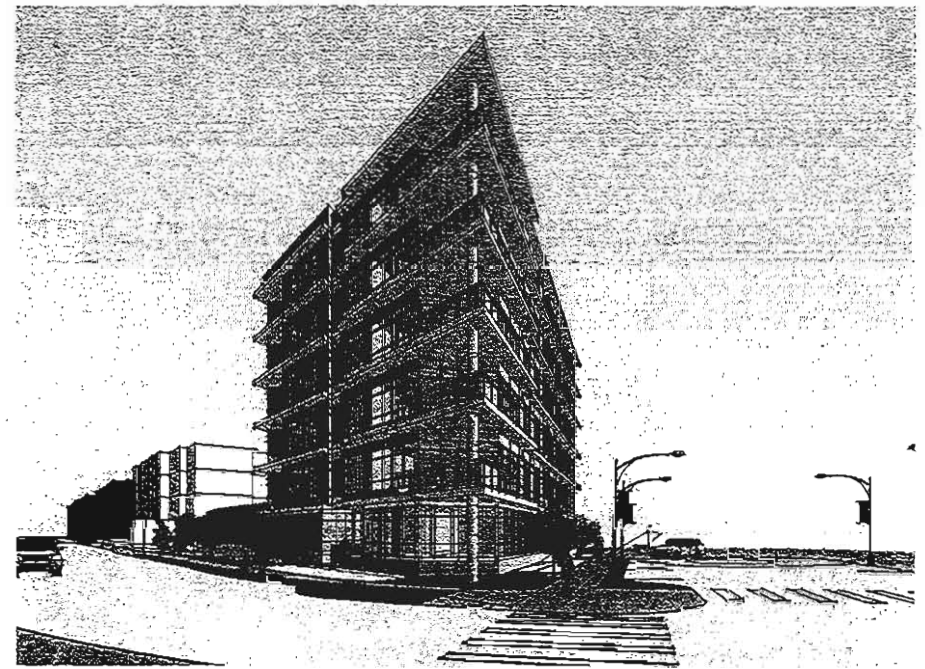
BUILDING CODE CONSULTANTS:
LMDG Building Code Consultants Ltd.
4th Floor, 780 Beatty St.
Vancouver, BC V6B 2M1
T(604) 682-7146, F(604) 682-7149

SURVEYOR:
Matson Peck & Topliss
Surveyors & Engineers
#320 - 11120 Horseshoe Way
Richmond, BC V7A 5H7
T(604) 270-9331, F(604) 270-4137

LOCATION MAP

Notes:

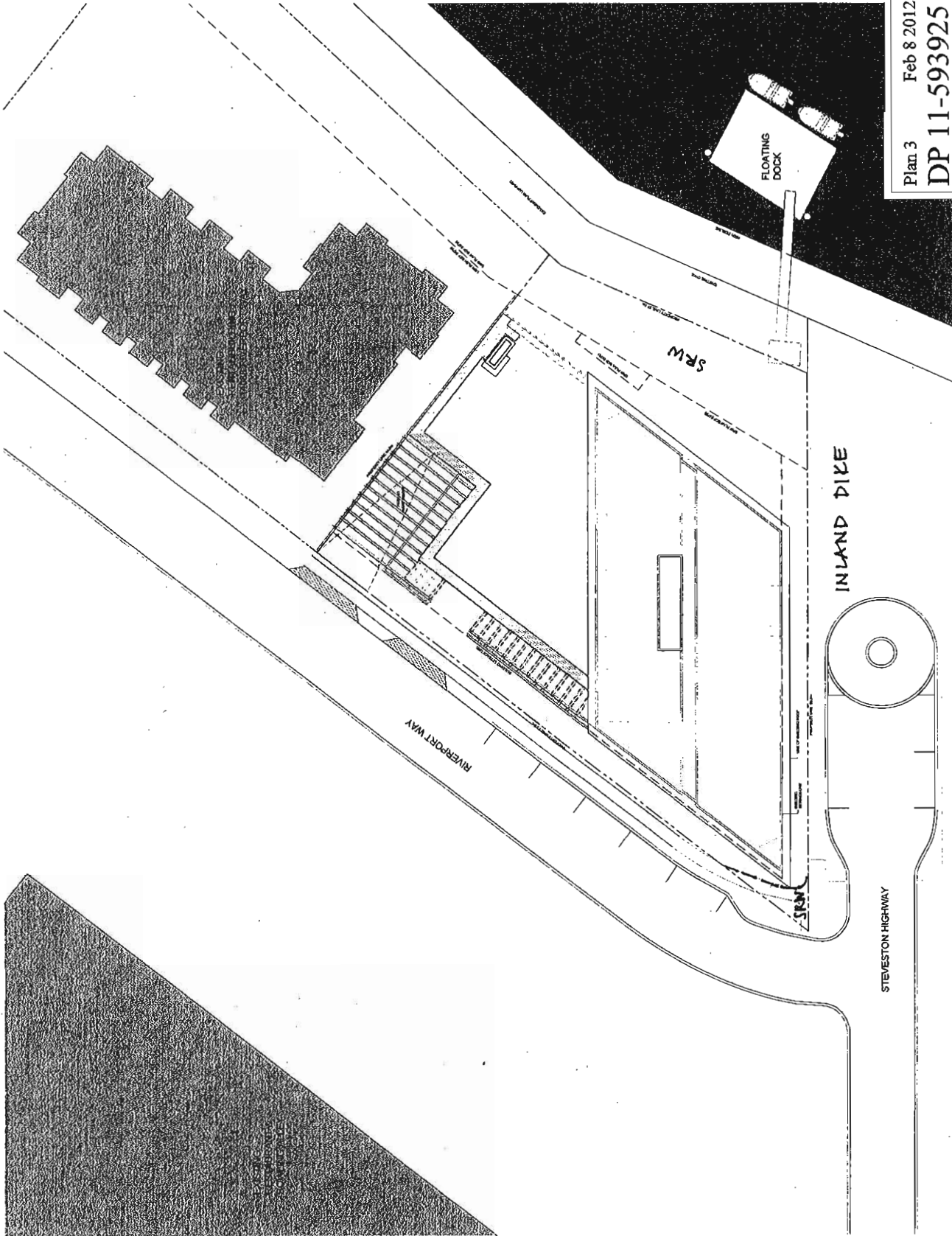
- Building construction is required to comply with Noise Sensitive Use Restrictive Covenant registered on Title; including acoustic attenuation to mitigate potential rail and industrial noise; and mechanical systems to provide thermal comfort throughout the year. Future Building Permit is required to include sealed acoustic and mechanical engineering reports.
- Off-site works secured via SA 02-218175
- 3 adaptable units provided
- Aging in place features provided in all units: washroom wall solid blocking for future grab bar installation, and lever type handles for faucets and doors
- Sustainability features:
 - Water efficient - indigenous plants; low flow fixtures; and dual flush toilets in residential units
 - Energy efficient - high efficiency boiler; automated parking lighting sensors; LED corridor lighting; programmable thermostats in commercial and amenity areas; and high efficiency heating and ventilation
 - Passive Solar Design - podium intensive green roof; upper roof high albedo roofing membrane, and low-E argon filled double glazed windows.
 - Air quality - low VOC (volatile organic compound) paints, carpeting, and adhesives.
- Legal agreement secured for 14088 Riverport Way for:
 - Parkade access/egress (including NE emergency exit)
 - 31 parking spaces (15 for residents & 16 for visitors)



RIVERPORT flats
WATERFRONT RENTAL HOMES

Plan 1 Feb 8 2012
DP 11-593925

cotter



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cotter
ARCHITECTS
2221-12300 RD 1, S.W. RICHMOND, BC V6V 1A5
TEL: 604-273-1234 FAX: 604-273-1235
WWW.COTTERARCHITECTS.COM

RIVERPORT PARK
WATERFRONT APARTAL HOMES
14000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD
14000 RIVERPORT WAY
RICHMOND, BC

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SITE PLAN

Plan 3 Feb 8 2012
DP 11-593925

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- light coloured painted finish to walls, columns.
- avoid hidden corners and install convex mirrors as needed.
- provide vision panels in doors, leading to publicly accessible areas.
- provide glazing to elevator lobbies.
- ensure adequate lighting, throughout underground parking area.
- install hard wired video surveillance equipment to parking areas.
- provide rough surface finish to ramps to deter skateboarders.

- ### OPTO PRINCIPLES
- light coloured painted finish to walls, below windows
 - good hidden corners and install corner mirrors as needed.
 - provide vision panels in doors, leading to properly accessible areas.
 - provide glazing to elevator lobbies.
 - ensure adequate lighting, throughout underground parking area.
 - install fixed wired video surveillance equipment to parking area.
 - provide rough surface finish to ramps to cover skid resistance.

[illegible]cotter
ARCHITECTS

TEL: 313.001.1001 • FAX: 313.001.1002 • WWW: www.313.com

RIVERPORTflats

14000 RIVERPORT WAY
RICHMOND BC

LEGACY PARK LANDS LTD

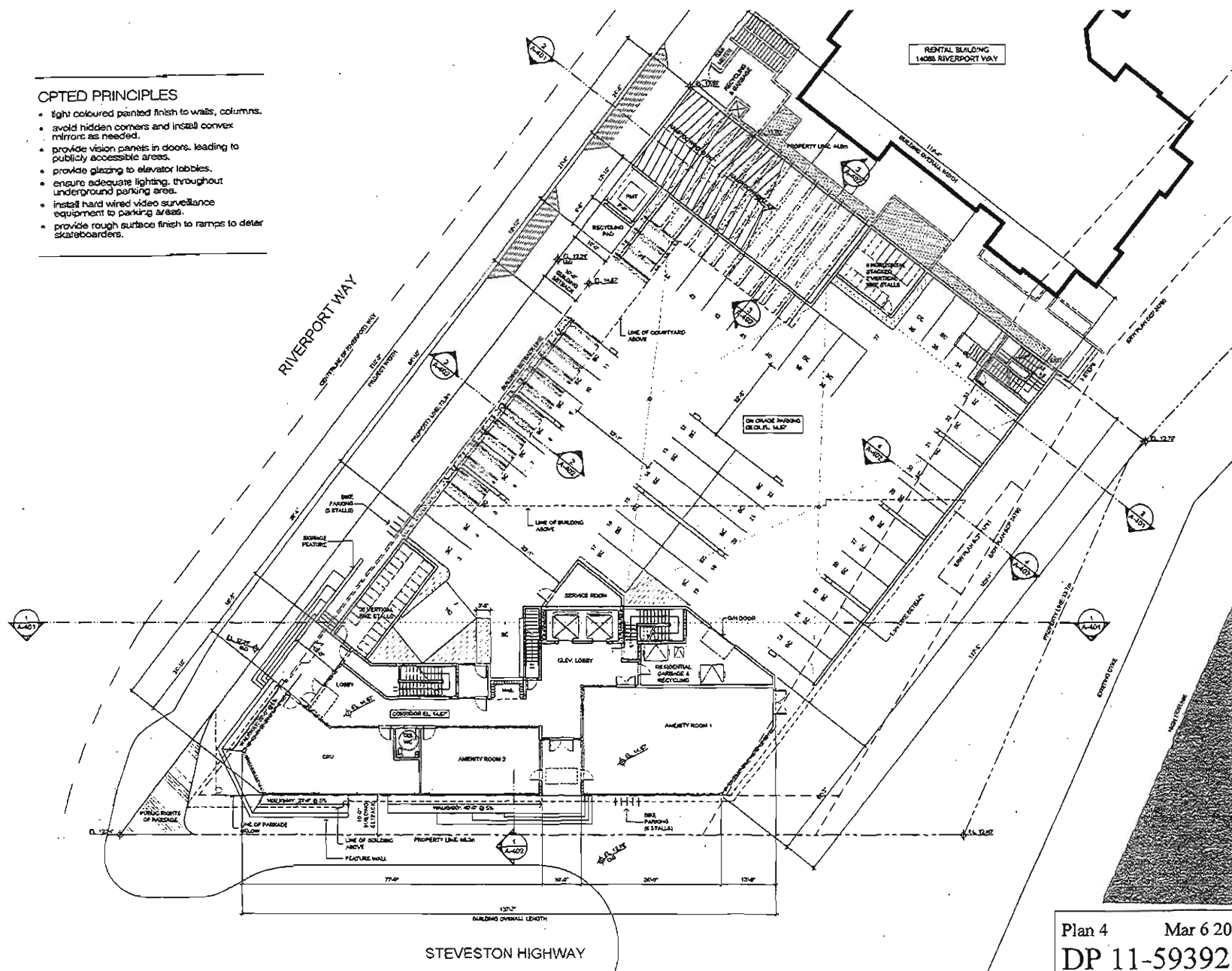
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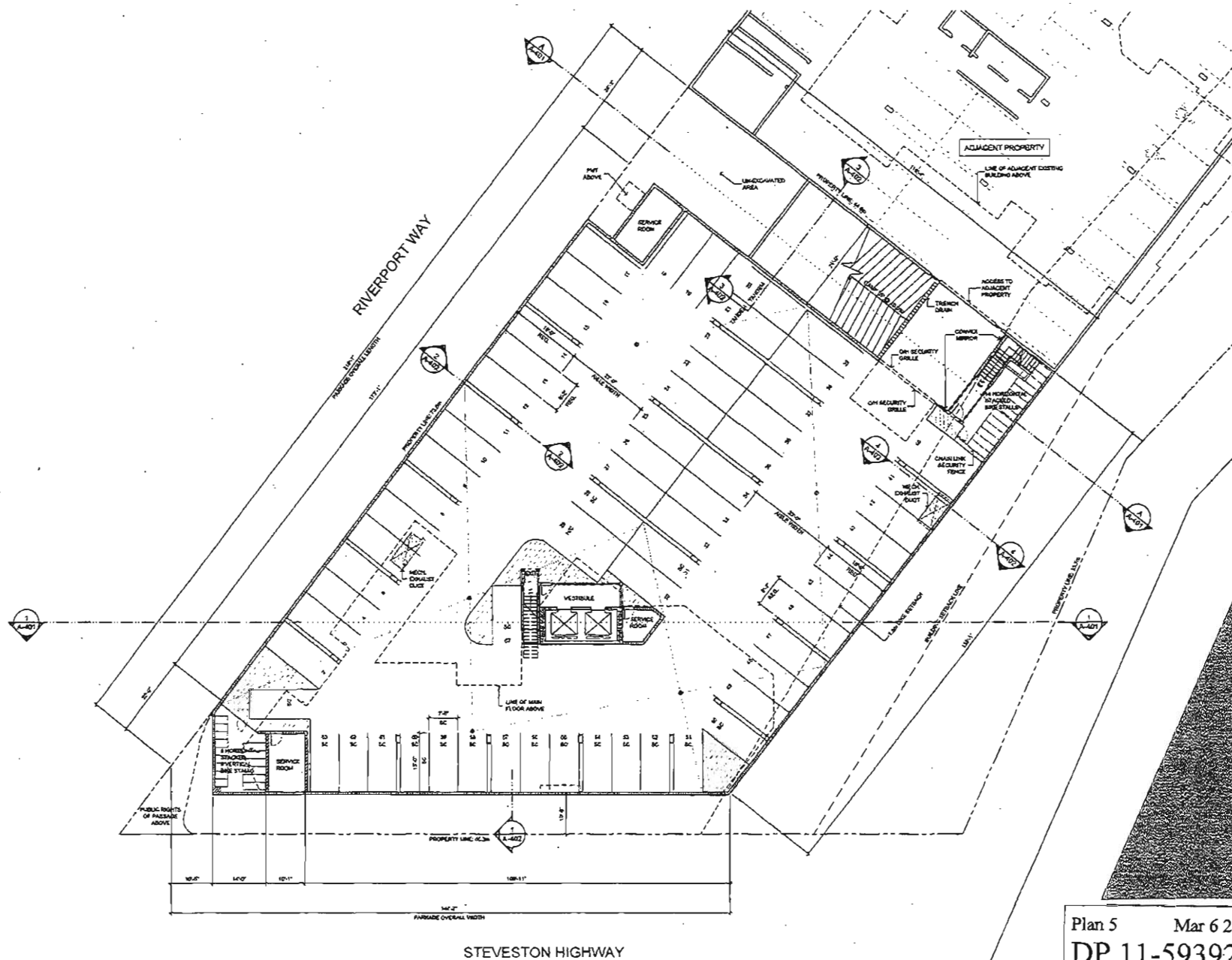
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SEX: 101	

