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**City Council**

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

**Monday, March 23, 2015  
7:00 p.m.**

Pg. #      ITEM

**MINUTES**

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on Monday, March 9, 2015 (distributed previously);*
- CNCL-15      (2) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on Monday, March 16, 2015; and*
- CNCL-19      (3) *receive for information the Metro Vancouver **'Board in Brief'** dated Friday, March 6, 2015.*



**AGENDA ADDITIONS & DELETIONS**

**PRESENTATION**

Emily Toda, Acting Coordinator, Parks Programs, to introduce the winning designs for the 2015 Street Banners.

## COMMITTEE OF THE WHOLE

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

3. Delegations from the floor on Agenda items.

**(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 21.)**

4. *Motion to rise and report.*

## RATIFICATION OF COMMITTEE ACTION

## CONSENT AGENDA

**(PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.)**

## CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Fire Protection and Life Safety Bylaw Update
- Gaming Revenue Update
- Resolution for LMLGA and UBCM: Environmental Bill of Rights
- Port Metro Vancouver Resolution to LMLGA, UBCM and FCM
- Kiwanis Towers – Second Disbursement from the Affordable Housing Reserve Fund to 7378 Gollner Avenue
- Richmond Age-Friendly Assessment and Action Plan
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, April 20, 2015):
  - 12631 Vulcan Way – Temporary Use Permit Renewal for 2015, 2016, and 2017 (Paul Cheung – applicant)

Pg. # ITEM

- 8760 and 8780 Rosemary Avenue – Rezone from RD1 to RS2/B (Anwer Kamal and Nabeel Abrahani – applicant)
- 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive – Rezone from RS1/E to RTM3 and SI (Yamamoto Architecture Inc. – applicant)
- Entire City of Richmond – Amend regulations for “Storey, half (½)” and Building Height within single-family, coach house and two-unit dwelling zones (City of Richmond – applicant)
- City of Richmond Utility Box Art Wrap Program Implementation
- 2015 Clothes Washer Rebate Program

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

Consent  
Agenda  
Item

6. **COMMITTEE MINUTES**

*That the minutes of:*

- CNCL-23 (1) *the **Community Safety Committee** meeting held on Tuesday, March 10, 2015;*
- CNCL-29 (2) *the **General Purposes Committee** meeting held on Monday, March 16, 2015;*
- CNCL-36 (3) *the **Planning Committee** meeting held on Tuesday, March 17, 2015;*
- CNCL-48 (4) *the **Public Works and Transportation Committee** meeting held on Wednesday, March 18, 2015;*

*be received for information.*

Consent  
Agenda  
Item

7. **FIRE PROTECTION AND LIFE SAFETY BYLAW UPDATE**

(File Ref. No. 99-Fire Rescue) (REDMS No. 4485448 v. 7)

CNCL-52

**See Page CNCL-52 for full report**

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

- (1) *That Fire Protection and Life Safety Bylaw No. 8306, Amendment Bylaw No. 9221, be introduced and given first, second, and third readings; and*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9222, be introduced and given first, second, and third readings.*

Pg. # ITEM

Consent  
Agenda  
Item

8. **GAMING REVENUE UPDATE**  
(File Ref. No. 03-0905-01) (REDMS No. 4266078 v. 2)

CNCL-65

See Page CNCL-65 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the proposed gaming revenue allocation model as presented in the staff report titled, Gaming Revenue Update, from the Director of Finance be endorsed effective January 1, 2016;*
- (2) *That a Council Community Initiatives account be established, and \$3.0M of the existing Gaming Revenue Provision be transferred to this account;*
- (3) *That \$12.0M of the existing Gaming Revenue Provision be transferred to the Capital Reserve (Revolving Fund) for future capital work;*
- (4) *That the 2016 Operating Budget decrease by \$1.4M to remove tax funded grants and increase by \$1.4M for transfer to the Capital Reserve (Revolving Fund) for a net impact of zero to the Operating Budget;*
- (5) *That a Grant Provision account be established for the unspent grant funds to accumulate for future distribution;*
- (6) *That item 2 of the Long Term Financial Management Strategy Policy 3707 be amended as follows:*  

*“Gaming revenues are designated for the capital reserves, the major capital community facility replacement program, the grants program, the Council initiatives account, and towards the cost of policing relating to gaming activities.”*
- (7) *That staff consider terms of reference for the Council Community Initiatives account.*



Consent  
Agenda  
Item

9. **RESOLUTION FOR LMLGA AND UBCM: ENVIRONMENTAL BILL OF RIGHTS**  
(File Ref. No. 01-0150-01) (REDMS No. 4520265 v. 2)

CNCL-78

See Page CNCL-78 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

*That Council approve the following resolution to be forwarded to the Lower Mainland Local Government Association (LMLGA) for consideration:*  
*Environmental Bill of Rights*

*WHEREAS municipalities and regional districts are the government nearest to people and the natural environment, and therefore share a deep concern for the welfare of the natural environment and understand that a healthy environment is inextricably linked to the health of individuals, families, future generations and communities;*

*AND WHEREAS fostering the environmental well-being of the community is a municipal purpose under section 7(d) of the Community Charter and regional district purpose under section 2(d) of the Local Government Act;*

*THEREFORE BE IT RESOLVED that the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM) request that the Province of British Columbia enact a Provincial environmental bill of rights that:*

- (a) recognizes the right of every resident to live in a healthy environment, including the right to clean air, clean water, clean food and vibrant ecosystems;*
- (b) provides for public participation in decision-making respecting the environment and access to environmental information;*
- (c) provides access to justice when environmental rights are infringed; and*
- (d) has whistleblower protection*



Consent  
Agenda  
Item

10. **PORT METRO VANCOUVER RESOLUTION TO LMLGA, UBCM AND FCM**

(File Ref. No. 01-0140-20-PMVA1) (REDMS No. 4508241)

CNCL-81

**See Page CNCL-81 for full report**

**GENERAL PURPOSES COMMITTEE RECOMMENDATION**

- (1) That the Port Metro Vancouver Resolution, as proposed in the February 25, 2015 staff report from the Director, Intergovernmental Relations and Protocol Unit, be submitted to the Lower Mainland Local Government Association, the Union of BC Municipalities and the Federation of Canadian Municipalities for their endorsement (Attachment 2);*

Pg. #      ITEM

- (2) *That a letter and the staff report titled “Port Metro Vancouver Resolution to LMLGA, UBCM and FCM” dated February 25, 2015, be sent to Metro Vancouver, the City of Vancouver, the Corporation of Delta, the City of Coquitlam, the Village of Belcarra, the City of Burnaby, the City of New Westminster, the City of Port Moody, the City of North Vancouver, the City of Surrey, the District of North Vancouver, the City of Port Coquitlam, the District of West Vancouver, the District of Maple Ridge, the City of Pitt Meadows and the Township of Langley, requesting their support for the endorsement of the Port Metro Vancouver Resolution; and*
- (3) *That the above mentioned letter and staff report be copied to the Office of the Prime Minister, the Minister of Transport Canada, the Premier of British Columbia, the BC Minister of Agriculture, Richmond Members of Parliament and Members of the Legislative Assembly, the Federal Leader of the Official Opposition and the Provincial (BC) Leader of the Official Opposition.*



Consent  
Agenda  
Item

11. **KIWANIS TOWERS – SECOND DISBURSEMENT FROM THE AFFORDABLE HOUSING RESERVE FUND TO 7378 GOLLNER AVENUE**

(File Ref. No. 08-4057-01) (REDMS No. 4324592 v. 16)

CNCL-91

[See Page CNCL-91 for full report](#)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That, subject to Resolution 2 below, \$5,848,406 be paid to Richmond Kiwanis Senior Citizens Housing Society (the “Society”) towards construction costs associated with 296 subsidized senior housing units at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard) to be used by the Society*
- (2) *That, pursuant to the Contribution Agreement, dated November 9, 2012, between the City and the Society, no payment be made by the City until:*
  - (a) *substantial completion of all 148 Seniors Housing Units in the first tower is confirmed by a quantity surveyor retained by and reporting to BC Housing; and*
  - (b) *the City grants its final building inspection permitting occupancy of all 148 units;*
- (3) *That the Chief Administrative Officer and the General Manager of Community Services be authorized to:*

Pg. # ITEM

- (a) *negotiate and execute all amendments to the Contribution Agreement and other agreements and documents in relation to the disbursements and revised payment schedule; and*
- (b) *disburse the amount as stated in Resolution 1 above.*



Consent  
Agenda  
Item

12. **RICHMOND AGE-FRIENDLY ASSESSMENT AND ACTION PLAN**  
(File Ref. No. 08-4055-01) (REDMS No. 4508866 v. 2)

CNCL-98

See Page CNCL-98 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Richmond Age-Friendly Assessment and Action Plan be approved;*
- (2) *That the Plan be sent to the Seniors Advisory Committee, the Richmond Community Services Advisory Committee, Community Partners, TransLink, Vancouver Coastal Health, the Chamber of Commerce, and Richmond MLAs and MPs, with a request to participate in implementation; and*
- (3) *That BC Age-Friendly Recognition be sought.*



Consent  
Agenda  
Item

13. **APPLICATION BY PAUL CHEUNG FOR A TEMPORARY COMMERCIAL USE PERMIT RENEWAL AT 12631 VULCAN WAY FOR 2015, 2016 AND 2017**  
(File Ref. No. TU 14-670690) (REDMS No. 4526068)

CNCL-165

See Page CNCL-165 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way be considered at Public Hearing to be held on April 20, 2015 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

*“That a Temporary Commercial Use Permit be issued to Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules;” and*

- (2) *That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.*



Consent  
Agenda  
Item

- 14. **APPLICATION BY ANWER KAMAL AND NABEEL ABRAHANI FOR REZONING AT 8760 AND 8780 ROSEMARY AVENUE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 12-8060-20-009928; RZ 14-662478) (REDMS No. 4497275)

CNCL-193

[See Page CNCL-193 for full report](#)

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9228, for the rezoning of 8760 and 8780 Rosemary Avenue from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading; and*
- (2) *That the notification area for Richmond Zoning Bylaw 8500, Amendment Bylaw 9228 be expanded to include five properties surrounding the subject properties.*





Consent  
Agenda  
Item

15. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 5320, 5340 AND 5360 GRANVILLE AVENUE AND 7260 LYNNWOOD DRIVE FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3) AND SCHOOL AND INSTITUTIONAL USE (SI) PROPOSED OCP AMENDMENTS REGARDING 5300, 5320 AND 5360 GRANVILLE AVENUE AND 7260 LYNNWOOD DRIVE**

(File Ref. No. 12-8060-20-009114/009115/009230; RZ 12-610630) (REDMS No. 4514826)

CNCL-209

See Page CNCL-209 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9114,*
- (a) *to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);*
  - (b) *to redesignate a portion of 7260 Lynnwood Drive from "Neighbourhood Residential" to "Park" " in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);*
  - (c) *to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Public Open Space" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);*
  - (d) *to redesignate portions of 5360 Granville Avenue and 7260 Lynnwood Drive from "Residential (Single-Family)" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan); and*
  - (e) *together with related minor map and text amendments in Schedule 2.5A of Official Community Plan 7100 (Blundell Area Laurelwood Sub-Area Plan);*
- be introduced and given first reading;*
- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9230,*
- (a) *to redesignate a portion of 5300 Granville Avenue from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and*

*(b) to redesignate a portion of 5300 Granville Avenue from "Residential (Townhouses)" to "Public Open Space" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);*

*be introduced and given first reading;*

*(3) That Bylaws 9114 and 9230, having been considered in conjunction with:*

*(a) the City's Financial Plan and Capital Program; and*

*(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

*is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*

*(4) That Bylaws 9114 and 9230, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation. However, out of courtesy, that the report be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing; and*

*(5) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9115,*

*(a) for the rezoning of 5340 and 5360 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone;*

*(b) for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone; and*

*(c) for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "School & Institutional Use (SI) " zone;*

