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**City Council**

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

**Monday, March 22, 2021  
7:00 p.m.**

Pg. #      ITEM

MINUTES

1. *Motion to:*

- |         |   |
|---------|---|
| CNCL-7  | (1) <i>adopt the minutes of the Regular Council meeting held on March 8, 2021;</i>                      |
| CNCL-13 | (2) <i>adopt the minutes of the Special Council meeting held on March 15, 2021; and</i>                 |
| CNCL-16 | (3) <i>adopt the minutes of the Regular Council meeting for Public Hearings held on March 15, 2021.</i> |



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Ms. Diane Purvey, Chair, Gateway Theatre Society Board, and Ms. Camilla Tibbs, Executive Director, Gateway Theatre, to present on the Gateway Theatre's operations for 2020.

## COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

**PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 12.**

4. *Motion to rise and report.*

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## 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
- RCMP Monthly Activity Report – January 2021
- City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10245
- 2021 Liquid Waste Management Plan Biennial Report

5. *Motion to adopt Items No. 6 through No. 9 by general consent.*

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## Council Agenda – Monday, March 22, 2021

Pg. # ITEM

Consent  
Agenda  
Item

### 6. COMMITTEE MINUTES

*That the minutes of:*

- CNCL-24 (1) the **Community Safety Committee** meeting held on March 9, 2021;  
CNCL-29 (2) the **General Purposes Committee** meeting held on March 15, 2021;  
CNCL-33 (3) the **Public Works and Transportation Committee** meeting held on March 16, 2021;  
*be received for information.*



Consent  
Agenda  
Item

### 7. RCMP MONTHLY ACTIVITY REPORT — JANUARY 2021

(File Ref. No. 09-5000-01) (REDMS No. 6608584)

CNCL-38

**See Page CNCL-38 for full report**

*Note: This report was for information, as a result the following recommendation was endorsed.*

#### COMMUNITY SAFETY COMMITTEE RECOMMENDATION

*That a letter be drafted for the Mayor's signature and sent to the Province of BC, outlining Richmond's auxiliary police program, including additional needs and successes of the program.*



Consent  
Agenda  
Item

### 8. CITY CENTRE DISTRICT ENERGY UTILITY BYLAW NO. 9895, AMENDMENT BYLAW NO.10245

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 6615254 v. 3)

CNCL-59

**See Page CNCL-59 for full report**

#### GENERAL PURPOSES COMMITTEE RECOMMENDATION

*That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10245 be introduced and given first, second, and third readings.*



## Council Agenda – Monday, March 22, 2021

Pg. # ITEM

Consent  
Agenda  
Item

9. **2021 LIQUID WASTE MANAGEMENT PLAN BIENNIAL REPORT**  
(File Ref. No. 10-6000-01/2021-Vol 01) (REDMS No. 6606775)

CNCL-67

See Page CNCL-67 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE  
RECOMMENDATION

*That the staff report titled “2021 Liquid Waste Management Plan Biennial Report,” dated February 12, 2021, from the Director, Engineering, be submitted to Metro Vancouver.*



\*\*\*\*\*

CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

\*\*\*\*\*

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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



- CNCL-109 (1) Karina Reid and Naomi Leung, Richmond residents, to speak on an anti-racism policy in the City.

11. *Motion to rise and report.*



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

<b>CNCL-116</b>	Consolidated 5 Year Financial Plan (2021-2025) <b>Bylaw No. 10239</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
<b>CNCL-122</b>	Public Health Protection Bylaw No. 6989, Amendment <b>Bylaw No. 10240</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
<b>CNCL-124</b>	Noise Regulation Bylaw No. 8856, Amendment <b>Bylaw No. 10241</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
<b>CNCL-125</b>	Market Rental Housing Agreement (5500 No. 3 Road) <b>Bylaw No. 10242</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
<b>CNCL-126</b>	Richmond Zoning Bylaw No. 8500, Amendment <b>Bylaw No. 9953</b> (6091 and 6111 Dyke Road, RZ 15-702486) Opposed at 1 <sup>st</sup> Reading – Cllr. Day Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – Cllr. Day	<input type="checkbox"/>
<b>CNCL-131</b>	Richmond Zoning Bylaw No. 8500, Amendment <b>Bylaw No. 10007</b> (11640 Williams Road, RZ 18-841000) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>

## Council Agenda – Monday, March 22, 2021

Pg. #      ITEM

- CNCL-133**      Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10130**  
(5500 No. 3 Road, RZ 19-858804)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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### DEVELOPMENT PERMIT PANEL

#### 12. RECOMMENDATION

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

- CNCL-138**      (1)    *That the **minutes** of the Development Permit Panel meeting held on March 10, and the **Chair's report** for the Development Permit Panel meeting held on October 30, 2019, , be received for information; and*
- CNCL-142**      (2)    *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-781907) for the property at 6017 No. 4 Road (formerly 9980 Westminster Highway) be endorsed, and the Permit so issued.*

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### ADJOURNMENT

☐



## Regular Council

Monday, March 8, 2021

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day (by teleconference)  
Councillor Alexa Loo (by teleconference)  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

### MINUTES

- R21/5-1-1 1. It was moved and seconded  
***That:***
- (1) ***the minutes of the Regular Council meeting held on February 22, 2021, be adopted as circulated;***
  - (2) ***the Metro Vancouver 'Board in Brief' dated February 26, 2021, be received for information.***



**Regular Council  
Monday, March 8, 2021**

The question on the motion was not called as discussion took place on the Metro Vancouver Board in Brief, specifically on (i) the George Massey Crossing Task Force, (ii) the burns bog ecological conservation area and learning from the recovery process, (iii) the micro plastics study and reducing production of micro plastics in Richmond, (iv) the impacts of water services on industrial lands and how Richmond can provide support, and (v) data on the Wipe It, Green Bin It campaign.

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

Mayor Brodie noted that there were no members of the public permitted in the Council Chambers as a result of the December 4, 2020 Public Health Orders or pre-registered to participate by phone and therefore motions to resolve into Committee of the Whole to hear delegations from the floor on Agenda items and to rise and report (Items No. 2, 3, and 4) were not necessary.

**CONSENT AGENDA**

- R21/5-2      5. It was moved and seconded  
*That Items No. 6 through No. 14 be adopted by general consent.*

**CARRIED**

**6. COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on February 23, 2021;*
  - (2) *the General Purposes Committee meeting held on March 1, 2021;*
  - (3) *the Finance Committee meeting held on March 1, 2021;*
  - (4) *the Planning Committee meeting held on March 2, 2021;*
- be received for information.*

**ADOPTED ON CONSENT**





**Regular Council  
Monday, March 8, 2021**

**7. 2021 COMMUNITY MURAL PROGRAM PROJECTS**

(File Ref. No. 11-7000-09-20-255) (REDMS No. 6602983 v. 2; 6605716 v.3; 6211233; 6603651)

*That the 2021 Community Mural Program projects as presented in the staff report titled “2021 Community Mural Program Projects” dated January 18, 2021, from the Director, Arts, Culture and Heritage Services, be approved and included in the Consolidated 5 Year Financial Plan (2021-2025).*

**ADOPTED ON CONSENT**

**8. STEVESTON COMMUNITY PARK PLAYGROUND RENEWAL  
NEXT STEPS**

(File Ref. No. 06-2345-20-STEV2) (REDMS No. 6581954 v. 6)

*That the Steveston Community Park Playground Renewal Project proceed to detailed design and costing, as detailed in the staff report titled “Steveston Community Park Playground Renewal Next Steps,” dated January 20, 2021, from the Director, Parks Services, and that capital requests for implementation be submitted during the annual capital budget process.*

**ADOPTED ON CONSENT**

**9. YOUTH STRATEGY GUIDING PRINCIPLES**

(File Ref. No. 07-3425-02) (REDMS No. 6611953 v. 2)

*That the Guiding Principles detailed in the staff report titled “Youth Strategy Guiding Principles,” dated January 21, 2021, from the Director, Community Social Development, be endorsed; and be used to inform the strategic directions and actions of the draft Youth Strategy.*

**ADOPTED ON CONSENT**



**Regular Council**  
**Monday, March 8, 2021**

**10. SENIORS STRATEGY GUIDING PRINCIPLES**

(File Ref. No. 07-3400-01) (REDMS No. 6577387 v. 10)

*That the Guiding Principles detailed in the staff report titled “Seniors Strategy Guiding Principles,” dated January 28, 2021, from the Director, Community Social Development, be endorsed and used to inform the strategic directions and actions of the draft Seniors Strategy.*

**ADOPTED ON CONSENT**

**11. VANCOUVER COASTAL HEALTH – TERMINATION OF SERVICE AGREEMENT**

(File Ref. No. 10-6125-04-01; 01-0151-01; 12-8060-20-010240/10241; 03-1000-18-003) (REDMS No. 6615355 v. 2; 6599992; 6599874)

*(1) That, as outlined in the staff report titled “Vancouver Coastal Health – Termination of Service Agreement” dated February 12, 2021 from the Director, Sustainability and District Energy and Acting Director, Public Works Operations:*

*(a) the service transition to the City for management and enforcement services currently provided by Vancouver Coastal Health (as defined in Public Health Protection Bylaw No. 6989 and Noise Regulation Bylaw No. 8856), be endorsed; and*

*(b) staff monitor the impacts of the service transition as it relates to service levels and the capacity of existing resources to absorb these activities and address any shortfalls as part of 2022 operating budget deliberations;*

*(2) That Public Health Protection Bylaw No. 6989, Amendment Bylaw No. 10240 be introduced and given first, second and third readings; and*

*(3) That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10241 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, March 8, 2021**

**12. EXTENDING NON-ACCEPTANCE OF CASH TRANSACTIONS AT CITY HALL**

(File Ref. No. 09-5125-13-01; 03-1240-01) (REDMS No. 6615329)

*That Council extends non-acceptance of cash transactions at City Hall until March 31, 2022*

**ADOPTED ON CONSENT**

**13. APPLICATION BY SPEERA VENTURES INCORPORATED FOR REZONING AT 10620 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref. No. 12-08060-20-010244; RZ 20-891369) (REDMS No. 6612247 v. 3; 6614602)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, for the rezoning of 10620 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.*

**ADOPTED ON CONSENT**

**14. MARKET RENTAL HOUSING AGREEMENT BYLAW 10242 TO SECURE MARKET RENTAL HOUSING UNITS AT 5500 NO. 3 ROAD**

(File Ref. No. RZ 19-858804; 12-8060-20-010242) (REDMS No. 6610269 v. 1A; 6610734; 6602111)

*That Market Rental Housing Agreement (5500 No. 3 Road) Bylaw 10242 to permit the City to enter into a Market Rental Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Market Rental Housing Units required by Rezoning Application (RZ 19-858804), be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, March 8, 2021**

**ADJOURNMENT**

R21/5-3

It was moved and seconded  
*That the meeting adjourn (7:48 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Regular meeting of the  
Council of the City of Richmond held on  
Monday, March 8, 2021.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)



**Special Council  
Monday, March 15, 2021**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day (by teleconference)  
Councillor Alexa Loo (by teleconference)  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

Mayor Brodie recessed the meeting at 4:01 p.m. for the General Purposes Committee meeting.

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The meeting reconvened at 4:38 p.m. with all members of Council present.

**GENERAL PURPOSES COMMITTEE**

1. **2021 LOCAL BY-ELECTION – APPOINTMENT OF CHIEF ELECTION OFFICER AND DEPUTY CHIEF ELECTION OFFICER AND SETTING OF BY-ELECTION DATE**  
(File Ref. No. 12-8125-85-18) (REDMS No. 6633522)



**Special Council**  
**Monday, March 15, 2021**

RES NO.    ITEM

SP21/1-1

It was moved and seconded

- (1) *That Claudia Jesson be appointed as Chief Election Officer for the 2021 Local By-Election;*
- (2) *That Matthew O'Halloran be appointed as Deputy Chief Election Officer for the 2021 Local By-Election; and*
- (3) *That the date of Saturday, May 29, 2021 for the 2021 Local By-Election General Voting Day be approved.*

**CARRIED**

**2. 2021 BY-ELECTION – MINISTERIAL ORDER REQUEST**

(File Ref. No. 12-8125-85-18) (REDMS No. 6640747)

SP21/1-2

It was moved and seconded

*That the Chief Election Officer be authorized to apply to the Minister of Municipal Affairs and Housing for an order, under Section 167 of the Local Government Act, to enable special provisions for the Richmond 2021 By-Election pertaining to mail ballot voting and other pandemic related matters that may be required, as outlined in the report dated March, 3, 2021 titled "2021 By-Election – Ministerial Order Request" from the Director, City Clerk's Office.*

**CARRIED**

**ADJOURNMENT**

SP21/1-3

It was moved and seconded

*That the meeting adjourn (4:39 p.m.).*

**CARRIED**



City of  
Richmond

Minutes

**Special Council**  
**Monday, March 15, 2021**

RES NO.    ITEM

Certified a true and correct copy of the  
Minutes of the Special meeting of the  
Council of the City of Richmond held on  
Monday, March 15, 2021.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)



**Regular Council meeting for Public Hearings  
Monday, March 15, 2021**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au (by teleconference)  
Councillor Carol Day (by teleconference)  
Councillor Alexa Loo (by teleconference)  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Matthew O'Halloran, Acting Corporate Officer

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

Mayor Brodie advised that amendments to the Official Community Plan Bylaw 9000, Amendment Bylaws 10230, 10231 and 10232 are required, as a result the following motion was introduced:

PH21/3-1 It was moved and seconded  
*That consideration of the Official Community Plan Bylaw 9000, Amendment Bylaws 10230, 10231 and 10232 be tabled to the April 19, 2021 Public Hearing.*

**CARRIED**

**1. OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000,  
AMENDMENT BYLAW 10154**

(Location: 5300 No. 3 Road; Applicant: Vanprop Investments Ltd. Inc. No. 270547)

*Applicant's Comments:*

Kim McInnes and Joost Bakker, representatives of the applicant, highlighted:

- commitment to the City through significant ownership of the development;





**Regular Council meeting for Public Hearings  
Monday, March 15, 2021**

- interim construction jobs and full-time employment to be created by the development;
- proposal for amendments to the Official Community Plan (OCP), in addition to a rezoning application; and
- the Lansdowne redevelopment will result in a complete community.

In response to a question from Council, the applicant's representatives commented on its willingness to work with the Richmond School District regarding the inclusion of an elementary school within the development.

*Written Submissions:*

Evan Dunfee, Richmond resident (Schedule 1)

*Submissions from the floor:*

Shaena Furlong, Richmond Chamber of Commerce, spoke in favour of the proposed phased redevelopment of the Lansdowne Centre as the additional residential units will support employment in Richmond.

Ella Huang, Richmond Centre for Disabilities, spoke in support of the redevelopment of Lansdowne Centre as the proximity to the Canada Line and other features will reduce barriers to those with mobility challenges.

Robert Brown, Catalyst Community Developments Society, spoke in support of the Master Land Use Plan and OCP amendment application as it will deliver low end of market housing.

Ahmed, Omran, S.U.C.C.E.S.S., spoke in support of the application as it will provide much needed affordable housing.

Sylvain Cellaire, Moto BC, expressed support for the OCP amendment and the Master Land Use Plan as it will provide residents with the opportunity to shift away from automobile dependency.

Rebecca Swaim, Trinity Western University, spoke in support of the application as the Lansdowne redevelopment will be attractive to university students.

Judy Yang, Richmond resident, expressed the following concerns with the proposed OCP amendment:

- the proposed building height will cause shadowing on adjacent buildings;
- loss of trees on Kwantlen Street; and



**Regular Council meeting for Public Hearings  
Monday, March 15, 2021**

- impact on access to the Canada Line via Alderbridge Way during construction.

Stephen DesRoches, Richmond resident, spoke in support of the proposed OCP amendment as it will enhance cycling infrastructure for Richmond residents.

Janice Sayson, Richmond resident, spoke in support of the OCP amendment as the additional housing supply will provide young people with an opportunity to purchase a home in Richmond.

In response to questions from Council, staff provided the following information:

- road crossings in the linear park will be considered during detailed design to ensure ease of crossing by pedestrians and cyclists;
- the proposed width of the roadways is due to the need to accommodate multi-mode transportation uses;
- the current OCP allows building heights of 25 metres;
- the retention of trees on Kwantlen Street will be considered during detailed design;
- sidewalks will be installed on the south side of Alderbridge Way as part of the construction;
- interim access to the Canada Line will be provided during construction;
- the Master Land Use Plan provides for approximately 70,000 square feet of non-residential space to be utilized for commercial and office spaces;
- shadow analysis of the existing building will be conducted during detailed design;
- the linear park will serve as an active east-west transportation corridor for pedestrians and cyclists, in addition to being a park; and
- the use of the City-owned amenity space in the development will be subject to a future Council decision.

During discussion, Council offered the following comments:

- concern that congestion on the surrounding roadways will discourage Richmond residents from enjoying the new development;
- concern that the linear park will reduce the amount of green space required to be provided by the developer;



**Regular Council meeting for Public Hearings  
Monday, March 15, 2021**

- concern that the newly built housing will be left vacant; and
- the need to education the community regarding the multiple uses of the linear park.

PH21/3-2

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10154 be given second and third readings.*

**CARRIED**

Opposed: Cllr. Wolfe

**2. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT  
BYLAW 10230, 10231 & 10232**

(Location: City-wide; Applicant: City of Richmond)

In accordance with PH21/3-1, this item was tabled to the April 19, 2021 Public Hearing.

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10234  
(RZ 20-905149)**

(Location: 9931/9951 Parsons Road; Applicant: Rick Bowal)

*Applicant's Comments:*

In response to a question from Council, the applicant advised that the soil at the rear of the site will be repurposed for use on the site, if possible.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH21/3-3

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10234 be given second and third readings.*

**CARRIED**



**Regular Council meeting for Public Hearings  
Monday, March 15, 2021**

**4. TEMPORARY USE PERMIT (TU 20-918062)**

(Location: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road;  
Applicant: BC Housing Management Commission)

*Applicant's Comments:*

In response to questions from Council, the applicant advised that (i) security measures for the temporary modular housing will include fencing around the site, lighting and security cameras, and (ii) the security measures have been reviewed with the RCMP.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH21/3-4

It was moved and seconded

*That a Temporary Use Permit be issued to allow "Congregate Housing" use (limited to the development of a three-storey supportive housing building with 40 studio units and vehicle access from Smith Street) as a site-specific permitted use for 3 years from the date of issuance.*

**CARRIED**

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10237  
(FLOOR AREA EXCLUSIONS FOR HIGH-PERFORMANCE SINGLE-FAMILY AND DUPLEX HOUSING)**

(Location: City-wide; Applicant: City of Richmond)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

In response to a question from Council, staff advised that consideration of smaller lots and smaller houses will form part of the upcoming review of the Official Community Plan.



**Regular Council meeting for Public Hearings  
Monday, March 15, 2021**

PH21/3-5            It was moved and seconded  
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10237 be given  
second and third readings.*

**CARRIED**

PH21/3-6            It was moved and seconded  
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10237 be adopted.*

**CARRIED**

PH21/3-7            It was moved and seconded  
*That Richmond Building Regulation Bylaw 7230, Amendment Bylaw 10238  
be adopted.*

**CARRIED**

**ADJOURNMENT**

PH21/3-8            It was moved and seconded  
*That the meeting adjourn (8:40 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Regular meeting for Public  
Hearings of the City of Richmond held on  
Monday, March 15, 2021.

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Mayor  
(Malcolm D. Brodie)

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Acting Corporate Officer  
(Matthew O'Halloran)

**Schedule 1 to the Minutes of the Public  
Hearing meeting of Richmond City Council  
held on Monday, March 15 , 2021.**

**ON TABLE ITEM**

Date: MARCH 15  
Meeting: PUBLIC HEARING  
Item: 1

**Jesson, Claudia**

**From:** Evan Dunfee <evandunfee@gmail.com>  
**Sent:** March 15, 2021 5:14 PM  
**To:** CityClerk  
**Subject:** March 15th Public Hearing- OCP Bylaw 7100 and 9000, Amendment bylaw 10154

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

Hi City Clerk,

Unfortunately I missed the deadline to register to speak at my first public hearing as I did not realize the city didn't have the same procedures in place as other cities in Metro Van. I've polished up my speaking notes here to present instead.

**Official Community Plan and City Centre Area Plan- Lansdowne Centre**

VanProp has a Master Land Use Plan that clearly aligns with the current OCP and CCAP. The only comment I want to make in that regard is that the 2 acre Linear Park along Lansdowne road should not be considered as 1 park. It is 3 separate areas, broken up by a ~21m road crossing at Hazelbridge and a ~28m -5 traffic lane-crossing at Cooney Road. I think it is disingenuous to consider this one park.

The Cooney and Hazelbridge road designs within this Masterplan bring me to my main reason for speaking tonight. They are heavily car first designs with relatively small spaces reserved for other users. While these designs are in line with the existing OCP and the CCAP I am imploring council to immediately undertake an update of the OCP. Last updated in 2012, the current OCP emphasizes "sustainability" and "climate change responses" (these are actually the first 2 sections of the OCP). However, looking at this masterplan it is clear that our 2012 notions of appropriate climate change responses and sustainability are woefully incapable of creating the communities of the future required for the next generation.

We are in a **Climate Emergency** and we NEED a radical, bold, and imaginative plan to deal with it. In 2012 the sustainability and climate objectives clearly related to adding more options for non car users within a landscape still dominated by cars. While we believed this was good enough in 2012, we now know this approach is simply putting lipstick on a pig and not nearly sufficient if we are going to reach our climate goals. We need to put **people first** and cars second. Remember this project won't be completed for 20+ years. By 2040 car centric cities won't be sustainable and will already be outdated. It is unfathomable to me to be proposing a 5 lane road through the middle of this project but it is indicative of the shift we need in our thinking.

We need to look towards what cities like Barcelona are doing with their super blocks. Cars are not being banned, but their priority is moved from top to bottom and pedestrians, cyclists, and transit are prioritized to create equity within the blocks. Cars meanwhile are still prioritized, but on the periphery.

The projects before council now, like this and others within the CCAP, need to be designed for what we want Richmond to look like in the next 100 years. We are also essentially building a downtown core from scratch... a luxury that would be the envy of cities the world over. Let's not squander that opportunity. It's late, but it's not TOO late. Let's look at designing this area to prioritize people over cars. Imagine a tourist landing at the

airport or getting off a cruise ship and hoping on Canada Line to Lansdowne, getting off the train and wandering around pedestrian prioritized streets with retail shops at their fingertips. Imagine someone living here being able to get off the train coming home from work, walking to pick up their child from school, getting their groceries and heading home, without having to deal with a single car. This is what we should be aspiring too.

In concert with the Climate Emergency we are in we also happen to be deep in a housing crisis and I know councillors are concerned with the amount of affordable and market rentals being built. If we create complete neighbourhoods, where car ownership isn't necessary for most and isn't prioritized at all, fewer people will need cars AND fewer people will need space to leave their cars. Capstan Village developer Polygon, when asked about adding more affordable units by Planning Committee last month, noted that parking is one of the biggest hurdles to this. An updated OCP should also look at eliminating parking minimums, similar to cities like Edmonton, and in exchange offer density bonuses for affordable housing for developers who want to build more homes for people and less homes for cars.

I know that OCP updates can take a lot of time. With this in mind my suggestion is that these NS extensions of Hazelbridge and Cooney are completely new roads and unnecessary in their scale. I believe that these extensions should be multi-use roads that prioritize pedestrians but that still provide allow cars to access either the residences or retail shops or park spaces if needed. Parking minimums for this project should be eliminated due to the proximity to Canada Line and the savings in parking requirements should be returned by the developer with additional affordable rental units.

In closing, I believe it is well past time to update the OCP and the CCAP to reflect the Climate Emergency and design a Richmond that prioritizes people over cars. Many projects have already been approved within the CCAP but it is not too late to right the ship for future projects. I have little doubt that the planners at VanProp would revel in the opportunity to adjust their designs knowing that the overall product would be part of making Richmond the most pedestrian friendly city in North America and a model for others to follow as we think towards 2100 and beyond.

Thank you.

Evan Dunfee

111-6655 Lynas Lane, Richmond. BC. V7C 3K8





## Community Safety Committee

Date: Tuesday, March 9, 2021

Place: Council Chambers  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Carol Day (by teleconference)  
Councillor Alexa Loo (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Also Present: Councillor Chak Au (by teleconference)

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Community Safety Committee held on February 9, 2021, be adopted.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 13, 2021, (tentative date) at 4:00 p.m. in the Council Chambers



**Community Safety Committee**  
**Tuesday, March 9, 2021**

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**COMMUNITY SAFETY DIVISION**

**1. BUSINESS LICENCES QUARTERLY REPORT - 2020 YEAR IN REVIEW**

(File Ref. No. 12-8375-03) (REDMS No. 6616469)

In response to queries from Committee, staff advised that (i) the decrease in 2016 revenues compared to current years were due to a changeover in staffing, and (ii) the decrease in permits for short-term boarding and lodging are due to the pandemic and travel restrictions.

It was moved and seconded

*That the staff report titled "Business Licences Quarterly Report – 2020 Year in Review", dated February 9, 2021, from the General Manager Community Safety be received for information.*

**CARRIED**

**2. PROPERTY USE MONTHLY ACTIVITY REPORT – JANUARY 2021**

(File Ref. No. 12-806 0-01) (REDMS No. 6616973 v. 2)

In reply to queries from Committee, staff advised that (i) the properties listed in the staff report were found to be in non-compliance and resolved within the same month, (ii) the soil bylaw does not permit impact to neighbouring properties, (iii) further discussion would need to take place to determine whether light pollution would fall under Community Bylaws, (iv) there is no specific trend with regard to short-term rental revenue changes, and (v) once COVID-19 travel restrictions are lifted, two inspectors dedicated to short-term rentals will be hired.

It was moved and seconded

*That the staff report titled "Property Use Monthly Activity Report – January 2021", dated February 10, 2021, from the General Manager, Community Safety, be received for information.*

**CARRIED**

**3. COMMUNITY BYLAWS PARKING ENFORCEMENT AND ANIMAL CONTROL MONTHLY ACTIVITY REPORT – JANUARY 2021**

(File Ref. No. 12-8060-01) (REDMS No. 6614733)

In reply to queries from Committee, staff noted that (i) letters were sent out to all residents of Gilley Road notifying them about new parking regulations; however, no signage will be installed, and (ii) increase in revenue was due to monthly parking permits, ticketing, and dog license renewals.

2.

**Community Safety Committee**  
**Tuesday, March 9, 2021**

---

It was moved and seconded

*That the staff report titled “Community Bylaws Parking Enforcement and Animal Control Monthly Activity Report – January 2021”, dated February 12, 2021, from the General Manager, Community Safety, be received for information.*

**CARRIED**

**4. RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – JANUARY 2021**

(File Ref. No.) (REDMS No. 6616265)

In reply to queries from Committee, Fire Chief Tim Wilkinson noted that (i) the Provincial Health Orders have reduced the number of events that firefighters are responding to and that allowing firefighters to act as a transport in case of ambulance shortage would require a change to the legislation, (ii) Richmond Fire-Rescue worked with the Department of National Defence to help safeguard their property from future fires while following BC Fire Code and *BC Services Act*, and (iii) Richmond Fire-Rescue would be willing to work with the Parks Department to help install bat houses to ensure the City can continue with its Bat Friendly Community designation.

It was moved and seconded

*That the staff report titled “Richmond Fire-Rescue Monthly Activity Report – January 2021”, dated February 9, 2021, from the Fire Chief, be received for information.*

**CARRIED**

**5. FIRE CHIEF BRIEFING**

(Verbal Report)

Items for discussion:

*None.*

**6. RCMP MONTHLY ACTIVITY REPORT -- JANUARY 2021**

(File Ref. No. 09-5000-01) (REDMS No. 6608584)

In reply to queries from Committee, Chief Superintendent Will Ng noted that (i) calls related to social gatherings and failure to wear a mask can be directed to the non-emergency line or to Community Bylaws, (ii) infrastructure needs for the Community Police Office in Hamilton will need to be discussed, (iii) the RCMP is liaising with the provincial government with regard to the provincial auxiliary officer program, (iv) the Crime Prevention newsletter is circulated to all community centres, Block Watch captains, and is available on the RCMP app, and (v) the RCMP officer capacity ensures that there is enough coverage for the youth programs.

3.

## Community Safety Committee

Tuesday, March 9, 2021

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Discussion ensued with regard to the request for a provincial auxiliary police program.