LEVEL P1/L1 FLOOR PLAN

A-202	-
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Plan 4 Mar 6 2012
DP 11-593925





- OPTED PRINCIPLES**
- sign obscured parked from to walk, columns
 - single register columns or a small number of columns
 - provide access to stairs, leading to display accessible work
 - provide glazing to show interior
 - provide adequate lighting throughout underground parking area
 - metal hand railings along staircases
 - provide rough surface finish to stairs to show handrails

21.2.2012

DATE	21.2.2012
BY	ARCHITECTS
FOR	LEGACY PARK LANDS LTD
PROJECT	RIVERPORT FLATS
LOCATION	14000 RIVERPORT WAY, RICHMOND, BC

cotter
ARCHITECTS

4025 - 13500 VICTORIA ROAD, RICHMOND, BC V6X 5P7
TEL: 604-271-1111 FAX: 604-271-1112
WWW.COTTERARCHITECTS.COM

RIVERPORT flats
WATERFRONT RENTAL HOMES
14000 RIVERPORT WAY
RICHMOND, BC

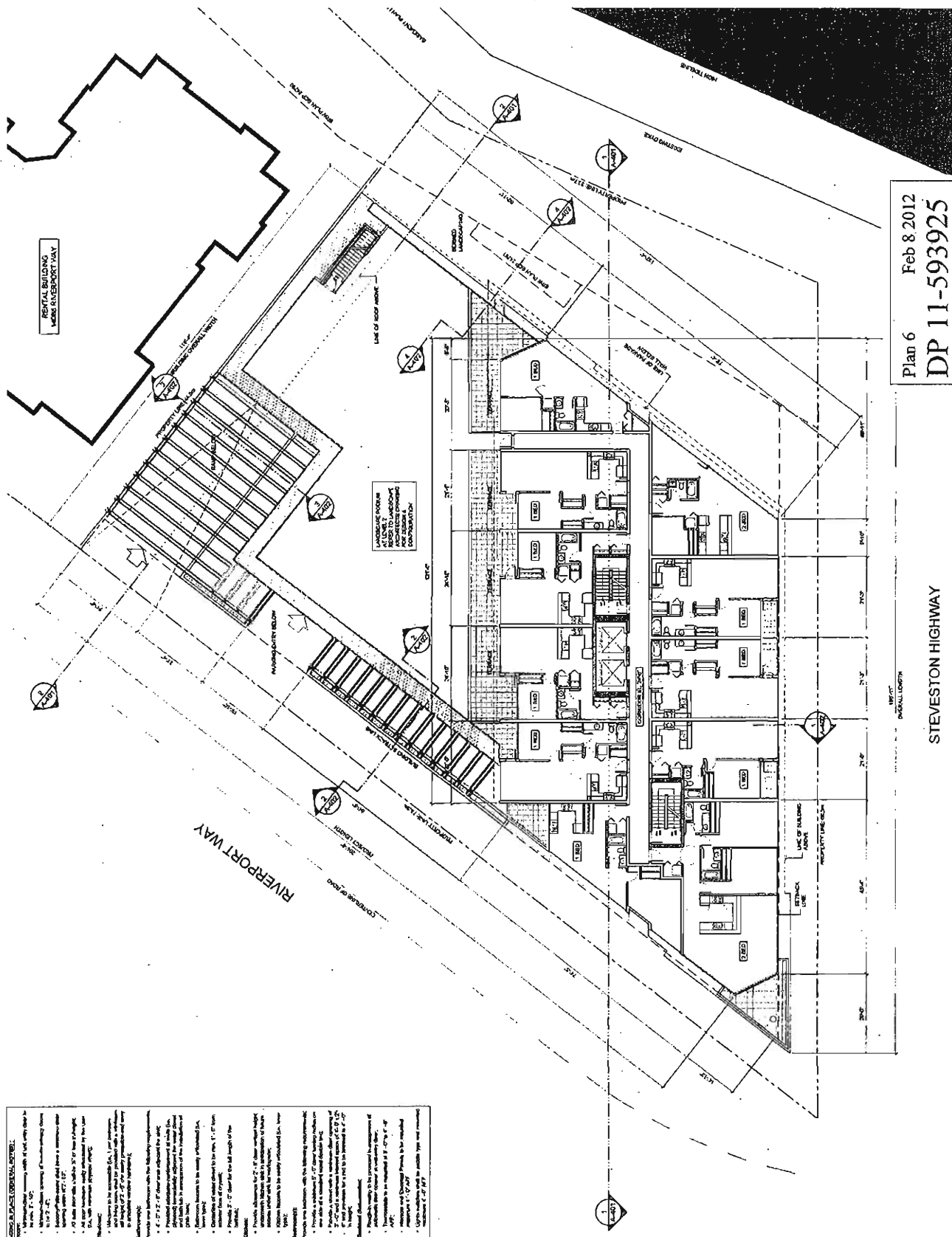
LEGACY PARK LANDS LTD

DATE	21.2.2012
BY	ARCHITECTS
FOR	LEGACY PARK LANDS LTD
PROJECT	RIVERPORT FLATS
LOCATION	14000 RIVERPORT WAY, RICHMOND, BC
DATE	21.2.2012
BY	ARCHITECTS
FOR	LEGACY PARK LANDS LTD
PROJECT	RIVERPORT FLATS
LOCATION	14000 RIVERPORT WAY, RICHMOND, BC

LEVEL P2 FLOOR PLAN

Plan 5 Mar 6 2012
DP 11-593925

A-201



Plan 6 Feb 8 2012
DP 11-593925

STEVESTON HIGHWAY

A-203

ACCEPTED PRINCIPLES

- [illegible]

cotton
ARCHITECTS

1-800-368-2747

2011-2012

4000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

the 1990s, 2000s, and 2010s. The study was conducted in a cross-sectional design, and the data were collected from a national survey of 1,000 U.S. adults. The study was conducted in a cross-sectional design, and the data were collected from a national survey of 1,000 U.S. adults.

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770A EDC	
Account No.	Year

RESIDENTIAL LEVEL
L2 FLOOR PLAN

[illegible]

A-203

- light coloured painted lines to walls, columns
- avoid hidden corners and install corner mirrors as needed.
- provide vision points in door, leading to quickly accessible areas.
- provide glazing to window locations.
- ensure adequate lighting, throughout underground parking area.
- install hard wired video surveillance equipment to parking areas.
- provide rough surface finish to ramps to aid wheelchair users.

[illegible]

#235 • 11300 NO. 5 ROAD, RICHMOND, BC V7A 5
TEL 604.273.1277 FAX 604.273.5071 Email info@autismathere.com
Web www.autismathere.com

RIVERPORT 120
WATERFRONT RENTAL HOMES
14000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

CONTINUED LISTED. THIS PLAN AND DESIGN ARE NOT A
WARRANT OR GUARANTEE OF EXCLUSIVE PROPERTY OF COVERED PERSONS.
ALL ARE SUBJECT TO BEING UP TO STANDARD THROUGH THE
INDUSTRY'S DESIGN CONCEPT.

NAME	DATE
ADDRESS	
CITY	
STATE	
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PHONE	

RESIDENTIAL LEVEL
L3-L8 FLOOR PLAN

DRIVING INJ.	REX.
A-204	

Plan 7 Feb 8 2012
DP 11-593925



ADOPTED PRINCIPLES

- to be a valuable asset in the future. The company is currently in the process of developing a new product line, and is looking for individuals who are interested in learning more about the company and its products. If you are interested in learning more about the company and its products, please contact us at 1-800-555-1234.

Q	ANSWER	POINTS	STATUS
1	Which of the following is not a type of business organization?	1	Correct
2	Which of the following is not a type of business organization?	1	Correct
3	Which of the following is not a type of business organization?	1	Correct
4	Which of the following is not a type of business organization?	1	Correct
5	Which of the following is not a type of business organization?	1	Correct
6	Which of the following is not a type of business organization?	1	Correct
7	Which of the following is not a type of business organization?	1	Correct
8	Which of the following is not a type of business organization?	1	Correct
9	Which of the following is not a type of business organization?	1	Correct
10	Which of the following is not a type of business organization?	1	Correct

cotton
ARCHITECTS

800-5 - 1 LXXX NCL S ROAD, RICHMOND, NC 27615

RESPONSE
 AIRPORT NEAR MONS
 4000 RIVERPORT WAY
 RICHMOND, BC

LEGACY PARK LANDS LTD

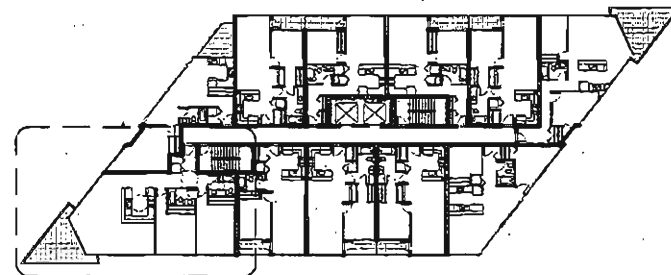
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2586-87	

ROOF PLAN

Plan 8 Feb 8 2012
DP 11-593925

STEVESTON HIGHWAY

A-205



This floor plan shows a 50' x 10' building layout. The kitchen, located on the left, includes a sink, stove, and refrigerator. The living area is a large open space. There are two bathrooms: one on the right side and another at the top right. The plan also shows a central hallway and a small closet. Dimensions for various sections are provided: 10'-7" and 20'-0" for the top section; 5'-6", 20'-8", 12'-2", and 12'-6" for the bottom section; 8'-8" and 33'-6" for the right side; and 50'-10" for the total width.

Plan 9 Feb 8 2012
DP 11-593925

- light coloured painted brick to match columns.
- metal infill between and metal corner protectors as needed.
- powdercoated panels in colour, matching in particular with metal.
- provide glazing to identical looking.
- ensure adequate lighting throughout underground parking area.
- install hand held video surveillance equipment as parking area.
- provide rough surface finish to attempt to reduce slippage.

[illegible]

ACIO- 3300 HWY 9 ROAD, BOMARCO, AL 374 387
TV CHANNELS: 146 3300 HWY 9, CHAN 3300 HWY 9
E-mail: acio@acio.com

RIVERPORTflats
WATERFRONT HOMES

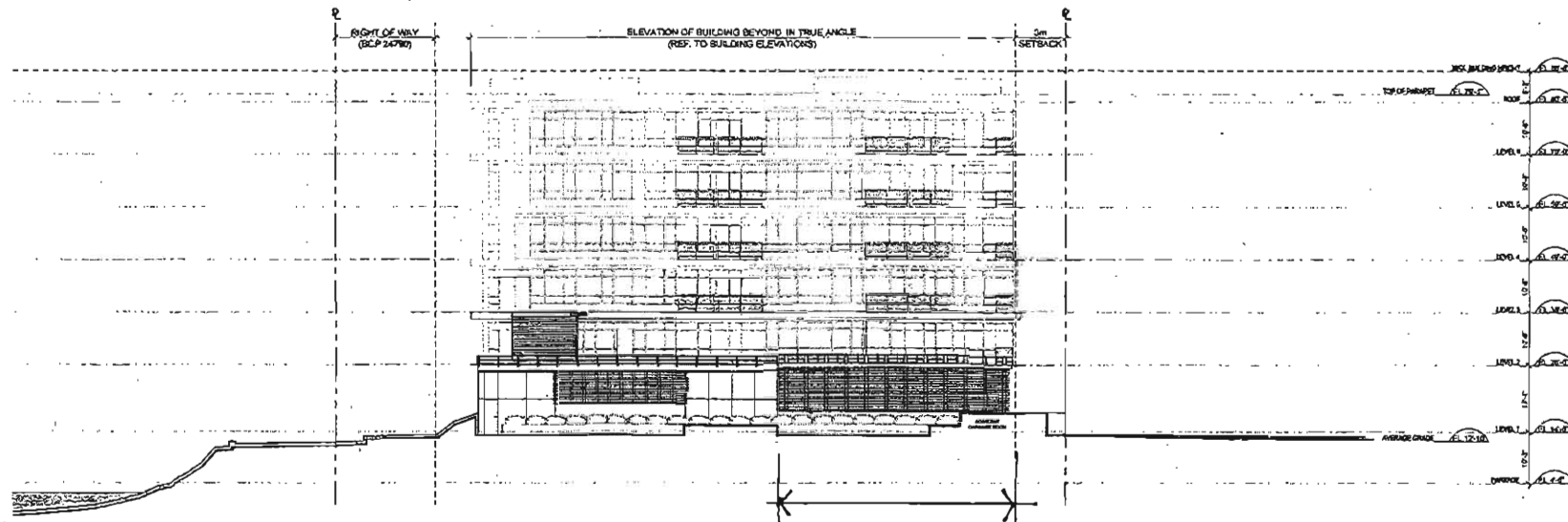
LEGACY PARK LANDS LTD

GERMAN AIRCRAFT. The Luftwaffe's Stuka dive bomber was the only aircraft that produced significant damage to Allied shipping. The Stuka was used to attack Allied convoys in the North Atlantic and the Mediterranean. It was also used to attack Allied air bases and shipping yards. The Stuka was a highly effective aircraft, and it was a major threat to Allied shipping.

SPRINT	PC	VOLUME
CHERRY	100	
ROSE	100-100-100	
RED	100	
RED	100-100-100	

Adaptable Unit Plan

Document No.	REV.
A-206	1



① NORTH PODIUM ELEVATION
SEE ALSO A-302

PORTION OF
PARKADE WALL
SETBACK FROM PROPERTY LINE
BEHIND PARKING
RAMP

MATERIALS LEGEND	
1	PREFINISHED STONE/POINT MASONRY WALL
2	PREFINISHED GLAZED SPANDREL
3	METAL-CLAD VINYL WINDOW SYSTEM
4	HARDBOARD PANELING
5	SAND-BLASTED CONCRETE
6	PREFINISHED ALUMINUM GLAZED SAND-BLASTED VINYL DIVIDER
7	METAL FINISHES
8	HORIZONTAL WOOD SHUTTERS
9	PREFINISHED METAL PLATING/ CLADDING

DATE	12/12/11
BY	12/12/11
CHKD	12/12/11
APP'D	12/12/11
DATE	12/12/11
BY	12/12/11
CHKD	12/12/11
APP'D	12/12/11

cotter
ARCHITECTS
8231 - 12300 RD 5 ROAD, RICHMOND, BC V6X 1
TEL: 604.273.1111 FAX: 604.273.1112
WWW.COTTERARCHITECTS.COM

RIVERPORT/ate
WATERFRONT REDEVELOPMENT
14000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