*be introduced and given first reading.*



Pg. # ITEM

Consent  
Agenda  
Item

16. **PROPOSED REVISIONS TO SINGLE-FAMILY AND TWO-UNIT DWELLINGS BUILDING HEIGHT AND HALF-STOREY BUILDING AREA REGULATIONS**

(File Ref. No. 12-8060-20-009223; 08-4430-01) (REDMS No. 4511924)

CNCL-275

See Page CNCL-275 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 amend the regulations for “Storey, half (1/2)” and Building Height within single-family, coach house and two-unit dwelling zones be introduced and given first reading;*
- (2) *That staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment prior to the Public Hearing on April 20, 2015; and*
- (3) *That the proposed changes to the regulations for “Storey, half (1/2)” and Building Height within single-family, coach house and two-unit dwelling zones be reviewed in one year.*



Consent  
Agenda  
Item

17. **CITY OF RICHMOND UTILITY BOX ART WRAP PROGRAM IMPLEMENTATION**

(File Ref. No. 11-7000-09-20-101) (REDMS No. 4521667)

CNCL-298

See Page CNCL-298 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

*That the implementation of integrating artwork on City of Richmond utility boxes, as outlined in the staff report from the Director, Public Works and Director, Arts, Culture and Heritage Services, dated March 2, 2015, be endorsed.*



Consent  
Agenda  
Item

18. **2015 CLOTHES WASHER REBATE PROGRAM**

(File Ref. No. 10-6650-02/2015) (REDMS No. 4507873 v. 3)

CNCL-311

See Page CNCL-311 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

*That:*

Pg. #      ITEM

- (1) *the City partner with BC Hydro to offer a combined rebate program May 1 to June 30 and October 1 to October 31 of this year, which will provide a rebate of up to \$200, equally cost shared between BC Hydro and the City, for the replacement of an inefficient clothes washer with a new high efficiency one;*
- (2) *the scope of the existing toilet rebate program funding be expanded to include clothes washer rebates; and*
- (3) *the CAO and General Manager, Engineering and Public Works, be authorized to execute an agreement with BC Hydro to implement this program.*

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**CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA**

\*\*\*\*\*

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

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

Leanne Bird, 5800 Andrews Road, to speak on the City's Animal Control Regulation Bylaw No. 7932 as it relates to her dog.

- 20. *Motion to rise and report.*

**RATIFICATION OF COMMITTEE ACTION**

**PUBLIC ANNOUNCEMENTS AND EVENTS**

**NEW BUSINESS**

**BYLAWS FOR ADOPTION**

- |                 |  |                          |
|-----------------|--|--------------------------|
| <b>CNCL-315</b> | Richmond Zoning Bylaw No. 8500, Amendment <b>Bylaw No. 9061</b><br>(6580 Francis Road, RZ 13-639817)<br>Opposed at 1 <sup>st</sup> Reading – None.<br>Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None. | <input type="checkbox"/> |
| <b>CNCL-317</b> | Business Licence Bylaw No. 7360, Amendment <b>Bylaw No. 9212</b><br>Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.  | <input type="checkbox"/> |
| <b>CNCL-318</b> | Housing Agreement (6511 Buswell Street) <b>Bylaw No. 9102</b><br>Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.   | <input type="checkbox"/> |

**DEVELOPMENT PERMIT PANEL**

21. RECOMMENDATION

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

- |                 |  |
|-----------------|--|
| <b>CNCL-337</b> | (1) <i>That the <b>minutes</b> of the Development Permit Panel meeting held on Wednesday, March 10, 2015 and the <b>Chair's report</b> for the Development Permit Panel meeting held on March 10, 2015, be received for information; and</i> |
|-----------------|--|

Council Agenda – Monday, March 23, 2015

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Pg. #      ITEM

CNCL-370      (2)      *That the changes to the design for “Phase 2” (addressed as 8988 Patterson Road) be deemed to be in General Compliance with the Development Permit (DP 13-642725) issued for the property at 8888 Patterson Road and 3333 Hazelbridge Way.*

ADJOURNMENT



**Regular Council meeting for Public Hearings  
Monday, March 16, 2015**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9182  
(RZ 14-666216)**

(Location: 11760 Seaton Road; Applicant: Alan Kwok and Angelina Kwok)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Tim Pepper, 9991 Seacastle Drive (Schedule 1)

*Submissions from the floor:*

Mary Teehanke, 11740 Seaton Road, expressed concern regarding on-street parking along Seaton Road and questioned the amount of off-street parking proposed with the development.

Wayne Craig, Director of Development, advised that the proposed two lot development would have separate driveways, which would accommodate off-street parking, and two side by side parking spaces per garage.



**Regular Council meeting for Public Hearings  
Monday, March 16, 2015**

Council directed staff to liaise with the City's Transportation and Community Bylaws Departments to examine appropriate actions regarding the on-street parking concerns in the area.

In response to a query from Council, Alan Kwok, Applicant, commented that development plans have not been finalized; however, two-storey residential units are being proposed. Mr. Kwok was of the opinion that on-street parking in the area would not be negatively impacted as a result of the proposed off-street parking.

PH15/3-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9182 be given second and third readings.*

**CARRIED**

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9209 (RZ14-671974)**

(Location: 10019 Granville Avenue; Applicant: JM Architecture Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH15/3-2

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9209 be given second and third readings.*

The question on Resolution PH15/3-2 was not called as, in reply to a query from Council, Mr. Craig advised that the proposed 28.7% lot coverage was a result of the requirements associated with the septic system and outdoor play space for the proposed Child Care facility.

The question on Resolution PH15/3-2 was then called and it was **CARRIED**.





Regular Council meeting for Public Hearings  
Monday, March 16, 2015

**ADJOURNMENT**

PH15/3-3

It was moved and seconded

*That the meeting adjourn (7:10 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 16, 2015.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
(Michelle Jansson)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 16, 2015.

<b>To Public Hearing</b>	
Date:	MAR 16 2015
Item #	1
<b>Re:</b>	
BYLAW 9182	
RZ 14-666216	

**Mayor and Councillors**

**From:** Webgraphics  
**Sent:** Monday, 16 March 2015 09:45  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #819)

**Categories:** 12-8060-20-9182 - 11760 Seaton RD - RZ 14-666216

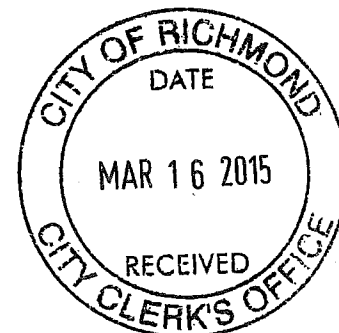
**Send a Submission Online (response #819)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	3/16/2015 9:44:31 AM

**Survey Response**

Your Name	Tim Pepper
Your Address	9991 Seacastle Dr
Subject Property Address OR Bylaw Number	11760 Seaton Rd
Comments	My Concern is parking. Once the lots were subdivided on Williams road, the tenants park on Seaton and Seacastle. This also gives them the opportunity to empty their ashtrays and garbage. So if subdivided, where will those tenants park? As it is, owners have numerous vehicles and park or store them on the street. This leaves me no room for my vehicle or visitors. Maybe signs or parking decals are in order. Thank-you Tim





**For Metro Vancouver meetings on Friday, March 6, 2015**

*Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver.*

*For more information, please contact Greg Valou, 604-451-6016, [Greg.Valou@metrovancover.org](mailto:Greg.Valou@metrovancover.org) or Jean Kavanagh, 604-451-6697, [Jean.Kavanagh@metrovancover.org](mailto:Jean.Kavanagh@metrovancover.org)*

**Greater Vancouver Regional District - Parks**

**Campbell Valley and Aldergrove Regional Parks – National Hiking Trail Designation**

**APPROVED**

The National Hiking Trail (NHT) project, started in 1987, is envisioned as a national hiking trail from Cape Spear, Newfoundland, to North Vancouver, BC, and to rest of BC via Vancouver Island. Designated hiking routes help to connect communities to regional parks, encourage people to get outdoors, and inspire citizen involvement in park and trail projects and events. The NHT is making progress in linking together parks and trails with minimal overlap with the Trans Canada Trail, bringing inspirational, long distance routes closer to more people.

The Board approved the designation of select trails in Metro Vancouver’s Campbell Valley and Aldergrove Regional Parks as part of the National Hiking Trail, as requested by Hike BC.

**Greater Vancouver Regional District**

**Appointment of the 2015 Local Government Treaty Table Representatives to the Katzie and Tsleil-Waututh Negotiations**

**APPROVED**

To ensure ongoing and effective local government representation in treaty negotiations, treaty table representatives for the Katzie and Tsleil-Waututh negotiation tables need to be nominated for 2015.

The Board appointed:

- a) Councillor Barbara Steele, Surrey, as the local government treaty table representative to the Katzie negotiations for 2015; and
- b) Councillor Jim Hanson, North Vancouver District, as the local government treaty table representative to the Tsleil-Waututh negotiations for 2015.

**Appointment of Metro Vancouver’s 2015 Representative to the UBCM First Nations Relations Committee**

**APPROVED**

The Union of British Columbia Municipalities’ (UBCM) First Nations Relations Committee, comprising five elected representatives from across the Province, oversees all UBCM policy development work related to Aboriginal issues, including treaty negotiations, self-government and taxation.



The appointment of a representative to the UBCM First Nations Relations Committee will ensure that their inter-agency relations are sustained and that Metro Vancouver will have representation and input on discussions affecting local government-First Nations relations.

The Board appointed Director Barbara Steele, Chair of Metro Vancouver's Aboriginal Relations Committee, to the Union of British Columbia Municipalities' (UBCM) First Nations Relations Committee for 2015.

**Appointment of a Metro Vancouver Observer to the Fraser Valley Aboriginal Relations Committee Meetings for 2015** **APPROVED**

The Fraser Valley Aboriginal Relations Committee (FVARC) currently participates in treaty negotiations at the Yale Nation, In-SHUCK-ch Nation, and Sto:lo Xwexwilmexw Treaty Association treaty tables.

FVARC and Metro Vancouver local governments have, since 2000, shared cross-observer representation at one another's respective public and closed meetings through the former Lower Mainland Treaty Advisory Committee (LMTAC), which ceased to operate in early 2012.

The Board appointed Director Nicole Read as the Metro Vancouver Aboriginal Relations Committee observer to the Fraser Valley Aboriginal Relations Committee meetings for 2015.

**Home Energy Labelling Pilot Project** **APPROVED**

Metro Vancouver has goals of reducing greenhouse gas emissions in our region by 33% by 2020 and 80% by 2050. Given that homes and offices account for almost one-third of our regional carbon footprint, addressing the energy use within homes is essential to meeting our targets.

Without authority to establish building code requirements, member municipalities need to use innovative approaches to reduce emissions from buildings. Home energy labelling is an important tool to create a market demand for more energy efficient homes by addressing a key information failure.

The 2015- 2016 Home Energy Labelling Pilot Project (HELPP) aims to use strategic partnerships with industry to voluntarily increase the supply of EnerGuide rated homes. Simultaneously, HELPP will engage a marketing firm to develop an outreach campaign to inform homebuyers about the new EnerGuide labels and the importance of energy efficiency. The goal of this project is to increase awareness and demand for energy labelling in our region by increasing awareness among homebuyers and the public at large.

The Board endorsed the work plan for the 2015-2016 Home Energy Labelling Pilot Project.

**Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 - Assistant District Director Appointment** **APPROVED**

Metro Vancouver may empower officers to assist in administration of regulatory bylaws. These powers include the ability to issue permits, approvals and orders under the Bylaw; officers may also



enter property, inspect works, and obtain records and other information to promote compliance with the GVRD Air Quality Management bylaws and the BC Environmental Management Act.

The Board appointed Darren Beirsto as Assistant District Director, pursuant to the Environmental Management Act and Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008.

**Grant Request for March 4-7, 2015 FCM Board Meeting**

**APPROVED**

The City of Burnaby has requested a grant of \$10,000 from Metro Vancouver to host the Federation of Canadian Municipalities (FCM) Board meeting, held March 4-7, 2015.