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

It was moved and seconded

*That a letter be drafted for the Mayor's signature and sent to the Province of BC, outlining Richmond's auxiliary police program, including additional needs and successes of the program.*

**CARRIED**

It was moved and seconded

*That the staff report titled "RCMP Monthly Activity Report – January 2021", dated February 8, 2021, from the Officer in Charge, Richmond RCMP Detachment, be received for information.*

**CARRIED**

### 7. **RCMP/OIC BRIEFING**

(Verbal Report)

Items for discussion:

*None.*

### 8. **MANAGER'S REPORT**

#### *(i) Migration to MyRichmond Emergency Notification System*

Staff provided an update on the Emergency Notification System, noting that the City is transferring to a new emergency notification system that will work with MyRichmond and will have a much larger reach than the old system.

#### *(ii) Traffic Camera Project*

Staff provided an update on the traffic camera project, noting that they are aiming for a go-live date at the beginning of Q2 of 2021, and the project includes an extensive online system through MyRichmond thus increasing efficiency.

## ADJOURNMENT

It was moved and seconded

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

**CARRIED**

**Community Safety Committee**  
**Tuesday, March 9, 2021**

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Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, March 9, 2021.

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Councillor Bill McNulty  
Chair

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Shannon Unrau  
Legislative Services Associate



## General Purposes Committee

Date: Monday, March 15, 2021

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day (by teleconference)  
Councillor Alexa Loo (by teleconference)  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on March 1, 2021, be adopted as circulated.*

**CARRIED**

### ENGINEERING AND PUBLIC WORKS DIVISION

1. **CITY CENTRE DISTRICT ENERGY UTILITY BYLAW NO. 9895,  
AMENDMENT BYLAW NO.10245**

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 6615254 v. 3)

It was moved and seconded

*That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10245 be introduced and given first, second, and third readings.*

**CARRIED**

**General Purposes Committee**  
**Monday, March 15, 2021**

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**2. REVIEW OF LAND RAISING INITIATIVE IN THE CITY'S FLOOD PROTECTION MANAGEMENT STRATEGY**

(File Ref. No. 10-6060-01) (REDMS No. 6600227 v. 3)

Discussion ensued with regard to (i) engaging in consultation of local stakeholders, (ii) managing agricultural land in the flood protection areas, (iii) reviewing the potential effects of raising land in ecologically sensitive areas, (iv) exploring soil compatibility and crop viability in Richmond, (v) the cost of reviewing the City's land raising initiative, and (vi) reviewing water irrigation and sourcing water from the North Arm of the Fraser River.

In reply to queries from Committee, staff noted that in the long-term, land raising would be required in certain areas as sea level rises and that raising land would increase soil capacity to retain rainwater and drainage. Staff added that the City will use best practices in the importation of soils and conduct on-going monitoring of such importations.

In reply to queries from Committee, Bryce Whitehouse, representing KWL, spoke on soil importation, noting that the timeline for the re-establishing of the soil profile may vary from each site.

As a result of the discussion, staff were directed to examine (i) the compatibility of soil used for raising land and (ii) the saltwater wedge with respect to converting the use of water from the South Arm to the North Arm of the Fraser River.

It was moved and seconded

***That the staff report titled "Review of Land Raising Initiative in the City's Flood Protection Management Strategy", dated February 22, 2021 from the Director, Engineering be received for information.***

The question on the motion was not called as discussion ensued with regard to the quality of the soil deposits. It was then suggested that staff review previous staff reports on sourcing irrigation water from the Fraser River and the water conditions of water from the South Arm of the Fraser River.

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

**General Purposes Committee**  
**Monday, March 15, 2021**

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**LAW AND LEGISLATIVE SERVICES DIVISION**

**3. 2021 LOCAL BY-ELECTION – APPOINTMENT OF CHIEF ELECTION OFFICER AND DEPUTY CHIEF ELECTION OFFICER AND SETTING OF BY-ELECTION DATE**

(File Ref. No. 12-8125-85-18) (REDMS No. 6633522)

In reply to queries from Committee, staff noted that current election legislation does not permit municipal elections to be exclusively conducted by mail-in ballots.

It was moved and seconded

- (1) That Claudia Jesson be appointed as Chief Election Officer for the 2021 Local By-Election;*
- (2) That Matthew O'Halloran be appointed as Deputy Chief Election Officer for the 2021 Local By-Election; and*
- (3) That the date of Saturday, May 29, 2021 for the 2021 Local By-Election General Voting Day be approved.*

**CARRIED**

**4. 2021 BY-ELECTION – MINISTERIAL ORDER REQUEST**

(File Ref. No.) (REDMS No. 6640747)

It was moved and seconded

*That the Chief Election Officer be authorized to apply to the Minister of Municipal Affairs and Housing for an order, under Section 167 of the Local Government Act, to enable special provisions for the Richmond 2021 By-Election pertaining to mail ballot voting and other pandemic related matters that may be required, as outlined in the report dated March, 3, 2021 titled "2021 By-Election – Ministerial Order Request" from the Director, City Clerk's Office.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:35 p.m.).*

**CARRIED**

**General Purposes Committee**  
**Monday, March 15, 2021**

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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 15, 2021.

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Mayor Malcolm D. Brodie  
Chair

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Evangel Biason  
Legislative Services Associate





## Public Works and Transportation Committee

Date: Tuesday, March 16, 2021

Place: Council Chambers  
Richmond City Hall

Present: Councillor Chak Au, Chair  
Councillor Alexa Loo, (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:01 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Public Works and Transportation Committee held on February 17, 2021, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 20, 2021, (tentative date) at 4:00 p.m. in the Council Chambers

### AGENDA ADDITION

It was moved and seconded

*That Invasive Species Removal be added to the agenda as Item No. 4A.*

**CARRIED**

**Public Works & Transportation Committee**  
**Tuesday, March 16, 2021**

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**DELEGATION**

- 1A. Richard Schwartz, Richmond resident, discussed the need for a crosswalk along Springmont Drive to allow safe pedestrian access to the west side of Manoah Steves Park as it is a high-traffic area along a major bus route.

As a result of the discussion, the following **referral motion** was introduced:  
It was moved and seconded

- (1) *That staff review the potential installation of a crosswalk on the west side of Manoah Steves Park along Springmont Drive; and*
- (2) *That the potential installation of a crosswalk on the west side of Manoah Steves Park along Springmont Drive be referred to the Council/School Board Liaison Committee for information.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

1. **TRANSLINK 2019 TRANSIT NETWORK REVIEW - CONSULTATION RESULTS**

(File Ref. No. 01-0154-04/2021-Vol 01) (REDMS No. 6598445)

Staff noted that the investment plan has been delayed until approximately 2022, which will affect the proposed changes identified in the report.

In reply to queries from Committee, staff noted that (i) the delay has been communicated via the TransLink website and can be posted on Richmond's social media channels, (ii) a memo will be provided to Council on the current status of the Chatham bus loop, and (iii) further discussion can take place with TransLink regarding bus route 408.

It was moved and seconded

*That the report titled "TransLink 2019 Transit Network Review - Consultation Results" dated January 26, 2021, from the Director, Transportation be received for information.*

**CARRIED**

**ENGINEERING AND PUBLIC WORKS DIVISION**

**2. 2021 LIQUID WASTE MANAGEMENT PLAN BIENNIAL REPORT**

(File Ref. No. 10-6000-01/2021-Vol 01) (REDMS No. 6606775)

In reply to queries from Committee, staff noted that (i) the map identifies City of Richmond facilities and odour control facilities would be owned and operated by Metro Vancouver, (ii) based on the Metro Vancouver classification there is no change to the riparian status itself and the City now has a Watercourse Crossing Bylaw to support Riparian Management Areas, (iii) greenhouse gas emissions have decreased due to improved efficiency of systems and operations, and (iv) the Integrated Rainwater Resource Management Strategy is an ongoing initiative.

Committee requested that staff provide a memo summarizing their responses.

It was moved and seconded

*That the staff report titled “2021 Liquid Waste Management Plan Biennial Report,” dated February 12, 2021, from the Director, Engineering, be submitted to Metro Vancouver.*

**CARRIED**

**3. LOWER MAINLAND FLOOD MANAGEMENT STRATEGY UPDATE**

(File Ref. No. 10-6060-01/2021-Vol 01) (REDMS No. 6620375)

In reply to queries from Committee, staff noted that (i) dike raising does not affect the salt wedge inland and salt levels are continually monitored, (ii) the City has inland pump stations along Steveston Highway, and (iii) Richmond’s flood protection management strategy is ahead of the curve and the issues are dealt with at the local level.

Discussion took place on opportunities to express concern with regard to the flood protection management strategy.

It was moved and seconded

(1) *That the staff report titled “Lower Mainland Flood Management Strategy Update”, dated February 19, 2021, from the Director, Engineering, be received for information; and*

(2) *That staff prepare options and recommendations for further communications to the various levels of government that highlight the City’s concerns, and report back.*

**CARRIED**

**Public Works & Transportation Committee**  
**Tuesday, March 16, 2021**

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**4A. INVASIVE SPECIES REMOVAL**

(File Ref. No.)

In reply to queries from Committee, staff noted that (i) they have established Council-approved budgets and service levels for response to invasive species, (ii) Scotch broom removal at Garry Point Park was an ongoing Parks initiative, (iii) the City has an Invasive Species Action Plan where priority species have been identified, and an update is expected from the Invasive Species Council of BC, (iv) there are challenges associated with finding volunteers for community activation and participation, and (v) the approved Capital program includes environmental remediation which involves addressing invasive species.

**4. MANAGER'S REPORT**

**(i) *River Parkway***

Staff noted that (i) River Parkway between Gilbert Road and Cambie Road opened to the public on March 6, (ii) the Parkway includes a 2-lane road with bike lanes protected with delineators for enhanced safety, (iii) new traffic signals and crosswalks at Leslie Road and Cambie Road were installed, as well as paved pedestrian walkways and LED lights, (iv) access to River Road from Gilbert Road is now permanently closed, and (v) remaining works include the construction of a cul-de-sac at the southwest end of River Road, the addition of traffic control devices at Cedarbridge Way, and traffic signal optimization at No. 3 Road and Cambie Road.

**(ii) *Lulu Island Renewable Natural Gas Facility at Metro Vancouver's Lulu Island Wastewater Treatment Plant***

Staff highlighted that Metro Vancouver announced their successful partnership with FortisBC to implement a Renewable Natural Gas (RNG) system at the Lulu Island Wastewater Treatment Plant and the anticipated completion date is April 2021. Also, staff advised that RNG is odor-free and fully contained so there are no expected impacts to the community and is a product of wastewater treatment, which supports many objectives of the region, the City, and FortisBC to reduce greenhouse gas emissions.

In response to queries from Committee, staff noted that (i) the metric of heating 600 homes is used to show residents the impact of the project, and that it will be integrated into the grid and used by multiple parties in the network, and (ii) some gas is recovered, otherwise the material would be flared.

**Public Works & Transportation Committee**  
**Tuesday, March 16, 2021**

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:02 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Tuesday, March 16, 2021.

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Councillor Chak Au  
Chair

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Shannon Unrau  
Legislative Services Associate



# City of Richmond

## Report to Committee

**To:** Community Safety Committee

**Date:** February 8, 2021

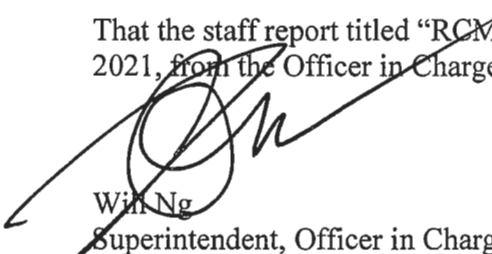
**From:** Will Ng  
Superintendent, Officer in Charge

**File:** 09-5000-01/2021-Vol  
01

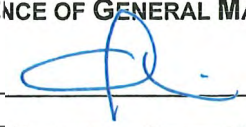

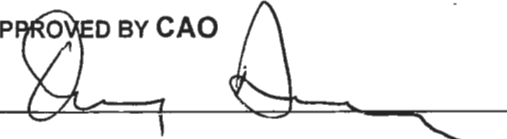
**Re:** RCMP Monthly Activity Report — January 2021

### Staff Recommendation

That the staff report titled "RCMP Monthly Activity Report – January 2021", dated February 8, 2021, from the Officer in Charge, Richmond RCMP Detachment, be received for information.

  
Will Ng  
Superintendent, Officer in Charge  
(604-278-1212)

Att. 4

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

### Staff Report

At the request of the Community Safety Committee, the Officer in Charge will keep Council informed on matters pertaining to policing in the Richmond community. This monthly activity report for the RCMP provides information on each of the following areas:

1. Activities and Noteworthy Files
2. Analysis of Police Statistics
3. Crime Trends Across Jurisdictions
4. Auxiliary Program
5. Block Watch
6. Community Police Station Programs
7. Crime Prevention Unit
8. Road Safety Unit
9. Victim Services
10. Youth Section

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

*Enhance and protect the safety and well-being of Richmond.*

### Analysis

#### Activities and Noteworthy Files

##### *Homicide*

On January 7, 2021, Richmond RCMP officers responded to a shooting near the area of Moncton Street and No. 1 Road. At the scene Police located a male victim suffering from gunshot wounds. The man was transported to hospital where he succumbed to his injuries. The man was known to police and investigators believe the shooting to be targeted. The Richmond RCMP Serious Crime Unit and the Integrated Homicide Investigation Team (IHIT) are investigating.

##### *Arrest*

On January 7, 2021, Richmond RCMP Property Crime Unit officers arrested a known offender on three outstanding warrants, including assault causing bodily harm, break and enter and mail theft. Investigators had linked the suspect to a series of break and enters dating back to October 3, 2020 however the suspect remained at large. The man now faces 13 additional break and enter charges.

##### *Homicide*

On January 9, 2021, Richmond RCMP officers responded to a shooting at a residence in the 8100 block of Lansdowne Road. A male victim suffered multiple gunshot wounds and later succumbed to his injuries. The man was known to police and investigators believe the shooting was targeted. The Richmond RCMP Serious Crime Unit and IHIT are investigating.

*Pedestrian Hit and Run*

On January 12, 2021, Richmond RCMP officers attended the 8500 block of Ackroyd Road for a vehicle collision involving a pedestrian. The pedestrian was exiting his parked vehicle when he was struck; the driver did not remain at the scene. The pedestrian was transported to hospital and received treatment for minor injuries. The Richmond RCMP issued a media release on January 20, 2021 with a description of the suspect driver and vehicle. The investigation is ongoing.

Analysis of Police Statistics*Arson*

In January 2021, there were seven reported arsons, which is down nine incidents from the previous month and up five incidents from January 2020. No patterns or trends have been identified. The number of arsons this month is above the expected range.

*Assault Serious (Assault with a Weapon)*

There were 16 assault serious events in January 2021, which is a 36 per cent decrease from the previous month and a 45 per cent increase from January 2020. Charges have been laid in seven of the incidents reported this month. No patterns or trends have been identified. The number of serious assaults this month is above the expected range.

*Auto Theft*

In January 2021, there were 18 incidents of auto theft, which is a 31 per cent reduction from the previous month and a 49 per cent reduction from January 2020. No patterns or trends have been identified. The number of auto thefts this month is within the expected range.

*Drugs*

In January 2021, there were 41 drug files, which is up 46 per cent from the previous month and down 78 per cent from January 2020. No patterns or trends have been identified. The number of drug incidents this month is within the expected range.

*Mental Health*

There were 124 mental health-related incidents in January 2021, which is down 12 per cent from the previous month and down 25 per cent from January 2020. No patterns or trends have been identified. The number of mental health-related incidents this month is within the expected range.

Police apprehension numbers decreased to 84 events this month, representing a 21 per cent reduction from the previous month and the average hospital wait time increased seven per cent to 80 minutes. Both of these statistics are within the expected range.



*Residential Break and Enter*

There were 39 break and enters to residences in January 2021, which represents a 17 per cent decrease from the previous month and a 17 per cent decrease from January 2020. No patterns or trends have been identified. The number of residential break and enters this month is within the expected range.

*Commercial Break and Enter*

In January 2021, there were 23 break and enters to businesses, which represents an eight per cent reduction from the previous month and a 26 per cent reduction from January 2020. No patterns or trends have been identified. The number of commercial break and enters this month is within the expected range.

*Robbery*

There were five robbery incidents in January 2021, which is up one incident from the previous month and up two incidents from January 2020. No patterns or trends have been identified. The number of robberies this month is within the expected range.

*Sexual Offences*

In January 2021, there were 15 sexual offence files, which represents a 67 per cent increase from the previous month and a 12 per cent decrease from January 2020. No patterns or trends have been identified. The number of sexual offences this month is within the expected range.

*Shoplifting*

There were 71 shoplifting thefts in January 2021, which up nine per cent from the previous month and up 13 per cent from January 2020. No patterns or trends have been identified. The number of reported shoplifting thefts this month is within the expected range.

*Theft from Automobile*

There were 134 theft from automobile incidents in January 2021, which is down five per cent from the previous month and down 29 per cent from January 2020. No patterns or trends have been identified. The number of thefts from automobiles this month is below the expected range.

*COVID-19 Statistics*

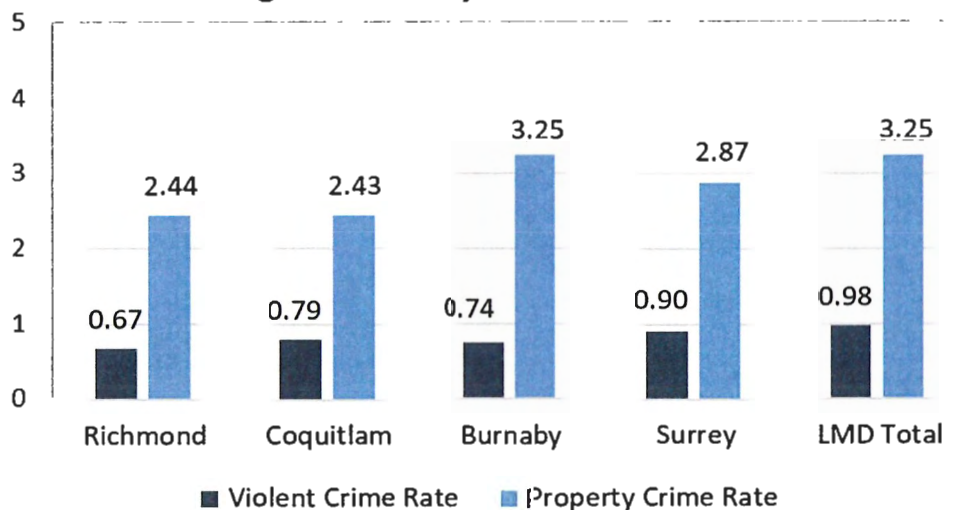
Table 1 outlines the number of police calls for service related to COVID-19. In January 2021, the *COVID-19-Related Measures Act* was amended and enforceable orders were moved under the *Emergency Program Act*. There were 35 COVID-19-related files this month. The majority of incidents were related to reports of social gatherings and failure to wear a mask.

Table 1: COVID-19-related Calls for Service January 2021	
Total COVID-19-related files	35
Quarantine Act (Federal)	4
Public Health Act (Provincial)	5
Emergency Program Act	23
COVID-19-Related Measures Act	3

### Crime Trends Across Jurisdictions

Between late November 2020 and early January 2021, there were seven gang related homicides in the Lower Mainland, including two targeted shootings in Richmond. Despite these incidents, the overall violent crime rate in Richmond declined six per cent in January 2021, compared to January 2020. Data on crime rates is presented in Figure 1.<sup>1</sup> Out of the four largest municipalities policed by the RCMP in the Lower Mainland District (LMD), Richmond had the lowest violent crime rate and the second lowest property crime rate in January 2021.

**Figure 1: January 2021 Crime Rates**



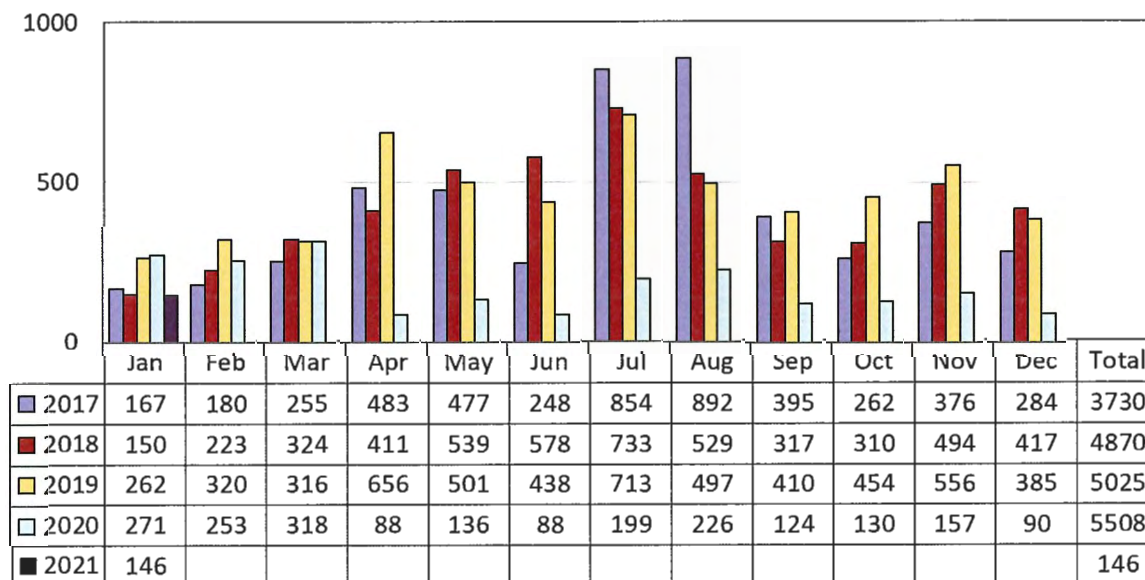
<sup>1</sup> Crime rate is calculated per 1,000 people.

### Auxiliary Program

In January 2021, the Richmond RCMP Detachment had a complement of 31 Auxiliaries.<sup>2</sup> Due to COVID-19 safety protocols, volunteer activities have been significantly reduced. Auxiliaries provided a total of 146 volunteer hours during the month of January.

Figure 2 compares the monthly hours of service provided from 2017 to 2021.

**Figure 2: Auxiliary Volunteer Hours**



### *Auxiliary Program Activities*

Auxiliaries attend events in the community to promote a positive police presence, support RCMP members and assist with community policing and crime prevention initiatives, as well as traffic and crowd control. During the month of January, Auxiliaries participated in:

- Administrative Support
- Bait Car
- Home Security Checks (virtual)

### Block Watch

At the end of January 2021, the Block Watch program had 304 groups totaling 6,568 participants. Currently, the program includes 436 captains and co-captains. Due to COVID-19 restrictions, the Block Watch program has suspended training for new captains.

<sup>2</sup> Previously referred to as Auxiliary Constables.

Community Police Station Programs

Community police stations enhance the Richmond RCMP Detachment's policing services by providing an array of crime prevention resources and community safety initiatives. Due to the COVID-19 pandemic, all three community police stations have been closed to the public since March 2020. Volunteer deployments resumed in June 2020, in accordance with guidelines established by RCMP "E" Division's Crime Prevention Services; however, the scope of volunteer activities has been limited. City staff and volunteers continue to pursue safety initiatives to enhance crime prevention program awareness, community engagement and police accessibility.

During the month of January volunteer highlights included:

- January 7 – Volunteers assisted RCMP officers with a Lock-Out Auto Crime deployment at Aberdeen Mall and issued 13 information letters. Crime prevention notices have been temporarily replaced by information letters, which are mailed to registered vehicle owners.
- January 11 – RCMP officers and volunteers conducted a Pedestrian Safety deployment at Lansdowne Mall and distributed 314 safety reflectors.
- January 14 – RCMP officers and volunteers conducted a Pedestrian Safety deployment at Richmond Centre/Brighthouse Station and distributed 500 safety reflectors.
- January 20 – RCMP officers and volunteers conducted a Pedestrian Safety deployment in Steveston Village and distributed 400 safety reflectors.
- January 26 – Volunteers assisted RCMP officers with Lock-Out Auto Crime deployments in the city centre and issued 41 information letters.
- January 28 – Volunteers assisted RCMP officers with a Lock-Out Auto Crime deployment at the McArthur Glen Outlet Mall and issued 44 information letters.

*Lock Out Auto Crime*

Figure 3 provides a comparison by year of the number of vehicle notices issued.<sup>3</sup>

**Figure 3: Lock Out Auto Crime Vehicles Issued a Notice**

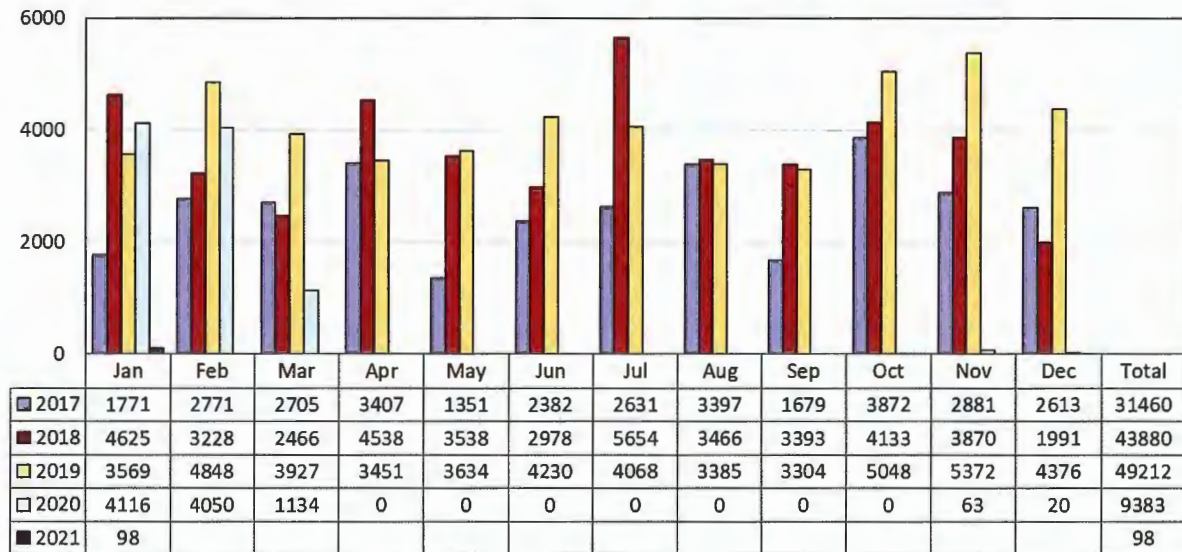
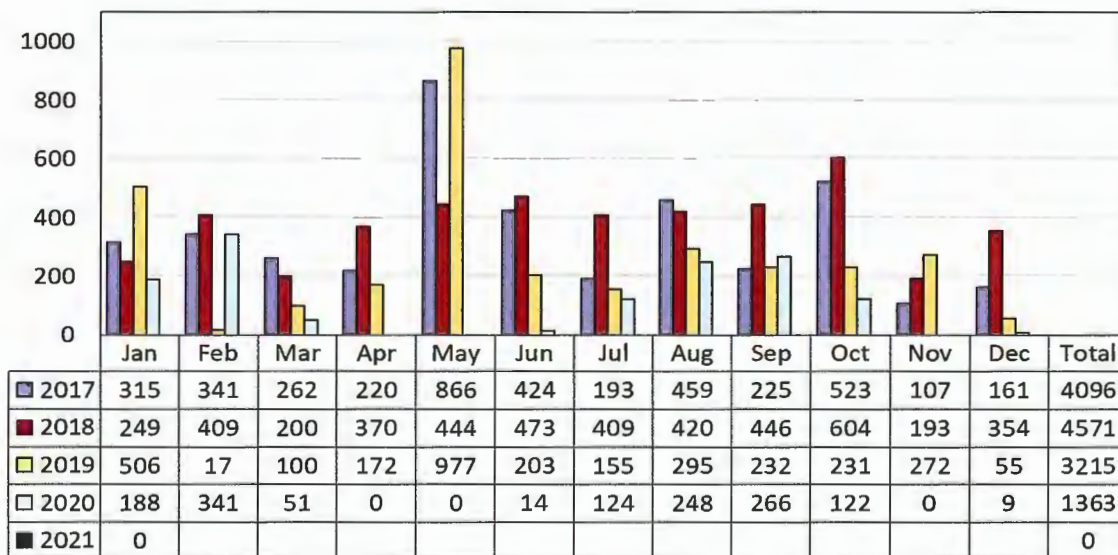
*Speed Watch*

Figure 4 provides a yearly comparison of the number of letters sent to registered vehicle owners.

**Figure 4: Speed Watch Letters Sent**



<sup>3</sup> Beginning in November 2020, Lock Out Auto Crime letters were issued in place of notices.