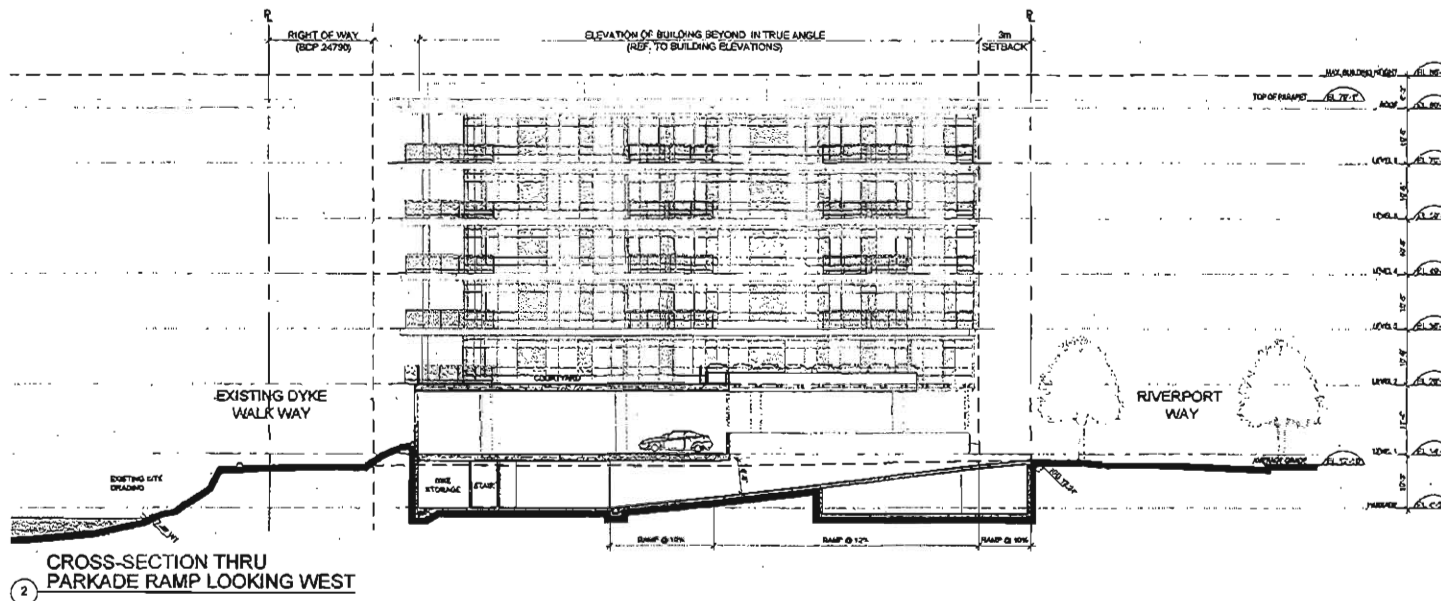
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DATE OF CONTRACT: 11/12/11
DATE OF ISSUE: 12/12/11
PROJECT: WATERFRONT REDEVELOPMENT
SHEET NO. 11-593925-01

DATE	12/12/11	SHEET	11-593925-01
DESIGNED BY	12/12/11		
DRAWN BY	12/12/11		
CHECKED BY	12/12/11		
DATE	12/12/11		

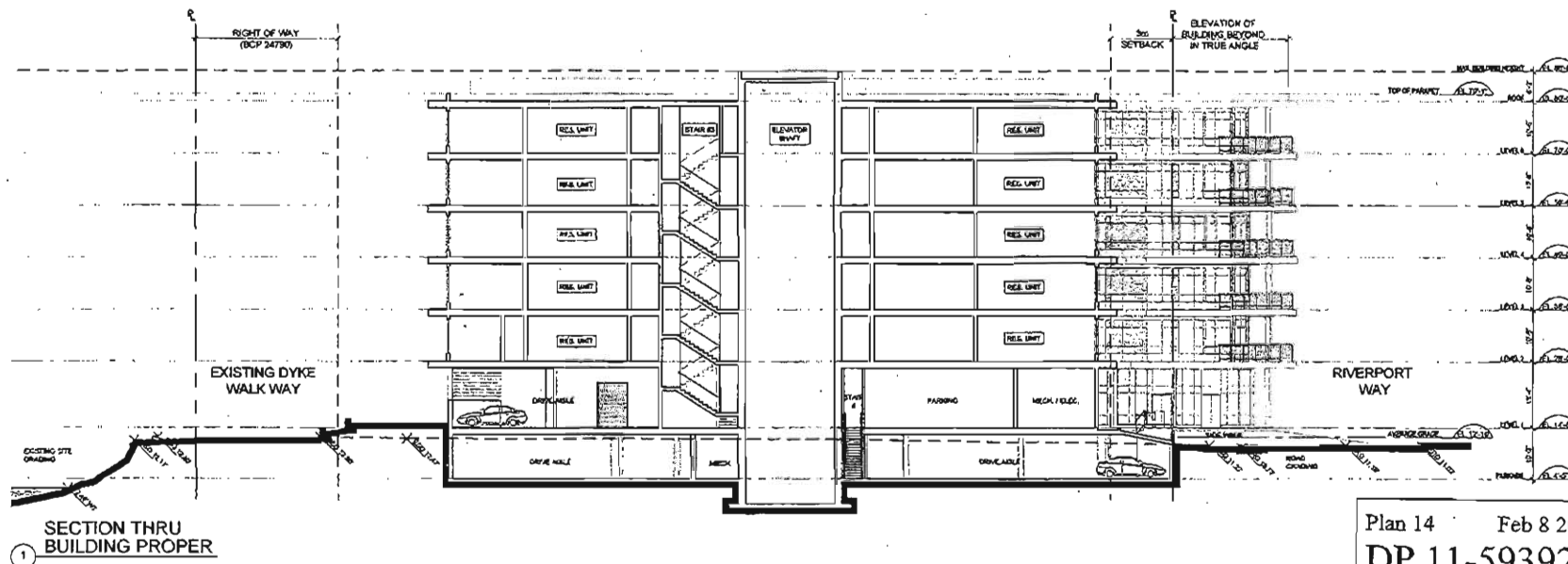
BUILDING ELEVATIONS

Plan 12 Feb 8 2012
DP 11-593925

A-303



MATERIALS LEGEND	
1	PREFINISHED STYRE-FOAM WINDOW WALL
2	PREFINISHED GLAZED SPANDREL
3	METAL-GLAZED VINYL WINDOW SYSTEM
4	HARDBOARD PANELING
5	SAFED BLASTED CONCRETE
6	PREFINISHED ALUMINUM GLAZED CURTAIN WALL/PRIVACY DIVIDER
7	METAL TRUSSES
8	HORIZONTAL WOOD SCREENS
9	PREFINISHED METAL FLASHING/CLADDING



1	CONCRETE
2	STEEL
3	GLASS
4	WOOD
5	ALUMINUM
6	BRICK
7	CEMENT
8	ASPHALT
9	GRAVEL
10	SOIL

cotter
ARCHITECTS
2225 - 13300 HILLS ROAD, BIRMINGHAM, AL 35244
TEL: 205-988-1111 FAX: 205-988-1112
WWW.COTTERARCHITECTS.COM

RIVERPORT flats
WATERFRONT REVENUE HOMES
14000 RIVERPORT WAY
RICHMOND, SC

CLIENT
LEGACY PARK LANDS LTD

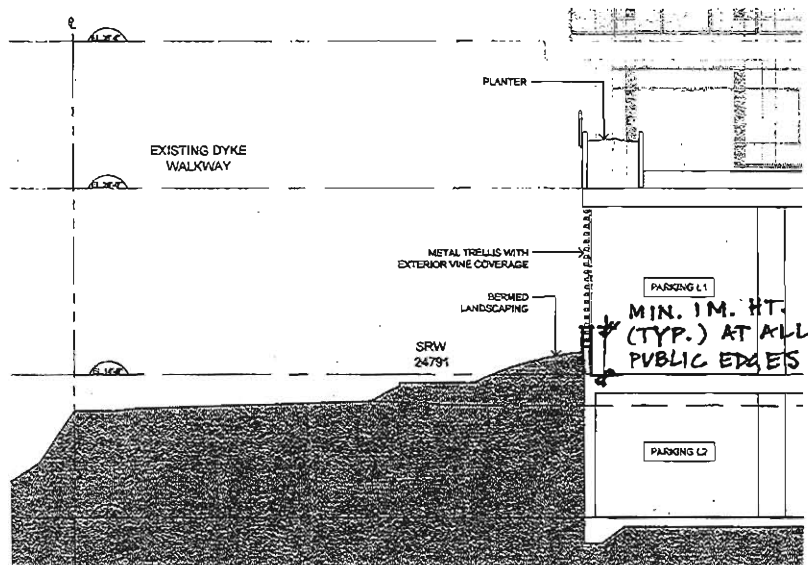
CONTRACT NO. 11-593925
DATE: 10/12/2011

DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	DATE
DATE	DATE

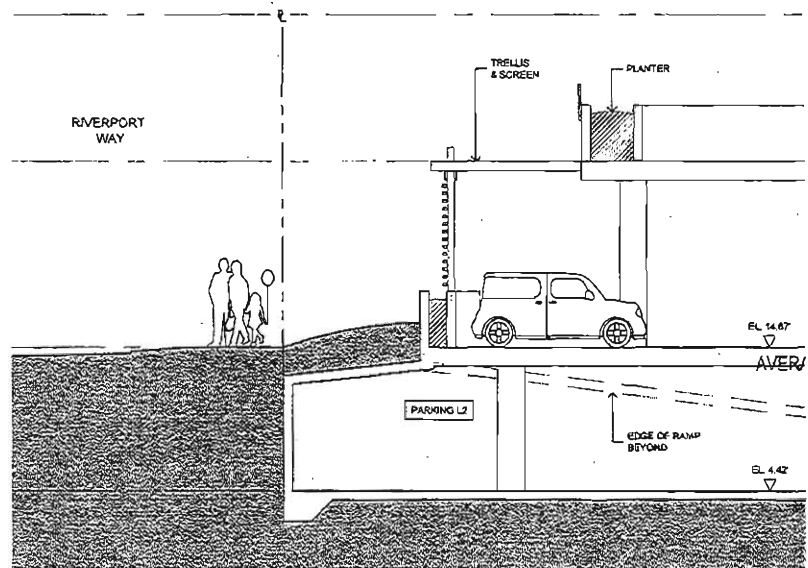
SHEET TITLE
BUILDING SECTIONS

Plan 14 Feb 8 2012
DP 11-593925

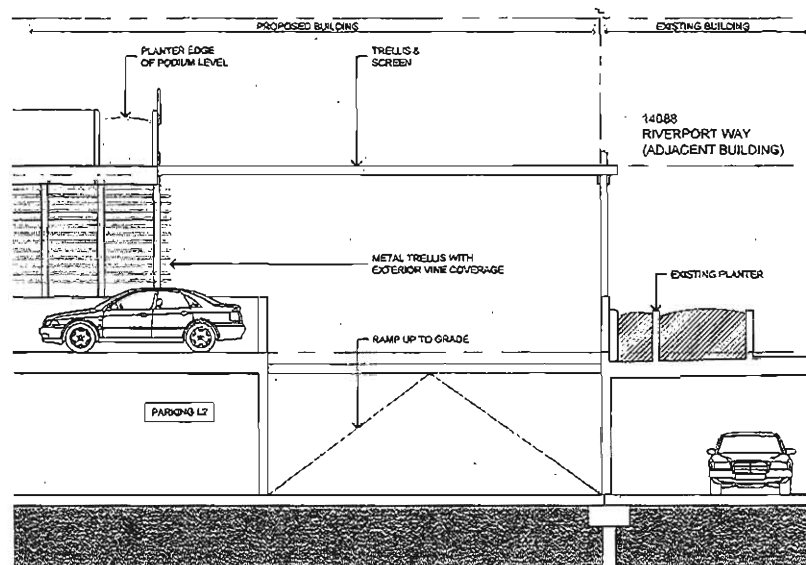
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CHECKED BY	DATE
SCALE	DATE
DATE	DATE



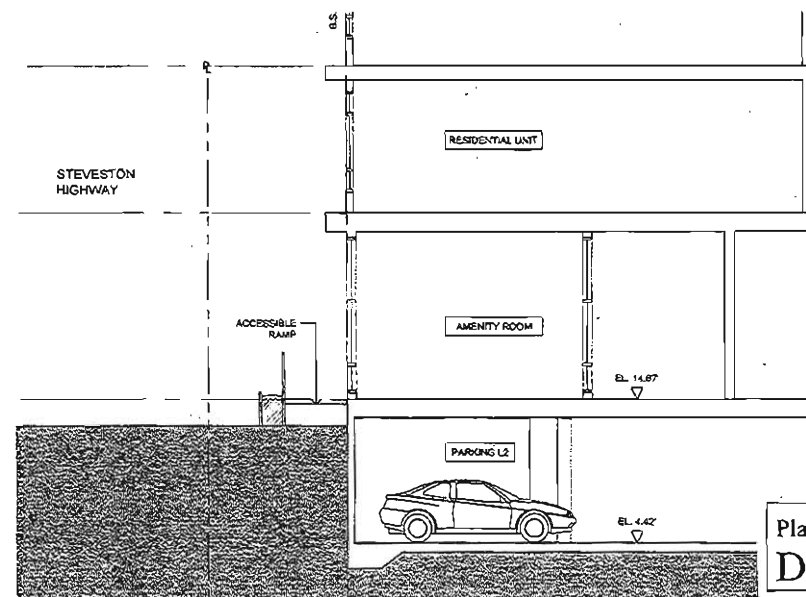
4 CROSS-SECTION THRU DYKE WALKWAY INTERFACE



2 CROSS-SECTION AT RIVERPORT WAY INTERFACE



4 CROSS-SECTION THRU PROPOSED AND EXISTING BUILDING



1 CROSS-SECTION AT STEVESTON HIGHWAY INTERFACE

MATERIALS LEGEND	
1	PREFINISHED STAINLESS-STEEL VERTICAL
2	PREFINISHED GLAZED SPANDREL
3	METAL-CLAD VINYL WINDOW SYSTEM
4	HARD-CLAD PANELING
5	SAVED BLASTED CONCRETE
6	PREFINISHED ALUMINUM GLAZED GLAZING/PRIVACY DIVIDER
7	METAL TRELLIS
8	HORIZONTAL WOOD SCREENING
9	PREFINISHED METAL FLASHING/CLADDING

REVISION	1	REVISION	2	REVISION	3	REVISION	4	REVISION	5
DATE	1/11/12	DATE	1/11/12	DATE	1/11/12	DATE	1/11/12	DATE	1/11/12
BY	ARCHITECTS	BY	ARCHITECTS	BY	ARCHITECTS	BY	ARCHITECTS	BY	ARCHITECTS
CHKD	ARCHITECTS	CHKD	ARCHITECTS	CHKD	ARCHITECTS	CHKD	ARCHITECTS	CHKD	ARCHITECTS
APP'D	ARCHITECTS	APP'D	ARCHITECTS	APP'D	ARCHITECTS	APP'D	ARCHITECTS	APP'D	ARCHITECTS

cotter
ARCHITECTS

1001 - 10300 RD. 1, BLDG. 1001, RICHMOND, VA 23234
REVISION 1/11/12

RIVERPORT flats

14000 RIVERPORT WAY
RICHMOND, VA

LEGACY PARK LANDS LTD

DATE: 1/11/12

REVISION: 1/11/12

DATE: 1/11/12

REVISION: 1/11/12

DATE: 1/11/12

REVISION: 1/11/12

DATE: 1/11/12

REVISION: 1/11/12

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DATE: 1/11/12

REVISION: 1/11/12

DATE: 1/11/12

Plan 15 Feb 8 2012
DP 11-593925

A-402

14000 RIVERPORT - RICHMOND

Project:
14000 RIVERPORT - RICHMOND
Client/Owner: Legacy Park Lands Ltd.
Architect: Cotter Architects