The FCM Board Meeting is a significant gathering of senior municipal officials from across Canada bringing together approximately 150 to 160 guests to the Metro Vancouver region, including 90 Mayors and Councilors, Board members, FCM staff, and partners.

FCM is an important partner to Metro Vancouver and its Member Municipalities collaborating on important issues such as the Building Canada Plan, transit, affordable housing and the recently launched National Zero Waste Council.

The Board approved a contribution of \$10,000 to the City of Burnaby in support of hosting the Federation of Canadian Municipalities Board meeting.

## **Greater Vancouver Sewerage and Drainage District**

**Award of Contract Resulting from Tender No. 14-194: Contract A502 - CDAC Building - Annacis Island Wastewater Treatment Plant Stage 5 Phase 1 Expansion**

**APPROVED**

The Annacis Island Wastewater Treatment Stage 5 Expansion is required to increase the plant capacity to accommodate a population growth of 250,000 in the Fraser Sewerage Area. The expansion will be implemented in two phases and its budget is currently estimated at \$550 million.

A tender was issued for construction of a new three-storey Computerized Data Acquisition and Control Building as part of the Annacis Island Wastewater Treatment Plant Stage 5 Phase 1 Expansion.

The Board awarded a contract to Kenaidan Contracting Ltd., in the amount of \$12,578,000 (exclusive of taxes).

**Georgia Basin Inter-Regional Education Initiative**

**APPROVED**

The Georgia Basin Inter-Regional Education Initiative (IREI) provides local governments in the Metro Vancouver region with a mechanism to collaborate, share outcomes and cross-pollinate experience with local governments on the east coast of Vancouver Island.

Since the development of the water balance model in the early 2000s Metro Vancouver and its member municipalities have collaborated with the other regional districts and the province in the refinement of frameworks, tools and education related to stormwater management and watershed health

The Board, in recognizing the value and benefits of inter-regional collaboration, endorsed and supported continued participation by the Metro Vancouver region in the Georgia Basin Inter-Regional Education Initiative as coordinated through The Partnership for Water Sustainability in BC.

**Delegation Executive Summaries Presented at Committee – February 2015**

**RECEIVED**

The Board received for information a summary of a delegation to the Zero Waste Committee from Sepideh Datoobar of Eureka Enterprises Inc.

## **Greater Vancouver Water District**

**Seymour-Capilano Filtration Project – Project Status**

**RECEIVED**

All of the major construction contracts for the Seymour-Capilano Filtration Project are complete except for the twin tunnels and the energy recovery turbine installation, both of which are nearing final completion. As of the end of December 2014, the overall project is over 99% complete.

The Board received for information a quarterly report on the Seymour-Capilano Filtration Project.



## Community Safety Committee

Date: Tuesday, March 10, 2015

Place: Anderson Room  
Richmond City Hall

Present: Councillor Derek Dang, Vice-Chair  
Councillor Ken Johnston  
Councillor Alexa Loo  
Councillor Linda McPhail

Absent: Councillor Bill McNulty, Chair

Also Present: Councillor Chak Au (entered at 4:10 p.m.)

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Community Safety Committee held on Wednesday, February 11, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, April 14, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

### PRESENTATION

Inspector Bart Blachford, Richmond RCMP, introduced Brayden Alexander, Richmond RCMP Youth Squad participant, and winner of a Dr. Pepper contest for his video on enriching his education.

**Community Safety Committee**  
**Tuesday, March 10, 2015**

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After watching a segment of the winning video, Committee congratulated Mr. Alexander on winning the Dr. Pepper Educational grant and wished him every success with his criminology studies.

**LAW AND COMMUNITY SAFETY DIVISION**

1. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – JANUARY 2015**

(File Ref. No.) (REDMS No. 4500768)

Ed Warzel, Manager, Community Bylaws, noted that January 2015 was a challenging month due to the vandalism and thief of City parking meters; he remarked that the new parking meters began arriving in mid-February, with the balance arriving over the next several weeks.

It was moved and seconded

*That the staff report titled Community Bylaws Monthly Activity Report – January 2015, dated February 16, 2015, from the General Manager, Law and Community Safety, be received for information.*

**CARRIED**

2. **TOUCHSTONE FAMILY SERVICES 2014 RESTORATIVE JUSTICE PERFORMANCE OUTCOME AND EVALUATION REPORT**

(File Ref. No.) (REDMS No. 4504617 v.9)

Anne Stevens, Senior Manager, Community Safety Policy and Programs, commented on the positive relationship between the Richmond RCMP and Touchstone Family Services with the operation of both the Youth Intervention and Restorative Justice programs, highlighting that the number of referrals increased in 2014.

In response to queries from Committee, Judy Valsonis, Executive Director, Touchstone Family Services, advised that, while big box stores are slowly beginning to participate in the Restorative Justice program in relation to shoplifting, retailers do not consider funding of said program as part of their scope. She further advised that Touchstone Family Services has a solid long-term volunteer base, highlighting that a recruitment drive and training process will be launched in the spring of 2015.

*Councillor Au entered the meeting at 4:10 p.m.*

In reply to a query from Committee regarding the Blue Ribbon Report on Crime Reduction, Ms. Valsonis commented that Touchstone Family Services wishes to see more communities and groups embrace the Restorative Justice program as a result of the Panel's recommendations.

2.



**Community Safety Committee**  
**Tuesday, March 10, 2015**

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Discussion ensued with regard to improved collaboration between the City and Richmond School District as it relates to issues of joint concern. It was suggested that staff, along with representatives from Touchstone Family Services, present at a future Council/School Board Liaison Committee meeting.

It was moved and seconded

*That the report titled Touchstone Family Services 2014 Restorative Justice Performance Outcome and Evaluation Report, dated February 14, 2015, from the General Manager, Law and Community Safety, be received for information.*

**CARRIED**

3. **RICHMOND FIRE-RESCUE – JANUARY 2015 ACTIVITY REPORT**  
(File Ref. No. 09-5000-01) (REDMS No. 4505591)

John McGowan, Fire Chief, Richmond Fire-Rescue (RFR), commented on RFR's activities in January 2015, noting that there were no definitive causes for the ten percent rise in the overall call volume for medical incidents.

It was moved and seconded

*That the staff report titled Richmond Fire-Rescue – January 2015 Activity Report, dated February 16, 2015, from the Fire Chief, Richmond Fire-Rescue be received for information.*

**CARRIED**

4. **FIRE PROTECTION AND LIFE SAFETY BYLAW UPDATE**  
(File Ref. No. 99-Fire Rescue) (REDMS No. 4485448 v. 7)

Fire Chief McGowan advised that the proposed bylaw amendment to Fire Protection and Life Safety Bylaw No. 8306 will enhance and streamline the City and RFR's cost recovery process, and address risk and safety issues regarding vacant and/or abandoned properties.

In response to queries from Committee, Fire Chief McGowan commented on current statistics related to vacant and/or abandoned properties, noting the frequency of inspections has increased for each property in an effort to ensure compliance with Orders to Comply. Also, he noted that vacant and/or abandoned property inspections are initiated either on a complaint basis or as a result of an incident or neighbourhood inspections by Community Bylaws.

Fire Chief McGowan commented that 24-hours is a reasonable period of time for a property owner to secure the vacant and/or abandoned premises as the materials to do so are readily available. He further commented on the recovery costs per incident.

**Community Safety Committee**  
**Tuesday, March 10, 2015**

---

In reply to a query from Committee, Phyllis Carlyle, General Manager, Law and Community Safety, advised that RFR costs associated with vacant and/or abandoned properties, regardless of efforts made by the property owners, will be pursued by the City. She further advised that the proposed bylaw amendment facilitates recovery for RFR costs only. Ms. Carlyle commented that the City's objective is to engage and encourage property owners to either occupy or demolish said vacant and/or abandoned premises.

Discussion ensued regarding the need to ensure that property owners are aware of their legal obligations despite their efforts to comply with Fire Protection and Life Safety Bylaw No. 8306.

In response to a query from Committee, Tim Wilkinson, Deputy Fire Chief, commented that all secured exterior openings are to be painted flat black in order to (i) assist RFR with marking the vacant and/or abandoned premise with an "all-clear" sign after a search during an emergency, and (ii) deter vandalism.

In reply to a query from Committee, Ms. Carlyle commented on the City's practice with regard to working with property owners, Richmond RCMP, and other agencies in relocating squatters from vacant and/or abandoned premises.

It was moved and seconded

- (1) *That Fire Protection and Life Safety Bylaw No. 8306, Amendment Bylaw No. 9221, be introduced and given first, second, and third readings; and*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9222, be introduced and given first, second, and third readings.*

**CARRIED**

**5. RCMP'S MONTHLY REPORT – JANUARY ACTIVITIES**

(File Ref. No. 09-5000-01) (REDMS No. 4496485)

Insp. Blachford stated that a policy decision regarding the Auxiliary Constable program is anticipated for a future Committee meeting.

In response to queries from Committee, Insp. Blachford provided the following information:

- Richmond RCMP Auxiliary Constables remain hopeful that they will soon return to their community policing activities;
- the spike in Auxiliary Constable volunteer hours in the fall of 2013 was due to the deployment of 26 new recruits;
- Auxiliary Constables are trained through the Richmond RCMP detachment; and

**Community Safety Committee**  
**Tuesday, March 10, 2015**

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- if possible, the RCMP accommodates the location request of graduates from the RCMP's Training Academy.

In reply to a query from Committee, Ms. Carlyle advised that the City has not received a formal response from Commissioner Paulson with regard to the Auxiliary Constable policy changes; however, a policy regarding Auxiliary Constables' weapons knowledge and uniform is being examined.

It was moved and seconded

*That the report titled RCMP's Monthly Report – November Activities, dated February 2, 2015, from the Officer in Charge, Richmond RCMP be received for information.*

**CARRIED**

**6. REPORT FROM THE BLUE RIBBON PANEL ON CRIME REDUCTION**

(File Ref. No. 09-5350-20-01) (REDMS No. 4465559)

In response to a query from Committee, Ms. Carlyle commented that the Lower Mainland District Regional Police Service will be preparing a Strategic Plan in 2015 that will incorporate the Blue Ribbon Panel on Crime Reduction's recommendations and the recommendations from the MacNeil Review dealing with the June 2014 incident that occurred in Moncton. She further commented that the City will continue to advocate for the Restorative Justice program and for innovated funding for service providers.

It was moved and seconded

*That the report titled Report from the Blue Ribbon Panel on Crime Reduction, dated February 23, 2015, from the Officer in Charge, Richmond RCMP be received for information.*

**CARRIED**

**7. FIRE CHIEF BRIEFING**

(Verbal Report)

**(i) Richmond Fire-Rescue Recruitment**

Fire Chief McGowan advised that RFR's recruitment process commenced on March 2, 2015 with approximately 220 applications received in eight days. He spoke of the recruitment process, noting that he anticipates hiring approximately eight new recruits by September 2015.

**(ii) Spring Cleaning / Clocks Changing / Smoke Alarm Safety Messages**

Fire Chief McGowan noted that RFR's messaging in conjunction with spring cleaning included a reminder to homeowners to replace the batteries in their smoke and carbon monoxide detectors when changing the clocks for Daylight Savings Time.

5.

**Community Safety Committee**  
**Tuesday, March 10, 2015**

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*(iii) 911 Awards Event*

Fire Chief McGowan advised that the Richmond Chamber of Commerce will host their 13<sup>th</sup> Annual 9-1-1 Awards Ceremony and Dinner at the River Rock Casino on Wednesday, April 29, 2015.

In reply to queries from Committee, Fire Chief McGowan commented that RFR has a Hazardous Material (HazMat) crew that is trained and equipped to respond to events such as the recent incident on the Vancouver waterfront.

**8. RCMP/OIC BRIEFING**

(Verbal Report)

***Online Crime Reporting***

Insp. Bart Blachford advised that the Online Crime Reporting statistics indicate that the Richmond RCMP received a total of 45 online reports in 2014 and 18 online reports as of January 1, 2015.

**9. MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:44 p.m.).*

**CARRIED**

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 10, 2015.