### Crime Prevention Unit

The Crime Prevention Unit reduces crime and enhances community engagement through public awareness and education initiatives. During the month of January, the Crime Prevention Unit participated in the following events/activities:

- Diversity & Inclusion Initiatives
- Foot Patrols
- Lock Out Auto Crime
- Pedestrian Safety
- Place of Worship Patrols
- Safe Place Program

### Road Safety Unit

The Road Safety Unit makes Richmond's roads safer through evidence-based traffic enforcement, investigation of serious vehicle collisions and public education programs. Table 2 compares statistics for January 2021 to both November 2020 and December 2020. Violation Tickets were issued for the following infractions:

Table 2: Violation Tickets Issued

<b>Infraction</b>	<b>November 2020</b>	<b>December 2020</b>	<b>January 2021</b>
Distracted Driving	84	122	82
Driver License	207	198	183
Impaired	27	35	26
Intersection Offences	54	55	57
Moving Infractions <sup>4</sup>	217	204	168
Speeding	332	289	320
Seatbelts	4	2	1
Vehicle Related <sup>5</sup>	82	109	98
Other <sup>6</sup>	0	49	11
<b>Total</b>	<b>1,007</b>	<b>1,063</b>	<b>946</b>

### Victim Services

In January 2021, Richmond RCMP Victim Services met with 73 new clients and attended seven crime/trauma scenes after hours. Victim Services reduced in-person client services in March 2020 and began offering services by phone but continue to attend some of the more serious calls in-person. The unit currently maintains an active caseload of 236 files. In January, Victim Services responded to a number of cases involving medical-related sudden deaths, drug overdoses, mental health issues and two fatal shootings.

<sup>4</sup> Moving infractions refers to unsafe lane change and unsafe passing.

<sup>5</sup> Vehicle related refers to vehicle defects, for example no lights and no insurance.

<sup>6</sup> Other refers to miscellaneous charges including fail to remain at the scene of an accident and failing to stop for police.



### Youth Section

The Richmond RCMP Detachment's Youth Section focuses on strategies that contribute to safe and healthy behaviours essential to the development of productive and civic-minded adults. During the month of January, Youth Section highlights included:

- 104 Drug Abuse Resistance Education (DARE) classes were delivered via Zoom as the program continued through virtual lessons. Grade 5 students in 16 schools are participating in the second term of the DARE program.
- RCMP officers in the Youth Section conducted 61 proactive school visits at Secondary Schools and 73 visits at Elementary Schools. Police officers engaged with the students at recess and lunch, as well as during morning and afternoon supervision.

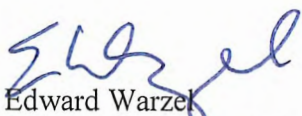
### **Financial Impact**

None.

### **Conclusion**

In January 2021, the Richmond RCMP conducted a number of noteworthy investigations, including two fatal targeted shootings. Police statistics for this month indicate that most crime types were within the expected range. However, serious assaults and arsons were above the expected range, while thefts from automobiles were below the expected range.

In January, the Richmond RCMP Community Engagement Team and volunteers conducted Pedestrian Safety deployments and distributed over 1,200 safety reflectors. In addition, the DARE program began its second term, which is continuing with virtual lessons. The Officer in Charge of the Richmond RCMP Detachment will continue to ensure that Richmond remains a safe and desirable community.

  
Edward Warzel  
Manager, RCMP Administration  
(604-207-4767)

EW:

- Att. 1: Community Policing Programs  
2: Crime Statistics  
3: Crime Maps  
4: Crime Prevention Newsletter

#### Auxiliary Constables

- The primary mandate of Richmond's Auxiliary Constables is to support community policing activities related to public safety and crime prevention.
- For more information, visit [www.richmond.ca/safety/police/prevention/auxiliary.htm](http://www.richmond.ca/safety/police/prevention/auxiliary.htm)

#### Block Watch

- Community-based crime prevention program aimed at helping neighbors organize themselves to prevent crime.
- Residents can receive email alerts of neighbourhood residential break and enters by registering their email addresses at: [blockwatch@richmond.ca](mailto:blockwatch@richmond.ca)
- For more information, visit [www.richmond.ca/safety/police/prevention/blockwatch.htm](http://www.richmond.ca/safety/police/prevention/blockwatch.htm)

#### Distracted Driving Program

- Trained volunteers monitor intersections and observe distracted drivers.
- A letter is sent to the registered owner of the offending vehicle with information on the safety risks associated to the observed behaviour and applicable fine amounts.
- For more information, visit [www.richmond.ca/safety/police/prevention/programs.htm](http://www.richmond.ca/safety/police/prevention/programs.htm)

#### Fail to Stop

- Trained volunteers monitor areas that have been referred to the program by local businesses or residents where drivers are not making a full stop at the stop sign, or running a red light.
- An information letter is sent to the registered owner of the vehicle advising them the date, time and location and applicable fine amounts if the driver received a violation ticket.

#### Lock Out Auto Crime

- Co-sponsored by the Insurance Corporation of BC (ICBC), volunteers patrol city streets and parking lots looking for automobile security vulnerabilities.
- Notices supplied by ICBC are issued to every vehicle inspected indicating to the owner what issues need to be addressed in order to keep the vehicle and contents secure.



- For more information, visit
- [www.richmond.ca/safety/police/personal/vehicle.htm](http://www.richmond.ca/safety/police/personal/vehicle.htm)

#### Project 529

- This program allows riders to easily and securely register their bikes. This up-to-date database of bikes alerts its registrants if a fellow 529 bike is stolen.
- Project 529 is a unique, multi-national registry that holds a database of all registered and stolen bikes.

#### Speed Watch

- Co-sponsored by ICBC, promotes safe driving habits by alerting drivers of their speed.
- Trained volunteers are equipped with radar and a speed watch reader board that gives drivers instant feedback regarding their speed.
- Volunteers record the license plate number and the speed, and a letter is sent to the registered owner of the offending vehicle. The letter includes the date, time and location and applicable fine amounts if the driver received a violation ticket.

#### Stolen Auto Recovery

- Co-sponsored by ICBC, trained volunteers equipped with portable computers identify stolen vehicles.
- These volunteers recover hundreds of stolen vehicles each year throughout the Lower Mainland.

#### Volunteer Bike and Foot Patrol Program

- Trained volunteers patrol Richmond neighbourhoods reporting suspicious activities and providing a visible deterrent to crime and public order issues.

# JANUARY 2021 STATISTICS

## RICHMOND RCMP

This chart identifies the monthly totals for founded Criminal Code incidents, excluding traffic-related Criminal Code incidents. Based on Uniform Crime Reporting (UCR) scoring, there are three categories: (1) Violent Crime, (2) Property Crime, and (3) Other Criminal Code. Within each category, particular offence types are highlighted in this chart. In addition, monthly totals for Controlled Drugs and Substances Act (CDSA) incidents and MHA-related calls for service are included. Individual UCR codes are indicated below the specific crime type.

In 2019, changes were implemented regarding the collection of UCR data. The new standards provide much more stringent criteria to classify a file as unfounded. As a result, there will be an increase in many crime statistics, and clearance rates will conversely decline. This creates numerous challenges when comparing previous years' data. Full details on the Uniform Crime Reporting Survey are available at Statistics Canada: <https://www150.statcan.gc.ca/n1/pub/85-002-x/2018001/article/54973-eng.htm>. For more information, contact Richmond Crime Analysts.

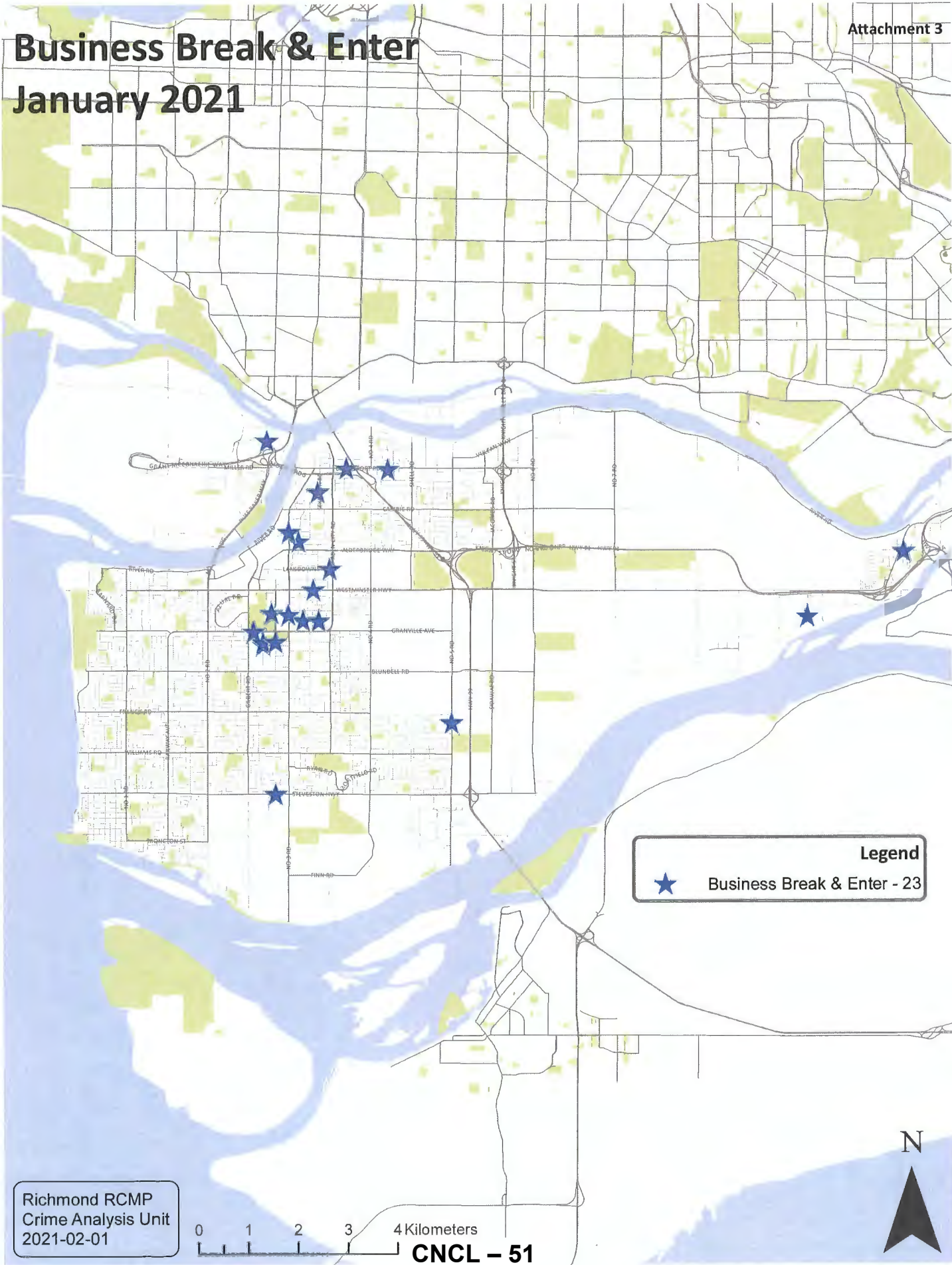
The 5 year average range data is based on activity within a single month over the past 5 years. If the current monthly total for an offence is above the expected average range (using one standard deviation) due to crime trends, patterns, or spikes, it will be noted in **red**. If the current monthly total for an offence is above the expected average range due to primarily non-operational reasons such as the new UCR standards or other scoring issues, the total will be noted in **purple**. Below expected numbers will be noted in **blue**.

Year-to-Date percentage change is used to numbers from the prior year, but the new CCJS/UCR standards reduce the utility of this metric. 2019 YTD numbers will be biased to increase from the 2018 totals, despite any positive police action.

	Month	5-Yr Avg	5-Yr Range	Year to Date Totals			
	Jan-21	January		2020	2021	% Change	# Change
<b>VIOLENT CRIME</b> (UCR 1000-Series Offences)	<b>148</b>	<b>123.4</b>	<b>103-144</b>	<b>133</b>	<b>148</b>	<b>11%</b>	<b>15</b>
Robbery	5	6.4	3-9	3	5	67%	2
Assault Common	48	47.2	42-53	56	48	-14%	-8
Assault Serious	16	11.0	9-13	11	16	45%	5
Sexual Offences	15	8.6	7-24	17	15	-12%	-2
<b>PROPERTY CRIME</b> (UCR 2000-Series Offences)	<b>533</b>	<b>699.0</b>	<b>643-755</b>	<b>611</b>	<b>533</b>	<b>-13%</b>	<b>-78</b>
Business B&E	23	43.6	29-58	31	23	-26%	-8
Residential B&E	39	78.4	55-101	47	39	-17%	-8
Auto Theft	18	27.0	19-35	35	18	-49%	-17
Theft from Auto	134	216.0	190-242	190	134	-29%	-56
Theft	58	96.4	82-111	70	58	-17%	-12
Shoplifting	71	64.0	54-74	63	71	13%	8
Fraud	75	72.4	59-86	72	75	4%	3
<b>OTHER CRIMINAL CODE</b> (UCR 3000-Series Offences)	<b>213</b>	<b>167.2</b>	<b>160-174</b>	<b>160</b>	<b>213</b>	<b>33%</b>	<b>53</b>
Arson <small>UCR 829, 210</small>	7	2.8	2-4	2	7	250%	5
<b>SUBTOTAL CC OFFENCES</b> (UCR 1000 to 3000 Series)	<b>896</b>	<b>989.6</b>	<b>929-1050</b>	<b>904</b>	<b>896</b>	<b>-1%</b>	<b>-8</b>
<b>DRUGS</b> (UCR 4000-Series Offences)	<b>41</b>	<b>72.0</b>	<b>13-131</b>	<b>189</b>	<b>41</b>	<b>-78%</b>	<b>-148</b>
<b>MHA RELATED CALLS</b> (MHA files or Mental Health flag)	<b>124</b>	<b>140.6</b>	<b>109-172</b>	<b>165</b>	<b>124</b>	<b>-25%</b>	<b>-41</b>

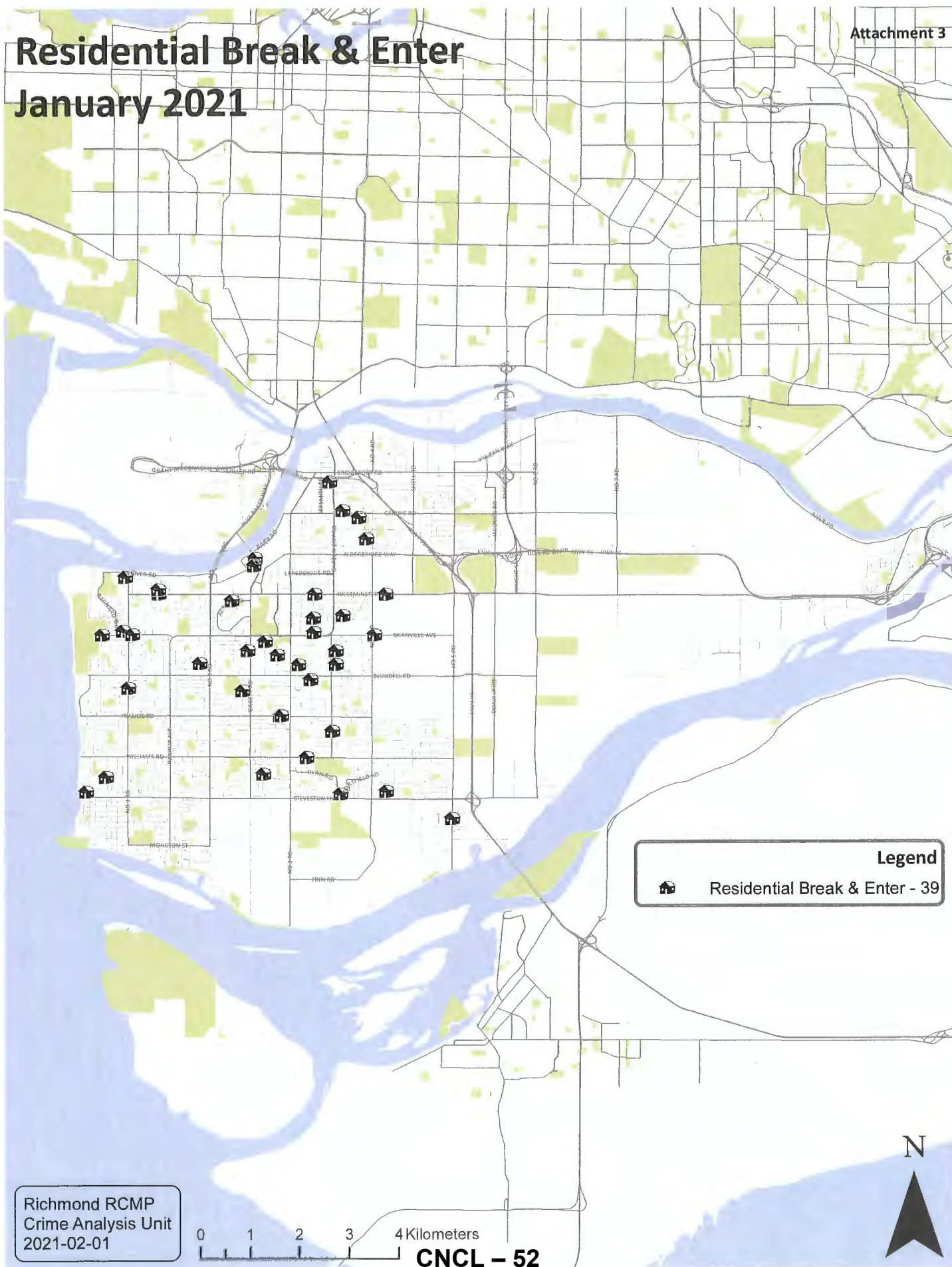
Prepared by Richmond RCMP Crime Analysts. Data collected from PRIME on 2021-02-01. Published 2021-02-02. These data are operational and subject to change. This document is not to be copied, reproduced, used in whole or part or disseminated to any other person or agency without the consent of the originator(s).

# Business Break & Enter January 2021





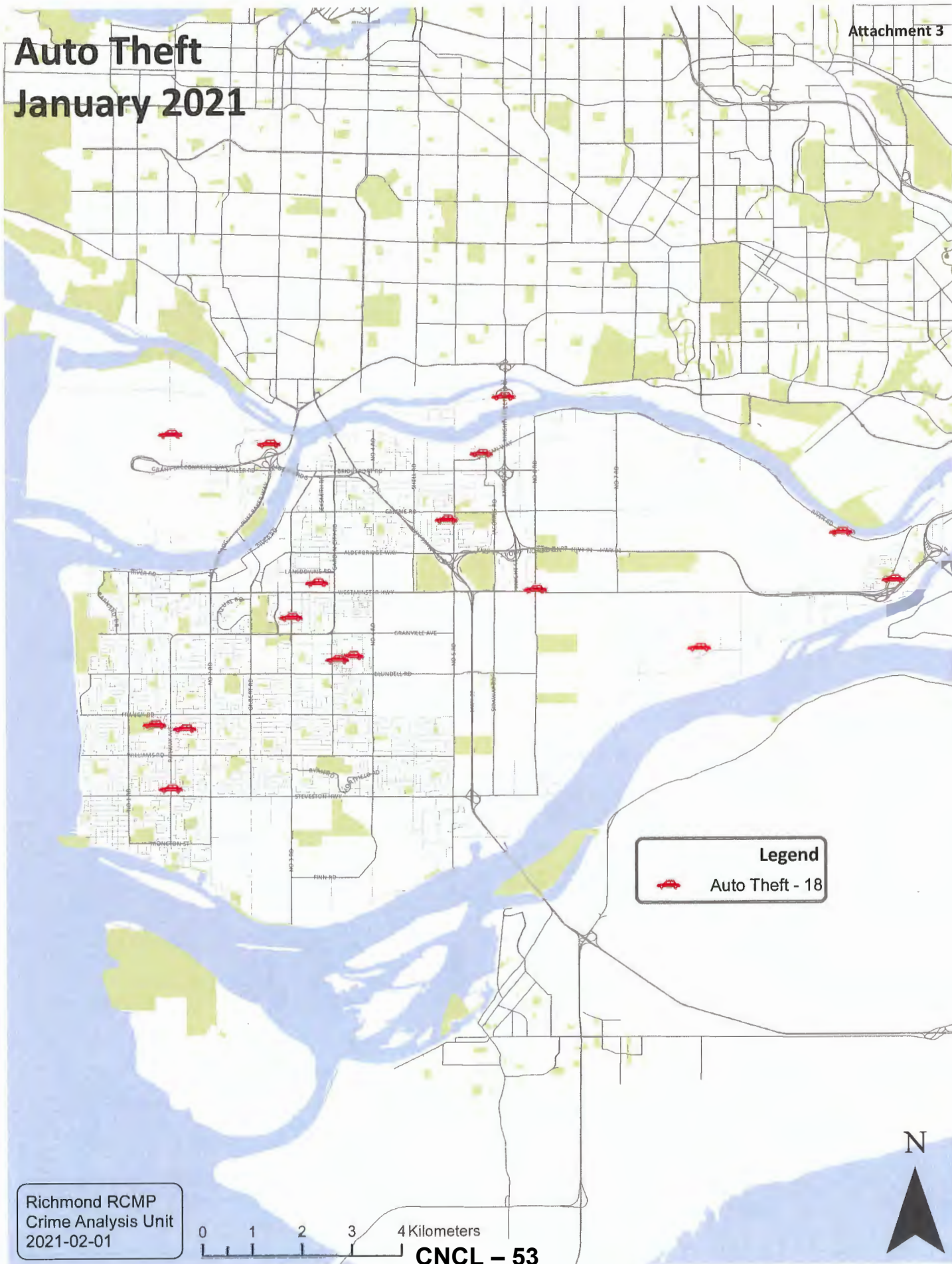
# Residential Break & Enter January 2021



Richmond RCMP  
Crime Analysis Unit  
2021-02-01

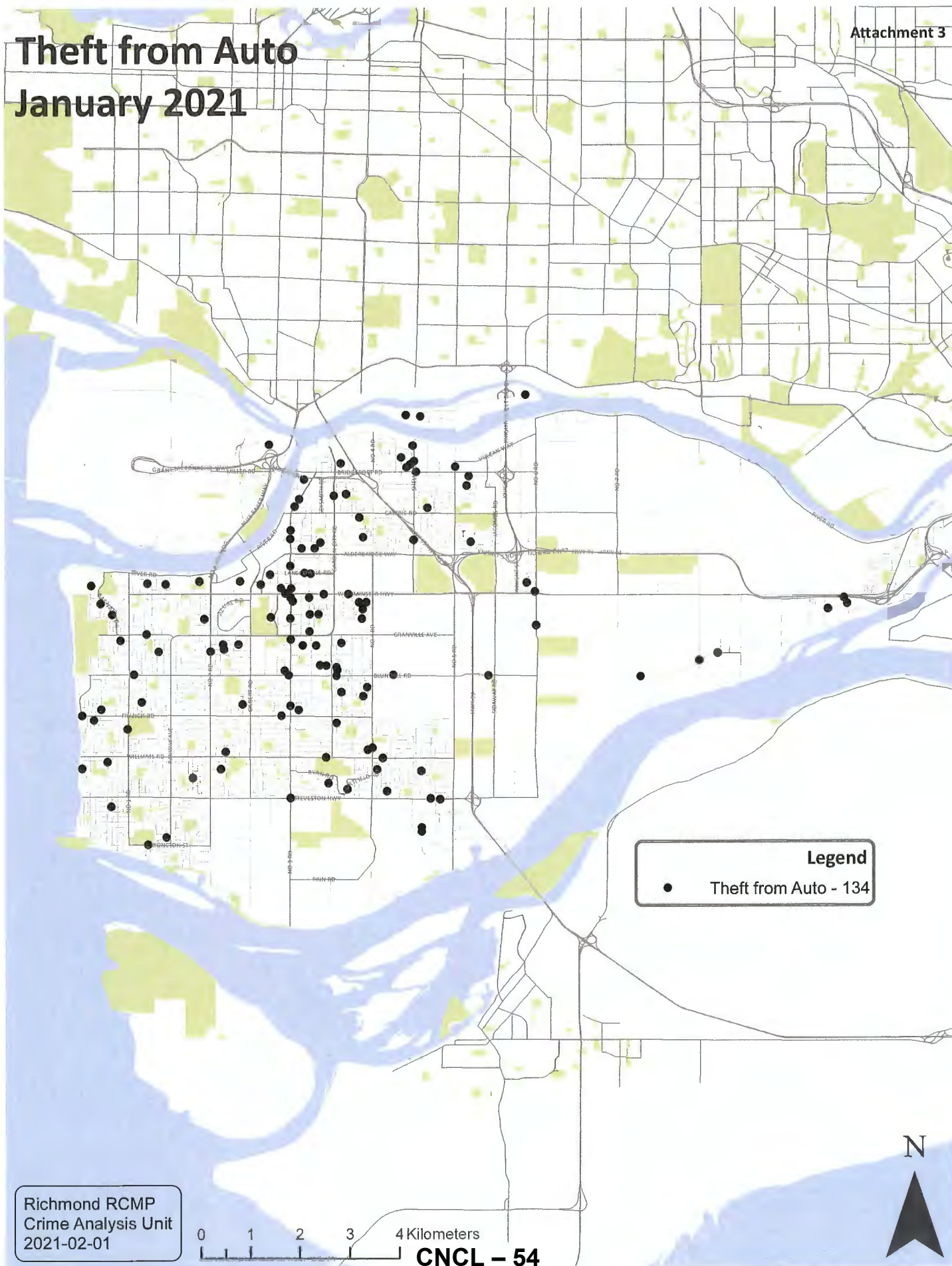
0 1 2 3 4 Kilometers  
**CNCL - 52**

# Auto Theft January 2021





# Theft from Auto January 2021



Richmond RCMP  
Crime Analysis Unit  
2021-02-01

0 1 2 3 4 Kilometers

CNCL - 54

# CRIME PREVENTION

**WORKING TOGETHER TO PREVENT CRIME****NEWSLETTER**

## Fraud and Scam Alert

The Canadian government has handed out billions in Canadian Emergency Response Benefits (CERB) since the beginning of the COVID-19 pandemic. Scammers have been using this opportunity to defraud victims and the program by stealing identities and redirecting CERB payments.

Many frauds and scams attempt to mimic real government services to gain access to personal and financial information. Beware of fraudulent emails, texts or calls about repaying the CERB. Please note that the Government of Canada will not reach out by text or email to ask you to apply for the CERB and will not notify you by text or email regarding a receipt of payment.

Applying for the CERB is free and there are only 2 ways to apply, fill out an online application on the Government of Canada website or by calling 1-833-966-2099.



## Be Fraud Aware

- Beware of unsolicited calls or emails that ask you to confirm or update your personal or financial information.
- Don't give out personal information.
- Don't be afraid to say no.
- Don't react impulsively, scrutinize urgent requests.
- Ask questions and talk to family members or friends.
- Request the information in writing.
- If in doubt, hang up.
- Watch out for urgent pleas that play on your emotions.
- Always verify that the organization you're dealing with is legitimate.

## What to Do If You're a Victim of Fraud

- Contact your financial institutions.
- Report it to the police - locally and at the destination of the funds.
- Report it to the Canadian Anti-Fraud Centre, Equifax and TransUnion.
- Protect yourself from future fraud. Place a fraud alert with the credit bureaus - Equifax and TransUnion.
- Monitor your online accounts often and change your online passwords regularly.



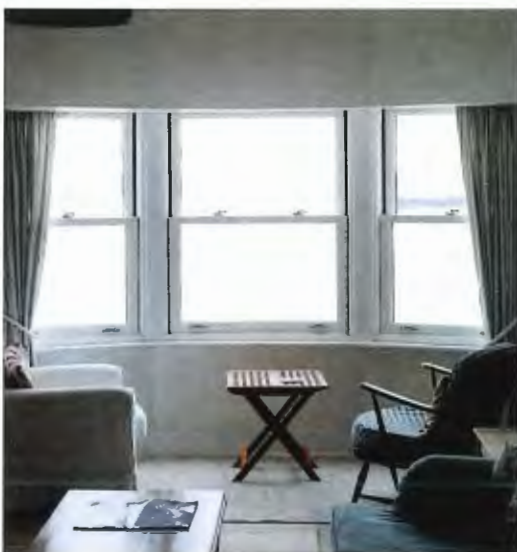
### **Tips for Pedestrians Crossing**

- Wear bright or reflective clothing at night or in low-light conditions is highly recommended.
- Always use crosswalks and follow the pedestrian signs and traffic signals.
- Try to be visible for the drivers. Do not hide behind poles, bus shelters, or anything that may obstruct a driver's view of you as they approach the intersection.
- Never assume drivers can see you: make eye contact with drivers, as it's hard to see pedestrians when visibility is poor especially in fall and winter.
- Remove your ear buds/headphones and do not use your phone or other electronic devices while crossing.
- Look both ways before crossing and continue to do so until you have finished crossing, in case there are any new vehicles approaching the crossing who may not have seen you.
- Keep your head up, whether on the sidewalk or street, so you can look ahead and around to be aware of the surrounding.