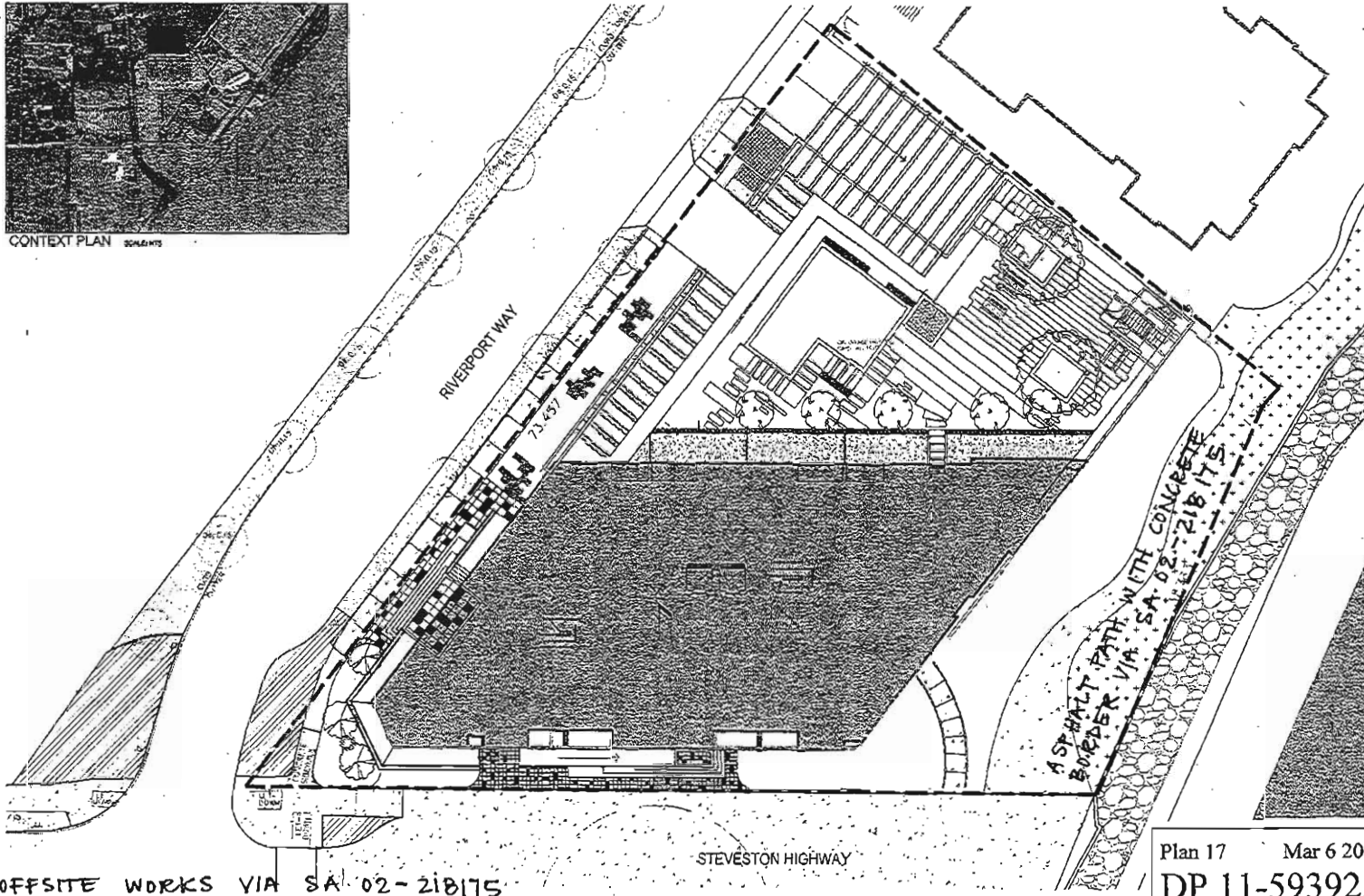
Client/Owner:
Legacy Park Lands Ltd.
Architect:
Cotter Architects

Architect:
Cotter Architects
1000 - 17th Ave. S. Suite 100
Richmond, BC V6V 1A1
Tel: 604.273.1777
Fax: 604.273.1778
Email: info@cotterarchitects.com

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	LANDSCAPE MASTER PLAN
L-03	LOWER LEVEL LANDSCAPE PLAN
L-04	UPPER LEVEL LANDSCAPE PLAN
L-05	CROSS SECTIONS
LD-01	DETAILS



CONTEXT PLAN SCALE 1:1000



Plan 17 Mar 6 2012
DP 11-593925

Client:
Legacy Park Lands Ltd.
14000 Riverport Way, Richmond, BC V6V 1A1
Tel: 604.273.1777

LANDSCAPE ARCHITECT
Van der Zanden Associates Inc.
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Richmond, BC V6V 1A1
Tel: 604.273.1777
Fax: 604.273.1778
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Email: info@cotterarchitects.com

1	For DP Submission	Nov 1, 2011
2	For DP Submission	Feb 15, 2012
3	For DP Submission	Feb 15, 2012
4	For DP Submission	Feb 15, 2012
5	For DP Submission	Nov 1, 2011
6	For DP Submission	Nov 1, 2011
7	For DP Submission	Nov 1, 2011
8	For DP Submission	Nov 1, 2011
9	For DP Submission	Nov 1, 2011
10	For DP Submission	Nov 1, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE VEHICLE AND REPORT ANY DISCREPANCY TO THE CONSULTANT AND ENGINEER IMMEDIATELY. ALL DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE CONSULTANT AND ENGINEER IMMEDIATELY. THE CONSULTANT AND ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTION OF THE VEHICLE.

PROJECT:
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT
LOCATION:
14000 Riverport
RICHMOND - BC

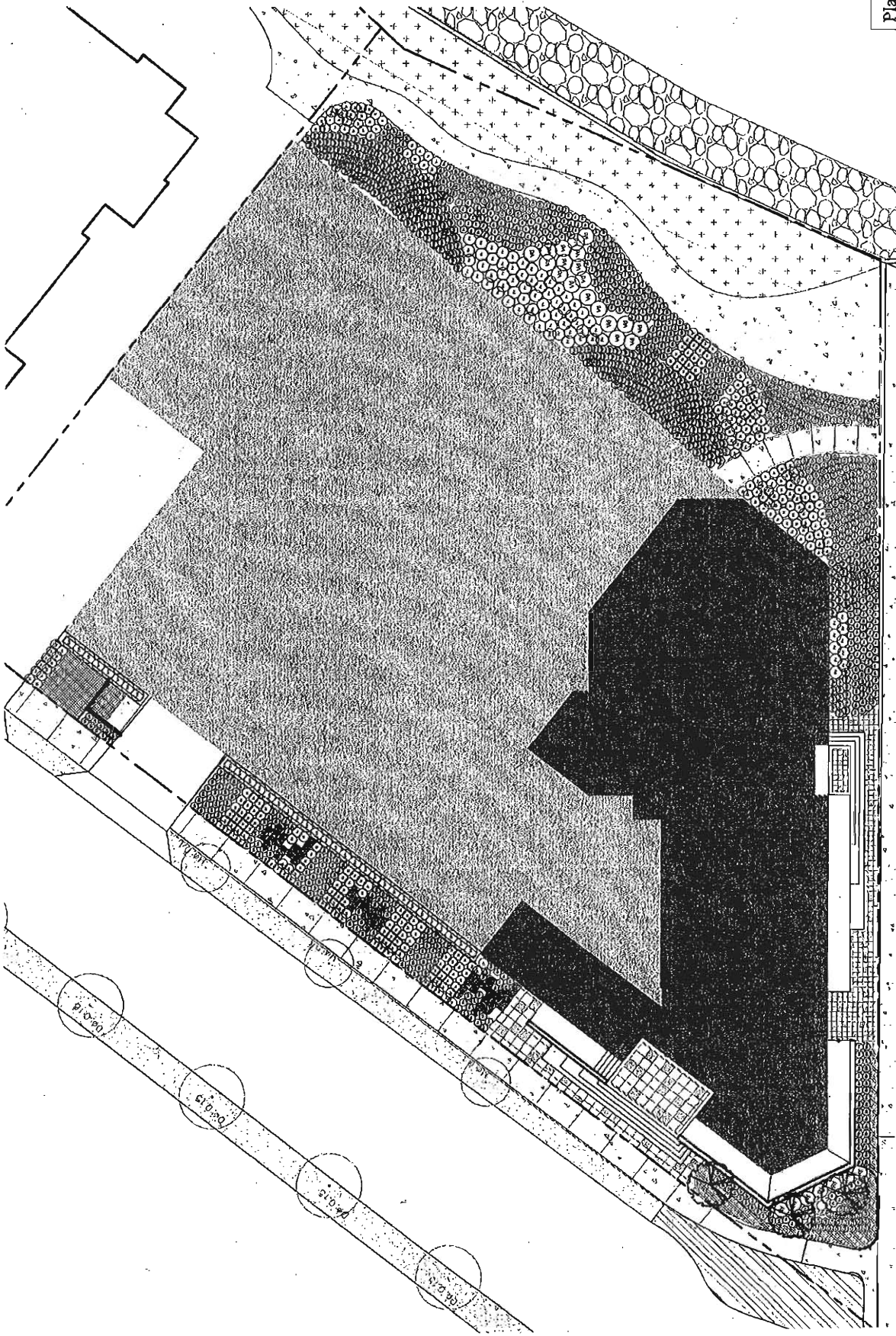
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APPROVED	MS	DATE
SCALE	1:100	NOV 2011

COVER SHEET

PROJECT NO.
DP2011-08

DRAWING NO.
L-1

EXISTING STREET
PLANTING TO BE
RETAINED



Van der Zalm Associates Inc.
 Landscape Architects • Urban Design • Project Management
 14000 Riverport • Richmond, BC V6V 1K9
 Tel: 604-277-8777 • Fax: 604-277-8778
 Email: info@vzalm.com • Website: www.vzalm.com

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cotter
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 6250-12000 RD 3, RICHMOND, BC V6V 3J7
 Tel: 604-271-1111 • Fax: 604-271-1112
 Email: info@cotterarchitects.com • Website: www.cotterarchitects.com

LOWER LEVEL BLOW UP

DRAWING TITLE



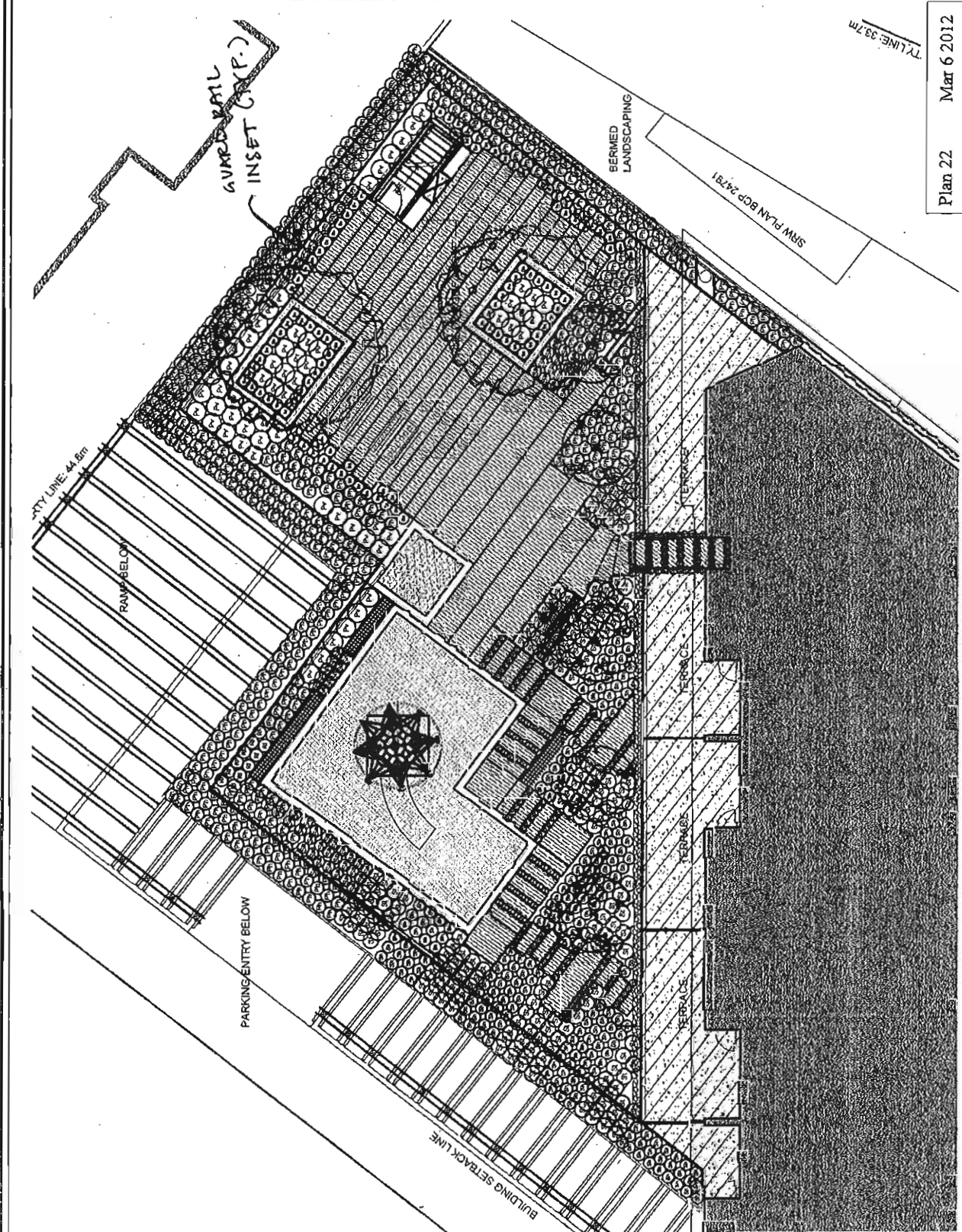
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 PROJECT NO.

No.	Description	Date
1	1st Release	Nov. 4, 2011
2	For DP Submission	Nov. 17, 2011
3	For DP Submission	Dec. 14, 2011
4	For DP Submission	Jan. 30, 2012
5	For DP Submission	Feb. 1, 2012
6	For DP Submission	Feb. 14, 2012
7	For DP Submission	Feb. 20, 2012
8	For DP Submission	Mar. 12, 2012

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, PROVINCIAL AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PROJECT:
 14000 RIVERPORT
 Richmond
 DEVELOPMENT PERMIT
 LOCATION:
 14000 Riverport
 RICHMOND - BC

Plan 20 Mar 6 2012
 DP 11-593925



Plan 22 Mar 6 2012
 DP 11-593925

client
 Legacy Park, Landis Ltd
 14000 Riverport Hwy, Richmond, BC, V6X 1V2
 Tel: (604) 273-1111

LANDSCAPE ARCHITECT

von der Zellen + Associates Inc.
 14000 Riverport Hwy, Richmond, BC, V6X 1V2
 Tel: (604) 273-1111
 Fax: (604) 273-1112
 Email: info@vonzellen.com

ARCHITECT
cotter ARCHITECTS
 14000 Riverport Hwy, Richmond, BC, V6X 1V2
 Tel: (604) 273-1111
 Fax: (604) 273-1112
 Email: info@cotterarchitects.com