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Councillor Derek Dang  
Vice-Chair

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Heather Howey  
Committee Clerk



## General Purposes Committee

Date: Monday, March 16, 2015

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Alexa Loo (entered at 4:07 p.m.)  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

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

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the General Purposes Committee held on Monday, March 2, 2015, be adopted as circulated.*

**CARRIED**

### COUNCILLOR CAROL DAY

1. **POLICY 3707 – LONG TERM FINANCIAL MANAGEMENT STRATEGY**

(File Ref. No. 0970-03-01) (REDMS No. 4531019)

Councillor Day commented on the provision of Policy 3707 as it relates to the transfer of one per cent transfer to reserves for infrastructure replacement needs. She was of the opinion that the provision restricts staff's ability to prepare the City's budgets with the realities of the day, and suggested that the policy be revised to reflect that up to one per cent be transferred to reserves for infrastructure replacement needs.

**General Purposes Committee**  
**Monday, March 16, 2015**

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It was moved and seconded

**WHEREAS:**

*the 2015 budgeted expenditure of gaming revenue is 18 million and the total gaming revenue allocated to reserves since 2004 is 56.1 million dollars;*

*and the City of Richmond has 854.3 million in our investment portfolio;*

*and in 2015 these reserves from gaming revenue contributed approximately 76.9 million dollars to the comprehensive Major Capitals Facilities Program which included Minoru Aquatic centre, seniors centre, City Centre Community centre, and replacement of No. 1 Fire Hall;*

**BE IT RESOLVED** that Policy 3707 that currently states: under tax revenue that tax increases will be at Vancouver's CPI rate (to maintain current programs and maintain existing infrastructure at the same level of service) plus 1.0% towards infrastructure be changed to state: up to 1% towards infrastructure.

The question on the motion was not called as discussion ensued and it was noted that Policy 3707 may be amended by Council ad hoc, and thus, there is no need to revise it. Also, it was noted that the City's budgets are presented to Council annually for approval, at which time any changes with regard to the preparation of the budgets may be made by Council.

Discussion further ensued and it was highlighted that the City has the lowest taxes in the Lower Mainland as a result of its prudent financial planning. Also, it was noted that a service level review is forthcoming, and therefore, deferring any changes to the City's Long Term Financial Management Strategy would be timelier.

*Cllr. Loo entered the meeting (4:07 p.m.).*

The question on the motion was then called and it was **DEFEATED** with Mayor Brodie, Councillors Au, Dang, Johnston, Loo, McNulty, McPhail, and Steves opposed.

## **FINANCE AND CORPORATE SERVICES DIVISION**

### **2. GAMING REVENUE UPDATE**

(File Ref. No. 03-0905-01) (REDMS No. 4266078 v. 2)

Andrew Nazareth, General Manager, Finance and Corporate Services, provided background information and commented on the proposed gaming revenue allocation model as it relates to fixed and variable items, noting that staff recommend the budgeted revenue be based on a three-year rolling average of actual revenues with projections for the most recent year.

Discussion ensued regarding the proposed Council Community Initiatives account, and it was suggested that a stabilization fund for social services may better meet the needs of the community.

2.

## General Purposes Committee

### Monday, March 16, 2015

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In reply to queries from Committee, Mr. Nazareth advised that Council has a few accounts in which it may draw from in urgent situations. Discussion took place on the potential for a stabilization fund to support social service agencies, and it was noted that these agencies are underfunded as result of shortfalls from other levels of government.

In reply to further queries from Committee, Mr. Nazareth stated that, commencing 2016, once the proposed allocation of gaming revenue needs have been met, any remaining revenues would be allocated to the major capital community facility replacement program. Also, he advised that the proposed gaming revenue allocation model would be utilized unless otherwise specified by Council resolution.

Discussion ensued and it was noted that gaming revenue is finite and therefore, it is important to maintain a level of financial sustainability.

Discussion further took place and it was noted that the proposed Council Community Initiatives account be renamed the Community Initiatives account to clarify and reflect that the funds from this account would be utilized for community-led projects.

It was suggested that a terms of reference for the future use of funds from the proposed Council Community Initiatives account be examined.

Discussion took place on funding for land acquisitions and Mr. Nazareth advised that a staff report on the matter is forthcoming. Also, it was noted that an endowment fund in the form of land may be more valuable as real estate in Richmond has often grown at a higher rate.

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

It was moved and seconded

- (1) *That the proposed gaming revenue allocation model as presented in the staff report titled, Gaming Revenue Update, from the Director of Finance be endorsed effective January 1, 2016;*
- (2) *That a Council Community Initiatives account be established, and \$3.0M of the existing Gaming Revenue Provision be transferred to this account;*
- (3) *That \$12.0M of the existing Gaming Revenue Provision be transferred to the Capital Reserve (Revolving Fund) for future capital work;*
- (4) *That the 2016 Operating Budget decrease by \$1.4M to remove tax funded grants and increase by \$1.4M for transfer to the Capital Reserve (Revolving Fund) for a net impact of zero to the Operating Budget;*
- (5) *That a Grant Provision account be established for the unspent grant funds to accumulate for future distribution;*

## General Purposes Committee

Monday, March 16, 2015

---

- (6) *That item 2 of the Long Term Financial Management Strategy Policy 3707 be amended as follows:*

*“Gaming revenues are designated for the capital reserves, the major capital community facility replacement program, the grants program, the Council initiatives account, and towards the cost of policing relating to gaming activities.”*

- (7) *That staff consider terms of reference for the Council Community Initiatives account.*

The question on the motion was not called as discussion took place on removing the word “Council” from the name of the proposed Council Community Initiatives account. As a result, the following **amendment** motion was introduced:

It was moved and seconded

*That the word “Council” be removed from Part (2) of the main motion.*

The question on the amendment motion was then called and it was **DEFEATED** with Mayor Brodie, Councillors Dang, Johnston, Loo, McNulty, McPhail, and Steves opposed.

Additional discussion took place on funding strategies for the City’s land investments and a possible land legacy reserve fund.

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

## CHIEF ADMINISTRATOR’S OFFICE

### 3. RESOLUTION FOR LMLGA AND UBCM: ENVIRONMENTAL BILL OF RIGHTS

(File Ref. No. 01-0150-01) (REDMS No. 4520265 v. 2)

It was moved and seconded

*That Council approve the following resolution to be forwarded to the Lower Mainland Local Government Association (LMLGA) for consideration:*

#### *Environmental Bill of Rights*

*WHEREAS municipalities and regional districts are the government nearest to people and the natural environment, and therefore share a deep concern for the welfare of the natural environment and understand that a healthy environment is inextricably linked to the health of individuals, families, future generations and communities;*

*AND WHEREAS fostering the environmental well-being of the community is a municipal purpose under section 7(d) of the Community Charter and regional district purpose under section 2(d) of the Local Government Act;*

4.



**General Purposes Committee**  
**Monday, March 16, 2015**

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*THEREFORE BE IT RESOLVED that the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM) request that the Province of British Columbia enact a Provincial environmental bill of rights that:*

- (a) recognizes the right of every resident to live in a healthy environment, including the right to clean air, clean water, clean food and vibrant ecosystems;*
- (b) provides for public participation in decision-making respecting the environment and access to environmental information;*
- (c) provides access to justice when environmental rights are infringed; and*
- (d) has whistleblower protection*

**CARRIED**

**4. PORT METRO VANCOUVER RESOLUTION TO LMLGA, UBCM AND FCM**

(File Ref. No. 01-0140-20-PMVA1) (REDMS No. 4508241)

It was moved and seconded

- (1) That the Port Metro Vancouver Resolution, as proposed in the February 25, 2015 staff report from the Director, Intergovernmental Relations and Protocol Unit, be submitted to the Lower Mainland Local Government Association, the Union of BC Municipalities and the Federation of Canadian Municipalities for their endorsement (Attachment 2);*
- (2) That a letter and the staff report titled "Port Metro Vancouver Resolution to LMLGA, UBCM and FCM" dated February 25, 2015, be sent to Metro Vancouver, the City of Vancouver, the Corporation of Delta, the City of Coquitlam, the Village of Belcarra, the City of Burnaby, the City of New Westminster, the City of Port Moody, the City of North Vancouver, the City of Surrey, the District of North Vancouver, the City of Port Coquitlam, the District of West Vancouver, the District of Maple Ridge, the City of Pitt Meadows and the Township of Langley, requesting their support for the endorsement of the Port Metro Vancouver Resolution; and*
- (3) That the above mentioned letter and staff report be copied to the Office of the Prime Minister, the Minister of Transport Canada, the Premier of British Columbia, the BC Minister of Agriculture, Richmond Members of Parliament and Members of the Legislative Assembly, the Federal Leader of the Official Opposition and the Provincial (BC) Leader of the Official Opposition.*

5.

**General Purposes Committee**  
**Monday, March 16, 2015**

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The question on the motion was not called as, in reply to queries from Committee, Amarjeet Rattan, Director, Intergovernmental Relations and Protocol Unit, commented on the resolution approval process, and Port Metro Vancouver's position on growth, noting that their growth should not come at the expense of communities.

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

**COMMUNITY SERVICES DIVISION**

**5. KIWANIS TOWERS – SECOND DISBURSEMENT FROM THE AFFORDABLE HOUSING RESERVE FUND TO 7378 GOLLNER AVENUE**

(File Ref. No. 08-4057-01) (REDMS No. 4324592 v. 16)

It was moved and seconded

- (1) *That, subject to Resolution 2 below, \$5,848,406 be paid to Richmond Kiwanis Senior Citizens Housing Society (the "Society") towards construction costs associated with 296 subsidized senior housing units at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard) to be used by the Society*
- (2) *That, pursuant to the Contribution Agreement, dated November 9, 2012, between the City and the Society, no payment be made by the City until:*
  - (a) *substantial completion of all 148 Seniors Housing Units in the first tower is confirmed by a quantity surveyor retained by and reporting to BC Housing; and*
  - (b) *the City grants its final building inspection permitting occupancy of all 148 units;*
- (3) *That the Chief Administrative Officer and the General Manager of Community Services be authorized to:*
  - (a) *negotiate and execute all amendments to the Contribution Agreement and other agreements and documents in relation to the disbursements and revised payment schedule; and*
  - (b) *disburse the amount as stated in Resolution 1 above.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:09 p.m.).*

**CARRIED**

6.

**General Purposes Committee**  
**Monday, March 16, 2015**

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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 16, 2015.

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Mayor Malcolm D. Brodie  
Chair

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Hanieh Berg  
Committee Clerk



## Planning Committee

Date: Tuesday, March 17, 2015

Place: Anderson Room  
Richmond City Hall

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

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

The Chair advised that the order of the agenda would be varied to consider Item No. 5 and No. 6 first and second.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, March 3, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Wednesday, April 8, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

## **PLANNING AND DEVELOPMENT DIVISION**

5. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 5320, 5340 AND 5360 GRANVILLE AVENUE AND 7260 LYNNWOOD DRIVE FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3) AND SCHOOL AND INSTITUTIONAL USE (SI) PROPOSED OCP AMENDMENTS REGARDING 5300, 5320 AND 5360 GRANVILLE AVENUE AND 7260 LYNNWOOD DRIVE**

(File Ref. No. 12-8060-20-009114/009115/009230; RZ 12-610630) (REDMS No. 4514826)

Wayne Craig, Director Development, provided an overview of the proposed development and noted the following:

- four properties at 5320, 5340, 5360 Granville Avenue and 7260 Lynnwood Drive are proposed for rezoning for townhouses and park purposes;
- the proposed application includes the acquisition of City-owned property at 7117 Lindsay Road by the developer for future townhouse development and excess funds from the transaction will fund future park land acquisition in the City at Council's discretion;
- the 2041 Official Community Plan (OCP) identifies a triangular-shaped expansion for McKay Park at the south end of the proposed development site however, Parks staff have reviewed McKay Park and are advising a smaller nine metre wide expansion along the north edge of the park;
- a proposed OCP amendment being brought forward concurrent with the proposed application will clarify that a nine meter wide park dedication will be required from 5300 Granville Avenue;
- the park dedication from 5300 Granville Avenue will be secured as part of a future rezoning of 5300 Granville Avenue for townhouses and park; and
- City-owned 5360 Granville Avenue is proposed for acquisition by the developer for the alignment of Lynas Lane with Lynnwood Drive;

In reply to queries from Committee, Mr. Craig noted that the applicants have examined the acquisition of 5300 Granville Avenue however, the property owners have expressed no interest in the selling the property.