### **Burglar Proof Your Windows**

Windows are known to be the weakest point of entry into your home but there are ways to enhance its security. Burglars don't want to call attention to themselves so delaying them and drawing attention to them are great ways in preventing break-ins. Here are some of the things you can do:



- Install double and triple-pane windows. They are more difficult to break and are quite loud when broken.
- Secure windows with additional locks, like pin locks and latch locks.
- Install security window films. There are different types of security window film; the thicker it is, the greater resistance to impact it has. You can purchase window films in clear color or tinted shades, which can provide extra privacy to your home. The binding agent keeps glass from shattering upon impact, similar principle as those found in automotive glass. Correctly installing security window film requires a high degree of skill, please consult or hire a professional installers.
- Install security bar with anti-lift lock on sliding windows.
- Make sure all windows are closed and locked before leaving home.
- Install glass break sensor on windows.



## Understanding Cyberbullying:

Cyberbullying is when someone becomes a target of actions by others online, via computers, cellphones or other devices, with the intentions to embarrass, humiliate, torment, threaten or harass. It can happen to anyone, at any time and at any age. Often, it is repeated and occurs over a long period of time; however, the affect of 1,000 harmful comments on a single humiliating photo can already post serious damage to one's feelings, self-esteem, reputation and mental health. With all the different communication technologies nowadays, one can access the internet at all times. Unlike face-to-face bullying, cyberbullying can be relentless. It can follow a victim everywhere 24 hours a day, 7 days a week, from school, to the mall and all the way into the comfort of their home - where it's usually safe from traditional forms of bullying. It spreads quickly to a wide group of audience and can become viral in matter of minutes. Cyberbullying is emotionally damaging and can lead to tragic consequences.

## Examples of Cyberbullying:

- Sending unkind or threatening messages by text, email, comments or posts on social media pages.
- Spreading rumours, secrets or gossip about someone through texts, instant messages, email or social media sites.
- Posting a humiliating picture or video of someone on social media or circulating it via texts, instant messages, email without that person's knowledge or permission
- Posting online stories, pictures, videos, or memes that are intended to humiliate or embarrass someone.
- Hacking into someone's social media profile or email account , pretending to be them, and sending harmful content to others.
- Screen capturing an embarrassing or personal conversation with someone and sharing it with other people online.
- Getting other people to gang up on someone in an online group chat and make negative comments or threats.
- "Liking" a negative comment on a social media post - participating on the sideline and becomes part of the problem without realizing it.



## Help Prevent Cyberbullying

- Talk to your children about cyberbullying. Learn about their online activities and set ground rules.
- Use your privacy settings. Keep your content online as private as possible on all the sites and platforms you use. Check and adjust privacy settings often because it can change as companies update their privacy policies.
- Think before you post or send anything to anyone online. In the wrong hands, any photo or video could be used in a way you never intended.
- Do not feel pressure into sharing photos, videos or other details about yourself. Just because a lot of people are doing it does not mean you have to too.
- Support those who have been targeted, and if you know anyone who cyberbullies, tell them to stop.
- If you see negative comments or behaviours toward someone else online, do not participate and take a stand.
- Report cyberbullying to the social media site and block the person responsible.

# BUSINESS LINK

**WORKING TOGETHER TO PREVENT CRIME**

**NEWSLETTER**

## Secure Your Business

Many businesses are temporary closed as a result of the COVID-19 pandemic. Businesses are left unoccupied for an extended period of time and thieves are taking advantage of this opportunity to break in. We encourage business owners to take extra precautions in securing their businesses to prevent additional finance loss on top of the loss in revenue due to store closures.

- Move merchandise away from windows and out of view or remove it from the retail space altogether.
- Use window shutters to minimize damage and reduce visibility.
- Hire security guard to do overnight, onsite patrols.
- Install and turn on all security alarms and/or cameras.
- Increase outdoor lighting levels to ensure the space around your business is visible and well-lit.
- Keep premises clean and tidy to show that it is a well-cared for property.



- Ensure alarm company has updated and accurate property representative's contact information
- Check up on the business often and during different hours.
- Installing extra locks on all points of entry.
- Install motion sensor or timer-activated lighting.
- Do not leave any equipment in plain view.
- Add warning signs of security measures to protect the site.
- Lock up all gates with heavy duty padlocks before leaving.



Please help by reporting any suspicious behaviour: RCMP Non-Emergency line **604-278-1212**. If you witness a crime in progress, dial **9-1-1**.

### Email Break & Enter Alerts

To receive email alerts of neighbourhood commercial break and enters, register your business name and street address at:

[RCMP\\_Business\\_Link@richmond.ca](mailto:RCMP_Business_Link@richmond.ca)





# City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** Peter Russell, MCIP RPP  
Director, Sustainability and District Energy  
**Date:** February 5, 2021  
**File:** 01-0060-20-LIEC1/2021-  
Vol 01  
**Re:** City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No.10245

### Staff Recommendation

That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10245 be introduced and given first, second, and third readings.

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

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
<b>REVIEWED BY SMT</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>

## Staff Report

### Origin

The purpose of this report is to recommend expansion of the City Centre District Energy Utility (CCDEU) service area to include the mixed-use development located at 8320, 8340, 8360 and 8440 Bridgeport Road and 8311 and 8351 Sea Island Way, associated with rezoning application RZ 13-628557 and corresponding Zoning Text Amendment application ZT 19-875774.

This report supports Council's Strategic Plan 2018-2022 Strategy #2: A Sustainable and Environmentally Conscious City:

*Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.*

*2.1 Continued leadership in addressing climate change and promoting circular economic principles.*

*2.2 Policies and practices support Richmond's sustainability goals.*

In February 2018, as directed by the LIEC Board and as endorsed by Council, LIEC executed a Memorandum of Understanding (MOU) with Corix Utilities Inc. (Corix) to conduct feasibility analysis to design, build, finance, and operate a district energy utility in Richmond's City Centre area.

While this CCDEU feasibility analysis has been progressing, staff identified the opportunity to secure a customer base for the immediate implementation of GHG emissions reduction through the rezoning and/or OCP amendment application process. To date, ten development applicants have committed to construct and transfer low carbon energy plants to the City or LIEC, at no cost to the City or LIEC, through either of these processes, so that LIEC can provide immediate service to these customers. Council adopted the CCDEU Bylaw No. 9895 in September 2018 to secure the commitment from developments. See Attachment 1 for a brief summary of the spaces currently committed under the CCDEU Bylaw along with an overview of the other DEU service areas.

### Analysis

The development's revised rezoning application (RZ13-628557) was granted third reading at the Public Hearing held on December 14th, 2020. The applicant is actively working to fulfill the rezoning considerations and associated Development Permit application for the project for the City's Development Panel's review and Council consideration.

The mixed-use development will be located at 8320, 8340, 8360 and 8440 Bridgeport Road and 8311 and 8351 Sea Island Way (Attachment 1). The mixed-use development will consist of three towers comprised of approximately 10,500 ft<sup>2</sup> of retail and restaurant space, 191,500 ft<sup>2</sup> of hotel space, and 101,000 ft<sup>2</sup> of commercial office and university education space, amounting to a total amounting space of approximately 303,000 ft<sup>2</sup> floor area.



Expanding the CCDEU service area to include a development of this type results in the following direct benefits:

- Immediate reduction of greenhouse gas (GHG) emissions compared to business as usual;
- Expansion of LIEC's customer base under a positive stand-alone business case while the City Centre strategy develops;
- Providing financial and environmental stability to customers; and
- Increasing community's energy resiliency.

The rezoning considerations for this development include a requirement for a legal agreement that, if the City elects, would require the developer to transfer ownership of the development's centralized low carbon energy plant to the City or LIEC at no cost to the City or LIEC.

LIEC staff conducted business case analysis for owning and operating this development's energy plant which yielded positive results. Staff used the rate structure adopted by Council on November 7, 2020 under the CCDEU Bylaw service area, which is competitive with conventional energy costs providing the same level of service.

The LIEC Board of Directors recommends expanding the CCDEU Bylaw service area to include the mixed-use development located at 8320, 8340, 8360 and 8440 Bridgeport Road and 8311 and 8351 Sea Island Way.

### **Financial Impact**

The centralized energy system will be designed and constructed by developers at their cost. Costs incurred by LIEC for engineering support and operations and maintenance will be funded from LIEC capital and operating budgets. All LIEC costs will be recovered from customers' fees.

### **Conclusion**

Expanding services in the City Centre area to include the mixed-residential and commercial development proposed at 8320, 8340, 8360 and 8440 Bridgeport Road and 8311 and 8351 Sea Island Way (RZ 13-628557) will allow for the immediate expansion of LIEC's customer base and enhanced opportunities for connectivity to future low-carbon district energy systems in Richmond's City Centre. In addition, the inclusion of the subject development in the City Centre district energy system will increase the community's energy resiliency by taking advantage of the system's ability to utilize different fuel sources and the future fuel switching capability of the technology.



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

PR:cd

Att. 1: District Energy in Richmond

Att. 2: Map of Current and Future District Energy Utility Areas in Richmond

## Attachment 1 – District Energy in Richmond

Richmond’s 2041 Official Community Plan (OCP) establishes a target to reduce greenhouse gas (GHG) emissions 33 per cent below 2007 levels by 2020 and 80 per cent by 2050. The OCP also aims to reduce energy use 10 per cent below 2007 levels by 2020. The City identified district energy utilities (DEUs) as a leading strategy to achieve City’s GHG reduction goals.

The City incorporated Lulu Island Energy Company Ltd. (LIEC) in 2013 for the purposes of carrying out the City’s district energy initiatives. LIEC owns and operates the Alexandra District Energy (ADEU) and Oval Village District Energy (OVDEU) Utilities and advances new district energy opportunities. Table 1 below provides a summary of the developments connected under the DEU service areas to-date. Attachment 2 shows current and planned future DEU areas.

Table 1 – District Energy Utility Service Areas

	Buildings To-Date	Residential Units To-Date	Floor Area	
			To-Date	Build-out
Alexandra District Energy Utility	12	2,200	2.4M ft <sup>2</sup>	4.4M ft <sup>2</sup>
Oval Village District Energy Utility	10	2,277	2.6M ft <sup>2</sup>	6.4M ft <sup>2</sup>
City Centre District Energy Utility	10 <sup>(1)</sup>	3,388 <sup>(1)</sup>	4.7M ft <sup>2</sup> <sup>(1)</sup>	48M ft <sup>2</sup>
DEU-Ready Developments <sup>(2)</sup>	17	4,524	5.3M ft <sup>2</sup>	N/A
<b>Total Connected Floor Area</b>			<b>4.1M ft<sup>2</sup><sup>(3)</sup></b>	<b>58.8M ft<sup>2</sup></b>

(1) Commitments secured from upcoming developments in the City Centre; first connection expected in 2021.

(2) DEU-Ready developments are designed to connect to the City Centre district energy system at a future point.

(3) The “To-Date Connected Floor Area” figure corresponds to constructed developments currently served by a DEU.

### Alexandra District Energy Utility (ADEU)

ADEU provides heating and cooling services to seven residential buildings in the ADEU service area, the large commercial development at “Central at Garden City”, the Richmond Jamatkhana temple and Fire Hall No. 3, comprising over 1,735 residential units and over 1.9 million square feet of floor area. While some electricity is consumed for pumping and equipment operations, almost 100% of this energy is currently produced locally from geo-exchange fields in the greenway corridor and West Cambie Park, and highly efficient air source heat pumps.

### Oval Village District Energy Utility (OVDEU)

OVDEU services nine buildings in the OVDEU service area, containing over 2,270 residential units. Energy is currently supplied from two interim energy centres with natural gas boilers which combined provide 15 MW of heating capacity. When enough buildings are connected to the system, a permanent energy centre will be built which will produce low-carbon energy. OVDEU is planned to harness energy from the Gilbert Trunk sanitary force main sewer through the implementation of the permanent energy centre in 2025.

### City Centre District Energy Utility (CCDEU)

Ten developments, comprising approximately 4.7 million square feet of residential, commercial, and hotel uses, have committed to construct and transfer low carbon energy plants to the City or LIEC at no cost to the City or LIEC. LIEC will operate and maintain these energy plants and provide heating and cooling services to these developments.

## 6615254





**City Centre District Energy Utility Bylaw No. 9895  
Amendment Bylaw No. 10245**

The Council of the City of Richmond enacts as follows:

1. The **City Centre District Energy Utility Bylaw No. 9895** is further amended:
  - (a) by deleting Schedule A (Boundaries of Service Area) in its entirety and replacing it with a new Schedule A attached as Schedule A to this Amendment Bylaw; and
  - (b) by deleting Schedule E (Energy Generation Plant Designated Properties) in its entirety and replacing it with a new Schedule E attached as Schedule B to this Amendment Bylaw.
2. This Bylaw is cited as “**City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10245**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

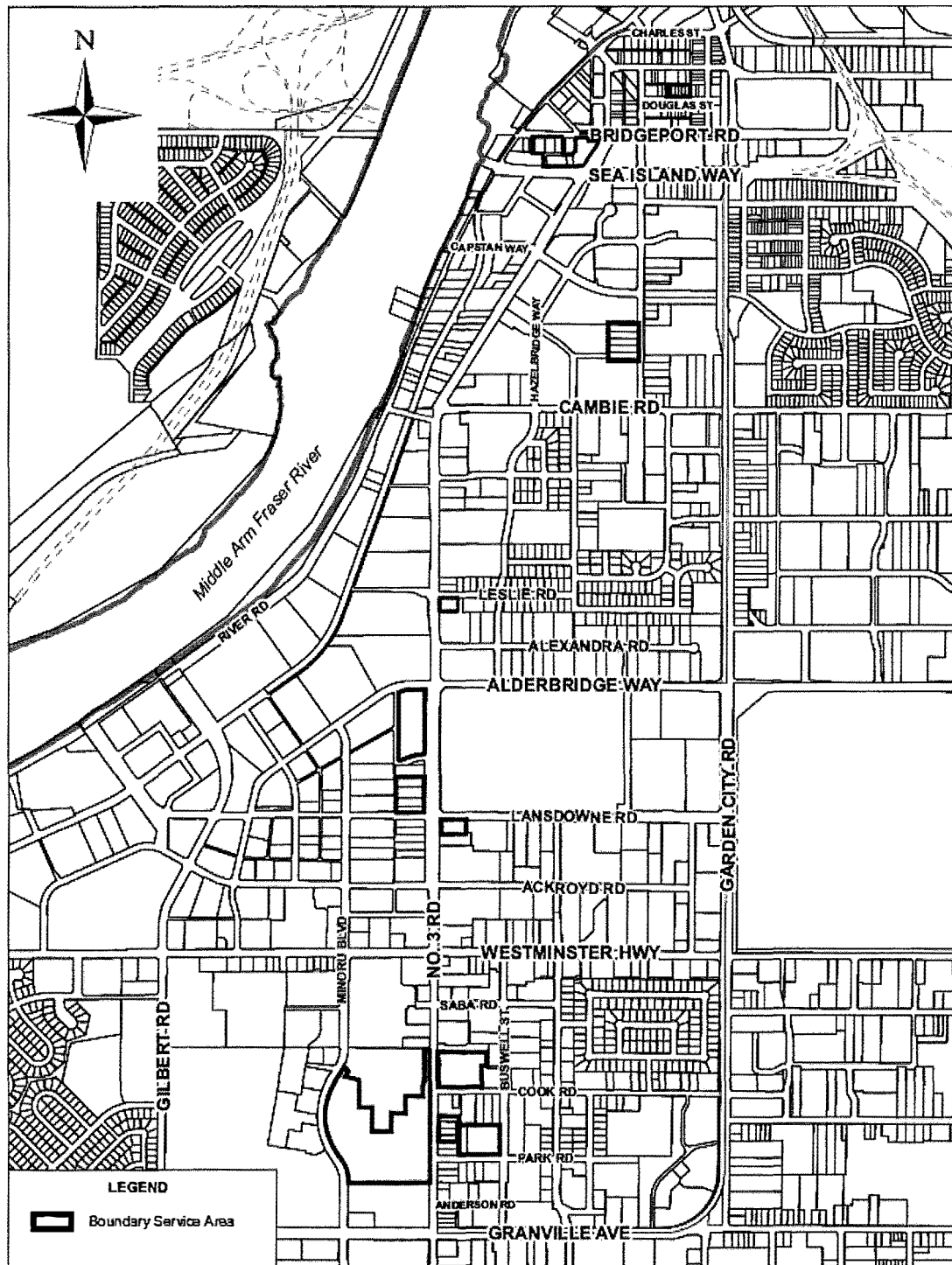
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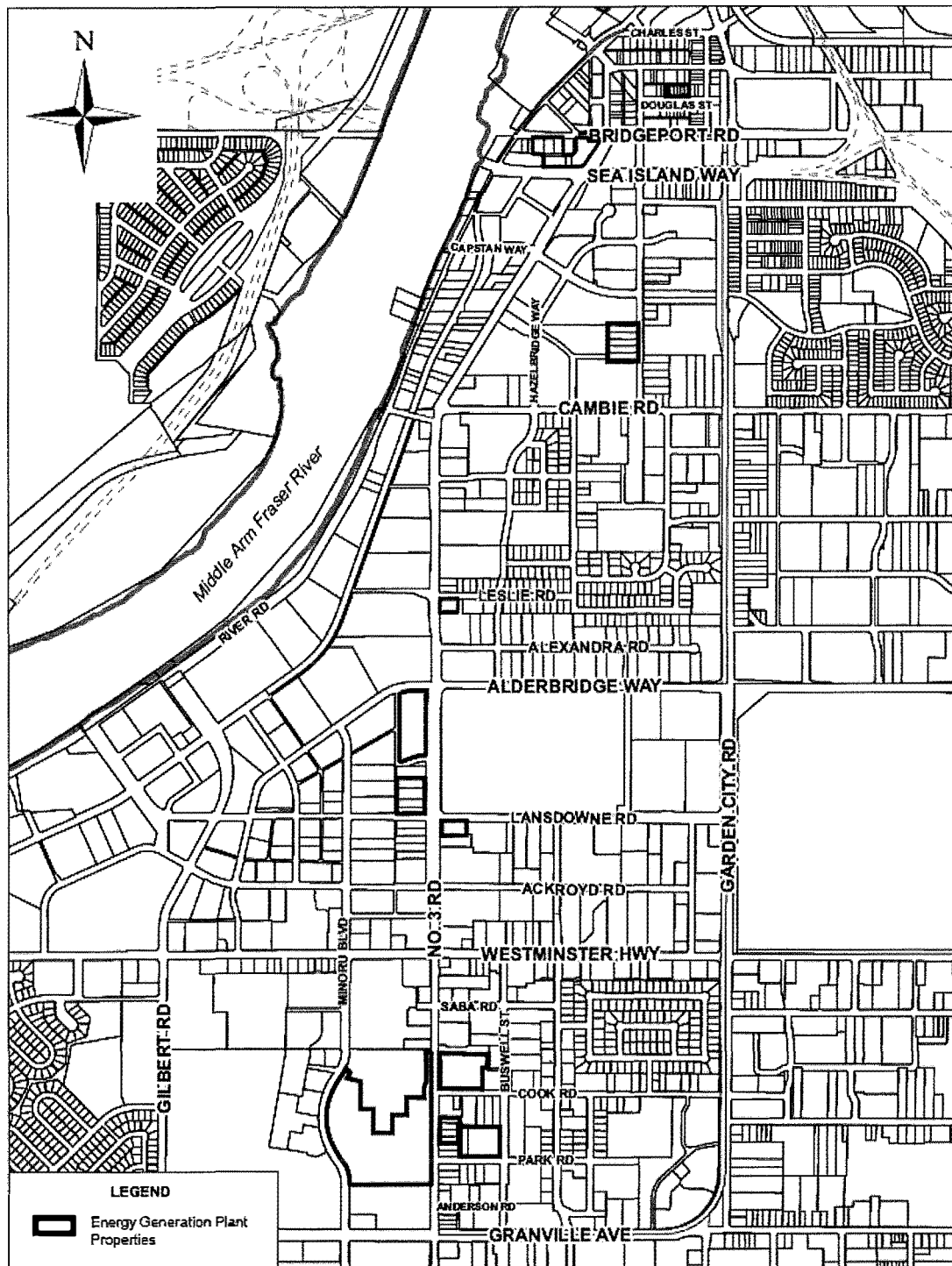
CITY OF RICHMOND
APPROVED for content by originating dept. <i>ML</i>
APPROVED for legality by Solicitor <i>BRB</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**Schedule A to Amendment Bylaw No. 10245*****SCHEDULE A to BYLAW NO. 9895******Boundaries of Service Area***

Schedule B to Amendment Bylaw No. 10245*SCHEDULE E to BYLAW NO. 9895**Energy Generation Plant Designated Properties*



# City of Richmond

## Report to Committee

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**To:** Public Works and Transportation Committee      **Date:** February 12, 2021  
**From:** Milton Chan, P.Eng.  
Director, Engineering      **File:** 10-6000-01/2021-Vol  
01  
**Re:** 2021 Liquid Waste Management Plan Biennial Report

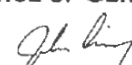


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### Staff Recommendation

That the staff report titled "2021 Liquid Waste Management Plan Biennial Report," dated February 12, 2021, from the Director, Engineering, be submitted to Metro Vancouver.

Milton Chan, P.Eng.  
Director, Engineering  
(604-276-4377)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Public Works Sustainability & District Energy	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

The Greater Vancouver Sewerage and Drainage District (GVS&DD) Board adopted the Integrated Liquid Waste and Resource Management Plan (the “Liquid Waste Plan”) in May 2010. Subsequently, at the September 27, 2010 City of Richmond Regular Council Meeting, Council adopted the following motion:

*“That the municipal commitments in the Metro Vancouver 2010 Integrated Liquid Waste and Resource Management Plan be endorsed.”*

The Minister of Environment approved the Liquid Waste Plan, subject to conditions identified in his letter, dated May 30, 2011.

The Liquid Waste Plan requires member municipalities to report progress on 27 municipal commitments on a biennial basis. The Liquid Waste Plan Biennial Report will be compiled by Metro Vancouver and submitted to the Minister of Environment once it is approved by the GVS&DD Board.

This staff report summarizes the City’s progress on the Liquid Waste Plan municipal actions and presents the 2021 Liquid Waste Management Plan Biennial Report (the “2021 Biennial Report”) (Attachment 1) for Council’s endorsement for submission to Metro Vancouver for incorporation into the Liquid Waste Plan Biennial Report.

This report supports Council’s Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

*1.2 Future-proof and maintain city infrastructure to keep the community safe.*

This report supports Council’s Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

*2.2 Policies and practices support Richmond's sustainability goals.*

This report supports Council’s Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

*5.4 Work cooperatively and respectfully with all levels of government and stakeholders while advocating for the best interests of Richmond.*

### **Analysis**

The Liquid Waste Plan includes a municipal commitment to report progress on a biennial basis. The 2021 Biennial Report covers the 2019 to 2020 reporting period. Richmond has previously submitted 8 biennial reports over the last 18 years based on reporting requirements in the current and previous Liquid Waste Management Plans.

The 2021 Biennial Report includes 27 narratives, several tables and graphics attachments that report on the 27 municipal commitments included in the Liquid Waste Plan. The following are highlights of Richmond's 2021 Biennial Report:

#### Inflow and Infiltration

Inflow and infiltration of stormwater into the sanitary sewer system are typically caused by cross-connections or defects in the infrastructure and place additional demands on the sanitary system. Liquid Waste Plan action 1.1.18 requires municipalities to develop and implement inflow and infiltration management plans that ensure inflow and infiltration levels are within Metro Vancouver allowances. Richmond does not have combined sewers and does not permit unregulated groundwater discharge into the sanitary sewer system. The City continues to manage inflow and infiltration by addressing defects through its sanitary sewer assessment and rehabilitation program.

Metro Vancouver targets a 20-year cycle for inspection of regional sanitary sewers. Richmond commenced CCTV inspections of its gravity sanitary sewers in 2002 and completed by 2015, seven years ahead of Metro Vancouver's target. Rehabilitation of damaged mains identified through inspections are brought forward through the annual capital program. Included as part of the approved 2020 capital program, staff have been proactively planning for the next cycle of inspection work, positioning the City to continue exceeding Metro Vancouver targets.

Staff continue to monitor inflow and infiltration levels at the City's sanitary pump stations, identifying any catchments that may have higher inflow and infiltration rates for subsequent study and remediation if required. Richmond is currently a leader within the region in managing and reducing inflow and infiltration in its sanitary sewer system.

#### Asset Management Plan

Liquid Waste Plan action 3.1.8 requires municipalities to develop and implement asset management plans and to provide copies of those plans to Metro Vancouver by 2014. Richmond maintains both an Ageing Utilities Infrastructure Management Plan and a Growth Related Infrastructure Management Plan that are reviewed and updated regularly. Both of these have been in place for a number of years and were submitted ahead of Metro Vancouver's target date.

#### Sanitary Sewer Overflows

Liquid Waste Plan action 3.3.7 requires municipalities to report on the frequency and location of sewerage overflows from municipal sanitary sewers. The City does not have sanitary sewer overflow issues and there were zero overflows for the reporting period. This is largely due to Richmond's successful capital and maintenance programs and separated sewer systems.

#### Stormwater Management Plan

Liquid Waste Plan action 3.4.7 requires municipalities to develop and implement stormwater management plans that integrate with land use. Richmond has developed an Integrated Rainwater Resource Management Strategy (IRRMS), a strategic approach to manage stormwater within the City's floodplain ecosystem. It identifies strategies to detain stormwater, improve

water quality, control sediments, harvest and re-use rainwater, and protect and enhance green infrastructure. Richmond's Ecological Network Management Strategy (ENMS) contains actions and initiatives on the integration of rainwater management Best Management Practices tailored to various land uses within the City.

Key actions in this reporting period include:

- Implemented the Council endorsed Mitchell Island Environmental Stewardship Initiatives program and as part of this initiative:
  - Obtained Federation of Canadian Municipalities funding (Green Municipal Fund) for the Mitchell Island Storm Water Feasibility Study; and
- Updated the City's Dangerous Goods Spill Response Plan, which identifies the risk assessment, prevention initiatives, as well as the preparedness, response and recovery measures in place to manage dangerous goods and pollution incidents in the City.

### Water Metering

Ministerial Condition 2 for approval of the Liquid Waste Plan strongly encourages municipalities to create business cases and/or implement residential water metering programs and to consider municipal rebate programs for water-efficient fixtures and appliances to reduce water use.

The City is a regional leader in water metering and has a comprehensive water meter program for both residential and commercial properties. All single-family, industrial, commercial, institutional and farm properties in Richmond are metered. Multi-family complexes can volunteer for water meters through a subsidized program comprised of a meter installation subsidy complemented by a five-year guarantee that allows residents to adjust water use habits without financial risk. As of the end of 2020, 50% of multi-family properties are metered in Richmond and approximately 96% of those customers saved money compared to the flat rate.

Water metering provides customers increased rate equity compared to the flat rate and a tool to manage their costs, while consumption monitoring allows staff to identify system inefficiencies. Since 2003, the City has managed to reduce total water consumption despite a 25% population increase. By reducing water consumption, the City achieved a cost reduction of over \$10 million in Metro Vancouver water purchase costs in 2019 alone. This is a strong indication that water metering efforts to date are having a positive impact on water conservation and minimizing the need for costly infrastructure upgrades by managing increases in demands.

Universal deployment of the fixed base water meter reading network throughout the City was previously endorsed by Council. The fixed base network facilitates automated data collection, reduces costs associated with reading water meters, allows staff to gather real-time consumption data, assists customers in identifying causes of leaks and water consumption habits, and enhance revenue forecasting which will inform the utility budget process. The fixed base network has been deployed and is in the final stages of system optimization.

To further promote reduced water use, the City provides metered customers with water conservation kits, which include low flow showerheads, faucet aerators, toilet fill cycle diverters, toilet leak detection tablets, and educational water conservation tools. In addition, the City has

successful programs for toilet rebates, rain barrels, and clothes washer rebates. To the end of 2020, program totals of 9411 toilet rebates, 1802 rain barrels, and 1369 clothes washer rebates have been issued to Richmond residents.

**Financial Impact**

None.