DRAWING TITLE
 UPPER LEVEL - BLOW UP PLAN

PROJECT NO.
 DP2011-08

LOCATION
 14000 RIVERPORT
 RICHMOND - BC

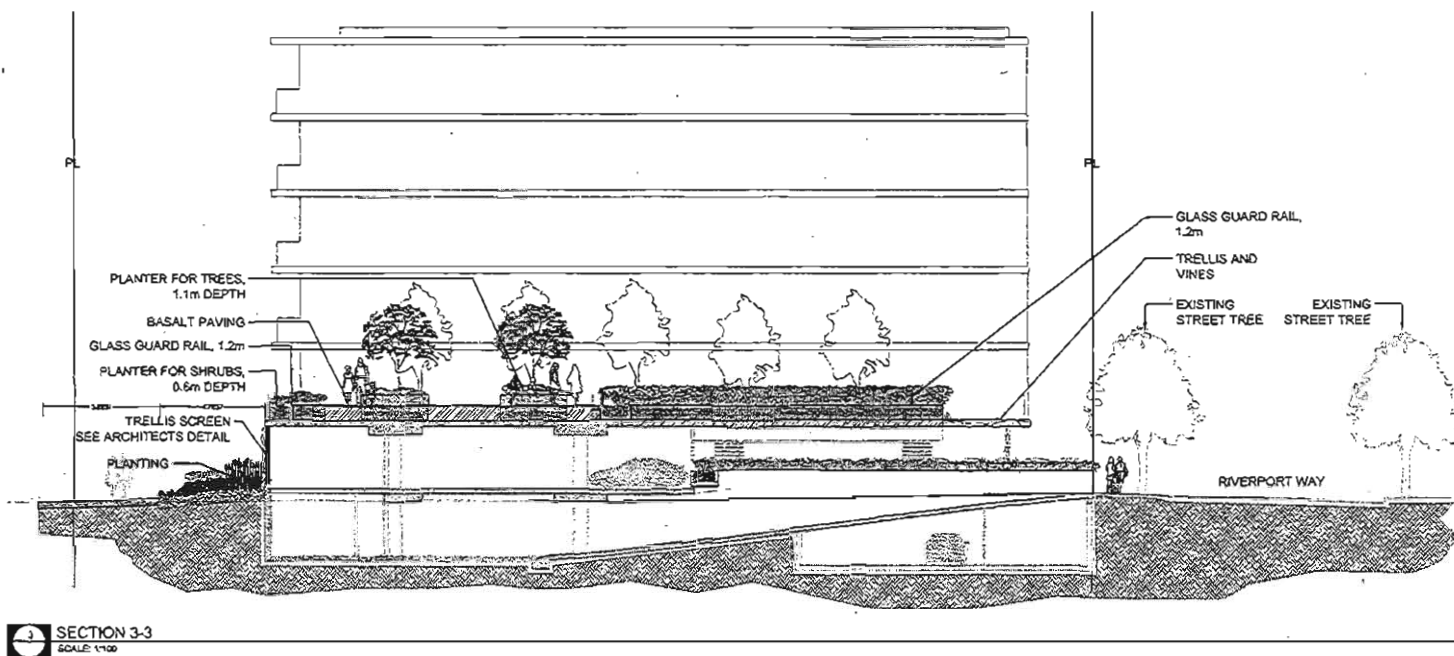
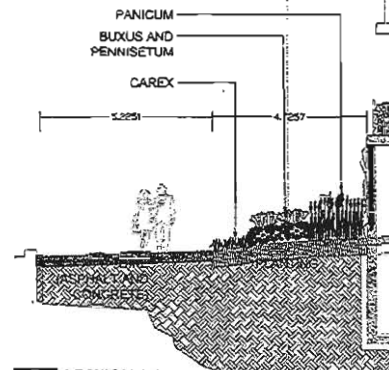
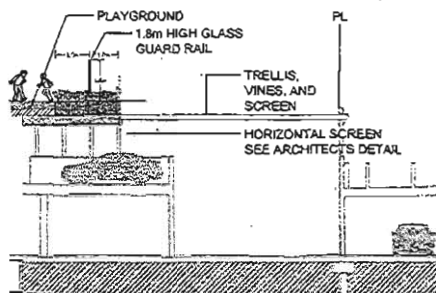
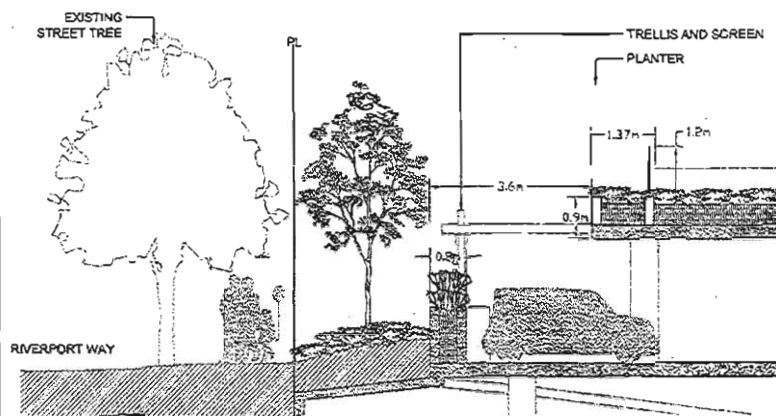
DATE
 NOV 2011

REVISIONS

No.	Description	Date
1	Final Design	Nov. 1, 2011
2	Final Design	Nov. 1, 2011
3	Final Design	Nov. 1, 2011
4	Final Design	Nov. 1, 2011
5	Final Design	Nov. 1, 2011
6	Final Design	Nov. 1, 2011
7	Final Design	Nov. 1, 2011
8	Final Design	Nov. 1, 2011
9	Final Design	Nov. 1, 2011
10	Final Design	Nov. 1, 2011

CONTRACTOR
 14000 RIVERPORT
 RICHMOND - BC

DATE
 NOV 2011



CLIENT:
Legacy Park Lands Ltd
14011 Riverport Way, Richmond, BC, V6V 1K2
Tel: (604) 271-1001

LANDSCAPE ARCHITECTS

van der Zalm + Associates Inc.
100-11000 Riverport Way, Richmond, BC, V6V 1K2
Tel: (604) 271-1001
Fax: (604) 271-1002
www.vdzalmandesign.com

ARCHITECT:
cotter
ARCHITECTS
100-11000 Riverport Way, Richmond, BC, V6V 1K2
Tel: (604) 271-1001
Fax: (604) 271-1002
www.cotterarchitects.com

CONTRACTOR SHALL CHECK ALL INFORMATION FOR THE RECORD BEFORE PROCEEDING TO THE CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE PROJECT SHALL BE REFERENCED TO THE ORIGINAL SET OF DRAWINGS AND NOT TO THIS SET OF DRAWINGS.

NO.	DATE	DESCRIPTION
1	02.13.2012	For CP Submission
2	Feb. 16, 2012	For CP Submission
3	Feb. 16, 2012	For CP Submission
4	Feb. 16, 2012	For CP Submission
5	Feb. 16, 2012	For CP Submission
6	Feb. 16, 2012	For CP Submission
7	Feb. 16, 2012	For CP Submission
8	Feb. 16, 2012	For CP Submission
9	Feb. 16, 2012	For CP Submission
10	Feb. 16, 2012	For CP Submission

CONTRACTOR SHALL CHECK ALL INFORMATION FOR THE RECORD BEFORE PROCEEDING TO THE CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE PROJECT SHALL BE REFERENCED TO THE ORIGINAL SET OF DRAWINGS AND NOT TO THIS SET OF DRAWINGS.

PROJECT:
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT
LOCATION:
14000 Riverport
RICHMOND - BC

DATE	BY	DESCRIPTION
TDMS		
CHECKS	MS/MV	
APPROVED	MV	CADFILE: L25 SECTIONS.DWG
SCALE	DATE	
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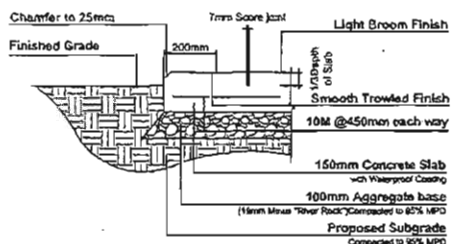
Plan 23 Mar 6 2012
DP 11-593925

SECTION

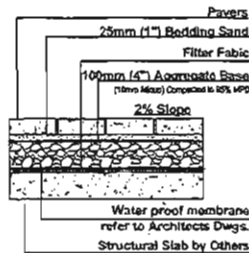
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PROJECT ID:
DP2011-08

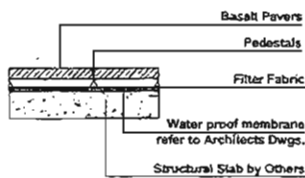
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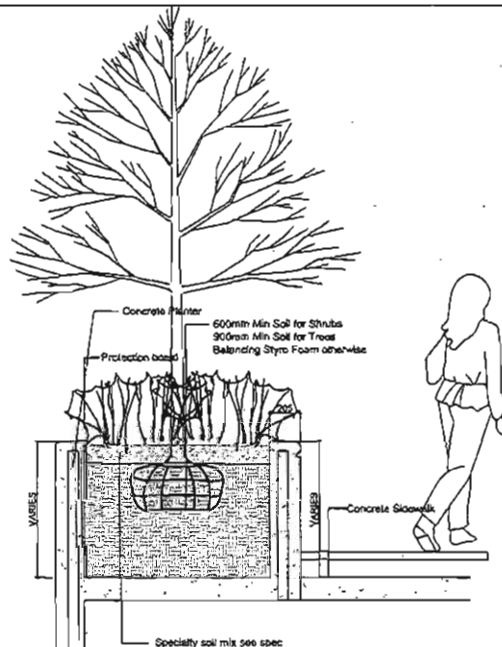
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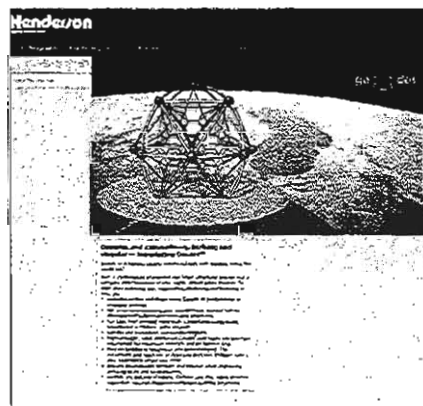
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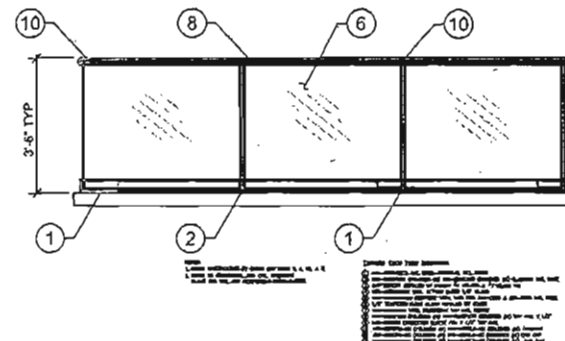
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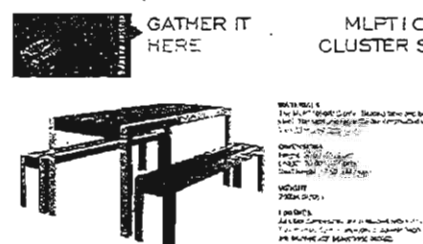
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SCALE:



5 PLAYGROUND
SCALE:

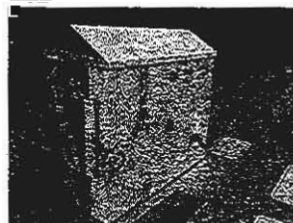


6 GLASS GUARDRAIL
SCALE:



MANUFACTURER: Maglin Benches

7 TABLE AND BENCH
SCALE:



8 VINYL WRAPPED KIOSK
SCALE:

Example of vinyl wrapped kiosk.
PMT to be vinyl wrapped displaying an image of the artwork used on the building.

CLIENT:
Legacy Park Lands Ltd
14000 Riverport, Richmond, BC, V6X 1C1
Tel: 604.271.1111

LANDSCAPE ARCHITECT:
Van der Zalm + Associates Inc.
1000 10th Avenue, Suite 100, Richmond, BC V6X 1C1
Tel: 604.271.1111

ARCHITECT:
cotter architects
1000 10th Avenue, Suite 100, Richmond, BC V6X 1C1
Tel: 604.271.1111

NO.	DESCRIPTION	DATE
1	For DP Submission	Mar. 6, 2012
2	For DP Submission	Apr. 26, 2012
3	For DP Submission	Apr. 26, 2012
4	For DP Submission	Apr. 26, 2012
5	For DP Submission	Apr. 26, 2012
6	For DP Submission	Apr. 26, 2012
7	For DP Submission	Apr. 26, 2012
8	For DP Submission	Apr. 26, 2012
9	For DP Submission	Apr. 26, 2012
10	For DP Submission	Apr. 26, 2012

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

PROJECT:
14000 RIVERPORT
Richmond
DEVELOPMENT PERMIT
LOCATION:
14000 Riverport
RICHMOND - BC

DRAWN: MS
CHECKED: JLV

Plan 24 Mar 6 2012
DP 11-593925

DETAILS

DRAWING TITLE

PROJECT NO.
DP2011-08

DRAWING NO.
LD-01

SURVEY PLAN OF LOT 1
SECTION 33 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN BCP16162

LEGEND:
SCALE 1:200



- B BENCHMARK BOLLARD
- CB CONCRETE GUTTER BASIN
- EB ELECTRICAL BOX
- FB FIRE HYDRANT
- GV GROUND VALVE
- IC INSPECTION CHAMBER
- ICV INJECTION CONTROL VALVE
- LE LAMP STANDARD
- MH MANHOLE
- PF POWER POLE
- S SINK
- TM TIE ROD
- TM WATER TIE ROD
- TM WATER TIE ROD

(M) BENCHMARK ELEVATION TOP OF WALL
BOLLARD ELEVATION TOP OF CONCRETE BOLLARD

DIMENSIONS AND ELEVATIONS ARE IN METERS.
PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND
TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
ELEVATIONS ARE DERIVED FROM CITY OF NEW WESTMINSTER
DATA (BENCHMARK) WITH AN ELEVATION
OF 154.4 METERS.

- B BENCHMARK BOLLARD
- CB CONCRETE GUTTER BASIN
- EB ELECTRICAL BOX
- FB FIRE HYDRANT
- GV GROUND VALVE
- IC INSPECTION CHAMBER
- ICV INJECTION CONTROL VALVE
- LE LAMP STANDARD
- MH MANHOLE
- PF POWER POLE
- S SINK
- TM TIE ROD
- TM WATER TIE ROD
- TM WATER TIE ROD

LEGEND:
BENCHMARK BOLLARD

CONCRETE GUTTER BASIN

ELECTRICAL BOX

FIRE HYDRANT

GROUND VALVE

INSPECTION CHAMBER

INJECTION CONTROL VALVE

LAMP STANDARD

MANHOLE

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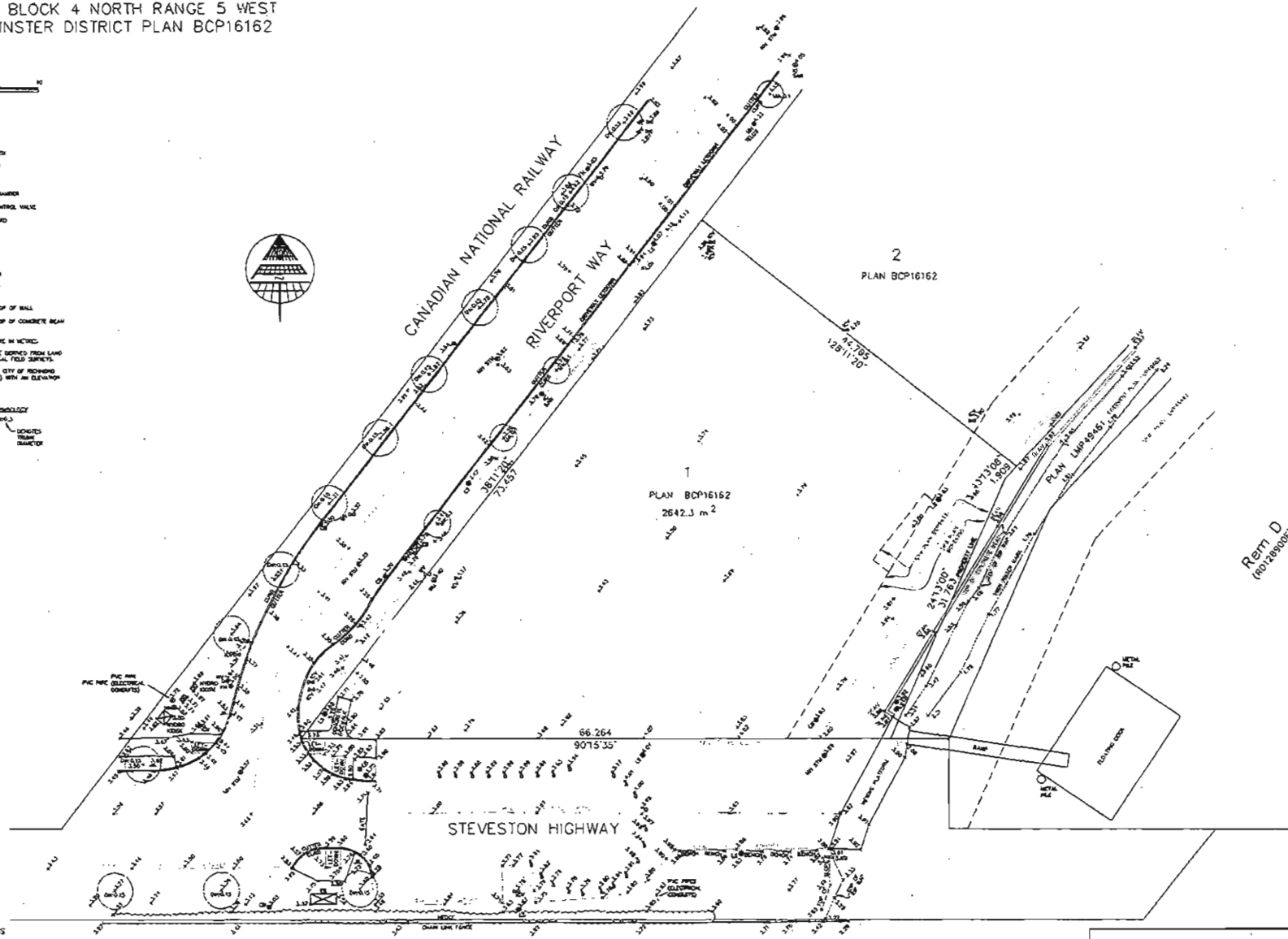
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DATE	2011-02-08
TIME	10:00 AM
LOCATION	LOT 1, SECTION 33, BLOCK 4, NORTH RANGE 5 WEST, NEW WESTMINSTER DISTRICT
PROJECT	PLAN BCP16162
CLIENT	PLAN BCP16162
DATE	2011-02-08
TIME	10:00 AM
LOCATION	LOT 1, SECTION 33, BLOCK 4, NORTH RANGE 5 WEST, NEW WESTMINSTER DISTRICT
PROJECT	PLAN BCP16162
CLIENT	PLAN BCP16162