Discussion ensued with regard to the lots east of Lynnwood Drive, and Sara Badyal, Planner 2, noted that she anticipates that these lots will be rezoned compact single-family and that preliminary site configuration indicate a yield of approximately eight to ten lots.

**Planning Committee**  
**Tuesday, March 17, 2015**

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In reply to queries from Committee, Mr. Craig advised that the proposed expansion of McKay Park will have a smaller area compared to 7117 Lindsay Road.

Discussion ensued with regard to the area of the proposed park expansion and in reply to queries from Committee, Mike Redpath, Senior Manager, Parks, noted that (i) the previously proposed triangular-shaped expansion of McKay Park is approximately 10,000 square feet larger than the current proposal, (ii) the park satisfies City standards, (iii) ownership of the existing park is divided between the City and Richmond School District No. 38, and (iv) at this time, consultation regarding the proposed expansion of McKay Park have not taken place between the City and Richmond School District No. 38.

It was moved and seconded

**(1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9114,***

- (a) *to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);***
- (b) *to redesignate a portion of 7260 Lynnwood Drive from "Neighbourhood Residential" to "Park" " in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);***
- (c) *to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Public Open Space" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);***
- (d) *to redesignate portions of 5360 Granville Avenue and 7260 Lynnwood Drive from "Residential (Single-Family)" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan); and***
- (e) *together with related minor map and text amendments in Schedule 2.5A of Official Community Plan 7100 (Blundell Area Laurelwood Sub-Area Plan);***

***be introduced and given first reading;***

**Planning Committee**  
**Tuesday, March 17, 2015**

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- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9230,*
- (a) *to redesignate a portion of 5300 Granville Avenue from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and*
  - (b) *to redesignate a portion of 5300 Granville Avenue from "Residential (Townhouses)" to "Public Open Space" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);*
- be introduced and given first reading;*
- (3) *That Bylaws 9114 and 9230, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Bylaws 9114 and 9230, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation. However, out of courtesy, that the report be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9115,*
- (a) *for the rezoning of 5340 and 5360 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone;*
  - (b) *for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone; and*
  - (c) *for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "School & Institutional Use (SI) " zone;*
- be introduced and given first reading.*

The question on the motion was not called as discussion ensued with respect to the application process.

**Planning Committee**  
**Tuesday, March 17, 2015**

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In reply to queries from Committee, Mr. Craig advised that should the proposed application proceed, the proposed application would be considered for first reading, then for Public Hearing.

Discussion ensued regarding using land transactions as a tool to fund projects in the city.

In reply to queries from Committee, Ms. Badyal noted that the three proposed setback variances are related to the installation of the electrical closet and the alignment of Lynnwood Drive.

Discussion ensued with respect to (i) the alignment of Lynnwood Drive, (ii) traffic safety, and (iii) having only right-in-right-out access to Granville Avenue from the Lynnwood Drive extension.

In reply to queries from Committee, Mr. Craig advised that (i) the intersection of the proposed extension of Lynnwood Drive and Granville Avenue will be fully signalized, (ii) the applicant is required to submit a traffic management plan, and (iii) the applicant will consult with the Principal of Donald E. McKay Elementary School with respect to the traffic management plan.

Discussion ensued with regard to the proposed road network and McKay Park frontage improvements and Ms. Badyal noted that proposed park frontage improvements include new fencing, service vehicle access and a crosswalk to the park.

In reply to queries from Committee, Donna Chan, Manager, Transportation Planning, advised that traffic calming measures are planned in the area and the proposed signalized intersection with Lynnwood Drive and Granville Avenue will enhance pedestrian and traffic safety.

Discussion took place regarding possible traffic concerns related to the proposed extension of Lynnwood Drive and it was noted that there is awareness by area residents that historical discussions related to road improvements in the area include the eventual extension and alignment of Lynnwood Drive.

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

6. **PROPOSED REVISIONS TO SINGLE-FAMILY AND TWO-UNIT DWELLINGS BUILDING HEIGHT AND HALF-STORY BUILDING AREA REGULATIONS**

(File Ref. No. 12-8060-20-009223; 08-4430-01) (REDMS No. 4511924)

Barry Konkin, Program Coordinator-Development, briefed Committee on the proposed revisions to single-family and two-unit dwellings building height and two and a half-storey regulations and noted the following:



**Planning Committee**  
**Tuesday, March 17, 2015**

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- current criteria for the half-storey include (i) containing the habitable space within the framing of the roof, (ii) restricting the habitable area to a maximum of 50 percent of the storey immediately below, and (iii) restricting the supporting half-storey exterior wall to a maximum of 0.6 metres above the storey below;
- current trends of new single-family house construction in the city fully utilize the zoning regulations resulting in house massing with a three storey character;
- the apparent three storey massing in new single-family house constructions could pose character compatibility issues in established neighbourhoods; and
- proposed revisions to half-storey regulations include (i) a minimum 5:12 and maximum 12:12 roof pitch, (ii) a 1.2 metre side yard setback and 1.5 metre front and rear yard setback for the half-storey wall compared to the exterior wall of the floor below, (iii) a restriction of habitable space under flat, gambrel or mansard roofs, and (iv) the prohibition of exterior decks on the half-storey.

In reply to queries from Committee with respect to the proposed revisions, Mr. Craig advised that staff will consult with stakeholders including the Greater Vancouver Home Builders Association, the Urban Development Institute, and the Richmond Small Builders Group and would present stakeholder feedback to Council prior to the Public Hearing.

Discussion took place regarding the massing of new single-family house construction and the character of existing neighbourhoods.

In reply to queries from Committee, Mr. Konkin noted that as a result of the proposed revisions, no exterior decks on the half-storey will be permitted and that two-storey houses with flat roofs will be limited to 25 feet in height.

Discussion ensued with regard to consulting with Richmond developers on the proposed revisions.

In reply to queries from Committee regarding the bylaw amendment process, Mr. Craig advised that the proposed revisions can proceed to Public Hearing and bylaw adoption in April at the earliest.

Discussion ensued with regard to notification for Public Hearing and issuing a press release to inform the public of the revisions.

In reply to queries from Committee, Mr. Craig noted that public notification of the proposed revisions would include posting information on the City website, posting bulletins on the Building Permit counter and placing notices in the local newspaper.

**Planning Committee**  
**Tuesday, March 17, 2015**

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In reply to queries from Committee, Mr. Craig advised that the proposed revisions will not impact Land Use Contracts or agricultural buildings.

Discussion ensued regarding further restricting the maximum two-storey height to 20 feet.

In reply to queries from Committee, Mr. Craig noted that in current trends, new homes tend to be designed to accommodate ten-foot storeys and as such, the proposed two-storey height maximum of 25 feet would allow for the ten-foot storey designs. Mr. Konkin added that 25 feet is a common height limit among municipalities in the Lower Mainland however, height limits can be further reduced at Council's discretion.

Discussion then ensued with regard to the reviewing the proposed revisions in a years' time.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 amend the regulations for "Storey, half (½)" and Building Height within single-family, coach house and two-unit dwelling zones be introduced and given first reading;*
- (2) *That staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment prior to the Public Hearing on April 20, 2015; and*
- (3) *That the proposed changes to the regulations for "Storey, half (½)" and Building Height within single-family, coach house and two-unit dwelling zones be reviewed in one year.*

**CARRIED**

*Mayor Brodie left the meeting (4:41 p.m.) and did not return.*

## **COMMUNITY SERVICES DIVISION**

### **1. AFFORDABLE HOUSING RESOURCE GUIDE**

(File Ref. No. 08-4057-01) (REDMS No. 4509629 v. 11)

Dena Kae Beno, Affordable Housing Coordinator, spoke of the Affordable Housing Resource Guide, and promoting building capacity with non-profit housing and service providers in the community. She noted that staff are seeking stakeholder feedback on the matter and will report back to Council in the second quarter of 2015.

7.

**Planning Committee**  
**Tuesday, March 17, 2015**

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It was moved and seconded

- (1) *That the staff report titled Affordable Housing Resource Guide, dated February 24, 2015, from the General Manager, Community Services, be received for information; and*
- (2) *That staff be directed to seek comments from the development community and other key stakeholders regarding the Affordable Housing Resource Guide and report back to the Planning Committee.*

**CARRIED**

**2. RICHMOND AGE-FRIENDLY ASSESSMENT AND ACTION PLAN**

(File Ref. No. 08-4055-01) (REDMS No. 4508866 v. 2)

It was moved and seconded

- (1) *That the Richmond Age-Friendly Assessment and Action Plan be approved;*
- (2) *That the Plan be sent to the Seniors Advisory Committee, the Richmond Community Services Advisory Committee, Community Partners, TransLink, Vancouver Coastal Health, the Chamber of Commerce, and Richmond MLAs and MPs, with a request to participate in implementation; and*
- (3) *That BC Age-Friendly Recognition be sought.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

**3. APPLICATION BY PAUL CHEUNG FOR A TEMPORARY COMMERCIAL USE PERMIT RENEWAL AT 12631 VULCAN WAY FOR 2015, 2016 AND 2017**

(File Ref. No. TU 14-670690) (REDMS No. 4526068)

Mr. Craig briefed Committee on the proposed application, noting that the proposed Temporary Commercial Use Permit (TCUP) is consistent with previous applications and that the night market event has been scaled back by approximately 60 percent compared to previous years.

In reply to queries from Committee, Mr. Craig noted that should the proposed application advance to the Public Hearing stage, the expanded public notification area will be consistent with the previous TCUP.

Discussion ensued regarding the size of the night market event and the concerns addressed by staff and the applicant. Committee wished to thank the applicant for a well managed event.

8.

**Planning Committee**  
**Tuesday, March 17, 2015**

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In reply to queries from Committee regarding security concerns, Kevin Eng, Planner 2, advised that two RCMP members are assigned to the event each operational day and that there have been no major incidents reported.

It was moved and seconded

- (1) *That the application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way be considered at Public Hearing to be held on April 20, 2015 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

*“That a Temporary Commercial Use Permit be issued to Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules;” and*

- (2) *That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.*

**CARRIED**

4. **APPLICATION BY ANWER KAMAL AND NABEEL ABRAHANI FOR REZONING AT 8760 AND 8780 ROSEMARY AVENUE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 12-8060-20-009928; RZ 14-662478) (REDMS No. 4497275)

Mr. Craig briefed Committee on the proposed application and advised that (i) the proposed rezoning application is for the subdivision of the site into two lots, (ii) access to the site is via Rosemary Avenue, (iii) a four metre wide agricultural buffer is proposed for the southern property line and was reviewed by the Agricultural Advisory Committee, and (iv) a secondary suite is included in the proposed development to comply with the City’s Affordable Housing Strategy.

Discussion took place regarding notification and in reply to queries from Committee, Mr. Craig noted there is currently signage on-site and that should the proposed application proceed to the Public Hearing stage, direct notification will be sent to area residents.

**Planning Committee**  
**Tuesday, March 17, 2015**

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Discussion ensued with respect to the required notification area and it was noted that the standard 50 metre notification radius may be insufficient for the proposed application and should be extended to a five property radius around the subject site.

In reply to queries from Committee, Mr. Craig advised that the total number of residents captured in the standard 50 metre notification area may vary due to adjacent land use.

Discussion ensued regarding the historical duplex zoning in the area and the trend for subdivision.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9228, for the rezoning of 8760 and 8780 Rosemary Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.*

The question on the motion was not called as discussion ensued regarding the public notification area.