**Conclusion**

The 2010 Liquid Waste Plan includes a municipal commitment to report progress on Liquid Waste Plan actions on a biennial basis. The attached 2021 Biennial Report summarizes Richmond's progress on municipal actions for the 2019 to 2020 reporting period. Staff will continue to work on municipal actions identified in the Liquid Waste Plan to ensure the City of Richmond is meeting all of the requirements.

A handwritten signature in black ink, appearing to read 'Jason Ho', with a stylized flourish at the end.

Jason Ho, P. Eng.  
Manager, Engineering Planning  
(604-244-1281)

JH:al

Att. 1: City of Richmond 2021 Liquid Waste Management Plan Biennial Report

# 2021 Liquid Waste Management Plan Biennial Report

Reporting Period: 2019 – 2020

Municipal Submission Section

To be completed by: March 1, 2021

Questions and submittal through Metro Vancouver at  
[2021biennialreport@metrovancover.org](mailto:2021biennialreport@metrovancover.org)

Municipal Contact Information			
Name	Email	Phone	Responsible For ILWMP Action #
Jason Ho	<a href="mailto:Jho@richmond.ca">Jho@richmond.ca</a>	(604)-244-1281	
Peter Russell	<a href="mailto:PRussell2@Richmond.ca">PRussell2@Richmond.ca</a>	(604) 276-4130	1.1.16, 1.1.21, 1.3.17, 3.3.6, 3.4.7 Ministerial Conditions (7,9)
Chris Chan	<a href="mailto:Cchan2@richmond.ca">Cchan2@richmond.ca</a>	(604)-204-8516	



# List of Content

1. Submission Checklist:	
a. Narratives .....	i
b. Tables.....	iv
c. Attachments.....	v
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## Submission Checklist

### Narratives:

- ☒ Narrative 1: *Summarize ongoing permitting & inspection programs*
- ☒ Narrative 2: *Summarize approach to regulating pesticides and lawn care products*
- ☒ Narrative 3: *Summarize updates to outreach plans for supporting liquid waste source control programs (e.g. stormwater, sewer use, sewer maintenance, I&I management, cross connections etc.) during the reporting period*
- ☒ Narrative 4: *Summarize I&I management plans & list key actions resulting from plans*
- ☒ Narrative 5: *Summarize enforcement enhancements and process efforts during reporting period*
- ☒ Narrative 6: *Highlight and summarize bylaw changes relating to stormwater management*
- ☒ Narrative 7: *Highlight and summarize changes to utility design standards and neighbourhood design guidelines in relation to on-site rainwater management*
- ☒ Narrative 8: *Summarize development of municipal sanitary overflow management plans. Highlight specific examples.*
- ☒ Narrative 9: *Highlight & summarize progress on the prevention of CSOs and the separation of combined sewers*
- ☒ Narrative 10: *List approaches and strategies that address risks (ie: regular maintenance, SCADA, monitoring, protocols, identified redundancies/contingencies)*
- ☒ Narrative 11: *Describe regulations and status of applications*
- ☒ Narrative 12: *Summarize existing municipal odour control programs and the implementation of new programs for targeted municipal sewer facilities*
- ☒ Narrative 13: *Summarize air emissions management programs for standby power generators at municipal sewer pump stations*
- ☒ Narrative 14: *Summarize air emissions management programs for standby power generators at municipal sewer pump stations.*
- ☒ Narrative 15: *Summarize key progress on the assessment and condition of municipal sewerage system*
- ☒ Narrative 16: *Summarize key progress or accomplishments on the development of asset management plans for municipal sewerage infrastructure*

- ☒ Narrative 17: *Summarize key findings from the tri-annual internal audit*
- ☒ Narrative 18: *Summarize the estimate of greenhouse gas emissions and odours associated with the operation of municipal and regional liquid waste management systems*
- ☒ Narrative 19: *Summarize and highlight any important details and action plans relating to wet weather SSOs & probable causes of CSOs*
- ☒ Narrative 20: *Summarize and highlight any changes to the existing municipal sewer flow & sewer level monitoring network*
- ☒ Narrative 21: *Summarize progress on the development of emergency management strategies and response plans for municipal & regional wastewater collection and treatment systems*
- ☒ Narrative 22: *Summarize key initiatives that support the adaptation of infrastructure & operations to address risks and long term needs*
- ☒ Narrative 23: *Summarize and highlight key initiatives relating to the development and implementation of the integrated management plans*
- ☒ Narrative 24: *Discuss water metering & rebate programs relating to water fixtures and appliances*
- ☒ Narrative 25: *Summarize whether any new municipal water metering policies or programs were introduced in the last report that address this action. If no changes, then indicate, "Same as the 2017-2018 reporting period: no changes".*
- ☒ Narrative 26: *Quote relevant OCP sections addressing stormwater, stream health and their consideration of ISMPs*
- ☒ Narrative 27: *Describe any changes to proactive planning processes as listed in Ministerial Condition 9 for 2019-2020 and provide examples.*

Tables:

- ☒ Table 1: *List core sewer use bylaws and summarize any changes*
- ☒ Table 2: *Summarize Status of Bylaws Related to Controlling Sediment Transport & Erosion*
- ☒ Table 3: *Types and Number of Liquid Waste Related Permits Issued 2019-2020*
- ☒ Table 4: *Products Regulated to Protect Stormwater Runoff Quality*
- ☒ Table 5: *Bylaws Regulating Discharges of Groundwater and Rainwater to Sanitary Sewers*
- ☒ Table 6: *List standards and guidelines and where applied*
- ☒ Table 7: *List references*
- ☒ Table 8: *Bylaws and Regulations Requiring Pleasure Craft Pump-out Facilities at Marinas*
- ☒ Table 9: *Summary of LWMP Implementation Budgets and Forecasts*
- ☒ Table 10: *Summary of Municipal Progress 2019-2020*

Graphics & GIS Data:

☒ Attachment 1:

- I&I Mapping showing I&I rates for neighbourhoods where studies have been completed with before and after I&I (L/ha-d). Objectives to Illustrates catchment areas covered by I&I studies.
- Transmit an electronic copy of GIS shape files for study catchment boundaries to Metro Vancouver

☐ Attachment 2:

- Mapping showing where sewer separation work occurred in 2019-2020
- GIS shape files of the locations where sewer separation occurred in 2019-2020 for composite mapping
- GIS shape files of catchments of remaining combined sewer catchments as of December 31, 2020 (if separated catchments discharge to combined sewers, code the separated catchments as "separated").

☐ Attachment 3:

- Map and GIS data showing location of emergency municipal overflows (this information should have already been provided through a separate request through the REAC LWSC as well as the last reporting period. If already provided, please indicated so.

☒ Attachment 4:

- 2019-2020 map showing odour control facilities & locations of complaints (different than facility)
- GIS shape files for the odour facility and complaint mapping to allow for development of composite mapping

☒ Attachment 5:

- A map showing sewerage system CCTV inspection for 2019-2020 and the other areas of CCTV inspection work in a different colour over the previous 20 years (2000-2020).
- A map showing any sewer replacement /rehabilitation work for 2019-2020 as part of either asset management or capacity upgrades. Indicate whether the work is for upgrades or maintenance.

☒ Attachment 6:

- Titles of any completed asset [replacement] management plans (author, date, title, and publisher) for 2019-2020.
- Completed annual PSAP 3150 reporting on asset values for 2019-2020.
- Colour coded map showing age of the sewerage system (i.e.: <1900, 1901-1925, 1926-1950, 1951-1975, 1976-2000, >2001) updated to show any changes made in 2019-2020. If no changes, please indicate so and the mapping prepared for the 2017-2018 reporting period can be used.

☐ Attachment 7:

- Provide (if not already provided) GIS shape files which have the locations of the CSO outfalls for purposes of summary mapping (should already be reported under WSER).
- Provide GIS shape files or coordinates for the locations of wet & dry weather SSOs for each year (indicate which is dry/wet and year). Include SSO dates and estimated volume

☒ Attachment 8:

- Map and GIS coordinates showing locations of active municipal sewer flow/level monitors for the reporting period 2019-2020 (indicate whether permanent or temporary)

☐ Attachment 9:

- If not already provided, provide updated GIS shape files of the municipal sanitary sewer network, including manholes, pump stations, pipe diameters for the municipal sewer system as of the end of 2020. Please indicate what changes have been made for 2019-2020.

☒ Attachment 10:

- GIS shape files showing the ISMP boundaries and their status: Development Phase= Yellow; Implementation Phase = Light Green; Completed Phase = Dark Green. Add ISMPs still to start development as outlined only).

☐ Attachment 11:

- If initiated, results per watershed (as per ISMP Adaptive Management Framework)
- If undertaken, a map plus GIS shape files/coordinates showing location of monitoring.

☐ Attachment 12:

- Map showing any 2019-2020 changes to protected riparian areas & possible stream classifications. If no changes, then this figure is not required.

# City of Richmond

**Action 1.1.14** – Review and enhance sewer use bylaws to reduce liquid waste at source, including contaminants identified by the *Canadian Environmental Protection Act (2012)*.

**Table 1** Core Sewer Use Bylaws

Sewer Use Bylaws*	2019-2020 Changes**
Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551	No changes
Public Health Protection Bylaw No. 6989	No changes
Pollution Prevention and Clean-Up Bylaw No. 8475	No changes

\*Re-list existing core sewer use bylaws and list all new bylaws

\*\*Summarize any changes (if no changes, enter "No changes")

**Table 2** Summarize Status of Bylaws Related to Controlling Sediment Transport & Erosion

Name of Bylaw*	
(related to controlling sediment release from land clearing and construction phase of development)	
<b>Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551</b> – requires that connections to the City's drainage system are disconnected and capped prior to demolition of buildings to prevent sediment entering the drainage system.	
<b>Pollution Prevention and Clean-Up Bylaw No. 8475</b> – prohibits the release of polluting substance into the receiving environment, and requires that no discharge from dewatering may enter the City's drainage system or watercourse without a Permit with the City. Such Permits require a Qualified Environmental Professional (QEP) to provide a Water Quality Monitoring Response Plan and a signed and sealed QEP declaration confirming the discharge water will meet minimum standards of the City, and will not cause harm to the receiving water body.	
<b>Boulevard and Roadway Protection and Regulation Bylaw No. 6366</b> – requires that anyone using a boulevard for construction to ensure that the roadway is cleared of sediment producing material during the activity.	
<b>Boulevard Maintenance Bylaw No. 7174</b> – Requires that a property owner not discard any materials fronting their property.	
<b>Watercourse Protection and Crossing Bylaw No. 8441</b> – limits the obstruction of flow, and requires that watercourse crossing design, construction and maintenance are approved by the City so as to protect water quality and the functioning of the City's drainage system or any City land.	
<b>City of Richmond Engineering Design Specifications</b> – requires that catch basins and inspection chambers be installed on all drainage service pipes to prevent sediment discharging into the City's drainage system. It also requires that a Sediment Control Plan be submitted to the City to identify the type and location of sediment control best management practices that will be used during construction.	
Bylaw Details	2019-2020 Changes*
Summarize monitoring requirements	No changes
How data is assessed under the bylaw?	No changes
How is assessment used to initiate corrective actions?	No changes

Summarize approaches used to maintain compliance with the bylaw (e.g. annual resources dedicated to maintaining compliance).	No changes
Discuss effectiveness of bylaw/bylaws and current approach to prevent inputs of sediment to the storm system and receiving environment.	No changes

*\*For new or changed bylaws since 2017-2018, summarize any changes in 2019-2020 (if no changes in a section, enter "No changes").*

**Action 1.1.15\*** – Continue existing programs of permitting and inspection to support and enforce sewer use bylaws (*Ongoing, \*City of Vancouver Only*).

*Narrative 1: Summarize ongoing permitting & inspection programs*

**Insert Narrative Text Here**

Table 3 Types and Number of Liquid Waste Related Permits Issued 2019-2020

Permit Type/Name*	Number of Permits*	Referenced Bylaw*

*\*City of Vancouver Only*

**Action 1.1.16** – Identify and regulate pesticides and lawn care products which negatively affect rainwater runoff quality and urban stream health (*2014*).

*Narrative 2: Summarize approach to regulating pesticides & lawn care products for 2019-2020.*

Adopted in 2009, Richmond's Enhanced Pesticide Management Program (EPMP) reduces the exposure of Richmond residents to unnecessary pesticide use. The program includes a regulation restricting the use of pesticides for cosmetic purpose, as well as resources to empower community members to make the switch to pesticide-free practices. In December of 2015, the City adopted the Invasive Species Action Plan (ISAP), intended to build upon the accomplishments of the EPMP. ISAP includes strategies to reduce the economic and environmental risks of invasive species management by implementing monitoring and control procedures and increasing awareness of invasive species within the community. ISAP delivers the City's early detection and rapid response program for public and private lands in order to ensure that pesticides and lawn-care products are deployed minimally and in a highly controlled fashion.

The City's Pesticide Use Control Bylaw No. 8514 restricts the cosmetic use of pesticides on residential and municipally-owned lands. In addition to bylaw enforcement, the City provides an expanded



Education and Community Partnerships Program to inform the community about pesticide restrictions and to promote natural gardening and pest solutions. This includes a series of annual natural gardening workshops, a phone line to help residents learn proper plant care and sustainable pest solutions, and information sheets available through the City's website.

Table 4 Products Regulated to Protect Stormwater Runoff Quality

Regulated Products	Type of Regulation (Sales Ban, Use Ban, Permit, Limited Users, etc.)	Additional Information (Referenced Bylaw & Policy Numbers)
Pesticides	Limited users	Pesticide Use Control Bylaw No. 8514 – Amendment Bylaw 9574.

**Action 1.1.17** – Continue outreach plans to support liquid waste source control programs (*Ongoing*).

*Narrative 3: Summarize 2019-2020 updates to outreach plans for supporting liquid waste source control programs (e.g. stormwater, sewer use, sewer maintenance, I&I management, cross connections etc.).*

#### Green Cart Program

Richmond residents have access to food scraps recycling services with the Green Cart Program since 2013. The Green Cart Program reduces the amount of waste that would otherwise be discharged to the sanitary sewer through garburators. Through the Green Cart program, 45,000 tonnes of food scraps and yard trimmings were collected. To facilitate grease reduction in the sanitary system, Richmond conducts the following activities:

- Provide Green Cart Program literature, which includes information on the impact of grease on the sewer system as well as proper grease disposal techniques, noting that small amounts of grease and oil that can be absorbed by newspaper or paper towel should be recycled in the Green Cart.
- Cooking oil and animal fat continue to be accepted at the City's Recycling Depot.
- Promote proper disposal of cooking oil and grease through the annual collection calendar/recycling guide, Green Cart brochure, Annual Report, City website, social media and community outreach which includes recycling workshops, booths at community events and recycling information sessions in multi-family buildings.
- Discourage the use of garburators as part of the Green Cart Program.

- Carry out the Green Cart and Recycling Depot programs, which allow residents to recycle food scraps and solid grease. Signage at the depot for oil and grease recycling simplifies the drop off process for residents.

#### **Metro Vancouver Waste Water Discharge Permit Process**

The City continues to participate in the Metro Vancouver sanitary sewer source control program by supporting the Metro Vancouver Waste Water Discharge Permit process.

#### **Fat, Oil and Grease Reduction Programs**

The City maintains a Grease Management Program which includes grease source control, sanitary sewer system monitoring and inspection, an on-going maintenance work. Bylaw enforcement staff continued to work with representatives from Metro Vancouver, stakeholder groups, industry associations, pumping operators and grease trap vendors to mitigate the impact of fats, oils and grease on the region's sanitary sewer system.

In 2019, a dynamic FOG map was developed linking FOG condition inspections of mains and access chambers to identify areas of concern. The FOG mapping will inform effective allocation of source identification, awareness education, bylaw enforcement, and condition based maintenance resources.

#### **Rainwater Best Management Practices**

Richmond's Official Community Plan Bylaw No. 9000 – Schedule 1, Section 14.2.10, Development Permit Guidelines – Green Buildings and Sustainable Infrastructure, provides general direction in regards to the voluntary undertaking, where feasible, of green building and sustainable infrastructure to support City of Richmond sustainability objectives and help reduce the demand for energy and resources.

Developers are encouraged to incorporate green roofs, bio-swales, infiltration and other best management practices throughout the building site to store rainwater, mitigate urban heat island effect, reduce heating and cooling loads and reduce the impact on City drainage systems.

Richmond's Integrated Rainwater Resource Management Strategy contains initiatives to strategically implement stormwater detention and rainwater re-use measures and encourage stormwater detention on private properties in order to reduce stormwater runoff. In addition, the strategy works to strengthen erosion and sediment control and encourage water quality improvements.

Richmond's Ecological Network Management Strategy (ENMS) was adopted in 2015 and provides the ecological blueprint for the City to protect, connect and enhance the natural and green spaces throughout Richmond and beyond. It is an opportunistic approach for managing and guiding decisions regarding the city-wide system of natural areas and the ecosystem services they provide. It is designed to complement existing development processes and regulations in order to integrate ecological connectivity and health into all neighbourhoods and land-uses. The ENMS contains extensive actions and initiatives on the integration of rainwater management Best Management Practices tailored to various land uses within the city. These include green infrastructure (e.g. rain gardens, swales,

harvesting) development in parks and through planning processes, riparian corridor enhancements, and the review and update of bylaws.

#### **Mitchell Island Environmental Stewardship Initiative**

Council endorsed the Mitchell Island Stewardship Initiative in 2019 to promote stewardship and improve the Island's stormwater quality under the Bylaw No. 8475. As part of this initiative, the City of Richmond received a Federation of Canadian Municipalities Green Municipal Fund Grant in 2020 to improve stormwater quality on Mitchell Island. Mitchell Island is an important industrial hub within the City of Richmond that is connected to the ecologically sensitive Fraser River through the City's drainage infrastructure. Persistent environmental concerns have been noted in the area and, in response, Richmond has implemented a program to promote environmental stewardship among local business owners, to assess and monitor the health of the island environment, and to improve collaboration between staff and senior governments. The program has generated new levels of cooperation amongst stakeholders on Mitchell Island, and identified and mitigated numerous sources of Fraser River water contamination with a comprehensive stormwater sampling component. Many businesses, once made aware of their impacts, have been quick to install pollution mitigation infrastructure such as settling ponds, pH correcting technologies, impervious surfaces, and wheel washes, resulting in measurable improvements to island storm discharge water quality.

#### **Rain Barrel Program**

The City offers rain barrels to Richmond residents at subsidized prices.

#### **Low-Flow Toilet Rebate Program**

The City offers a \$100 rebate to residents for replacing old toilets with new low-flush toilets to reduce waste volume through water conservation.

#### **High-Efficiency Clothes Washer Rebate Program**

The City partnered with BC Hydro to offer a maximum \$100 rebate to residents for replacing old clothes washers with new energy- and water- efficient models, in order to reduce GHGs through energy conservation as well as waste volume through water conservation.

#### **Water Meter Programs**

The City maintains an advanced water metering program to encourage water conservation. All commercial and industrial water use is metered. The Universal Water Metering program for all single-family properties was completed by the end of 2017. The City continues to maintain a volunteer water metering program for multi-family properties that includes mandatory metering of new multi-family complexes, subsidizing installation costs for existing multi-family complexes (up to the greater of \$1,200 per unit or \$100,000 per complex for the actual installation cost), and a five-year guarantee that allows residents to adjust water use habits without financial risk. Currently 50% of the multi-family units in

Richmond have been metered for water and approximately 96% of metered multi-family complexes saved money compared to the flat rate.

Water metering provides customers increased rate equity compared to the flat rate and a tool to manage their costs while consumption monitoring allows staff to identify leaks and system inefficiencies to minimize wastage. Since 2003, the City has managed to reduce total water consumption despite a 25% population increase. By reducing water consumption, the City achieved a cost reduction of over \$10M in Metro Vancouver water purchase costs in 2019 alone. This is a strong indication that water conservation efforts to date are have been effective in reducing water use and sewerage discharge correspondingly to minimize capital replacement needs.

The City continues to leverage its water meter infrastructure to further enhance customer service and water conservation strategies through a fixed based network. This advanced metering infrastructure provides staff with real-time consumption data that can help customers identify leaks, inform water consumption habits, and enhance revenue forecasting.

**Action 1.1.18** – Develop and implement inflow and infiltration management plans, using the Metro Vancouver template as a guide, to ensure wet weather inflow and infiltration volumes are within Metro Vancouver’s allowances as measured at Metro Vancouver’s flow metering stations (2012).

*Narrative 4: Summarize I&I management plans & list key actions resulting from plans in 2019-2020. If no work was initiated or undertaken for 2019-2020, then indicate “Same as the last reporting period: no changes”.*

Richmond monitors I&I at the catchment level through pump runtimes at sanitary pump stations. Automated pump runtime data collection has been set up through the SCADA network and detailed pump runtimes are captured in data loggers that are manually downloaded to spreadsheets and subsequently converted to sanitary flow rates.

Richmond has installed pressure sensors at sanitary pump stations and continues to install magnetic flow meters at new sanitary pump stations. The City is assessing automated pump station data analysis tools to help determine catchments with excessive I&I for further study. Additional rainfall sensors have been installed to more accurately identify the sanitary system response to rainfall events. This study will include a review of sanitary system response to rainfall events.

Richmond began CCTV inspections of its gravity sanitary sewers in 2002. By 2015, CCTV inspections have been completed for 100% of Richmond’s gravity sewers. A dynamic GIS layer was introduced in 2018 linking CCTV inspection videos to the asset management system enhancing access and documentation of inspection results and asset condition assessments. The CCTV inspection layer will be leveraged for the next cycle of sanitary sewer CCTV inspections.

**Attachment 1:**

- a) I&I Mapping showing I&I rates for neighbourhoods where studies have been completed with before and after I&I (L/ha-d). Objectives to Illustrates catchment areas covered by I&I studies.
- b) Transmit an electronic copy of GIS shape files for study catchment boundaries to Metro Vancouver.

**Action 1.1.19** – Enhance enforcement of sewer use bylaw prohibition against the unauthorized discharge of rainwater and groundwater to sanitary sewers (2010).

**Narrative 5:** Summarize enforcement enhancements and process effort changes during 2019-2020. If no changes, then enter "Same as the last reporting period: no changes".

Same as the last reporting period: no changes.

Table 5 Bylaws Regulating Discharges of Groundwater and Rainwater to Sanitary Sewers

Regulation or Bylaw No.	Date	Summary of Any Changes 2019-2020*
Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551	Effective Date – January 1, 2003	No changes
Pollution Prevention and Clean-Up Bylaw No. 8475	Effective Date- October 13, 2009	No changes

\*if no changes, enter "no changes" in table.

**Action 1.1.20** – Update municipal bylaws to require on-site rainwater management sufficient to meet criteria established in municipal integrated stormwater plans or baseline region-wide criteria (2014).

**Narrative 6:** Highlight and summarize any bylaw changes or development effort relating to stormwater management for 2019-2020. If no changes, indicate "Same as the last reporting period: no changes".

*The region wide baseline has been approved by the Board for use by Municipalities and ISMP's should be in implementation phase. Please list below the bylaws requiring on-site stormwater management per this action.*

Same as the last reporting period: no changes.



Table 6 Bylaws Related to On-site Stormwater Management

Related Stormwater Bylaws	Changes to On-Site Stormwater Management Target/Objectives (2019-2020)*
Green Roofs & Other Options Involving Industrial & Office Buildings Outside the City Centre Bylaw No. 8385	No changes
Official Community Plan Bylaw No. 9000	No changes regarding on-site stormwater management
Pollution Prevention and Clean-Up Bylaw No. 8475	No changes

\*if no changes, enter "no changes" in the table.

**Action 1.1.21** – Update municipal utility design standards and neighbourhood design guidelines to enable and encourage on-site rainwater management (2014).

*Narrative 7: Highlight and summarize changes for 2019-2020 to utility design standards and neighbourhood design guidelines in relation to on-site rainwater management. If no changes were made or processes initiated, then indicate "Same as the 2017-2018 reporting period: no changes".*

#### Mitchell Island Environmental Stewardship Initiative

In November 2020, the City of Richmond received a federation of Canadian Municipalities Green Municipal Fund Grant to improve stormwater quality on Mitchell Island. Mitchell Island is an important industrial hub within the City of Richmond that is connected to the ecologically sensitive Fraser River through the City's drainage infrastructure. Persistent environmental concerns have been noted in the area and, in response, Richmond has implemented a program to promote environmental stewardship among local business owners, to assess and monitor the health of the island environment, and to improve collaboration between staff and senior governments. The program has generated new levels of cooperation amongst stakeholders on Mitchell Island, and identified and mitigated numerous sources of Fraser River water contamination with a comprehensive stormwater sampling component. Many businesses, once made aware of their impacts, have been quick to install pollution mitigation infrastructure such as settling ponds, pH correcting technologies, impervious surfaces, and wheel washes, resulting in measurable improvements to island storm discharge water quality.

Table 7 Municipal Standards, Guidelines and Policy Changes Related to On-site Stormwater Management

Name of Standard, Guideline or Policy	Changes for 2019-2020
City of Richmond Engineering Design Specifications	No changes with respect to rainwater management.
City of Richmond Integrated Rainwater Resource Management Strategy	No changes with respect to rainwater management.
City of Richmond Ecological Network Management Strategy	No changes with respect to rainwater management.

Mitchell Island Environmental Stewardship Initiative Update	Endorsed by Council
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*\*Summarize any changes from the last report (if no changes, enter "No changes"). Otherwise, briefly summarize if a new bylaw.*

**Action 1.2.5 –** Work with Metro Vancouver to develop and implement municipal-regional sanitary overflow management plans as set out in 1.2.4 (2013).

*Narrative 8: Summarize development of any municipal sanitary overflow management plans for 2019-2020. Highlight any specific examples. If no new plans developed, then indicate "Same as the last reporting period: no changes".*

Same as the last reporting period: no changes.

**Action 1.2.6 –** Burnaby, New Westminster and Vancouver will work with Metro Vancouver to give effect to 1.2.2 and, specifically, implement plans to prevent combined sewer overflows by 2050 for the Vancouver Sewerage Area and 2075 for the Fraser Sewerage Area and separate combined sewers at an average rate of 1% and 1.5% of the system per year in the Vancouver Sewerage Area and Fraser Sewerage Area respectively (Ongoing).

*Narrative 9: Highlight and summarize progress on the prevention of CSOs and the separation of combined sewers for 2019-2020.*

Not applicable as there are no combined sewers in Richmond.

**Attachment 2:**

- a) Mapping showing where sewer separation work occurred in 2019-2020
- b) GIS shape files of the locations where sewer separation occurred in 2019-2020 for composite mapping
- c) GIS shape files of catchments of remaining combined sewer catchments as of December 31, 2020 (if separated catchments discharge to combined sewers, code the separated catchments as "separated").

N/A



**Action 1.3.11** – Develop and implement operational plans for municipal sewerage facilities to ensure infrastructure reliability and optimal performance (*Ongoing*).

*Narrative 10: Discuss approaches and strategies applied in 2019-2020 that address risks (i.e. regular maintenance, SCADA, monitoring, protocols, identified redundancies/contingencies). If these are the same as the previous reporting period, then indicate “no changes”, or if only minor changes, enter appropriate text similar to “Same as the last reporting period except for...”*

Same as the last reporting period: no changes. **Action 1.3.12** – Work with Metro Vancouver to develop and implement emergency sanitary sewer overflow plans including contingency plans to minimize impacts of unavoidable sanitary sewer overflows resulting from extreme weather, system failures or unusual events (*Ongoing*).

*Narrative 8: Identify any emergency procedures & protocols developed for 2019-2020. If these are the same as the previous reporting period, then indicate “Same as the last reporting period: no changes”, or if only minor changes, enter appropriate text similar to “Same as the last reporting period except for...”*

Richmond’s municipal sanitary system did not experience any sanitary sewer overflows during the reporting period. Richmond does not have any combined sewer systems. Richmond does not have chronic sanitary sewer overflow issues due to weather or rainfall. There have been no changes to the emergency management plan, procedures, and protocols outlined for the 2017-2018 reporting period.

**Attachment 3:**

*Map and GIS data showing location of emergency municipal overflows (unless there are updates, this information should have already been provided through a separate request through the REAC LWSC as well as in the 2017-2018 reporting). If already provided, please indicated so.*

**Action 1.3.13** – Work with private marina operators, Ministry of Environment and Environment Canada to develop and implement regulations to ensure all new marinas and marinas where planned renovations exceed 50% of the assessed existing improvements value have pleasure craft pump-out facilities (*Ongoing*).