Rem D
(not to scale)

PLAN 71350

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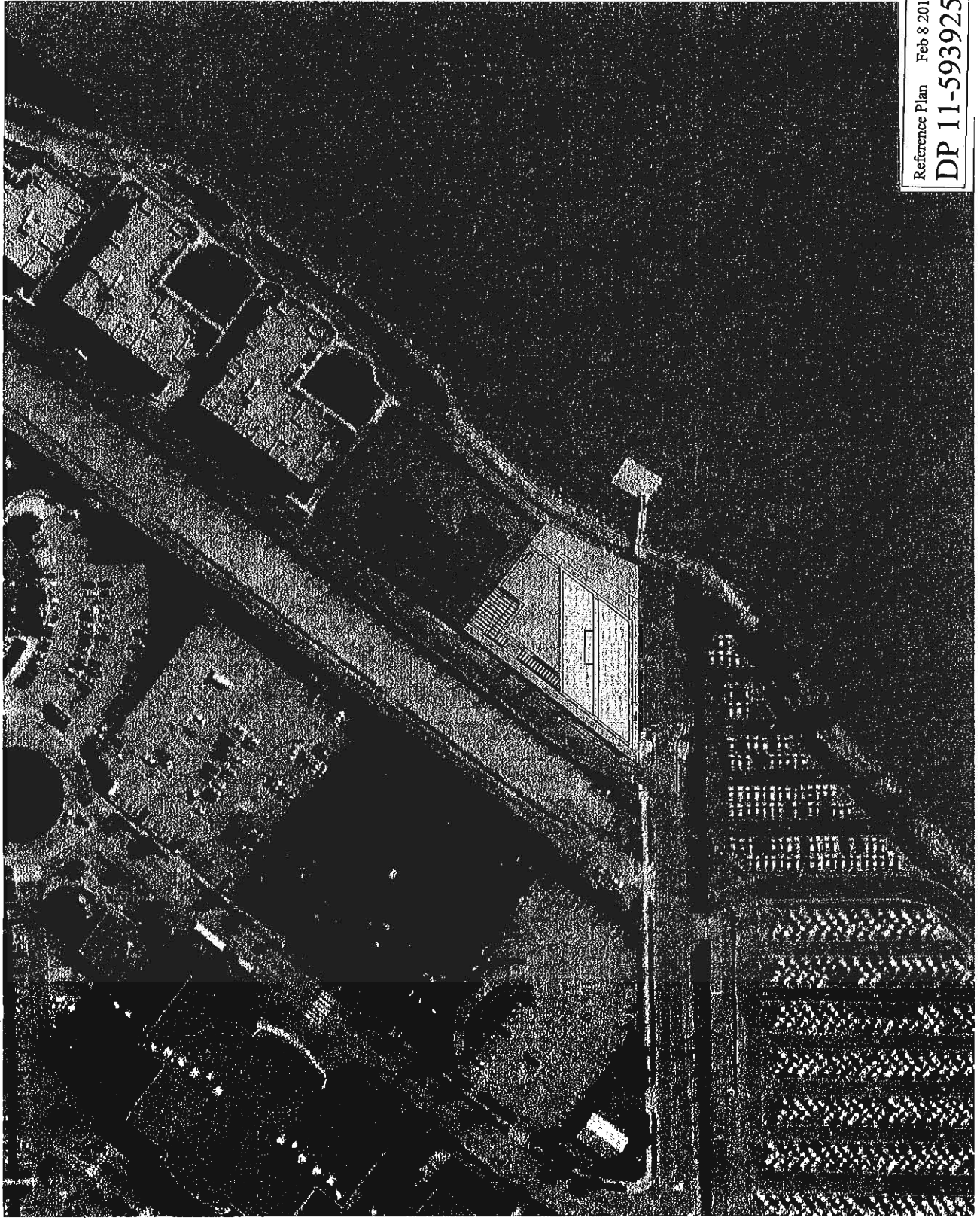
MATSON PECK & YORUSS
SURVEYORS & ENGINEERS
2008 - 1100 HOSPITALITY WAY
NEW WESTMINSTER, B.C.
V3C 2G0
P.O. BOX 1000
NEW WESTMINSTER, B.C. V3C 2G0
TEL: 604-273-1200
FAX: 604-273-1201

PLAN 71350

Plan 25 Feb 8 2012
DP 11-593925

DATES OF SURVEY:
FEBRUARY 15-21, 2011
FORWARD SURV: MARCH 15, 2011

A-101



Reference Plan Feb 8 2012
DP 11-593925

Project Name	14000 RIVERPORT WAY
Project Number	14000 RIVERPORT WAY
Project Location	RICHMOND, BC
Project Status	Design
Project Date	2012
Project Author	
Project Reviewer	
Project Manager	
Project Engineer	
Project Designer	
Project Drafter	
Project Checker	
Project Approver	
Project Date	2012

cotter
ARCHITECTS
4235-112ND AVE. 3 FL. RICHMOND, BC V6X 1
VANCOUVER, BC V6X 1A1
TEL: 604-271-1122 FAX: 604-271-1123
WWW.COTTERARCHITECTS.COM

riverport flat
14000 RIVERPORT WAY
RICHMOND, BC

LEGACY PARK LANDS LTD

Project Name	14000 RIVERPORT WAY
Project Number	14000 RIVERPORT WAY
Project Location	RICHMOND, BC
Project Status	Design
Project Date	2012
Project Author	
Project Reviewer	
Project Manager	
Project Engineer	
Project Designer	
Project Drafter	
Project Checker	
Project Approver	
Project Date	2012

CONTEXT PLAN

A-102

[illegible]

Introduction

With Development Permit Application 16, made in anticipation of the approval for a 6-story residential rental building known as Riverport Suites 2. The project will consist of 5 floors of multi-unit construction on one level of concrete construction. This project will be the largest overall unit count development of rental accommodation within the City of Richmond, BC providing 55 units. The project is governed under The City of Richmond Act 2011 [71-1-555675].

PROJECT LOCATION

The site is located at the semi-rural, ruralisation of Stranrair Highway in what is known as the 'Pomport' Community. The project is envisaged as an integrated development with the adjacent multi-family residential project and the surrounding 'Soft City' environment and recreational opportunities. One of the various main site is the neighbourhood over three national (strategic, economic, integrating) points, the Stranrair is considered to be one of the most diverse communities in the county of Richmond. Additionally, the views to the Firth Bay area above the waterfront developments of various and various points to well as providing pedestrian accessibility along the waterfront closer to the London Landing and Stranrair Village waterfront developments.

PUBLICITY ROOM OF DEVELOPMENT

[illegible][illegible][illegible]cotton
ARCHITECTS

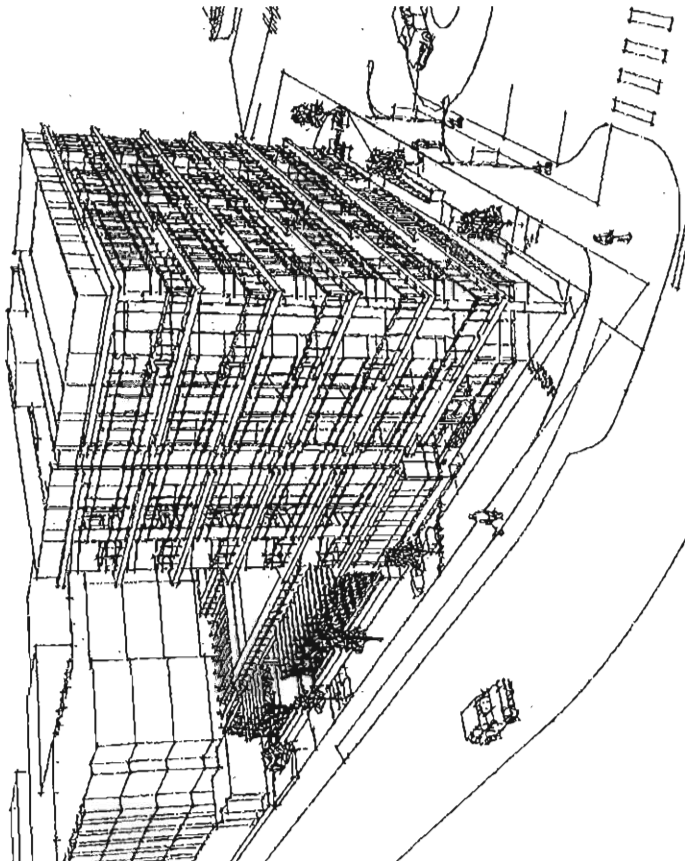
772-3339 MO, 3 MOAD, MIDLAND, MC 179 277

RIVERPORT
14000 RIVERPORT WAY
RICHMOND, DC

BRACEY PARK LANDS LTD

[illegible]

DESIGN RATIONALE

Reference Plan Feb 8 2012
DP 11-593925



City of Richmond

Memorandum Planning and Development Department

To: David Weber
Director, City Clerk's Office

Date: March 6, 2012

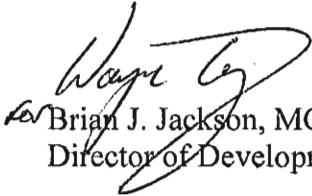
From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-596454

Re: Application by – Paul Chiu, Architect for Development Permit at
#380 – 9100 Blundell Road

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on February 29, 2012.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.


Brian J. Jackson, MCIP
Director of Development

BJJ:blg
Att.

Development Permit Panel
Wednesday, February 29, 2012

- there is a slight increase in grade between the existing development and the subject site, and the two proposed buildings will be raised above the existing stores to achieve the flood construction level requirement, with landscape treatment providing assistance in the transitioning.

Staff Comments

Mr. Jackson stated that staff supports the application.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two (2) Commercial Retail buildings at 11000 No. 5 Road on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood".

CARRIED

6. Development Permit 11-596454

(File Ref. No.: DP 11-596454) (REDMS No. 3466780)

APPLICANT: Paul Chiu, Architect

PROPERTY LOCATION: #380 - 9100 Blundell Road

INTENT OF PERMIT:

Permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

Applicant's Comments

Paul Chiu, Architect, Urban Design Group Architects Ltd., accompanied by his client, Terry McPhail, provided the following information regarding the proposed expansion of an existing Shoppers Drug Mart structure at the southeast corner of 9100 Blundell Road, a site that currently contains a shopping centre:

- the intent of the application is to increase the floor area of the existing Shoppers Drug Mart by extending the rear of the store that is sited at the southeast corner of the mall at Blundell and Garden City Roads;

Development Permit Panel
Wednesday, February 29, 2012

- the idea is to expand the store's pharmacy, and to incorporate storage space into the proposed extension;
- the entry façade of the Shoppers Drug Mart store will not change and no new signage areas are being proposed;
- new stores built by Shoppers Drug Mart have approximately 20,000 square feet, while the current store at the Blundell and Garden City mall has only 9,000 square feet;
- some existing parking stalls, at the rear of the store; and along the periphery of the site, have to be removed in order to accommodate the proposed expansion;
- the removal of these parking stalls has little impact on the landscaping at the back of the store, with only three small landscaping islands to be removed, thereby removing two trees;
- the parking stalls planned for removal are used by the store's staff, but no customer parking stalls will be affected or removed;
- the construction of the expansion of the store will take place without the store ever having to close for business, and a phased construction plan will accomplish this; and
- the wall to be erected at the back of the store, as part of the extension, is a plain masonry block wall with integrated colour band which will be replaced with a plain light weight EIFS wall comprising a stucco finish, and its appearance is enhanced by a horizontal strip of colour.

A brief discussion took place between the Panel and Mr. Chiu with regard to the appearance of the back of the store, and Mr. Chiu advised that the view of the extension from the homes of residents on Heather Street and Dixon Avenue will be of a landscaped buffer

Landscape Architect, Meredith Mitchell, DMG Landscape Architects, provided the following details regarding the landscape scheme:

- where the site interfaces with Heather Street, existing conifers provide an effective buffer, and where the site interfaces with Dixon Avenue, additional deciduous trees and infill hedge will be planted to create an effective buffer;
- newly planted materials have been chosen to match the existing hedge and existing shrubs on the Dixon Avenue interface; and
- three or four new trees to be planted along the southern edge of the site will plug 'gaps' that exist there now.

Panel Discussion

In response to Panel's queries, Mr. Chiu advised that:

Development Permit Panel
Wednesday, February 29, 2012

- despite the removal of some staff parking stalls, the number of available staff parking stalls exceeds the parking requirements as outlined in the City's rezoning bylaw; and
- a series of yellow bollards placed near the wall of the proposed extension will ensure that the wall is not damaged by vehicles.

Staff Comments

Mr. Jackson stated that staff supports the application. He added that staff anticipates that the applicant will shortly meet the \$5,000 landscaping security, a condition, and that the application will proceed to a March, 2012 Council meeting.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

CARRIED

7. New Business

8. Date Of Next Meeting: Wednesday, March 14, 2012

9. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:01 p.m.

CARRIED



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: DPP Mtg. Feb. 29, 2012

To: Development Permit Panel

Date: February 2, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-596454

Re: Application by Paul Chiu, Architect for a Development Permit at #380 - 9100
Blundell Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of an expansion to an existing Shoppers Drug Mart at 9100 Blundell Road on a site zoned "Community Commercial (CC)".

Brian J. Jackson, MCIP
Director of Development

BJJ:dj
Att.

Staff Report

Origin

Paul Chiu, Architect, on behalf of Ferrell Estates Ltd., has applied to the City of Richmond for permission to expand an existing structure at the southeast corner of 9100 Blundell Road that currently contains and will contain a Shoppers Drug Mart. The site is zoned "Community Commercial (CC)" and currently contains several retail stores and services that make up Garden City Shopping Centre.

Neither a rezoning application nor a Servicing Agreement is associated with this Development Permit application.

Development Information

This application is intended to increase the floor area of the existing Shoppers Drug Mart by extending further onto the rear of the existing store at the southeast corner of the property. It does not propose to project out into the existing store frontage where the main access to several retail units are located. The expansion plan does not modify the existing form and character of the existing Shoppers Drug Mart building, and there are no plans to modify any of the other existing buildings forming part of the shopping centre.

To facilitate the expansion, some existing parking stalls at the rear of the store and along the periphery of the site will be removed to house the expanded building footprint and to ensure delivery vehicle manoeuvrability to and from the new loading bay. The expansion will also result in the removal of three (3) small landscaping islands, which include two (2) trees. To compensate for the removal of these landscaping elements, the applicant is proposing to replant two existing landscape islands with new planting material and add four (4) new trees in the vicinity of the addition.

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Garden City Shopping Centre is an increasingly important commercial centre as it serves a geographic area that has seen an increase in population over the past few years. The shopping centre consists of seven (7) separate components, supplying a wide range of retail and various services that include IGA and Shoppers Drug Mart as major tenants.