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

It was moved and seconded

*That the following be added as Part (2) to the main motion:*

*That the notification area for Richmond Zoning Bylaw 8500, Amendment Bylaw 9228 be expanded to include five properties surrounding the subject properties.*

The question on the amendment was not called as discussion ensued regarding the size and point of reference of the notification area.

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

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

Discussion ensued with regard to examining and defining public notification areas.

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

It was moved and seconded

*That staff examine the variety of notification requirements for City applications with the objective of developing consistent notification area requirements and report back.*

**CARRIED**

**Planning Committee**  
**Tuesday, March 17, 2015**

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7. **MANAGER'S REPORT**

*(i) Regional Sewage*

Terry Crowe, Manager, Policy Planning, briefed Committee on Metro Vancouver's initiative to modify the Greater Vancouver Sewage and Drainage District Area Boundary in Metro Vancouver municipalities and align it with the Urban Containment Boundary in the 2040 Regional Growth Strategy. He added that objectives of the initiative are to prevent agricultural land from being serviced with urban-scale sewer and drainage systems and discourage urban development in agricultural areas. Also, he noted that staff are cooperating with Metro Vancouver on the initiative and will keep Council updated on the matter.

*(ii) Affordable Housing Rates*

John Foster, Manager, Community Social Development, advised that staff have initiated the consultation process on Affordable Housing Rates and have been in discussion with key stakeholders including the Urban Development Institute and the Richmond Small Builders Group.

*(iii) A GP For Me Initiative*

Mr. Foster briefed Committee on the "A GP for Me" initiative from the Provincial Government and the Doctors of BC that help link patients to family doctors and promotes health literacy. He noted that the Richmond Division of Family Practice (RFPD) was awarded \$1 million in funding from the "A GP for Me" initiative in order to implement strategies to address the shortage of general practitioners in the city. He added that the City is working with the RFPD on health strategies for Richmond.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:05 p.m.).*

**CARRIED**

**Planning Committee**  
**Tuesday, March 17, 2015**

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Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 17, 2015.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Auxiliary Committee Clerk



## Public Works and Transportation Committee

Date: Wednesday, March 18, 2015

Place: Anderson Room  
Richmond City Hall

Present: Councillor Chak Au, Chair  
Councillor Harold Steves  
Councillor Ken Johnston  
Councillor Alexa Loo (entered at 4:06 p.m.)

Absent: Councillor Derek Dang

Also Present: Councillor Carol Day

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Public Works and Transportation Committee held on Wednesday, February 18, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Wednesday, April 22, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING AND DEVELOPMENT DIVISION

1. **INSTALLATION OF DYNAMIC MESSAGE SIGN ON NORTHBOUND KNIGHT STREET**  
(File Ref. No. 01-0150-20-THIG1) (REDMS No. 4507396)



**Public Works & Transportation Committee**  
**Wednesday, March 18, 2015**

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It was moved and seconded

*That the staff report regarding the installation of a dynamic message sign on northbound Knight Street to support regional transportation management in the Metro Vancouver area, dated February 17, 2015, from the Director, Transportation, be received for information.*

**CARRIED**

## **ENGINEERING AND PUBLIC WORKS DIVISION**

2. **CITY OF RICHMOND UTILITY BOX ART WRAP PROGRAM IMPLEMENTATION**

(File Ref. No. 11-7000-09-20-101) (REDMS No. 4521667)

In reply to queries from Committee, Eric Fiss, Public Art Planner, advised that a vinyl material will be utilized for the utility box art wraps, and this material typically lasts approximately five years.

It was moved and seconded

*That the implementation of integrating artwork on City of Richmond utility boxes, as outlined in the staff report from the Director, Public Works and Director, Arts, Culture and Heritage Services, dated March 2, 2015, be endorsed.*

**CARRIED**

3. **2015 CLOTHES WASHER REBATE PROGRAM**

(File Ref. No. 10-6650-02/2015) (REDMS No. 4507873 v. 3)

It was moved and seconded

*That:*

- (1) the City partner with BC Hydro to offer a combined rebate program May 1 to June 30 and October 1 to October 31 of this year, which will provide a rebate of up to \$200, equally cost shared between BC Hydro and the City, for the replacement of an inefficient clothes washer with a new high efficiency one;*
- (2) the scope of the existing toilet rebate program funding be expanded to include clothes washer rebates; and*
- (3) the CAO and General Manager, Engineering and Public Works, be authorized to execute an agreement with BC Hydro to implement this program.*

**CARRIED**

2.

**Public Works & Transportation Committee**  
**Wednesday, March 18, 2015**

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4. **FINAL 2013 CORPORATE CARBON NEUTRAL EMISSIONS**  
(File Ref. No. 10-6125-07-03) (REDMS No. 4474585 v. 3)

In reply to queries from Committee, Levi Higgs, Corporate Energy Manager, advised that of the 160 local governments that signed the BC Climate Action Charter, approximately 60 have achieved carbon neutral status.

*Cllr. Loo entered the meeting (4:06 p.m.)*

Discussion took place on the City's green cart program and Tom Stewart, Director, Public Works, advised that staff are in discussions with local farmers regarding the use of the City's composted green cart collection materials; he noted that, although there is interest in utilizing this material, factors such as nutrient content and how the material would feed through a spreader remain to be resolved.

Also, discussion took place on reporting requirements as it relates to the City's credits for the Richmond Olympic Oval.

It was moved and seconded

*That the staff report titled "Final 2013 Corporate Carbon Neutral Emissions" from the Director, Engineering, dated February 23, 2015, be received for information.*

**CARRIED**

5. **MANAGER'S REPORT**

*Transportation Department Updates*

Victor Wei, Director, Transportation, advised that the provincial government has announced a \$2.5 billion transportation plan to maintain and replace infrastructure, noting that a staff report in relation to projects relevant to Richmond will be presented at the next Public Works and Transportation Committee meeting. Mr. Wei spoke on the George Massey Tunnel replacement project, noting that the report confirms that a bridge will replace the existing tunnel; however, the cost of the project and its funding source were not disclosed.

Discussion took place regarding buses along Chatham Street, and Mr. Wei advised that staff are working with TransLink on the matter; also, he noted that the Mayors' Council Transportation and Transit Plan indicates that a bus exchange in Steveston may be pursued should the transit plebiscite be approved.

**Public Works & Transportation Committee**  
**Wednesday, March 18, 2015**

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:17 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 Wednesday, March 18, 2015.

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Councillor Chak Au  
Chair

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Hanieh Berg  
Committee Clerk



# City of Richmond

## Report to Committee

**To:** Community Safety Committee

**Date:** February 25, 2015

**From:** John McGowan  
Fire Chief, Richmond Fire-Rescue

**File:** 99-Fire Rescue/2015-  
Vol 01

**Re:** Fire Protection and Life Safety Bylaw Update

### Staff Recommendation

1. That Fire Protection and Life Safety Bylaw No. 8306, Amendment Bylaw No. 9221, be introduced and given first, second, and third readings.
2. That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9222, be introduced and given first, second, and third readings.

John McGowan  
Fire Chief  
(604 303-2734)

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

**Staff Report**

**Origin**

This report supports Council’s Term Goal #1 Community Safety:

*To ensure Richmond remains a safe and desirable community to live, work and play in, through the delivery of effective public safety services that are targeted to the City's specific needs and priorities.*

The City’s Fire-Rescue’s *Fire-Rescue Plan 2012-2015* identified the review of fire related regulations and enforcement mechanisms associated with those regulations as a short term objectives. This report provides proposed changes to the Fire Protection and Life Safety Bylaw No. 8306 (“Fire Bylaw”) to enhance and streamline the City and Richmond Fire-Rescue’s (RFR) cost recovery process with Vacant/Abandoned Properties.

**Background**

At the Community Safety Joint Operations Team (JOT) monthly meetings, the subject of Vacant/Abandoned Properties is a standing item. To reduce the Vacant/Abandoned Properties issues and impacts to the community, a multi-faceted approach was used to develop a comprehensive inventory of Vacant/Abandoned Properties. This inventory is updated and reviewed on a regular basis by staff from the RCMP, RFR and Community Bylaws in order to identify problematic properties and to develop a coordinated and cost-effective approach.

In the fall of 2013 Community Bylaw Officers began frequent patrols to identify Vacant/Abandoned properties and proactively identify outstanding problems. Richmond RCMP provides daily updates on issues occurring at abandoned home sites, which are acted upon through City departments. RFR conducts frequent and regular inspections to ensure the property owners secure their properties.

The inventory is maintained by Community Bylaws and identifies the properties in the following categories:

<b>Name</b>	<b>Definition</b>
Demo - Occupied Monitoring	Home has evidence of being occupied.
Demo - Vacant Monitoring	Demo permit on file home is evidently not occupied, for sale sign on property, no furniture, still has electricity and water service.
Vacant Unsightly	Do not have demo permits attached, however home is evidently not occupied, for sale sign on property, no furniture, still has electricity and water service.
Abandoned Buildings - Unsightly	RFR Standard for vacant premises includes a lot, building or other structure in respect of which a water or electricity service has been intentionally discontinued, other than for temporary maintenance, repair or upgrading, so that the condition of the premises is not suitable for human habitation or other occupancy that is normally permitted.

In September 2014, City Council adopted updates to the Fire Protection and Life Safety Bylaw No. 8306.

The changes in the Fire Bylaw regarding vacant premise securing procedures were enhanced. Part of that enhancement included communication to the property owners and contractors of requirements that could be measureable, regarding securing the property. These requirements have been communicated to the Small Builders Group and to contractors at the building permit stage and properties facing demolition. Failure to meet these requirements could result in the homes being secured by the City with a charge back to the owner as described in the Fire Bylaw:

- 9.7.2 The owner of vacant premises must promptly act to ensure that, at all times:
- (b) all openings in the **premises** are securely closed and fastened in a manner acceptable to the **Fire Chief** so as to prevent fires and the entry of unauthorized persons.

In September 2014, RFR implemented the International Association of Arson Investigators (IAAI) and United States Fire Administration (USFA) Abandoned Building Project – USFA National Arson Prevention Initiative Boarding-up Procedures (Attachment # 1). Building security is essential to the prevention of unauthorized entry into Vacant/Abandoned buildings. Properly securing Vacant/Abandoned buildings is a key to the prevention of crime, fire and deterioration due to exposure to the elements.

When RFR crews are dispatched to any incident the RFR response sheet (rip-n-run) and Mobile Data terminal provide the following information:

- any identified Vacant/Abandoned property within a 100 meter radius of the incident; and
- a description of the hazards associated for fire crews to be aware of.

Since September 2014, RFR has written several Orders to Comply and initiated the City Works Yard to secure the properties to the RFR Vacant Premises Securing Procedures (Attachment #1), resulting in a charge back to the owner of all associated costs. RFR has also initiated a contract with a local private contractor to perform the securing procedures when required.

The City is working with community agencies to support their development of an interim housing program to utilize houses slated for demolition or redevelopment as temporary housing options in Richmond.

Responses to Vacant/Abandoned Properties:

<b>Year:</b>	<b>RFR Fire</b>	<b>RFR Medical</b>	<b>RFR Fire Safety Inspection</b>	<b>RFR “Order to Comply” issued</b>	<b>City of Richmond Bylaws</b>	<b>RCMP</b>
<b>2013</b>	29	42	139	2	269	59
<b>2014</b>	17	37	378	13	461	55
<b>2015</b>	1	0	26	1	8	8

In order to address issues associated with Vacant/Abandoned Properties, changes are proposed for the Fire Bylaw and Consolidated Fees Bylaw No. 8636 (see Amendment Bylaws 9221 and 9222). The amendments would:

- a) expand the definition of “vacant premises” to include both properties that have had its water or electricity service intentionally discontinued and those that are not suitable for occupancy due to Fire Code, Building Code, or health or safety violations;
- b) permit fire inspectors as well as the Fire Chief to inspect, issue orders and to take action in respect to vacant premises;
- c) mean that, when an incident occurs on a vacant premises, the property owner will be liable to pay for costs incurred by the City for:
  - response to any fire, fire hazard, or other incident at the premises;
  - additional City personnel, consumables and damage to City equipment resulting from a response to any fire, fire hazard, or other incident at the premises; and
  - demolition, clean-up, abatement, removal, disposal, and safe transport of a building or structure on the premises; and
- d) reduce the appeal period for orders related to securing vacant premises to 24 hours, since RFR proceeds to secure a vacant premises if the property owner does not comply with such an order within 24 hours.