**Table 8 Bylaws and Regulations Requiring Pleasure Craft Pump-out Facilities at Marinas**

Regulation Process or Bylaw*	Date*
Public Health Protection Bylaw No. 6989,	Effective Date –



Subdivision Two – Marina Health and Safety Regulation	March 13, 2000

*\* If these are the same as the previous reporting period 2017-2018, then indicate "Same as the last reporting period: no changes".*

**Action 1.3.14** – Require all pleasure craft pump-out facilities to connect to a municipal sanitary sewerage system or a provincially permitted on-site treatment and disposal system or have established enforceable protocols for transporting liquid waste for disposal at a permitted liquid waste management facility (*Ongoing*).

**Narrative 11:** *Describe any additional regulations and the number of on-site treatment systems required/installed during the reporting period 2019-2020. If these are the same as the previous reporting period 2017-2018, then indicate "Same as the last reporting period: no changes".*

Same as the last reporting period: no changes.

**Action 1.3.15** – Continue existing municipal odour control programs and implement new programs for targeted municipal sewer facilities (*Ongoing, see Action 3.3.4*).

**Narrative 12:** *Summarize existing municipal odour control programs and the implementation of new programs for targeted municipal sewer facilities for the reporting period 2019-2020. If these are the same as the previous reporting period 2017-2018 then indicate "Same as the 2017-2018 reporting period: no changes", or if only minor changes, enter appropriate text similar to "Same as the 2017-2018 reporting period except for..."*

Same as the 2017-2018 reporting period: no changes.

**Attachment 4:**

- a) 2019-2020 map showing odour control facilities & locations of complaints (different than facility)
- b) GIS shape files for the odour facility and complaint mapping to allow for development of composite mapping

**Action 1.3.16** – Develop and implement air emissions management programs for standby power generators at municipal sewer pump stations (2016).

*Narrative 13: Summarize air emissions management programs for standby power generators at municipal sewer pump stations. If these are the same as the previous reporting period 2017-2018, then indicate "Same as the last reporting period: no changes", or if only minor changes, enter appropriate text similar to "Same as the last reporting period except for..." This action should be complete by now.*

**Notes:** Metro Vancouver developed "Specifications for New Diesel Powered Vehicles & Equipment" as part of its green procurement process (details were previously shared with the REAC-LWS and are available from MV).

Same as the last reporting period: no changes.

**Action 1.3.17** – Develop and implement programs to reduce greenhouse gas emissions from municipal liquid waste management systems to help achieve federal, provincial and municipal greenhouse gas targets (Ongoing, see Action 3.1.5).

*Narrative 14: Summarize air emissions management programs for standby power generators at municipal sewer pump stations. If these are the same as the previous reporting period 2017-2018, then indicate "Same as the last reporting period: no changes", or if only minor changes, enter appropriate text similar to "Same as the last reporting period except for..."*

Richmond's 2041 OCP includes a target to reduce community greenhouse gas (GHG) emissions by 80 per cent by 2050. In January 2014, City Council approved Richmond's Community Energy and Emissions Plan (CEEP). City Council directed staff in 2019 to develop a plan that was consistent with the Intergovernmental Panel on Climate Change's recommendations that governments need to target zero greenhouse gas emissions by 2050. Eight Strategic Directions to shape actions in the plan were approved in 2020, related Directions include:

- **Retrofit Existing Buildings:** Accelerate deep energy retrofits to existing residential, institutional, commercial and industrial buildings and shift to low-carbon heating and cooling using in-building systems or district energy.
- **Carbon Neutral New Buildings and Energy Systems:** All new buildings will meet the top performance level of the BC Energy Step Code starting in 2025, and use low carbon energy systems (in-building or district energy).
- **Complete Communities:** Accelerate current OCP objectives for compact, complete communities throughout Richmond, with a range of services, amenities and housing choices, and sustainable mobility options within a five-minute walk of homes.

- **Enhance Green Infrastructure:** Maximize the climate benefits of Richmond's green infrastructure by improving or expanding existing carbon stores in trees, vegetation and soils.
- **Transition to a Circular Economy:** Create a circular economy in Richmond that maximizes the value of resources through smart product design, responsible consumption, minimized waste and reimagining how resources flow in a sustainable, low-carbon economy.

Richmond is continuing to work with Metro Vancouver to implement a sewer heat recovery system on the Gilbert Trunk Sewer as part of the Oval Village District Energy Utility. During the reporting period, the City's Lulu Island Energy Company Inc. (LIEC), in partnership with Corix Utilities Inc. continue to provide thermal energy services to developments with the Oval Village service area. To date, 2,651,030 ft<sup>2</sup> (246,289 m<sup>2</sup>) of residential floor space is connected to the system, with an estimated 6,391,517 ft<sup>2</sup> (593,792 m<sup>2</sup>) at full build out. The implementation of the sewer heat recovery energy source for this project is targeted for 2024. At full build-out, this project will result in an estimated annual reduction of 9,200 tonnes of CO<sub>2</sub>e GHG emissions.

The City has also completed a project to identify potential locations within the municipality's own sanitary sewer system for the cost-effective implementation of smaller-scale energy recovery facilities. Such "micro" sewer heat recovery plants could provide heating and/or cooling for a smaller-scale stand-alone developments, or act as an ancillary heating input to the City's large District Energy networks. The City is conducting due diligence to further assess the viability of implementing a "micro" sewer heat recovery plant at one of the locations identified from this study.

Richmond is completing the planning and due diligence process for the development of a City Centre district energy system. As part of the future system, several scenarios which utilize liquid waste as an energy source are being analyzed. These initiatives are all part of the strategy to develop low carbon district energy utility services throughout City Centre. While the City Centre DEU due diligence is progressing, the City is utilizing an opportunity to secure a customer base for the immediate implementation of GHG emissions reduction through the rezoning and/or OCP amendment application process. To date, ten development applicants comprising approximately 4.7M ft<sup>2</sup> have committed to construct a low carbon energy plants that will be owned and operated by LIEC.

<p><b>Action 3.1.6 –</b> Assess the performance and condition of municipal sewerage systems by: (a) inspecting municipal sanitary sewers on a twenty year cycle, (b) maintaining current maps of sewerage inspection, condition and repairs, and (c) using the Metro Vancouver "Sewer Condition Report, November 2002" as a guide to ensure a consistent approach to sewer system evaluation and reporting (<i>Ongoing</i>).</p>
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*Narrative 15: Summarize key progress on the assessment and condition of municipal sewerage system for 2019-2020. If these are no changes since the previous reporting period 2017-2018, then indicate "Same as the last reporting period: no changes".*

Same as the 2017-2018 reporting period: no changes.



**Attachment 5:**

- a) *A map showing sewerage system CCTV inspection for 2019-2020 and the other areas of CCTV inspection work in a different colour over the previous 20 years (2000-2020).*
- b) *A map showing any sewer replacement /rehabilitation work for 2019-2020 as part of either asset management or capacity upgrades. Indicate whether the work is for upgrades or maintenance.*

**Action 3.1.8** – Develop and implement asset management plans targeting a 100 year replacement of rehabilitation cycle for municipal sewerage infrastructure and provide copies of such plans to Metro Vancouver (2014).

**Narrative 16:** *Summarize key progress or accomplishments on the development of asset management plans for municipal sewerage infrastructure for 2019-2020.*

Richmond has an ongoing Ageing Infrastructure Replacement Program with dedicated funding from the Sanitary Sewer Utility that maintains the sanitary system in an appropriate operating condition. Staff report to City Council bi-annually on the status of the program, including current infrastructure status, long-term funding requirements and funding gaps if they exist. The 2019 program update identified a long-term, sustainable capital requirement of \$8.4M and a current annual budget of \$5.8M. City Council and staff have made significant progress in closing the funding gap and will continue to close the gap in subsequent utility rate setting cycles. The sanitary system is relatively young and the bulk of replacement funding is predicted to be required between 2041 and 2061. As such, the incremental approach to closing the funding gap is appropriate for the City of Richmond.

**Attachment 6:**

- a) *Titles of any completed asset [replacement] management plans (author, date, title, and publisher) for 2019-2020.*

Jason Ho, P.Eng, June 23, 2019, Ageing Utility and Road Infrastructure Planning – 2019 Update, CoR (REDMS 6483102)

Chris Chan, E.I.T., PMP, 5-Year Capital Program – Sanitary Capital Program, CoR (REDMS 6471272)

- b) *Completed annual PSAP 3150 reporting on asset values for 2019-2020.*

2019 Annual Report: <https://www.richmond.ca/cityhall/finance/reporting/reports.htm>  
More information on Richmond's non-financial assets is available at:

<https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/statistics/statistics>

- c) *Colour coded map showing age of the sewerage system (i.e.: <1900, 1901-1925, 1926-1950, 1951-1975, 1976-2000, >2001) updated to show any changes made in 2019-2020. If no changes, please indicate so and the mapping prepared for the 2019-2020 reporting period will be used.*

**Action 3.2.4 –** Undertake a tri-annual internal audit of best practices of one municipal liquid waste management sub-program in each municipality to identify opportunities for innovation and improvements (*Triennially*).

*Narrative 17: Summarize key findings from the tri-annual internal audit (starting in 2013).*

#### **Ageing Infrastructure Planning Program**

In 2019, Richmond conducted an update of the Ageing Infrastructure Planning Program, which included reconciling current inventory, reviewing the evolving theory on infrastructure service life, and updating infrastructure replacement pricing.

This audit identified the following key findings:

- Infrastructure replacement costs continue to increase due to inflation, environmental requirements and sanitary pump station complexity.
- Development facilitates significant infrastructure replacement, having a positive impact on the City's overall ageing infrastructure picture. However, development is subject to external factors, such as the economy, and does not always coincide with infrastructure that is beyond its useful life. Therefore, development is not considered a sustainable resource for ageing infrastructure replacement.
- The long-term, sustainable capital requirement is \$8.4M for the sanitary utility. The current budget is \$5.8M. Closing the funding gap is achievable within the next decade or sooner through the annual budgeting process.

**Action 3.3.6 –** In collaboration with Metro Vancouver, estimate and document the greenhouse gas emissions and odours associated with the operation of the municipal and regional liquid waste management systems (2014).

*Narrative 18: Summarize the estimate of greenhouse gas emissions associated with the operation of municipal and regional liquid waste management systems. Odour control and mapping are being reported under Action 1.3.15.*

The estimated total emission in 2019 due to electricity use at sanitary pump stations and sanitary fleet fuel use for operational tasks is 150.5 tCO<sub>2</sub>e.

**Action 3.3.7 –** Estimate and report on the frequency, location and volume of sewerage overflows from municipal combined and sanitary sewers, and where feasible identify and address the probable causes (Ongoing).

*Narrative 19: Summarize and highlight any important details and/or action plans relating to managing wet weather SSOs, CSOs and dry & wet weather SSOs during the period 2019-2020. If no changes since 2017-2018, then indicate "Same as the last reporting period: no changes".*

*For each CSO location, in a table indicated estimated volumes & number of occurrences (this will have been prepared for EC WSER reporting but is also required by the LWMP).*

Same as the last reporting period: no changes.

Attachment 7:

- a) Provide (if not already provided) GIS shape files which have the locations of the CSO outfalls for purposes of summary mapping (should already be reported under WSER).
- b) Provide GIS shape files or coordinates for the locations of wet & dry weather SSOs for each year (indicate which is dry/wet and year). Include SSO dates and estimated volume.

**Action 3.3.8 –** Maintain and, if necessary, expand the existing municipal sewer flow and sewer level monitoring network (Ongoing).

*Narrative 20: Summarize and highlight any changes to the existing municipal sewer flow & sewer level monitoring network for 2019-2020 (if no changes, then indicate "Same as the last reporting period: no changes").*

Same as the last reporting period: no changes.

Attachment 8:



- a) *Map and GIS coordinates showing locations of active municipal sewer flow/level monitors for the reporting period 2019-2020 (indicate whether permanent or temporary)*

**Action 3.4.4 –** In collaboration with Metro Vancouver and the Integrated Partnership for Regional Emergency Management (IPREM), develop emergency management strategies and response plans for municipal and regional wastewater collection and treatment systems (2015).

*Narrative 21: Summarize any work on emergency management strategies and response plans for municipal & regional wastewater collection and treatment systems in 2019-2020.*

The City maintains an inventory of portable diesel standby power generators on trailers. These generators are intended to provide back-up power for sanitary and drainage pump stations in the event of emergency power failures and is the primary response plan for stations that do not have built-in generators. Built-in backup generators are incorporated into new or upgraded stations constructed within City Centre where possible.

The City is investigating resilience systems for sanitary pump stations focused on long duration energy availability comprised of onsite energy generation and storage, reducing the City's reliance on diesel generators for back-up power. This project is ongoing and currently in its planning stages.

**Action 3.4.5 –** Adapt infrastructure and operations to address risks and long-term needs (*Ongoing*).

*Narrative 22: Summarize any key initiatives that support the adaptation of infrastructure & operations to address risks and long term needs (e.g. climate change, sea level rise, seismic risk, demographic growth, etc...). If no change from 2017-2018, then indicate, "Same as the last reporting period: no changes".*

Richmond's Flood Protection Management Strategy identifies climate change issues and provides high level guidance on the City's flood mitigation improvements. A key component of the Flood Protection Management Strategy is the Dike Master Plan, which guides the City's dike raising efforts. The plan is being completed in multiple phases, each identifying dike upgrade options and recommendations for different areas throughout the City. These recommendations address long term risks such as climate change-induced sea level rise, higher intensity storms, and spring snow melt. These risks are mitigated by the City's proactive and extensive flood protection efforts.

**Action 3.4.6** – Ensure liquid waste infrastructure and services are provided in accordance with the Regional Growth Strategy and coordinated with municipal Official Community Plans (Ongoing).

**Attachment 9:**

- a) *If not already provided, provide updated GIS shape files of the municipal sanitary sewer network, including manholes, pump stations, pipe diameters for the municipal sewer system. Please indicate what changes have been made for 2019-2020.*

**NOTE:** *This information is part of the routine information provided to Metro Vancouver every two years in response to municipal obligations under the GVS&DD Act. This information will be used to update Metro Vancouver's GIS database. If this information is open-source and already available online, please just indicate that it is available online and is open-source.*

**Action 3.4.7** – Develop and implement integrated stormwater management plans at the watershed scale that integrate with land use to manage rainwater runoff (2014).

**Narrative 23:** *Summarize and highlight key initiatives relating to the development and implementation of the integrated stormwater management plans for each watershed/ISMP area.*

**NOTE:** *Format and content should be similar to the reporting provided in previous Interim Reports for the Integrated Liquid Waste and Resource Management Plan. See: <http://www.metrovancouver.org/services/liquid-waste/LiquidWastePublications/IntegratedLiquidWasteResourceManagementPlanInterimReport2017.pdf>*

Same as the last reporting period: no changes.

**Attachment 10:**

- a) *GIS shape files showing the ISMP boundaries and their status: Development Phase= Yellow; Implementation Phase = Light Green; Completed Phase = Dark Green. Add ISMPs still to start development as outlined only).*

**NOTE:** *The ISMPs will be summarized and mapped similar to the Biennial and Interim Reports.*



**Action 3.5.8 –** Biennially produce a progress report on plan implementation for distribution to the Ministry of the Environment that: (a) summarizes progress from the previous two years on plan implementation for all municipal actions, including the status of the performance measures, (b) includes summaries and budget estimates for proposed LWMP implementation programs for the subsequent two calendar years (*July 1<sup>st</sup> biennially*).

*List budget estimates for the LWMP implementation programs and subsequent two years beyond biennial report (from the 5-year plan)*

**Table 9 Summary of LWMP Implementation Budgets and Forecasts**

LWMP Implementation Action	Details/Notes	Budget			
		2019	2020	2021*	2022*
Sanitary Sewer Capital Program	Includes pump station replacement, gravity sewer and forcemain replacement, and sanitary rehabilitation works	1.1M	12.9M	4.3M	5.3M
Development Projects (Servicing Agreements)		1.7M	2.4M	Unknown	Unknown

\* Subject to council approval

**Action 3.5.9 –** *This reporting is an annual requirement. In the year of the biennial report, this action is covered off by municipal reporting on 3.4.7 & 3.3.7. In other years this addressed through the Interim Report. This municipal reporting is summarized regionally by Metro Vancouver under its Action 3.5.6.*

**Note:** *The Interim Report: 2019 was submitted to the Ministry of Environment in February 2019. There is nothing to add in this section.*

**Ministerial Condition 2 –** Member municipalities are strongly encouraged to business case and/or implement residential water metering programs and to consider municipal rebate programs for water efficient fixtures and appliances to reduce potable water use.

**Narrative 24:** *Discuss initiatives that evaluate/support water metering and rebate programs to water fixtures and appliances*

Richmond has comprehensive water meter programs for both residential and commercial properties. All single-family, industrial, commercial, and farm properties in Richmond are metered. In 2017, Richmond completed implementation of universal water metering for all single-family properties. Multi-

family complexes can volunteer for water meters, with the City providing a maximum subsidy of \$100,000 per complex. As of the end of 2020, 50% of multi-family properties are metered in Richmond.

In 2014, Richmond also introduced a pilot project for Fixed Base Meter Reading that facilitates the continuous reading of meters through radio towers. The program provides real time consumption data which allows staff to better help residents identify causes of leaks and water consumption habits. The Fixed Base Network has been deployed and the project is in the final stages of system optimization.

To complement these water meter programs, Richmond provides metered customers with free water conservation kits, which include low flow showerheads, faucet aerators, toilet fill cycle diverters, toilet leak detection tablets, and educational water conservation tools. In addition, Richmond offers a \$100 rebate to residents for replacing old toilets with new low-flush toilets, and subsidized rain barrels to collect and store water for outdoor use. Richmond also partnered with BC Hydro to offer \$100 rebates for high-efficiency clothes washer replacements. By the end of 2020, a total of 9,411 toilet rebates, 1,956 rain barrels, and 1,369 clothes washer rebates have been issued to Richmond residents.

**Ministerial Condition 3** – Metro Vancouver, in partnership with member municipalities, is encouraged to pursue a region-wide water conservation program targeting the industrial, commercial, institutional and agricultural sectors as part of its new Drinking Water Management Plan. Remaining municipalities in the region that have not implemented metering for these sectors are encouraged to do so.

*Narrative 25: Summarize whether any new municipal water metering policies or programs were introduced in 2019-2020 that address this action. If no changes, then indicate, "Same as the last reporting period: no changes".*

ICI sector is fully metered, no changes.

**Ministerial Condition 7** – Member municipalities will, with MV planning and coordination, and to the satisfaction of the Regional Manager, develop a coordinated program to monitor stormwater and assess and report the implementation and effectiveness of Integrated Storm Water Management Plans (ISMPs). The program will use a weight-of-evidence performance measurement approach and will report out in the Biennial Report. The Regional Manager may extend the deadline for completion of ISMP by municipalities from 2014 to 2016 if satisfied that the assessment program could result in improvement of ISMP and protect stream health.

*Narrative 26: Quote relevant OCP sections addressing stormwater, stream health and their consideration of ISMPs.*



*Given the ISMP deadline requirement, please indicate any ISMPs in development but not completed by the end of 2020.*

Richmond's Integrated Rainwater Resource Management Strategy (IRRMS) addresses Richmond's needs for water quality treatment and monitoring plan. This plan was endorsed by Richmond Council in April 2016. In 2018 and 2020, the IRRMS sampling program for water quality parameters was conducted. Nine pump stations sample locations were selected to be representative of the majority of Richmond storm water discharge flow volume.

Five samples were collected within 30 days in both the wet and dry seasons and analyzed for general water quality parameters, bacteria (fecal coliform and E.coli) nutrients (nitrate) and select metals.

**Attachment 11:**

- a) *Monitoring results per watershed (as per ISMP Monitoring and Adaptive Management Framework endorsed by the Ministry of Environment and Climate Change Strategy)*

2020 Results will be available in Feb 2021.

- b) *A map plus the GIS shape files/coordinates showing the location of monitoring sites*

Not available at this time

**Ministerial Condition 9** – The ILWRMP has a goal of protecting public health and the environment. In keeping with this goal and to ensure alignment with other national, provincial and regional initiatives, Metro Vancouver and member municipalities are encouraged to: (a) Have a local land use planning consider the direction provided by the ISMPs, (b) Consider how the degree, type and location of development within a drainage can affect the long-term health of the watershed, (c) Consider how to protect the stream, including the riparian areas that exert an influence on the stream, from long-term cumulative impacts and (d) Use scenarios and forecasting to systematically consider environmental consequences/benefits of different land use approaches prior to build-out (for example, Alternative Future type approaches).

*Narrative 27: Please describe any changes to how you have used proactive planning processes as listed in Ministerial Condition 9 for 2019-2020 and provide examples. If there are no changes since 2017-2018, then indicate: "Same as the last reporting period: no changes".*

The strategies identified in the IRRMS are consistent with actions identified within the City's Ecological Network Management Strategy (ENMS), adopted by Council in 2015, and submitted in the 2015-2016 reporting period. Through the ENMS the City has identified an interconnected network of natural and

semi-natural areas across Richmond's landscape to protect, connect and restore. These natural areas include green infrastructure that provides essential ecosystems services related to stormwater management. Additional Actions related to Ministerial condition 9 in this reporting period include:

- In 2020, the City hosted three collaboration "coffee" web meetings with environmental compliance regulators from the BC Ministry of Environment and Climate Change Strategy and Environment and Climate Change Canada. Regulators discussed compliance enforcement efforts and sites histories of persistent problem sites and businesses in Richmond
- In November 2019, The City organized a water-based inspection of Mitchell Island with the Coast Guard, the City's consultant KWL, Ministry of Environment and Environment Canada. The boat circumnavigated the island slowly, stopping to take samples, share site regulatory enforcement histories and take pictures of known and unknown sites of concern.
- In 2019, the City of Richmond completed an update on the City's Dangerous Goods Spill Response Plan, which identifies the risk assessment, prevention initiatives, and the preparedness, response and recovery measures in place to manage dangerous goods and pollution incidents in the City of Richmond.

*Attachment 12:*

- a) *Map showing any 2019-2020 changes to protected riparian areas & possible stream classifications. If no changes, then this figure is not required.*

*No Changes.*

**Municipal Progress Summary Table**

*The summary table is the same format at previous Biennial Report. The columns "Dec 31<sup>st</sup> 2018" from the previous Biennial Report plus "Additions/Changes" should add to equal the "Dec 2020" Total.*

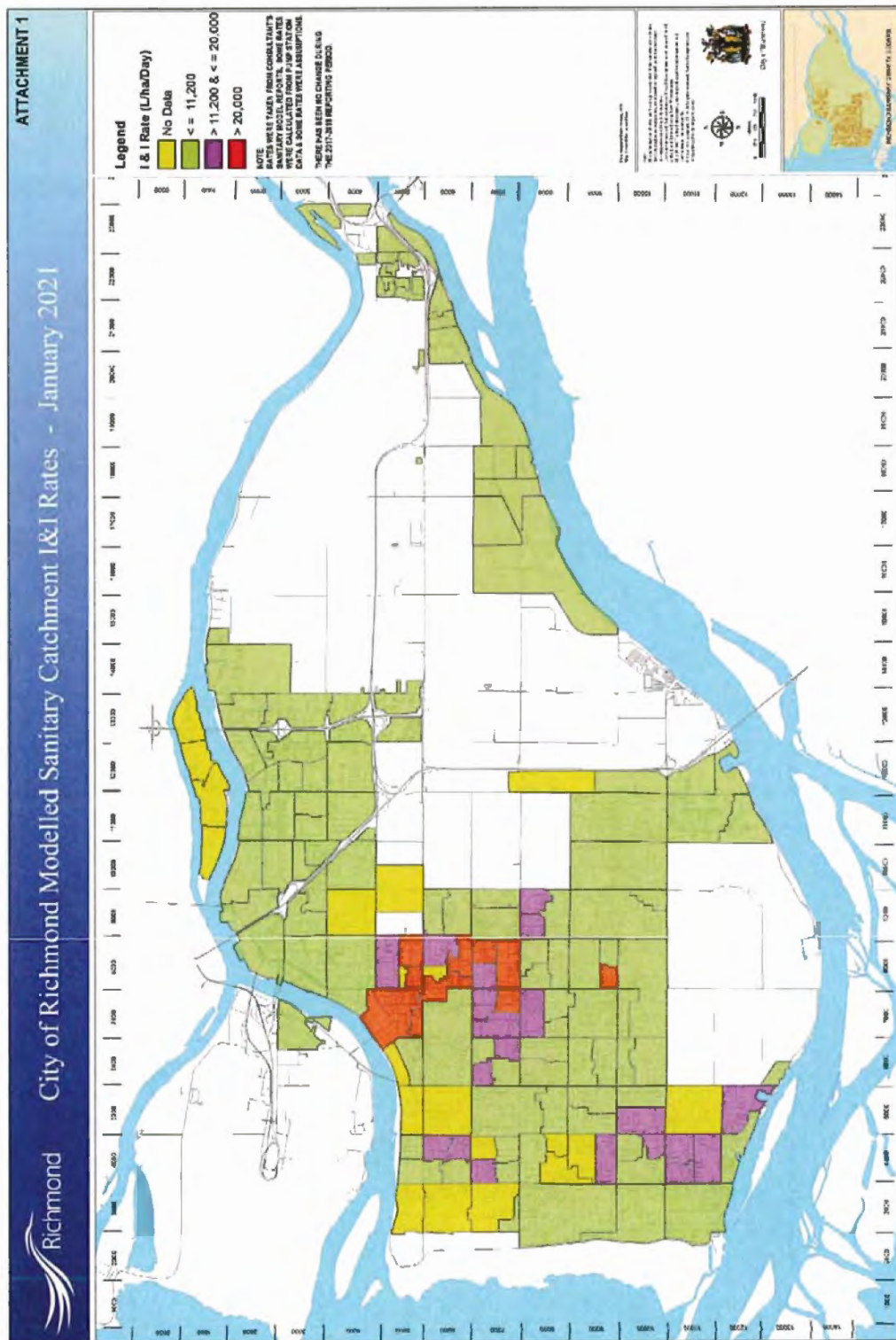
Table 10 Summary of Municipal Progress 2019-2020

Description	Unit	Total as of Dec 31 <sup>st</sup> , 2018	Additions & Changes	Total as of Dec 31 <sup>st</sup> , 2020
<b>1. Municipal Sewer System Inventory</b>				
a. Sanitary Gravity Sewers (*excluding private systems)	m	469,300	0	468,880*
b. Sanitary Services (Connections)	ea.	31,529	76	31,605
c. Sanitary Force mains	m	101,200	0	101,200
<b>2. Combined Sewer System Inventory</b>				
a. Total Combined Sewers	m	n/a	n/a	n/a
b. Combined Services (Connections)	ea.	n/a	n/a	n/a
c. Combined Sewers Separated	m	n/a	n/a	n/a
d. Percentage of total system separated	%	n/a	n/a	n/a
<b>3. Sanitary Sewer System Evaluation Program</b>				
a. Sanitary Sewers Video Inspected	m	448,887	5,502	454,389
b. Percentage of Entire Municipal Sewer System Dye & Smoke Tested	%	0.7	n/a	0.7
c. Percentage of Entire Municipal Sewer System Video Inspected	%	100	0	100
d. Percentage of Entire Municipal Sewer System Structurally Rated	%	100	0	100
<b>4. Sewer System Rehabilitation</b>				
a. Total Length of Sewers Rehabilitated	m	2,584	0	2584
b. Total Length of Sewers Replaced/Capacity Upgraded	m	16,125	3,532	19,657
c. Total Number of Service Laterals Rehabilitated	ea.	50	4	54
d. Number of Structurally Repaired Manholes/Cleanouts	ea.	4,302	741	5043
e. Number of Cross-Connections Corrected	ea.	11	0	11
<b>5. Sanitary Sewer Overflows</b>				
a. Total Number of Reported Dry Weather SSOs	ea.	0	0	0