Development surrounding the subject site is as follows:

- To the north: adjacent buildings and units within the Garden City Shopping Centre, zoned "Community Commercial (CC)"; and across Blundell Road, a neighbourhood pub with an attached beer and wine store zoned "Pub and Sales (CP2)", as well as a three-storey townhouse complex zoned "Town Housing (ZT46) - South McLennan and Brighthouse Village";
- To the east: across Heather Street, single detached dwellings on property zoned "Single Detached (RS1/E)" and "Single Detached (RS2/A)";
- To the south: across Dixon Avenue, single detached dwellings on property zoned "Single Detached (RS1/B)", as well as 2 storey townhouse developments zoned "Town Housing (ZT20) – Granville Avenue (Terra Nova) and

Dixon Avenue (Ash street Sub-Area)” and “Low Density Townhouses (RTL1)”;

- To the west: adjacent buildings and units within the Garden City Shopping Centre, zoned “Community Commercial (CC)”;
- and across Garden City Road, two (2) townhouse developments zoned “Low Density Townhouses (RTL1)”
- and a single detached dwelling zoned “Single Detached (RS1/E)” .

Staff Comments

The limited scope of the proposed addition will neither significantly impact the overall existing form and character of the Garden City Shopping Centre, nor will it introduce any variances to the existing zoning. The reduction of 48 parking stalls at the rear of the site does not affect the overall parking requirements of the shopping centre as there is a current surplus of parking stalls available. **Attachment 1** outlines a comparison of the Zoning Bylaw requirements to the resulting impact of the proposal.

Advisory Design Panel Comments

The proposed addition is limited in scope as the finished product is intended to match the existing façade, and there are very minor changes to the existing perimeter landscaping. It will not impact the overall architectural form and character of the existing building, and therefore was not presented to the Advisory Design Panel for review and comment.

Analysis

Conditions of Adjacency

- The extent of the expansion is not anticipated to have an impact on the residential area across the streets of the subject site. While the height of the addition slightly exceeds the height of the current structure, it is well below the allowed building height for the CC zone. The area will be lit to the same extent of what is existing and there is no new signage being proposed.
- The site currently has a three (3) meter wide landscaping strip along the periphery of the site and the existing trees provide adequate screening to the back of the structures. The applicant will be planting three (3) new trees along the south landscaped strip where there are current gaps along the planted row. A fourth tree will be planted on one of the modified landscaped islands the applicant is proposing. These four (4) new trees are to replace the two (2) trees that are being removed due to the expansion plans, meeting the City’s 2:1 tree replacement policy.

Urban Design and Site Planning

- The expansion is proposed at the rear of the existing Shoppers Drug Mart, projecting out onto the south east corner of the site. The expansion will not affect the daily activity of the shopping mall and the movement of vehicles and pedestrians. The applicant is to submit a construction traffic and transportation plan at the time of Building Permit to ensure disruption of traffic movement is minimized and to ensure the relocation of the loading dock will allow on-site deliveries during the construction period.
- It is not anticipated that the expansion will have an impact on the adjacent residential areas across from the expansion area, as the residential areas are located at some distance across Dixon Avenue and Heather Street. The added tree planting along the south edge of the site is seen as an improvement. The trees along the eastern edge already provide sufficient screening to the site through the row of mature trees.

- Because the expansion is located at one corner of the subject site and does not propose to alter the architectural form and character of the existing building nor any of the other buildings, pedestrian and interior landscape improvements were not sought at this time.

Architectural Form and Character

- The applicant is not proposing any alteration to the form and character of the existing building and the addition intends to complement the existing structure by the use of the same exterior materials and colour choice. The existing façade is comprised of a stucco finish and a split face concrete block base.

Landscape Design and Open Space Design

- As mentioned above, the applicant is modifying the site landscaping by removing three (3) small landscaped islands and removing two (2) trees in order to accommodate the expansion plans. One of the existing trees to be removed is currently located within the footprint of the expansion, with the other located in the landscaped island at the south east corner of the site that is to be removed to facilitate the new garbage enclosure. This enclosure will improve the appearance of the garbage area as the bins are currently fully exposed to views in the rear parking area of the complex.
- The removal of the small landscape islands will facilitate the expansion to allow the movement of delivery vehicles through the site. One of the islands is located within the expansion footprint. The island at the south east corner will be removed to place the garbage enclosure and the third is along the eastern edge of the existing parking area, within the proposed drive lane.
- To compensate for the removal of the trees, the applicant will upgrade two (2) landscaping islands adjacent to the expansion by planting new material that will be more tolerable to the conditions than the existing ones. The planting of four (4) new trees is in accordance with the City's 2:1 tree replacement policy, with three of these trees will be planted to fill in existing gaps of the row of trees along the southern edge of the site, with the fourth planted in the modified landscaping islands to the south of the expansion.
- To ensure the survival of the new landscaping proposal, the applicant will be posting a security of \$5,000.00.

Crime Prevention Through Environmental Design

The proposed addition provides the same amount of comfort and safety provisions as found currently. The southeast corner of the site does provide adequate lighting to allow night time visibility and the existing trees on the peripheral landscape strip allow for surveillance to and from the site from the surrounding neighbourhood. These same trees also act as a divider of uses, providing a visual screen between the commercial uses on the site and the adjacent residential uses.

Conclusions

Staff support the proposed Development Permit for the expansion of the existing Shoppers Drug Mart at the southeast corner of the subject site. The addition is designed to complement the existing form and character of the existing structure while not imposing the expansion onto the neighbouring community. The planting of new trees to improve visual screening to the site will benefit both the overall appearance of the site and provide improved visual and lighting screening from the neighbouring community.



David Johnson
Planner 2

DJ:cas

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$5,000.00.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 11-596454

Attachment 1

Address: #380 - 9100 Blundell Road

Applicant: Paul Chiu, Architect

Owner: Ferrell Estates Ltd.

Planning Area(s): Broadmoor Area Ash street Sub-Area Plan (Schedule 2.6A)

Current

Floor Area:

789.9 m²

Proposed

Floor Area

851.4 m²

	Existing	Proposed
Site Area:	32,565.0 m ²	32,565.0 m ²
Land Uses:	Commercial	Commercial
OCP Designation:	Commercial or Townhouses	Commercial
Zoning:	Community Commercial (CC)	Community Commercial (CC)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50 FAR	0.36 FAR	none permitted
Lot Coverage:	Max. 35%	28.9%	none
Setback – East:	Min. 6.0 m	8.43 m	none
Setback – South:	Min. 6.0 m	11.6 m	none
Height (m):	Max. 9.0 m	6.96 m	none
Total off-street Spaces for the complex:	468 spaces	481 spaces	none



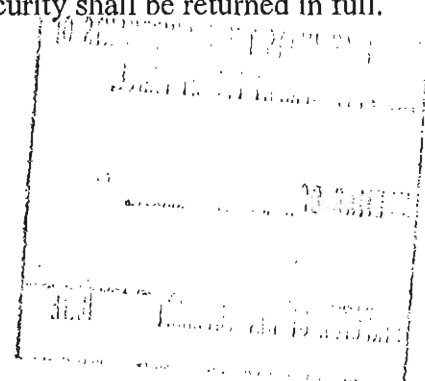
City of Richmond

Development Permit

No. DP 11-596454

To the Holder: PAUL CHIU, ARCHITECT
Property Address: 380 - 9100 BLUNDELL ROAD
Address: 600 - 1140 W. PENDER STREET
VANCOUVER, BC V6E 4G1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$5,000.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



Development Permit

No. DP 11-596454

To the Holder: PAUL CHIU, ARCHITECT
Property Address: 380 - 9100 BLUNDELL ROAD
Address: 600 - 1140 W. PENDER STREET
VANCOUVER, BC V6E 4G1

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

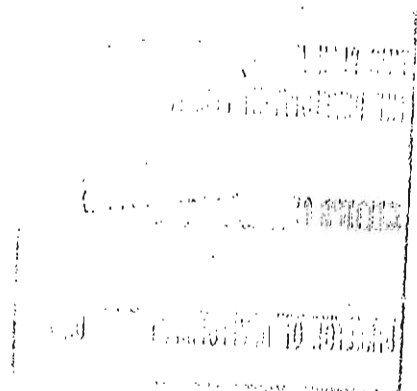
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR





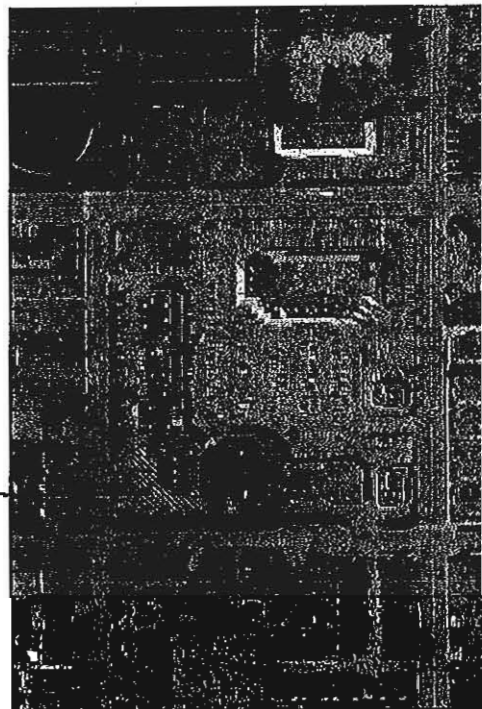
DP 11-596454
SCHEDULE "A"

Original Date: 01/13/12

Revision Date:

Note: Dimensions are in METRES

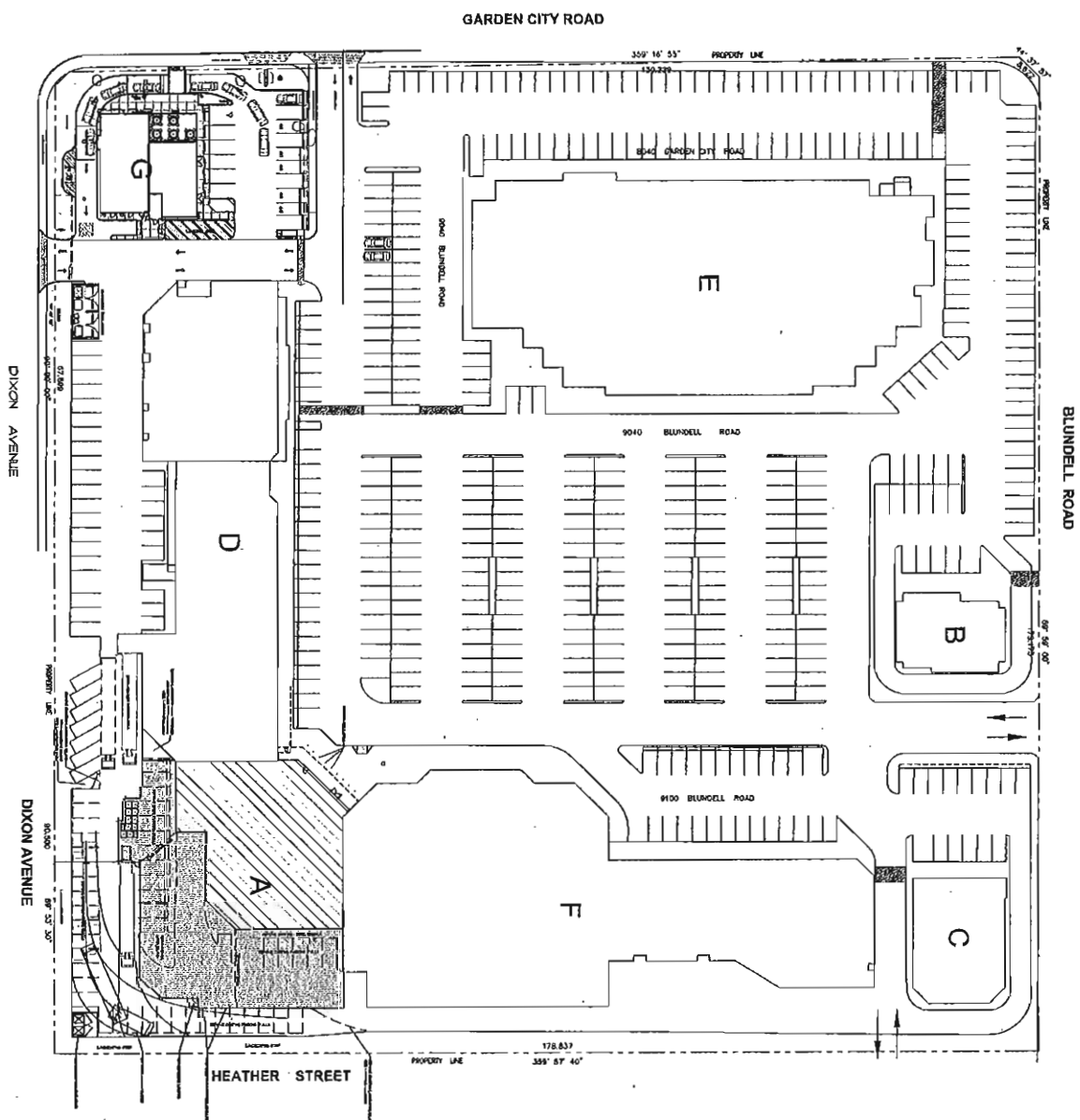
SHOPPERS DRUG MART ADDITION (AT Building A) Garden City Shopping Centre Richmond, B.C.



AERIAL PHOTO
DATE: 1987

SUBJECT PROPERTY

SITE INFORMATION	
DEVELOPMENT PERMIT NO.	
SITE DATA	<p>GENERAL NOTES:</p> <p>1. All work shall conform with the BC Building Code 1996.</p> <p>2. It is the responsibility of the Owner/Contractor to verify and verify all dimensions and existing conditions prior to construction.</p> <p>3. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p> <p>4. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p>
PROJECT DATA	<p>GENERAL NOTES:</p> <p>1. All work shall conform with the BC Building Code 1996.</p> <p>2. It is the responsibility of the Owner/Contractor to verify and verify all dimensions and existing conditions prior to construction.</p> <p>3. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p> <p>4. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p>
CONTACT LIST	<p>CONSULTANTS</p> <p>OWNER: FARELL ESTATES LTD.</p> <p>ARCHITECT: [Name]</p> <p>LANDSCAPE ARCHITECT: [Name]</p>
DRAWING LIST	<p>ARCHITECTURAL</p> <p>1.00 COVER SHEET</p> <p>1.01 SITE PLAN</p> <p>1.02 FLOOR PLAN</p> <p>1.03 SECTION</p> <p>1.04 ELEVATION</p> <p>1.05 DETAIL</p> <p>1.06 LANDSCAPE</p> <p>1.07 SYMBOL LEGEND</p> <p>1.08 KEY PLAN</p>
<p>SYMBOL LEGEND</p> <p>1.00 COVER SHEET</p> <p>1.01 SITE PLAN</p> <p>1.02 FLOOR PLAN</p> <p>1.03 SECTION</p> <p>1.04 ELEVATION</p> <p>1.05 DETAIL</p> <p>1.06 LANDSCAPE</p> <p>1.07 SYMBOL LEGEND</p> <p>1.08 KEY PLAN</p>	
<p>KEY PLAN</p> <p>1.00 COVER SHEET</p> <p>1.01 SITE PLAN</p> <p>1.02 FLOOR PLAN</p> <p>1.03 SECTION</p> <p>1.04 ELEVATION</p> <p>1.05 DETAIL</p> <p>1.06 LANDSCAPE</p> <p>1.07 SYMBOL LEGEND</p> <p>1.08 KEY PLAN</p>	



PROJECT DATA	
LEGAL DESCRIPTION: LOT 11, SECTION 22, BLOCK 4 NORTH	
RANGE 6 WEST	
NORTHWESTERLY DISTRICT	
PAY NUMBER	
PAY NUMBER	67-35-353
ZONING:	CITY CENTER-COMMERCIAL DISTRICT (CC)
ADJACENT ADDRESS:	LOT 2&3, 2400 BLANCKLEY ROAD
	BUILDING A, B, C, CITY PARKING LOT
	RECORD NO. 167-35
SITE AREA	36,000.00 SF
EXISTING COVERED DRIVE - 6,000	10,000.00 SF
BLDG. A	BLDG. A
BLDG. A	BLDG. A
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BLDG. D	BLDG. D
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BLDG. V	BLDG. V
BLDG. V	BLDG. V
BLDG. W	BLDG. W
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BLDG. X	BLDG. X
BLDG. X	BLDG. X
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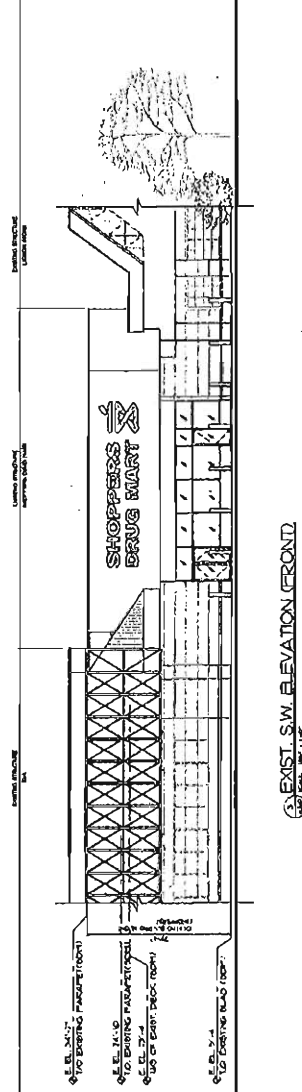
• 6000' WEST PARALLEL
 100' NORTH OF THE
 INTERSECTION OF
 HIGHWAY 400 AND
 RICHMAN. 4000' SOUTH
 OF THE

SHOPPERS DRUG MART
BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
FARELL ESTATES LTD.