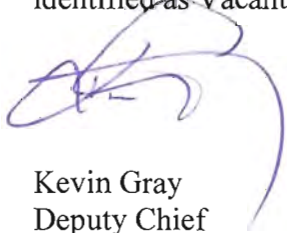
The presented bylaw amendments, procedures and changes relating to cost recovery and enforcement bring consistency to the delivery of effective public safety services and the degree of seriousness of the Fire Bylaw.

**Financial Impact**

None

**Conclusion**

RFR will continue to work with the JOT to ensure a multi-faceted approach is used to reduce the risk of Vacant/Abandoned Properties within the community. RFR will ensure all partner agencies are kept current with securing of the properties. The application of fees and cost recovery for bylaw contraventions will be applied to all of the properties that have been identified as Vacant/Abandoned for all RFR responses and inspections.



Kevin Gray  
Deputy Chief  
(604 303-2700)

KG:kg  
Att. 1: Vacant Premises Securing Procedures (REDMS #4385001)



City of  
Richmond

# Richmond Fire Rescue

## Vacant Premises Securing Procedures

### There are potential fire and life safety issues associated with vacant properties which pose risks to members of the community and city staff.

In the City of Richmond, it is the responsibility of the property owner to secure and maintain the security of their vacant premises, until demolition is achieved.

The property owner(s) or their agent(s) who have vacant properties are responsible for:

- securing and maintaining the condition of their property (structures and land)
- reducing the risk of fire and other life safety matters
- inspecting regularly and taking corrective measures

The hazards and risks associated with vacant premises are mitigated through the enforcement of maintaining and securing vacant premises under the powers of the Fire Protection and Life Safety Bylaw No. 8306 as defined below:

### 9.7 Vacant Premises

9.7.1 For the purpose of this Section, vacant premises includes a lot, building or other structure in respect of which a water or electricity service has been intentionally discontinued, other than for temporary maintenance, repair or upgrading, so that the condition of the premises is not suitable for human habitation or other occupancy that is normally permitted.

9.7.2 The owner of vacant premises must promptly act to ensure that, at all times:

- the premises are free from litter and debris or accumulations of combustible or flammable materials except where storage of combustible or flammable materials is in strict accordance with the Fire Code and this Bylaw; and
- all openings in the premises are securely closed and fastened in a manner acceptable to the Fire Chief so as to prevent fires and the entry of unauthorized persons.

9.7.3 Where an owner fails to securely close a vacant building as required by Subsection 9.7.2 (b), the Fire Chief may, by notice in writing, order the owner to secure the building or other part of the vacant premises against unauthorized entry in a manner set out in the notice.

9.7.4 If an owner of vacant premises fails to bring the premises into compliance with this Bylaw within twenty-four (24) hours of receiving a notice under Subsection 9.7.3, or if the Fire Chief or member is unable to contact the owner within twenty-four (24) hours of finding vacant premises in an unsecured state, the Fire Chief may cause the premises to be secured by City employees or agents, who may board up or otherwise secure doors, windows and other points of entry into the premises in order to prevent fires and unauthorized entry, at the cost and expense of the owner.

### Materials List and Specifications

#### Security Measures

- All openings in the basement, first floor doors and windows, and any point of entry accessible from a porch, fire escape or other potential climbing point shall be barricaded with plywood, 2 x 4 braces, carriage bolt sets, and nails. Particle board, wafer board, Masonite, or other similar material shall not be used for purposes of boarding-up a building.
- Openings that are at least 10' from ground level which are not accessible from a porch, fire escape, roof, or other climbing point can be secured with nails in each brace, and every 12" center to center (c/c) around the perimeter. For all openings, the plywood should be fitted so that it rests snugly against the exterior frame, butting up to the siding on wood frame buildings and up to the brick molding edge on brick buildings. It may be necessary to remove the staff bead so this fit can be flush and tight.
- All secured exterior openings (windows and doors) will be painted flat black in color
- The structure shall be posted with a NO TRESPASSING sign at the completion of the board-up. The posting will be displayed as Fire Protection and Life Safety Bylaw 8306 7.10 Street Addresses



Richmond Fire-Rescue  
604-278-5131  
www.richmond.ca/fire



RCMP  
604-278-1212



Richmond  
Community Bylaws  
604-204-8631



**Table 7.10**

Distance measured from public street curb to building	Size Height (mm)	Stroke Width (mm)
Up to 15m	75	18.0
>15m to 20m	100	25.0
>20M to 25m	150	32.0
>25m to 35m	200	38.0
>35m to 40m	250	42.0
>40m	300	50.0

**Materials**

- 1/2" CDX Plywood, exterior grade (4 ply)
- 2 x 4 construction grade lumber
- 3/8-16 x 12" carriage bolts (rounded head on weather side)
- 3/8-16 construction grade nuts
- 1/2" (USS Standard) Flat washers with an inside diameter large enough to bypass the wrench neck inside the carriage bolt head so no lift edge is available beneath an installed carriage bolt head.
- 3/8" (USS Standard) diameter flat washers for installation beneath the nut inside the building

**As required:**

1 5/8" (6D) galvanized or stainless steel ring-shank nails or comparable deck nails.

#12 x 3" deck/wood screws

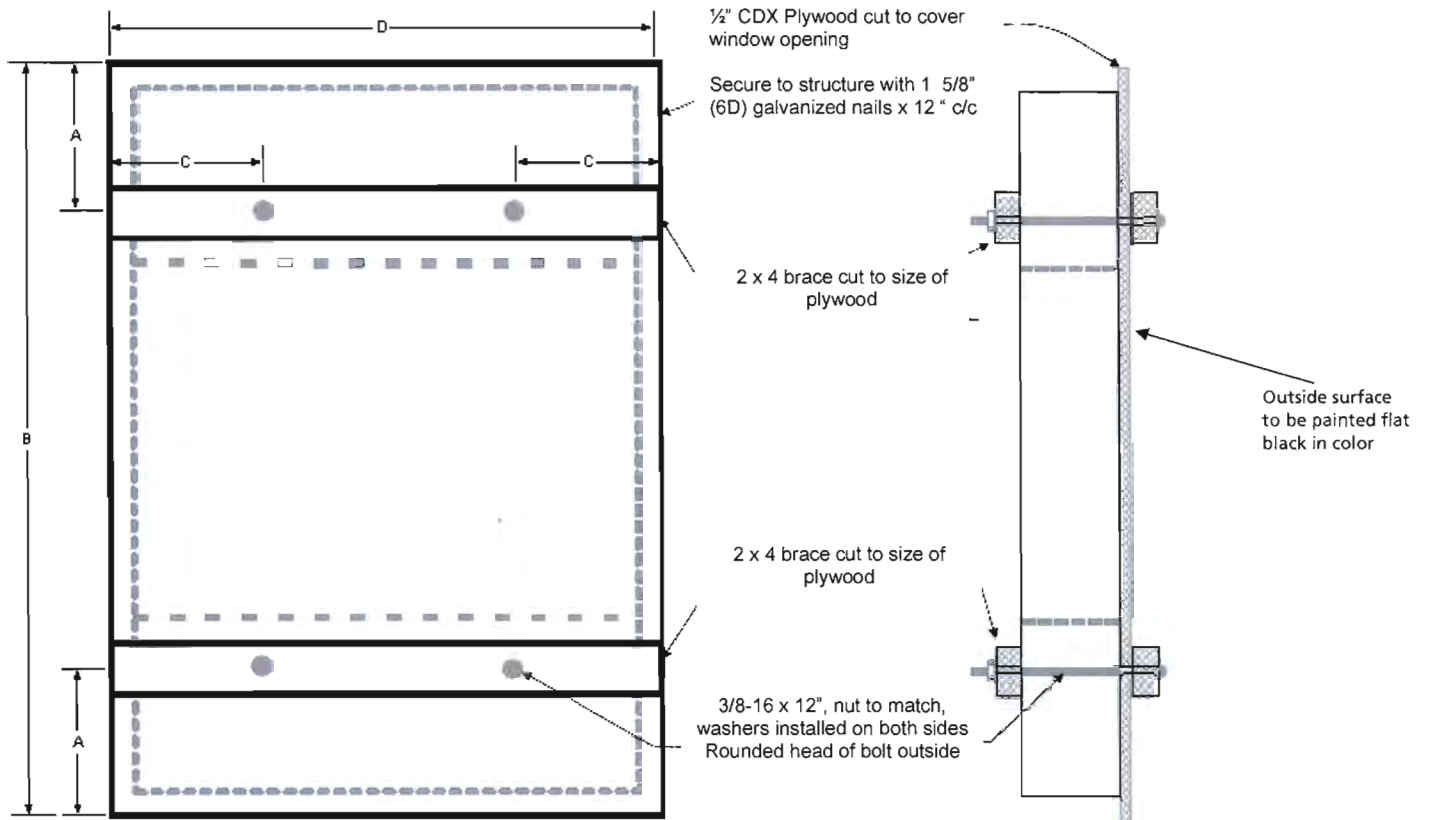
**Barrier Assembly**

- Applying barriers is accomplished with an inside and outside carpenter with appropriate tools and supplies. The inside carpenter will need a light. Exit is made over a ladder when the last window is boarded.
- Plywood shall be cut to fit over the window and door openings, flush with outside of the molding/trimmer stud. Application of barriers shall be completed so that all lift or pry points are avoided.
- The 2 x 4 braces shall be cut to fit the horizontal dimension of the plywood. (x2) exterior and (x2) interior 2 x 4 braces shall be provided for each window and (x3) sets for each door.
- Window Assembly – Braces are located horizontally approximately 1/3 of the distance from the top and the bottom of the window. Bolt holes are located 1/3 of the length of the brace from the outside edge of the window jams. Prior to installation, the assembly should be pre-assembled and 3/8" holes drilled through all of the components.

- Door Assembly – Door braces will be placed horizontally; one in the center of the doorway and one 1/2 the distance from the center to the top and one 1/2 distance from the center to the bottom of the doorway. Bolt holes are located 1/3 of the length of the brace from the outside edge of the door frame. Prior to installation, the assembly should be pre-assembled and 3/8" holes drilled through all of the components.
- Plywood used to cover exterior openings shall be nailed every 12" c/c along the perimeter to the window or door frame.
- The 2 x 4 braces on the interior and exterior of the assemblies shall be secured using 3/8-16 x 12" carriage bolt assemblies. Bolts shall be inserted through the pre-drilled holes from the exterior with a 1/2" washer place against the exterior brace, a 3/8" washer is placed against the interior brace. The bolt is tightened from the inside so that it slightly compresses the interior brace.
- The exterior surfaces of barriers shall be painted or stained flat black to minimize the appearance.

Should the through-bolt compression method be impossible due to the size or condition of the opening, the opening shall be covered with plywood and secured with a minimum of #12 x 3" deck/wood screws installed on 4" c/c around the circumference of the opening.