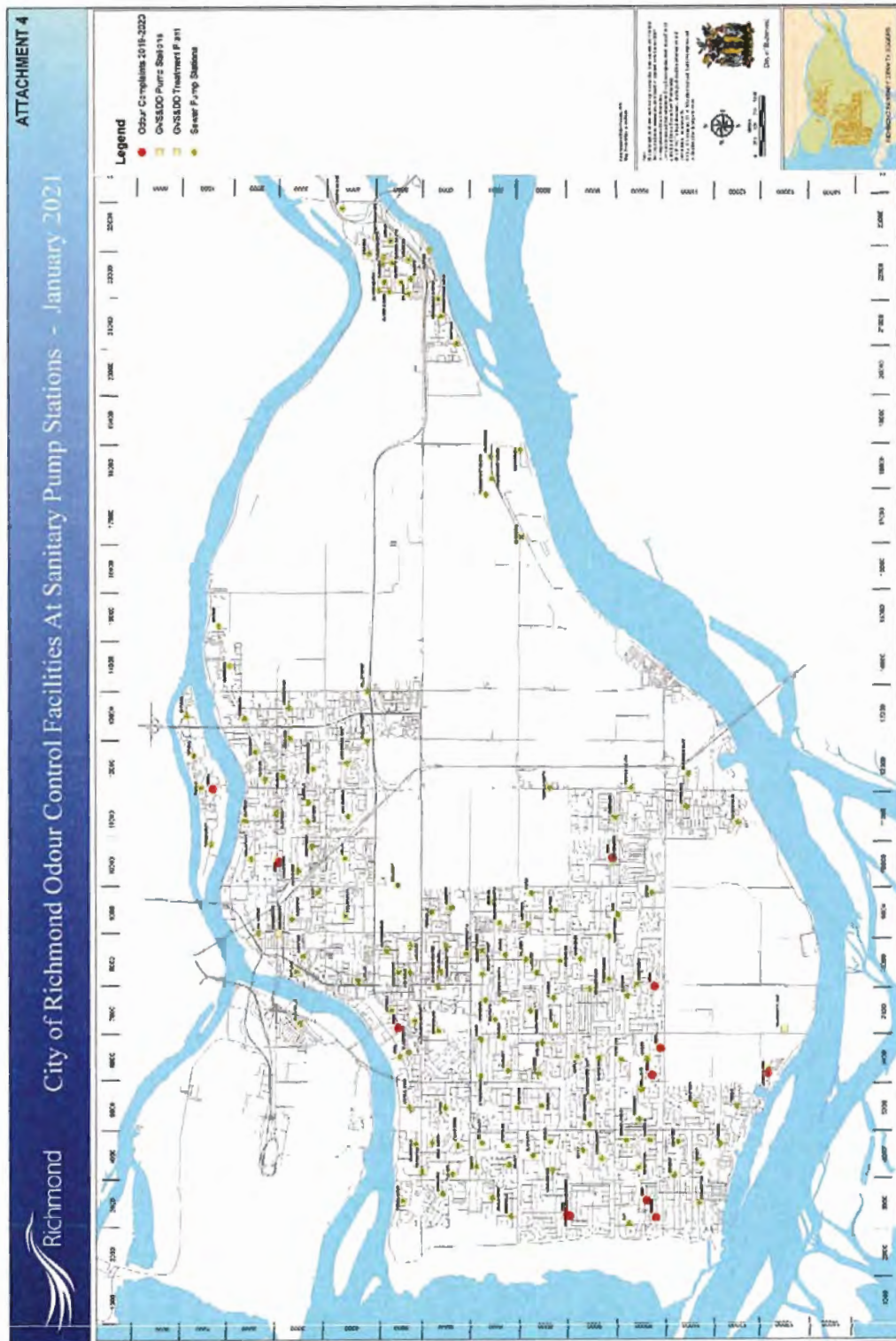
Description	Unit	Total as of Dec 31 <sup>st</sup> , 2018	Additions & Changes	Total as of Dec 31 <sup>st</sup> , 2020
b. Total Number of Reported Wet Weather SSOs	ea.	0	0	0
c. Number of Breakdowns from Failures	ea.	136	11	147
<b>6. Greenhouse Gas Emissions</b>				
a. CO <sub>2</sub> emission reduction from sewer system	kg CO <sub>2</sub>	n/a	n/a	n/a
<b>7. Summary of Costs</b>		<b>2019</b>	<b>2020</b>	<b>Total</b>
a. Sanitary Sewer Condition Evaluation Program		0	0.15M	0.15M
b. Combined Sewer Separation Program		n/a	n/a	n/a
c. Sewer System Rehabilitation Program		0.95M	2.60M	3.55M
d. CO <sub>2</sub> Reduction Program		0	0	0
e. ISMP Implementation		0	0	0
f. Total Cost for the Biennial Period		0.95M*	2.75M*	3.7M*

*\*Cost associated with items listed under 7-a to 7-e only. Capital investments associated with other aspects of sanitary system management are not included.*



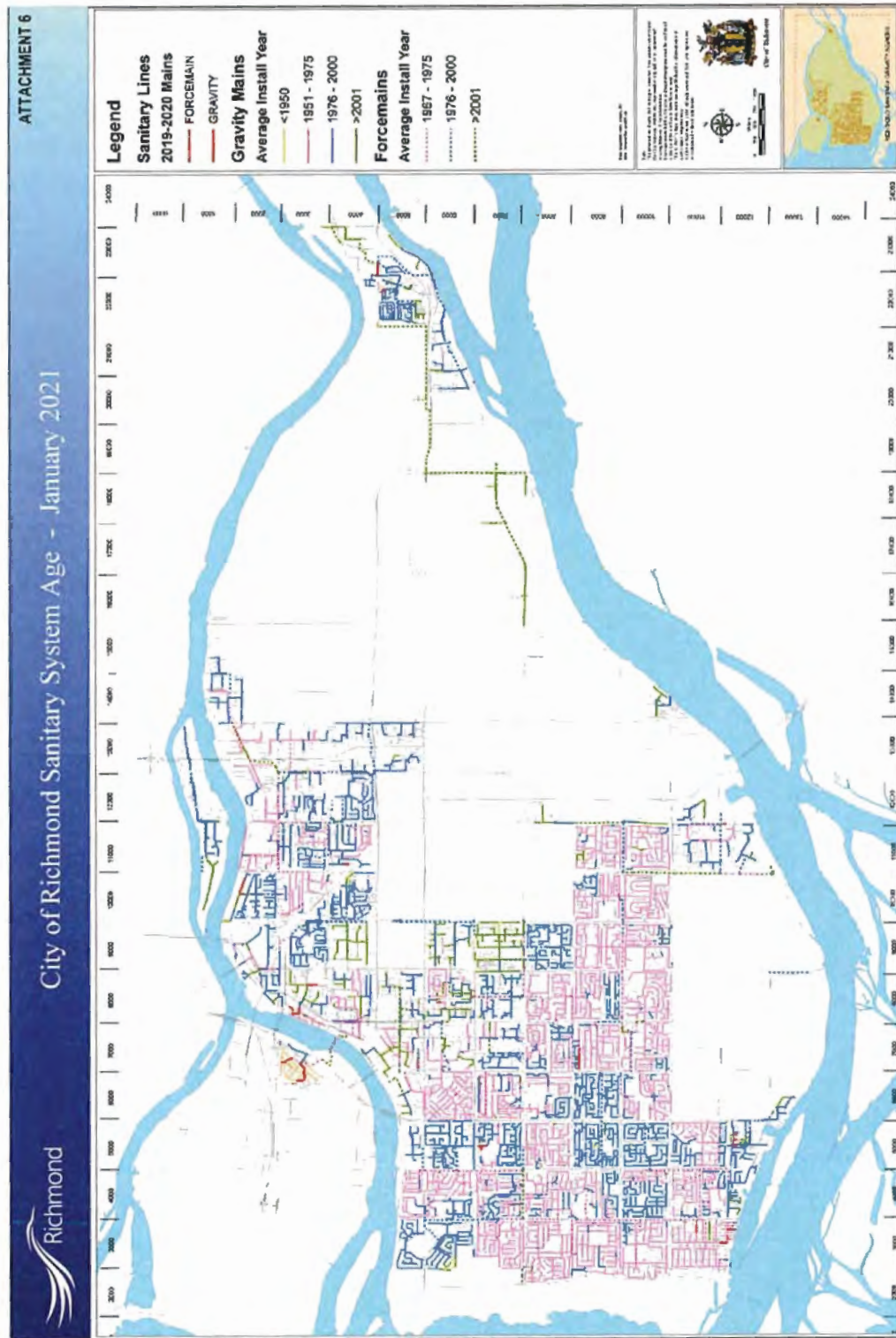


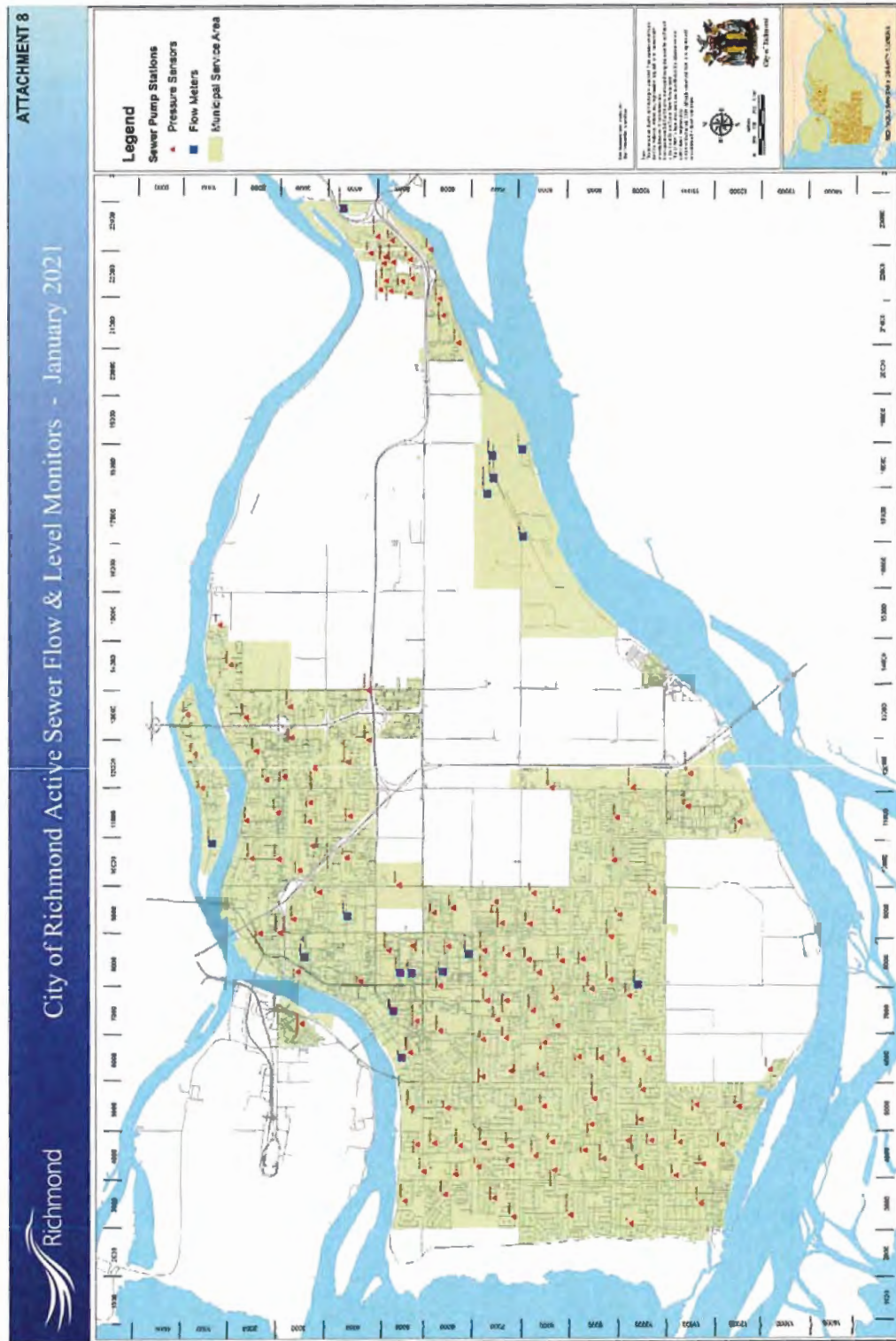




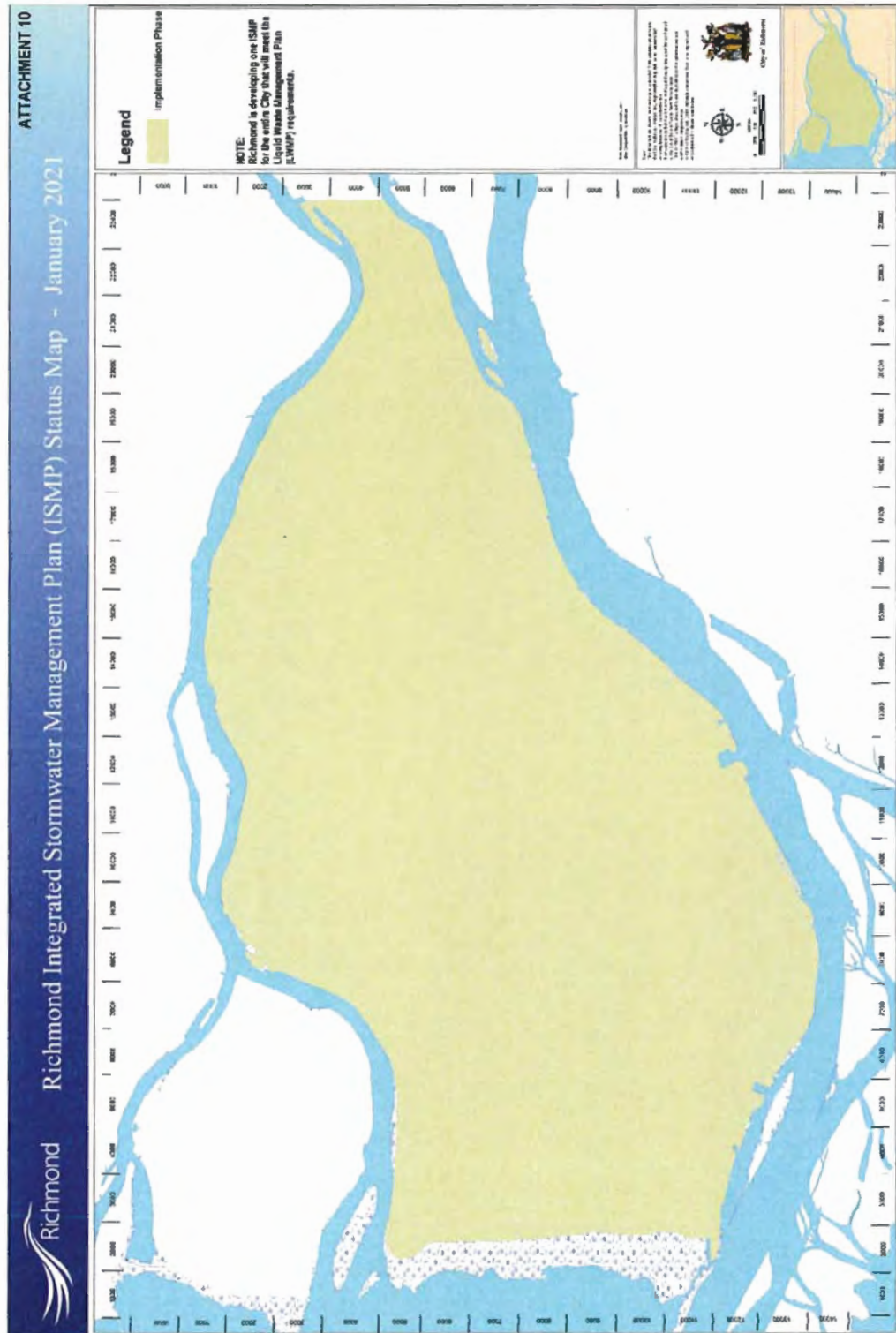








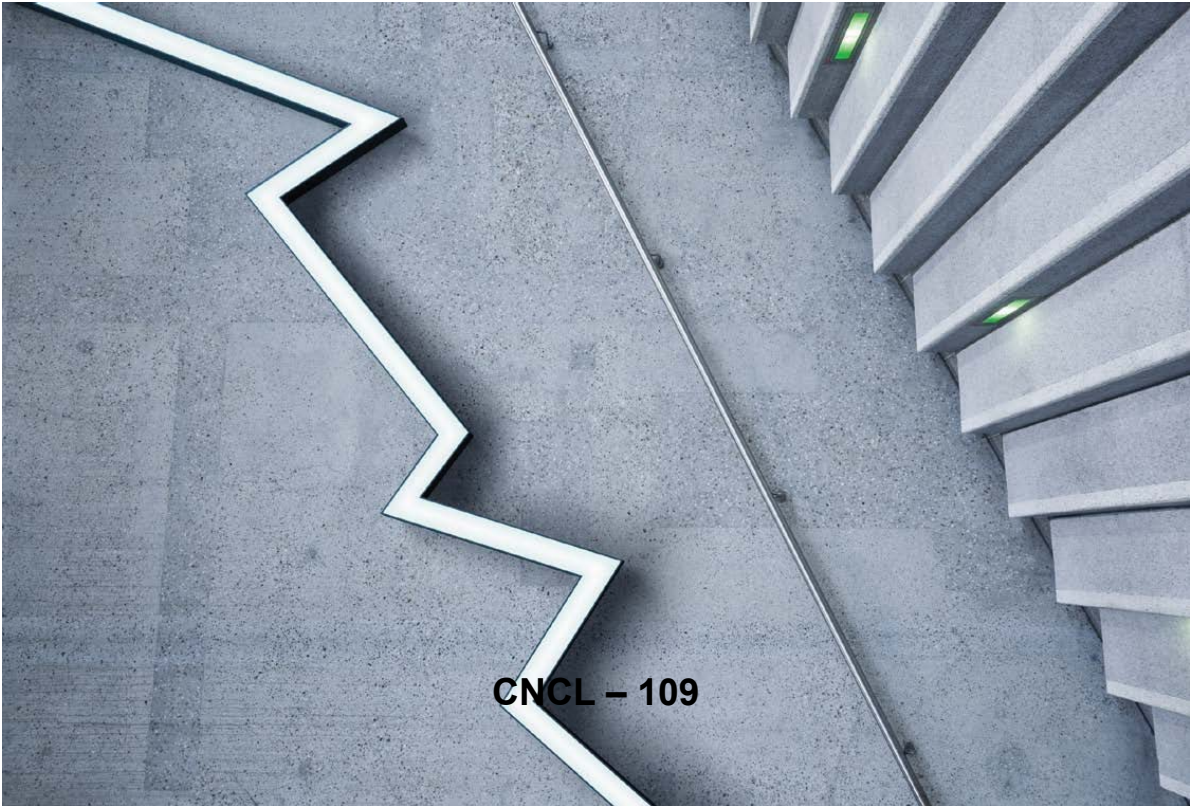




# Anti-racism City of Richmond

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PRESENTATION BY KARINA REID, COMMUNITY ACTIVIST  
NAOMI LEUNG, STUDENT AND ACTIVIST SUSTAINABILITEENS



We acknowledge that we live, work and organize on the unceded territories of the Coast Salish and x<sup>w</sup>məθkwəyəm (Musqueam), hən'qəmin'əm' (hun-ki-meen-um) language speaking group.

Land acknowledgements are a small but important step towards reconciliation.



# Why be specific with anti-racism policy?

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**According to the BC Government :Anti-racism is the practice of identifying, challenging, preventing, eliminating and changing the values, structures, policies, programs, practices and behaviours that perpetuate racism.**

The City of Richmond has over (76.3%) of Richmond's population identified as a visible minority. As Premier Horgan mentioned yesterday, crime stats from Vancouver show anti-Asian hate crimes are up 717% over the past year. This requires immediate action. We should be leader in implementing anti-racism policies. City Council should pledge to be an anti-racist council and city and use resources and change what you are currently doing to actively dismantle racist structures and challenge racial inequality.

Racism and discrimination continue to perpetuate Indigenous and Black people and all other racialized people, many of whom are members of Richmond's most economically and socially marginalized communities. Municipal governments, share responsibility and have an important role to play in combating racism and discrimination and advocating for equitable and just city for all citizens.

Some of the cities that have implemented an anti-racism policy: Vancouver, Victoria, New Westminster, White Rock, North Vancouver. Delta <https://www.cbc.ca/news/canada/british-columbia/metro-vancouver-racism-municipalities-policies-1.5615831>

# Cultural Harmony

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[The City of Richmond Cultural Harmony page](#)

*In Richmond, we are a community that celebrates a rich history of culture, diversity and heritage linked to the arrival and influence of immigrants that began over a century ago.*

In this statement you are erasing Indigenous people and the Cultural Harmony plan there is no mention on the Indigenous people, the affects of colonization and how we should be working to decolonize.

What is harmony? dictionary defines harmony as “a situation in which people are peaceful and agree with each other, or when things seem right or suitable together”. We can't be in harmony as a city if we are not acknowledge the systemic barriers and structural racism people in Richmond face.

# Move beyond diversity towards racial equity

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Equity and inclusion create more sustainable cities where people from all walks of life have the right to, and can participate fully in, social, economic, political, and cultural life.

We must understand our history, interrogating our own personal biases, foster a culture of building empathy and respect for others, and extremely important get comfortable with vulnerability. This is dedicated daily work that must be modeled from the top.

BC Government Anti-racism:

<https://www2.gov.bc.ca/gov/content/governments/multiculturalism-anti-racism/anti-racism>

Canadian Government Building a Foundation for Change: Canada's Anti-Racism Strategy 2019–2022:

<https://www.canada.ca/en/canadian-heritage/campaigns/anti-racism-engagement/anti-racism-strategy.html#a4c>

# Am I racist?

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British Columbia Office of Human Rights Commissioner has a new campaign called Am I racist? Share with Richmond residents. Create a campaign to help educate people.

View content here: <https://bchumanrights.ca/be-anti-racist-history/>

If I say I don't see colour am I racist? If I want to forget our province's history, am I racist? If I assume you are not from here, am I racist?

History is not something we create; it is something that we learn from on continuous basis. We so much to learn from Indigenous culture, in everything we do, we should be actively looking at how to decolonize.

# What Richmond can do:

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1. Join other Canadian cities to on the Coalition of Inclusive Municipalities. Cities including Burnaby, Vancouver, Victoria <https://en.ccunesco.ca/about-ccunesco/our-members#ccmard>
2. Pass a motion to implement United Nations Declaration on the Rights of Indigenous Peoples. City of Vancouver just passed a motion to implement UNDRIP
3. Adopt Truth and Reconciliation Commission of Canada: Calls to Action for cities [http://nctr.ca/assets/reports/Calls\\_to\\_Action\\_English2.pdf](http://nctr.ca/assets/reports/Calls_to_Action_English2.pdf)
4. Create Anti-racism and Equity Advisory Committee, Anti-Racism Action Plan: Create Public Campaign: Day of Action Against Racism: Vancouver declared May 29 as a Day of Action, Internal Systems Change hiring senior Equity Lead as a key leadership position.
5. Public statements are important because they publicly declare support, express intention, and express a position and should then result in action.
6. Vancouver passed a motion asking the province to collect disaggregated race-based and socio-demographic data. The full motion (A Call for Race-Based and Socio-Demographic Data in B.C.) is here: <https://council.vancouver.ca/20200623/documents/b4.pdf>



**Consolidated 5 Year Financial Plan (2021-2025) Bylaw No. 10239**

The Council of the City of Richmond enacts as follows:

1. Schedule "A", Schedule "B" and Schedule "C" which are attached and form part of this bylaw, are adopted as the Consolidated 5 Year Financial Plan (2021-2025).
2. Revised Consolidated 5 Year Financial Plan (2020-2024) Bylaw No. 10183 and all associated amendments are repealed.
3. This Bylaw is cited as **"Consolidated 5 Year Financial Plan (2021-2025) Bylaw No. 10239"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

FEB 22 2021

FEB 22 2021

FEB 22 2021



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**SCHEDULE A:**

**CITY OF RICHMOND  
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2021-2025)  
REVENUE AND EXPENSES  
(In \$000's)**

	<b>2021 Budget</b>	<b>2022 Plan</b>	<b>2023 Plan</b>	<b>2024 Plan</b>	<b>2025 Plan</b>
<b>Revenue:</b>					
Taxation and Levies	255,366	266,440	280,190	293,873	306,025
Utility Fees	117,674	120,694	124,455	130,336	137,027
Sales of Services	40,000	41,747	43,904	46,054	46,626
Investment Income	13,290	13,043	13,043	12,777	13,576
Payments In Lieu Of Taxes	12,142	13,378	13,041	13,168	13,425
Gaming Revenue	-	5,750	10,875	13,050	14,500
Other Revenue	14,346	14,275	15,900	17,437	17,709
Licenses And Permits	11,403	11,446	11,681	11,899	12,120
Provincial and Federal Grants	10,855	10,227	10,337	10,438	10,602
Developer Contributed Assets	61,479	61,479	61,479	61,479	61,479
Development Cost Charges	24,669	18,436	18,508	19,950	14,675
Other Capital Funding Sources	14,464	16,215	14,975	16,513	14,846
	<b>575,688</b>	<b>593,130</b>	<b>618,388</b>	<b>646,974</b>	<b>662,610</b>
<b>Expenses:</b>					
Community Safety	127,108	128,188	131,969	135,957	140,163
Engineering and Public Works	82,832	82,015	84,341	86,591	88,711
Community Services	73,609	71,675	73,945	76,197	78,709
Finance and Corporate Services	26,015	24,986	25,686	26,354	27,035
Planning and Development Services	24,409	24,458	25,038	25,631	26,243
Fiscal	20,839	19,086	22,189	24,505	24,817
Corporate Administration	10,523	10,723	11,028	11,339	11,658
Legal and Legislative Services	4,926	3,962	4,083	4,206	4,334
Debt Interest	1,677	1,677	1,677	1,677	-
Utility Budget					
Water Utility	48,071	49,298	51,197	54,235	57,715
Sanitary Sewer Utility	39,424	40,471	42,041	44,620	47,567
Sanitation and Recycling	22,290	21,615	22,108	22,562	23,025
Richmond Public Library	11,198	10,953	11,214	11,476	11,744
Richmond Olympic Oval Corporation	14,844	15,512	16,221	17,120	17,462
	<b>507,765</b>	<b>504,619</b>	<b>522,737</b>	<b>542,470</b>	<b>559,183</b>
<b>Annual Surplus</b>	<b>67,923</b>	<b>88,511</b>	<b>95,651</b>	<b>104,504</b>	<b>103,427</b>

**SCHEDULE A (CONT'D):**

**CITY OF RICHMOND**  
**CONSOLIDATED 5 YEAR FINANCIAL PLAN (2021-2025)**  
**TRANSFERS**  
**(In \$000's)**

	2021 Budget	2022 Plan	2023 Plan	2024 Plan	2025 Plan
<b>Transfers:</b>					
Debt Principal	5,355	5,570	5,792	6,025	-
Transfer To (From) Reserves	64,560	67,145	73,010	77,665	86,836
Transfer To (From) Surplus	(19,646)	2,626	4,845	5,833	8,549
Capital Expenditures - Current Year	104,923	218,226	103,710	134,985	110,019
Capital Expenditures - Prior Years	166,416	106,627	69,491	41,008	20,123
Capital Expenditures - Developer					
Contributed Assets	61,479	61,479	61,479	61,479	61,479
Capital Expenditures - Richmond Public Library	742	742	742	742	742
Capital Expenditures - Richmond Olympic Oval Corporation	818	1,422	1,670	1,748	2,066
Capital Funding	(316,724)	(375,326)	(225,088)	(224,981)	(186,387)
<b>Transfers/Amortization offset:</b>	<b>67,923</b>	<b>88,511</b>	<b>95,651</b>	<b>104,504</b>	<b>103,427</b>
<b>Balanced Budget</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Tax Increase</b>	<b>5.68%</b>	<b>3.36%</b>	<b>4.22%</b>	<b>3.95%</b>	<b>3.20%</b>

**SCHEDULE B:**

**CITY OF RICHMOND  
5 YEAR FINANCIAL PLAN  
CAPITAL FUNDING SOURCES (2021-2025)  
(In \$000's)**

<b>DCC Reserves</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Drainage DCC	1,521	-	990	2,144	990
Park Development DCC	5,690	1,881	1,928	1,129	2,304
Park Land Acquisition DCC	6,905	5,964	5,964	5,964	3,762
Roads DCC	10,194	9,059	9,627	8,964	6,899
Sanitary DCC	-	-	-	1,436	103
Water DCC	360	1,532	-	312	617
<b>Total DCC</b>	<b>\$ 24,670</b>	<b>\$ 18,436</b>	<b>\$ 18,509</b>	<b>\$ 19,949</b>	<b>\$ 14,675</b>
<b>Statutory Reserves</b>					
Affordable Housing	1,175	925	925	925	925
Capital Building and Infrastructure	5,820	60,527	13,700	14,250	6,600
Capital Reserve	13,413	69,807	11,584	32,430	26,370
Child Care	166	174	177	179	182
Drainage Improvement	11,351	15,540	13,368	22,296	18,180
Equipment Replacement	3,962	3,310	4,833	4,066	2,685
Leisure Facilities	-	4,934	-	-	-
Neighbourhood Improvement	78	-	-	-	-
Public Art Program	150	150	150	150	150
Sanitary Sewer	5,585	6,400	8,500	8,724	9,288
Watermain Replacement	7,207	7,750	7,808	7,125	7,789
<b>Total Statutory Reserves</b>	<b>\$ 48,907</b>	<b>\$ 169,517</b>	<b>\$ 61,045</b>	<b>\$ 90,145</b>	<b>\$ 72,169</b>
<b>Other Sources</b>					
Enterprise Fund	215	550	550	550	550
Grant and Developer Contribution	14,464	16,215	14,975	16,513	14,846
Other Sources	11,681	11,647	5,795	5,842	5,893
Rate Stabilization	2,700	-	800	-	-
Sewer Levy	150	-	50	50	150
Solid Waste and Recycling	350	300	300	300	300
Water Levy	1,786	1,561	1,686	1,636	1,436
<b>Total Other Sources</b>	<b>\$ 31,346</b>	<b>\$ 30,273</b>	<b>\$ 24,156</b>	<b>\$ 24,891</b>	<b>\$ 23,175</b>
<b>Total Capital Program</b>	<b>\$ 104,923</b>	<b>\$ 218,226</b>	<b>\$ 103,710</b>	<b>\$ 134,985</b>	<b>\$ 110,019</b>

**SCHEDULE C:**

**CITY OF RICHMOND  
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2021-2025)  
STATEMENT OF POLICIES AND OBJECTIVES**

**Revenue Proportions By Funding Source**

Property taxes are the largest portion of revenue for any municipality. Taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as community safety, general government, libraries and park maintenance.