[illegible][illegible]

DP 11596454 Pg. #2

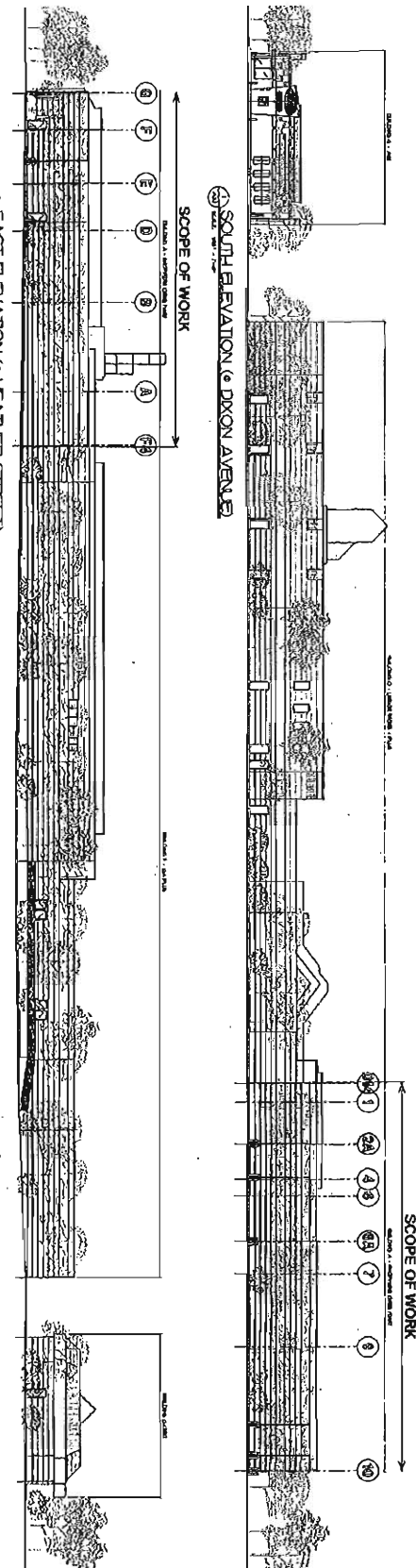
FLOOR PLAN
SCALE: 1/8" = 1'-0"



[illegible]

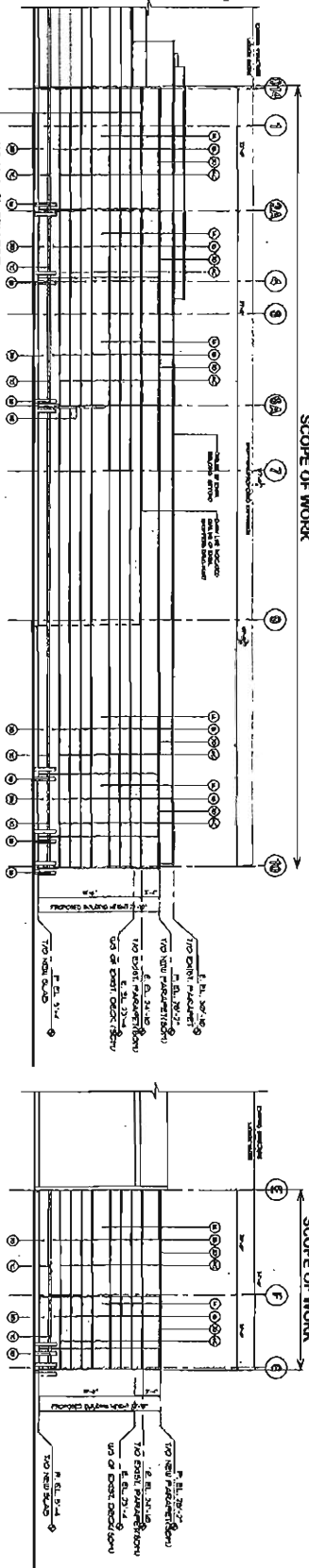
20 SOUTH ELEVATION @ DIXON AVENUE

SCOPE OF WORK



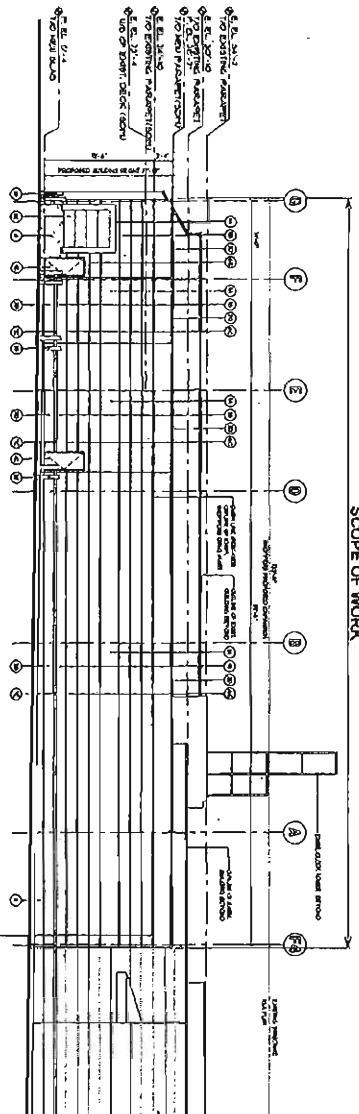
21 EAST ELEVATION @ HEATHER STREET

SCOPE OF WORK



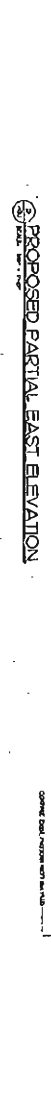
22 PROPOSED PARTIAL SOUTH ELEVATION

SCOPE OF WORK



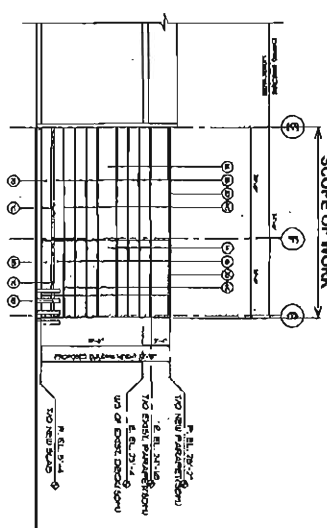
23 PROPOSED PARTIAL EAST ELEVATION

SCOPE OF WORK



24 PROPOSED WEST ELEVATION

SCOPE OF WORK



EXTERIOR MATERIALS & FINISHES

1. EXTERIOR WALLS	2. EXTERIOR ROOF
3. EXTERIOR FLOORS	4. EXTERIOR CEILING
5. EXTERIOR STAIRS	6. EXTERIOR BALCONIES
7. EXTERIOR PORCHES	8. EXTERIOR PATIOS
9. EXTERIOR DRIVEWAYS	10. EXTERIOR LANDSCAPING
11. EXTERIOR LIGHTING	12. EXTERIOR SECURITY
13. EXTERIOR VENTILATION	14. EXTERIOR STORAGE
15. EXTERIOR UTILITY	16. EXTERIOR MAINTENANCE
17. EXTERIOR ACCESS	18. EXTERIOR EGRESS
19. EXTERIOR CIRCULATION	20. EXTERIOR CONNECTIONS
21. EXTERIOR INFRASTRUCTURE	22. EXTERIOR UTILITIES
23. EXTERIOR SIGNAGE	24. EXTERIOR IDENTIFICATION
25. EXTERIOR RECORDS	26. EXTERIOR ARCHIVES
27. EXTERIOR PRESERVATION	28. EXTERIOR RESTORATION
29. EXTERIOR REPAIRS	30. EXTERIOR RENOVATIONS
31. EXTERIOR RECONSTRUCTION	32. EXTERIOR REDEMPTION
33. EXTERIOR REDEMPTION	34. EXTERIOR REDEMPTION
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97. EXTERIOR REDEMPTION	98. EXTERIOR REDEMPTION
99. EXTERIOR REDEMPTION	100. EXTERIOR REDEMPTION

SHOPPERS DRUG MART
BUILDING A, GARDEN CITY SHOPPING CENTRE, RICHMOND, B.C.
FARELL ESTATES LTD.

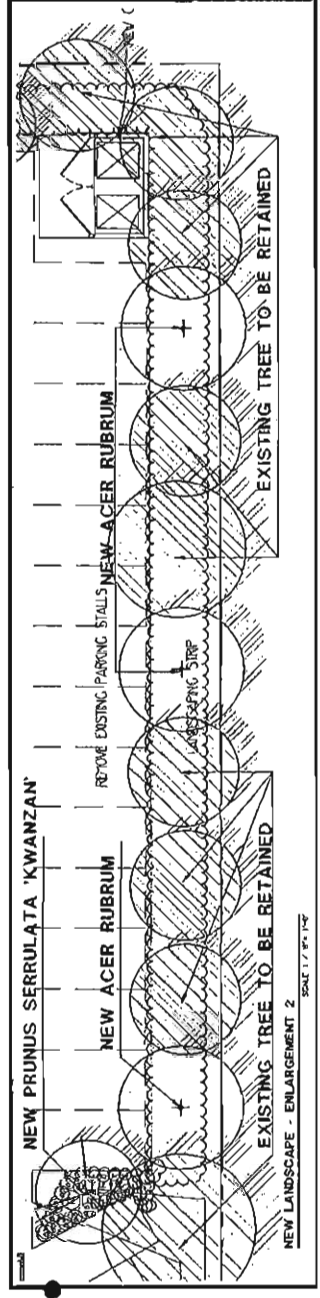
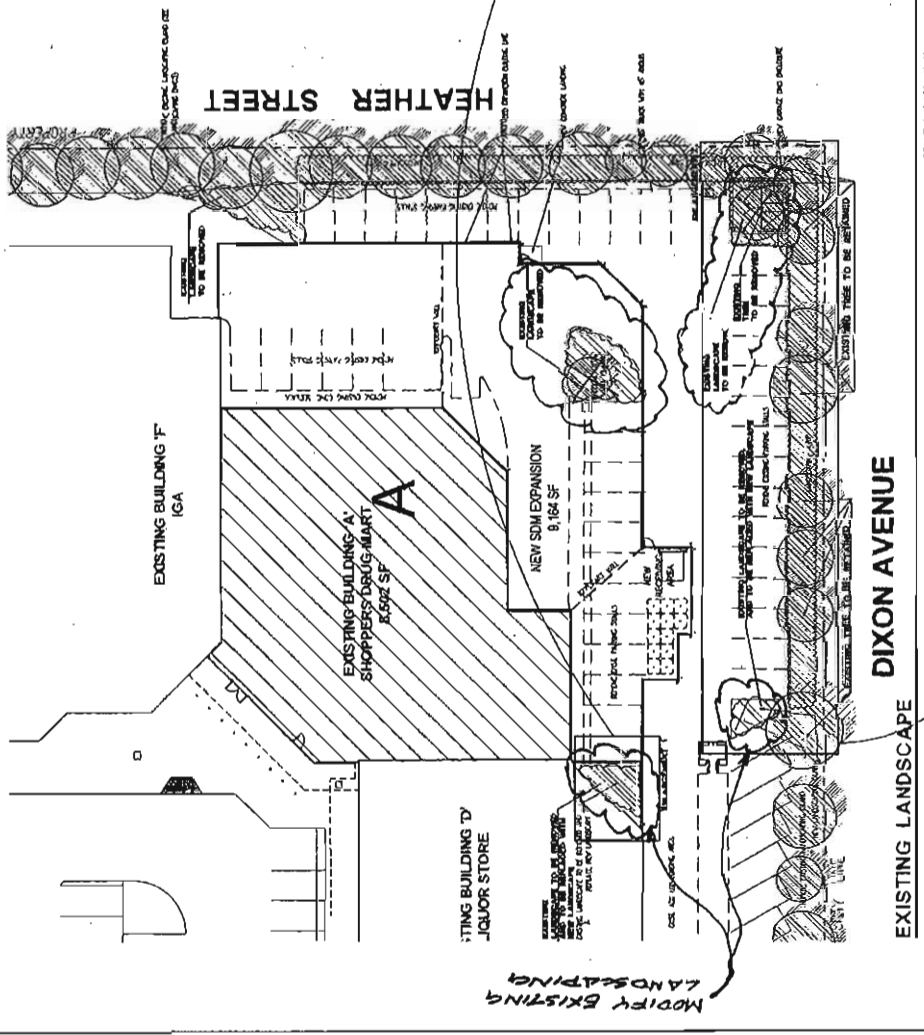


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PROJECT:
GARDEN CITY
SHOPPING CENTRE AND
EXPANSION
SHOPPERS DRUG MART
DIXON AND HEATHER STREET
FARMINGDALE, NY

DATE: September 20, 2011
SCALE: 1" = 10'-0"
SHEET NO. 11
OF 2

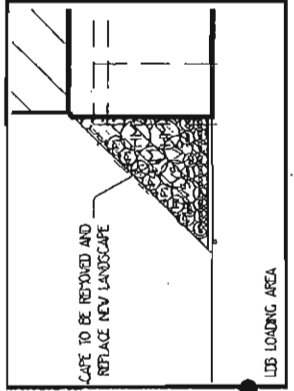
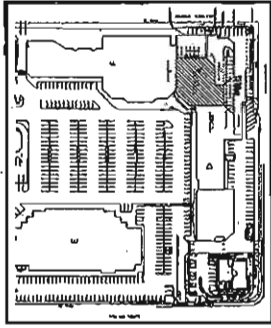
PRELIMINARY
LANDSCAPE PLAN



NOTE: THE CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF FARMINGDALE, NY LANDSCAPE PLAN FOR THE EXISTING TREE IS NECESSARY.

PLANT SCHEDULE

PLANT	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT NOTES
1	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER	10	PLANTING TO BE RETAINED
2	NEW ACER RUBRUM	10' HIGHER	10	PLANTING TO BE RETAINED
3	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER	10	PLANTING TO BE RETAINED
4	NEW ACER RUBRUM	10' HIGHER	10	PLANTING TO BE RETAINED
5	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER	10	PLANTING TO BE RETAINED
6	NEW ACER RUBRUM	10' HIGHER	10	PLANTING TO BE RETAINED
7	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER	10	PLANTING TO BE RETAINED
8	NEW ACER RUBRUM	10' HIGHER	10	PLANTING TO BE RETAINED
9	NEW PRUNUS SERRULATA 'KWANZAN'	10' HIGHER	10	PLANTING TO BE RETAINED
10	NEW ACER RUBRUM	10' HIGHER	10	PLANTING TO BE RETAINED



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