**Objective:**

- Maintain revenue proportion from property taxes at current level or lower

**Policies:**

- Tax increases will be at CPI + 1% for transfers to reserves
- Annually, review and increase user fee levels by consumer price index (CPI).
- Any increase in alternative revenues and economic development beyond all financial strategy targets can be utilized for increased levels of service or to reduce the tax rate.

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2021.

**Table 1:**

<b>Funding Source</b>	<b>% of Total Revenue</b>
Property Taxes	53.7%
User Fees	24.8%
Sales of Services	8.4%
Investment Income	2.8%
Payments in Lieu of Taxes	2.6%
Gaming Revenue	-%
Licenses and Permits	2.4%
Provincial and Federal Grants	2.3%
Other	3.0%
Total Operating and Utility Funding Sources	100.0%



**SCHEDULE C (CONT'D):**

**CITY OF RICHMOND  
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2021-2025)  
STATEMENT OF POLICIES AND OBJECTIVES**

**Distribution of Property Taxes**

Table 2 provides the 2020 distribution of property tax revenue among the property classes. 2021 Revised Roll figures will be received in late March 2021.

**Objective:**

- Maintain the City's business to residential tax ratio in the middle in comparison to other municipalities. This will ensure that the City will remain competitive with other municipalities in attracting and retaining businesses.

**Policies:**

- Regularly review and compare the City's tax ratio between residential property owners and business property owners relative to other municipalities in Metro Vancouver.

**Table 2:** (Based on the 2020 Revised Roll figures)

<b>Property Class</b>	<b>% of Tax Burden</b>
Residential (1)	56.53%
Business (6)	34.64%
Light Industry (5)	6.80%
Others (2,3,4,8 & 9)	2.03%
Total	100.00%

**Permissive Tax Exemptions**

**Objective:**

- Council passes the annual permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out by Council Policy and the Community Charter. There is no legal obligation to grant exemptions.
- Permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

**Policy:**

- Exemptions are reviewed on an annual basis and are granted to those organizations meeting the requirements as set out under Council Policy 3561 and Sections 220 and 224 of the *Community Charter*.





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**Public Health Protection Bylaw No. 6989  
Amendment Bylaw No. 10240**

The Council of the City of Richmond enacts as follows:

1. **Public Health Protection Bylaw No. 6989**, as amended, is further amended by deleting the entirety of Section 1A1.3.3 and replacing it with the following:

“When any animal or bird is known to have died of an infectious or communicable disease, the owner must:

- (a) immediately notify the Medical Health Officer or an Inspector;
  - (b) dispose of the carcass; and
  - (c) clean and disinfect any area possibly infected by such carcass,
- as directed by the Medical Health Officer or an Inspector.”.

2. **Public Health Protection Bylaw No. 6989**, as amended, is further amended by deleting the entirety of Section 2.1.2 and replacing it with the following:

“The Medical Health Officer and an Inspector is hereby authorized to enter any marina, at reasonable times, for the purpose of inspection, to determine satisfactory compliance with the provisions of Subdivision Two.”.

3. **Public Health Protection Bylaw No. 6989**, as amended, is further amended by deleting the entirety of Part 4.3 and replacing it with the following:

**“PART 4.3: AUTHORITY OF THE MEDICAL HEALTH OFFICER AND AN INSPECTOR**

4.3.1 The Medical Health Officer and an Inspector is authorized to administer the provisions of Parts 4.1 and 4.2, and, for that purpose may:

- (a) issue a written notice requiring a person who has not complied with the requirements of Parts 4.1 and 4.2 to comply, by a specified date, with any deficiencies specified in such notice; and
- (b) enter at all reasonable times on any premises to determine compliance with the requirements of Parts 4.1 and 4.2.”

8. This Bylaw is cited as “**Public Health Protection Bylaw No. 6989, Amendment Bylaw No. 10240**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAR 08 2021

MAR 08 2021

MAR 08 2021

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>L.B.</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**Noise Regulation Bylaw No. 8856  
Amendment Bylaw No. 10241**

The Council of the City of Richmond enacts as follows:

1. **Noise Regulation Bylaw No. 8856**, as amended, is further amended at Section 1.1.2 by deleting the definition of “inspector” and replacing it with the following::  
  
“**inspector** includes the Medical Health Officer, the Health Protection Manager, the General Manager, a Bylaw Enforcement Officer employed by the City, a Peace Officer, and any employee, contractor or agent acting under the supervision of any of them. ”
2. This Bylaw is cited as “**Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10241**”.

FIRST READING

MAR 08 2021

SECOND READING

MAR 08 2021

THIRD READING

MAR 08 2021

ADOPTED

\_\_\_\_\_  
MAYOR

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CORPORATE OFFICER





**Market Rental Housing Agreement (5500 No. 3 Road)**  
**Bylaw 10242**

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

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

PID 003-550-699      Lot 21 Except: Parcel "A" (Reference Plan 22118) Block 3 Section 4  
Block 4 North Range 6 West New Westminster District Plan 1601

2. This Bylaw may be cited as **Market Rental Housing Agreement (5500 No. 3 Road)**  
**Bylaw 10242.**

FIRST READING

SECOND READING

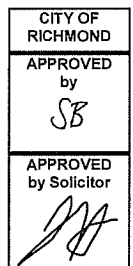
THIRD READING

ADOPTED

MAR 08 2021

MAR 08 2021

MAR 08 2021



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MAYOR

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CORPORATE OFFICER



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9953 (RZ 15-702486)  
6091 and 6111 Dyke Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:

- a. Inserting the following at the end of existing table contained in Section 5.15.1 c):

ZMU40	\$10.00 for wood frame construction \$14.00 for concrete construction
-------	--

- b. Insert the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.40      **Commercial Mixed Use – London Landing (Steveston)(ZMU40)**

20.40.1      **Purpose**

The **zone** provides for **commercial**, residential and industrial **uses** in the London/Princess Sub Area in the Steveston Area Plan.

20.40.2      **Permitted Uses**

- child care
- health service, minor
- housing, apartment
- housing, town
- industrial, general
- office
- recreation, indoor
- retail, convenience
- retail, general
- service, financial
- service, household repair



**20.40.3 Secondary Uses**

- **boarding and lodging**
- **community care facility, minor**
- **home business**

**20.40.4 Permitted Density**

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.40.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.45” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 c) of this bylaw, at the time **Council** adopts a zoning bylaw to include the **site** in the **ZMU40 zone**.

**20.40.5 Permitted Lot Coverage**

1. The maximum permitted **lot coverage** is 55% for **buildings**.

**20.40.6 Yards & Setbacks**

1. There is no minimum **setback** to the west, north and east **property lines** for a below **grade** parking **structure** except that the minimum **setback** to the south **property line** (Dyke Road) for a below **grade** parking **structure** is 3.5 m.
2. The minimum **setback** to the north **property line** for a **building** is 3.0 m at the **first storey** located above a parking **structure** and 2 m for all remaining parts of the **building** above the **first storey**.
3. The minimum **setback** to the east **property line** for a **building** is 3.0 m except that **bay windows** located on the **first storey** located above a parking **structure** may project into the **setback** not more than 0.2 m.
4. There is no minimum **setback** to the west **property line** except that:
  - a) The minimum **setback** to the west **property line** for a **building** is 6.0 m for all portions of the **building** above the **first storey**.
  - b) Unenclosed decks located above the **first storey** supported by columns may project into this **setback** not more than 3.2 m.

5. The minimum **setback** to the south **property line** for a **building** located above a parking **structure** is 10.0 m except that unenclosed decks supported by columns may project into the **setback** not more than 2.5 m.

20.40.7 **Permitted Heights**

1. The maximum **building height** is 20 m.

20.40.8 **Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot** area is 1,700 sq. m.

20.40.9 **Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provision of Section 6.0.

20.40.10 **On-site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0. except that:
  - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.
  - b) A maximum of 11 small car **parking spaces** is permitted for the residential units

20.40.11 **Other Regulations**

1. The following **uses** permitted in this **zone** shall only be located on the ground floor of a **building** located directly above a parking **structure** with a maximum **setback** of 1.5 m to the west **property line** and with a maximum combined **gross leasable floor area** of 130 m<sup>2</sup>:
  - **child care**
  - **health service, minor**
  - **industrial, general**
  - **office**
  - **recreation, indoor**
  - **retail, convenience**
  - **retail, general**
  - **service, financial**
  - **service, household repair**

2. **Apartment housing** is a permitted **principal use** in this **zone** provided it is restricted to the second **storey** and above of the **building** in which the **use** is located.
  3. **Town housing** is a permitted **principal use** in this **zone** provided the units are not situated within 7.5 m of a **lot line** abutting a **road**.
  4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. 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 **“COMMERCIAL MIXED USE – LONDON LANDING (STEVESTON)(ZMU40)”**.

P.I.D. 018-697-844

Parcel A Section 18 Block 3 North Range 6 West New Westminster District Plan Reference Plan LMP15048

P.I.D 024-383-732

P.I.D 024-383-741

P.I.D 024-383-759

P.I.D 024-383-767

P.I.D 024-383-775

P.I.D 024-383-783

Strata Lot 1 to 6 Section 18 Block 3 North Range 6 West New Westminster District Strata Plan LMS3804

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9953”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

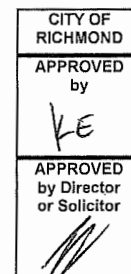
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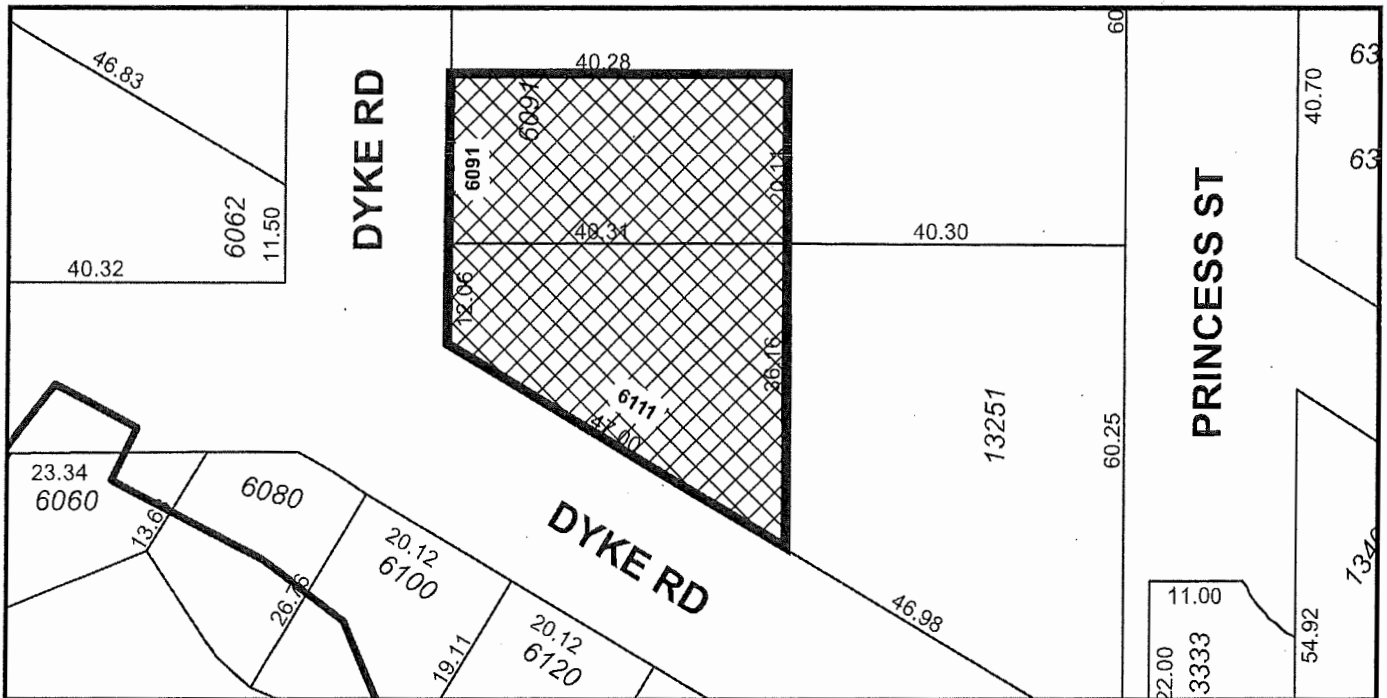
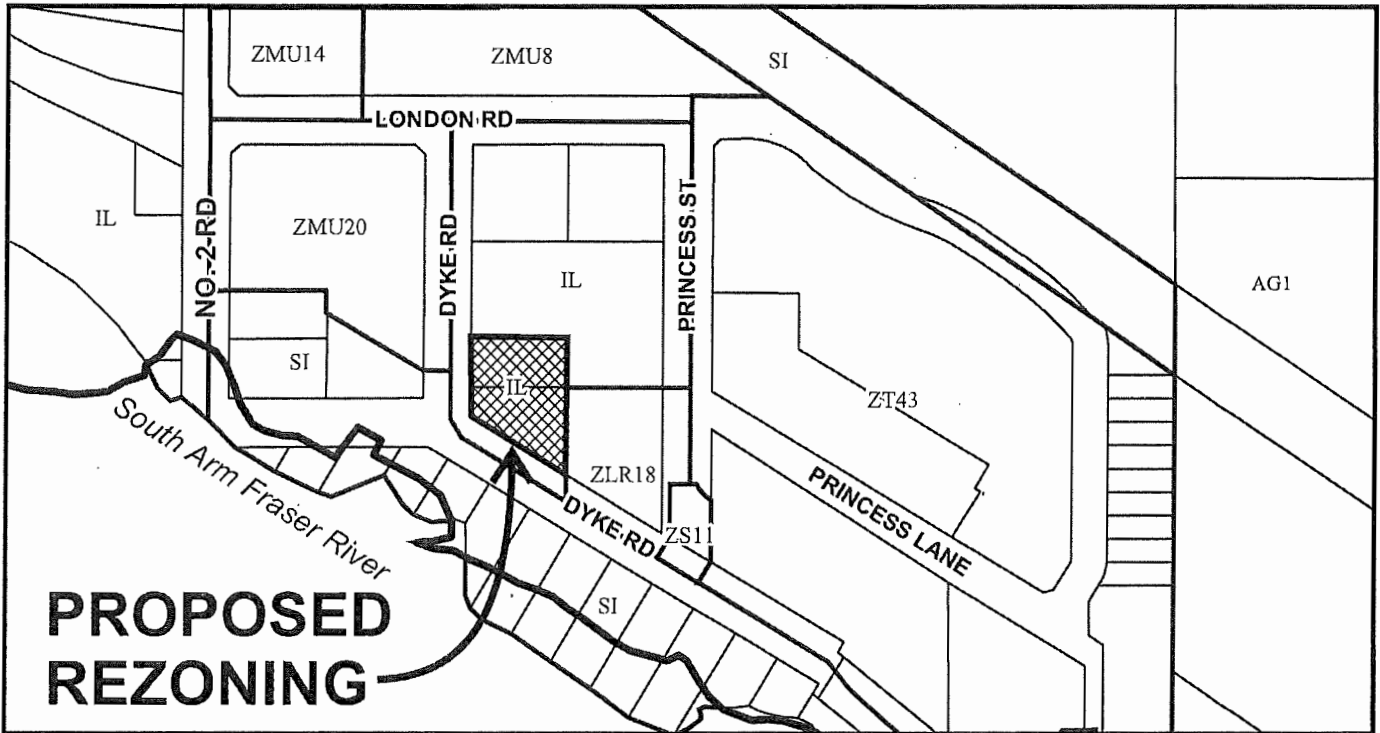


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond



## RZ 15-702486

Original Date: 07/22/15

Revision Date: 10/17/18

Note: Dimensions are in METRES



# City of Richmond

**Bylaw 10007**

## **Richmond Zoning Bylaw 8500 Amendment Bylaw 10007 (RZ 18-841000) 11640 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 002-754-771

Lot 51 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10007"**.

FIRST READING

**APR 08 2019**

A PUBLIC HEARING WAS HELD ON

**MAY 21 2019**

SECOND READING

**MAY 21 2019**

THIRD READING

**MAY 21 2019**

OTHER CONDITIONS SATISFIED

**MAR 15 2021**

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by NC
APPROVED by Director or Solicitor JK





# City of Richmond



11553	11557	11571	11577	11591	11599	11611	11617	11631	11633	11651	11653	11671	11677	11691	1
10.07	10.07	10.08	10.08	10.08	10.08	10.07	10.07	10.07	10.07	10.07	10.07	10.07	10.07	10.06	

## WILLIAMS RD

2	20.12	9.15	9.15	18.29	18.29	18.29	9.15	9.15	18.29	21.8
560	11580	11600	11606	11620	11640	11660	11680	11688	11700	117
33.53	33.53	33.56	33.56	33.56	33.53	33.53	33.52	33.52	33.51	33.53
2	20.12	9.15	9.15	18.29	18.29	18.29	9.15	9.15	18.29	21.31
50	19.81	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	20.79



**RZ 18-841000**  
**CNCL - 132**

Original Date: 11/26/18

Revision Date: 03/25/19

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10130 (RZ 19-858804)  
5500 No. 3 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting into Section 20 (Site Specific Mixed Use Zones), in numerical order:

**“20.45 High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)**

**20.45.1 Purpose**

The **zone** provides for **commercial, office**, multi-family residential and compatible **uses** typical of the **City Centre**. Additional **density** is provided to achieve, among other things, **City** objectives related to **market rental units** and non-residential **uses** within the Village Centre Bonus Area designated by the **City Centre** Area Plan.

**20.45.2 Permitted Uses**

- animal grooming
- broadcasting studio
- child care
- community care facility, minor
- education, commercial
- government service
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- office
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, secondhand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

**20.45.3 Secondary Uses**

- boarding and lodging
- home business
- home-based business

**20.45.4 Residential Rental Tenure**

1. A **dwelling unit** located anywhere in this **zone** shall only be **used** for **residential rental tenure**.

2. For the purposes of this **zone**, “**market rental unit**” means a **dwelling unit** that is rented at prevailing market rates and may be subject to a **market rental agreement**.
3. For the purposes of this **zone**, “**residential rental tenure**” means, in relation to a **dwelling unit** in a multi-family residential **building**, occupancy of a **dwelling unit**, including a **market rental unit**, governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time.

#### **20.45.5 Permitted Density**

1. The maximum **floor area ratio** is 3.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.45.5.1, the reference to “3.0” is further increased to a higher **floor area ratio** of “3.57” provided that it is entirely used to accommodate **market rental units** and the **owner** enters into a **market rental agreement** with the **City** and registers it against the title of the **development site** in the Land Title Office.
3. Notwithstanding Section 20.45.5.2, the reference to “3.57” is further increased to a higher **floor area ratio** of “3.77” if the **owner** provides a cash contribution to the **City** for the value of the **community amenity space** equivalent to 5% of the additional 0.20 **floor area ratio**, and provided that the additional 0.2 **floor area ratio** is entirely **used** to accommodate non-residential **uses**.

#### **20.45.6 Permitted Lot Coverage**

1. Maximum **lot coverage** is 80% for **buildings**.

#### **20.45.7 Yards & Setbacks**

1. The minimum **building setback** is:
  - a) 3.0 m from the west **lot line** on No. 3 Road;
  - b) 5.0 m from the north **lot line** on Lansdowne Road;
  - c) 1.5 m from the east **lot line** on the rear lane;
  - d) 0.0 m from the south interior **lot line**.

#### **20.45.8 Permitted Height**

1. The maximum **building height** is 47.0 m geodectic.

#### **20.45.9 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 30 m.
2. The minimum **lot depth** is 75 m.
3. The minimum **lot area** is 2,400 m<sup>2</sup>.

**20.45.10 Landscaping & Screening**

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0.

**20.45.11 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0 with the exception that one (1) medium size loading space can be shared the residential and non-residential **uses**.

**20.45.12 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
  2. Notwithstanding Section 20.45.2 and 20.45.3, **apartment housing, boarding and lodging, and home-based business uses** are only permitted on the second and upper floors of the **building** (exclusive of entrance lobbies, which are permitted on the ground floor of the **building**).
  3. Notwithstanding Section 20.45.2 and 20.45.3, all non-residential **uses** are only permitted on the ground floor of the **building** (exclusive of **parking spaces**, which are permitted in the parking structure levels in the **building**)."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and designating it "**HIGH DENSITY MARKET RENTAL RESIDENTIAL/LIMITED COMMERCIAL (ZMU45) – LANSDOWNE VILLAGE (CITY CENTRE)**":

P.I.D. 003-550-699

LOT 21 EXCEPT: PARCEL "A" (REFERENCE PLAN 22118), BLOCK 3 SECTION 4  
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1601

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10130**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAR 09 2020

APR 20 2020

APR 20 2020

APR 20 2020

CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER







**Development Permit Panel  
Wednesday, March 10, 2021**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, Chair  
Cecilia Achiam, General Manager, Community Safety  
John Irving, General Manager, Engineering and Public Works

The meeting was called to order at 3:32 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on January 27, 2021 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 17-768763**  
(REDMS No. 6614322 v. 4)

APPLICANT: Landcraft Homes Ltd.

PROPERTY LOCATION: 5751 Francis Road

**INTENT OF PERMIT:**

Permit the construction of a triplex at 5751 Francis Road on a site zoned "Arterial Road Three-Unit Dwellings (RTA)".

## **Development Permit Panel**

### **Wednesday, March 10, 2021**

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#### **Applicant's Comments**

Gordon Yiu, DF Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, highlighting the following:

- one of the units in the triplex (Unit C) is a convertible unit;
- each unit is provided with a garage with two side-by-side parking spaces that could accommodate waste carts; a staging area for waste carts for garbage collection is proposed along the drive aisle;
- one visitor parking space is proposed for the triplex;
- the façades of the triplex units are distinct but related;
- the proposed materials are consistent with neighbouring single-family homes;
- wall-mounted sconces with downward focused lights and bollard lighting are proposed to enhance security and mitigate light pollution;
- windows will be installed along the internal driveway to provide more surveillance opportunities;
- proposed sustainability measures include, among others, high performance windows and enhanced air tightness; and
- there is a Statutory Right-of-Way over the driveway to provide vehicle access to the neighbouring property to the east should it redevelop into a triplex in the future.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) all yards for the triplex units are accessible, (ii) low transparent fencing and soft landscaping are proposed along the streetscape, (iii) a six-foot high wood perimeter fence and landscaping provide privacy to neighbouring properties, and (iv) different patterns and colours are proposed for the permeable pavers on the internal driveway and the pedestrian sidewalk.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the proposed development for frontage works along Francis Road, (ii) the project will achieve Step Code 3 of the BC Energy Step Code, (iii) there will signage installed on the fence to indicate that the internal drive aisle would connect to the adjacent property to the east in the future, and (iv) the signage will be inspected as part of the landscape inspection process.

## Development Permit Panel

### Wednesday, March 10, 2021

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#### Panel Discussion

In reply to queries from the Panel, the project's design team including Mr. Yui, Ms. Dimitrova, and Zubin Billimoria, DF Architecture, acknowledged that (i) the waste carts will only be moved from the garages and temporarily stationed at the garbage staging area on garbage collection days, (ii) a Right-of-Way (ROW) for water meter is located in front of Unit C facing Francis Road, (iii) there is adequate maneuvering space for vehicles entering and leaving the garages of Unit A and Unit B in forward gear, (iv) the applicant will consider redesigning the paving treatment for the pedestrian pathway to emphasize that there is a shared drive aisle access between the subject site and the adjacent property to the east should it redevelop in the future, (v) the number of wall-mounted sconce lights in the proposed development has been reduced as recommended by the Advisory Design Panel and the downward focused lights will avoid light pollution, and (iv) the garages with two vehicles parked could still accommodate the waste carts.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Discussion

Discussion ensued with regard to the adequacy of space in the garages to accommodate the waste bins and staff was directed to confirm if each garage could accommodate the waste bins when the garage is occupied by two vehicles.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a triplex at 5751 Francis Road on a site zoned "Arterial Road Three-Unit Dwellings (RTA)".*

**CARRIED**

2. **Date of Next Meeting:**     **March 24, 2021**

3. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:54 p.m.*

**CARRIED**

3.

**Development Permit Panel**  
**Wednesday, March 10, 2021**

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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, March 10, 2021.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** March 8, 2021

**From:** John Irving  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
01/2021-Vol 01

**Re:** Development Permit Panel Meeting Held on October 30, 2019

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-781907) for the property at 6017 No. 4 Road (formerly 9980 Westminster Highway) be endorsed, and the Permit so issued.

John Irving  
Chair, Development Permit Panel  
(604-276-4140)

WC/SB:blg

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on October 30, 2019.

DP 17-781907 – BENE NO. 4 DEVELOPMENT LTD. – 6017 NO. 4 ROAD  
(FORMERLY 9980 WESTMINSTER HIGHWAY)  
(October 30, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of 17 townhouse units and one secondary suite on a site zoned “Town Housing (ZT83) - North McLennan (City Centre)” with vehicle access from No. 4 Road. No variances are included in the proposal.

Michael Cheung, of Spectra Design, and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects, provided a brief presentation, including:

- The architectural form and character of the proposed development fits well with the existing neighbourhood.
- The proposed architectural style and unique landscaping of the corner unit helps provide a gateway identity to the project.
- The proposed landscaping for the project ties in with the existing landscaping of neighbouring developments, blends in with the streetscape and is pedestrian-friendly.
- The centrally located outdoor amenity area is sited away from the roads.
- The required Agricultural Land Reserve (ALR) landscape buffers along Westminster Highway and No. 4 Road include a double row of trees and dense understorey planting.
- On-site sustainability features include areas of soft landscaping and permeable pavers throughout the site.
- Proposed plant species are low maintenance, drought tolerant and have habitat value for small birds and pollinators.
- Lighting is provided along the street frontage and pedestrian walkways.

In reply to Panel queries, the project’s design team advised that: (i) each townhouse unit is provided with a private outdoor space on the ground level and a balcony on the second level; (ii) the existing hedgerow and trees on the adjacent property to the south along the common property line will be retained and supplemented by an additional hedge on-site; (iii) the proposed height is compatible with the height of adjacent townhouse developments to the west and south; (iv) proposed west-facing windows will not be directly facing the windows on the adjacent townhouse development to the west; and (v) an irrigation system will be provided.

In reply to a query from the Panel, staff confirmed that bollards are installed across the No. 4 Road access to the lane on the north side of the adjacent development to the south and will not conflict with the No. 4 Road vehicle entry to the subject site.



Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage works along Westminster Highway and No. 4 Road; (ii) the proposed vehicle access at No. 4 Road will be limited to right-in/right-out only and a physical barrier is incorporated in the driveway letdown to No. 4 Road; (iii) the size of the proposed secondary suite is approximately 590 square feet; (iv) four solar panels are proposed as part of the development to provide supplementary energy for on-site lighting; (v) two convertible units are included in the project; and (vi) the project was reviewed and supported by the City's Agricultural Advisory Committee and the Advisory Design Panel.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel expressed support for the project, noting that the project fits well with surrounding developments and is a welcome addition to the neighbourhood. It was also noted that the proposed landscaping, including the Agricultural Land Reserve (ALR) landscape buffers along Westminster Highway and No. 4 Road, is substantial.

The Panel recommends the Permit be issued.