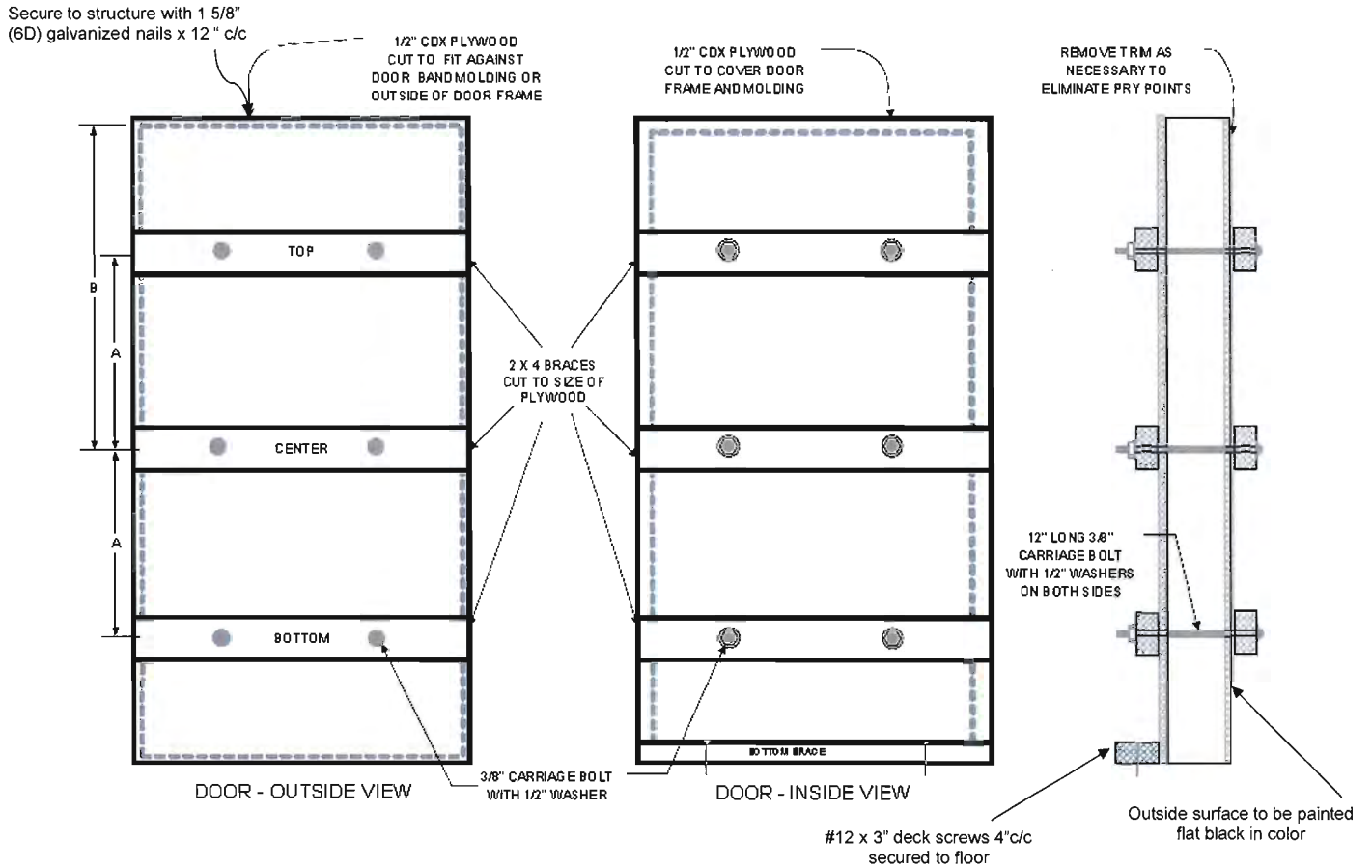
For buildings that require access by authorized personnel, a single door that is visible from the street may be secured using a solid core wood or steel door. There shall be no windows or other openings in this door. The door shall be securely locked using a padlock and hasp assembly that is bolted through the door. The lock loop portion of the hasp is attached to the door frame using a minimum of #12 x 3" deck/wood screws.



### WINDOW – Outside View

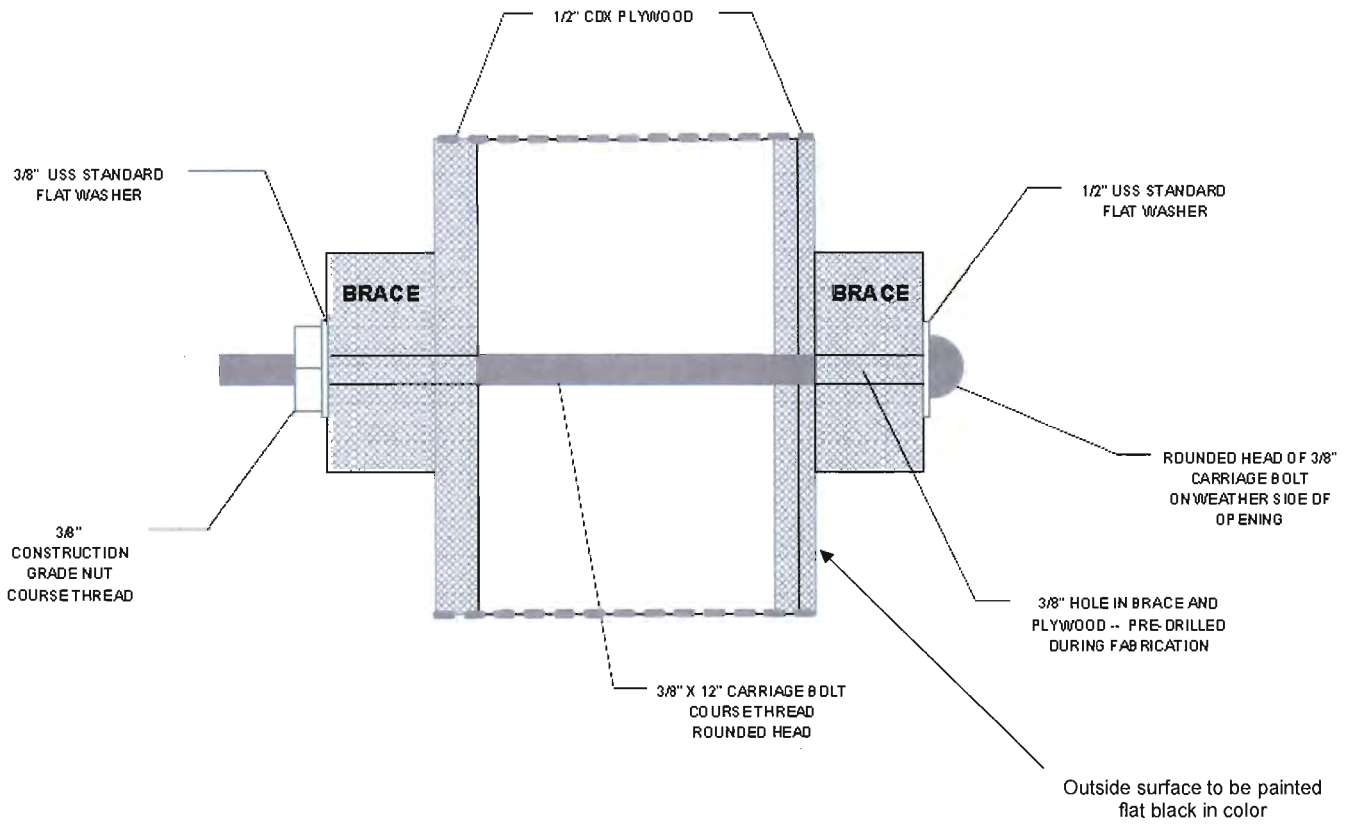
**NOTES:**

1. For double hung windows, slide sash to center of unit and pass bolts through the openings at top and bottom
2. Storm windows should be removed and stored inside premises.
3. Outside trim may have to be removed to accommodate a flush tight fit.
4. Tighten nuts from inside enough to slightly compress 2 x 4 brace.
5. Brace locations:  $A = 1/3 B$  (See dimension locations on drawing)
6. Location of bolt holes:  $C = 1/3D$  (See dimension locations on drawing)



**NOTES:**

- Door is removed and stored inside of building.
- Use 3/8-16 x 12" Carriage bolts – rounded head on outside of building
- Tighten nuts from inside enough to slightly compress 2 x 4 brace.
- If plywood cannot be butted against band molding, cut to cover outside edge of door frame.
- Bolt holes are located as they are for windows detail (see window detail)
- Center brace located in center of doorway opening. Top and bottom braces are positioned where  $A = 1/2B$  (see dimension locations on drawing)



**NOTES:**

- Use 3/8-16 X 12" carriage bolts – rounded head on outside of building
- Tighten nuts from inside enough to slightly compress washer into 2 x 4 brace.
- Use 1/2" Washer on weather side to accommodate the wrench neck of bolt and eliminate pry points.

## MATERIALS LIST

### WINDOW ASSEMBLY

Materials required per window

- (x1) 1/2" CDX Plywood – cut to dimensions of window frame (weather side) Number of windows to be secured (NW):
- (x4) 2 x 4 braces – cut to width of plywood - Number of window braces required: (NW X 4)
- (x4) Carriage Bolt assemblies - Carriage bolt assemblies required (BW): (NW X 4)

**As required:**

- 1 5/8" (6D) galvanized or stainless steel ring-shank nails or comparable deck nails.
- #12 x 3" deck/wood screws

### DOOR ASSEMBLIES

Materials required per door

- (x1) 1/2" CDX Plywood sheet – cut to dimensions of door frame (weather side) – number of doors to be secured (ND):
- 1/2" CDX Plywood sheet – cut to outside dimensions of door frame (inside)
- (x1) 2 x 4 braces – (x3) cut to width of outside plywood, (x3) cut to width of inside plywood - number of door required: (No. x 6)
- 2 x 4 bottom brace – cut to width of door trim - number of bottom braces required: (No.)
- (x6) Carriage bolt assemblies - carriage bolt assemblies required (BD): (No x 6)

**As required:**

- 1 5/8" (6D) galvanized or stainless steel ring-shank nails or comparable deck nails.
- #12 x 3" deck/wood screws

### CARRIAGE BOLT ASSEMBLY

- (x1) 3/8-16 x 12" Carriage bolt
- (x1) 1/2" USS Standard flat washer (weather side)
- (x1) 3/8" USS Standard flat washer (inside)
- (x1) 3/8-16 Construction grade nut
- Total carriage bolt assemblies (BW + BD)

Reference: IAAI/USFA Abandoned Building Project  
– Board-up Procedures



**Fire Protection and Life Safety Bylaw No. 8306,  
Amendment Bylaw No. 9221**

The Council of the City of Richmond enacts as follows:

1. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended by:

(a) deleting subsection 9.7.1 and substituting the following:

“9.7.1 For the purposes of this Section, **vacant premises** means a lot, **building** or other structure:

- (a) in respect of which a water or electricity service has been intentionally discontinued, other than for temporary maintenance, repair or upgrading; or
- (b) where the condition of the **premises** is not suitable for human habitation or other **occupancy** due to non-compliance with the **Fire Code, Building Code** or health or safety regulations.”

(b) deleting subsections 9.7.3 and 9.7.4 and substituting the following:

“9.7.3 Where an **owner** fails to securely close a **vacant premises** as required by Subsection 9.7.2(b), a **Fire Inspector** may, by notice in writing, order the **owner** to secure the **building** or other part of the **vacant premises** against unauthorized entry in a manner set out in the notice.

9.7.4 If an owner of **vacant premises** fails to bring the **premises** into compliance with this Bylaw within twenty-four (24) hours of receiving a notice under Subsection 9.7.3, or if the **Fire Inspector** is unable to contact the owner within twenty-four (24) hours of finding **vacant premises** in an unsecured state, the **Fire Inspector** may cause the **premises** to be secured by **City** employees or agents, who may board up or otherwise secure doors, windows and other points of entry into the **premises** in order to prevent fires and unauthorized entry, at the cost and expense of the **owner**.

9.7.5 The **owner** of a **vacant premises** shall pay to the **City**, upon invoice by the **City**, the costs and expenses incurred by the **City** or its contractors or agents for:

- (a) response to any fire, **fire hazard**, or other incident at the **premises**;
- (b) additional **City** personnel, consumables and damage to **City** equipment resulting from a response to any fire, **fire hazard**, or other incident at the **premises**; and
- (c) demolition, clean-up, abatement, removal, disposal, and safe transport of a **building** or **structure** on the **premises**,

in accordance with the rates and amounts set-out from time to time in the Consolidated Fees Bylaw No. 8636. Such rates and amounts are in addition to any fines or penalties imposed under this Bylaw, any other **City** bylaw or otherwise by law.”

- (c) by deleting subsection 14.1.4 and substituting the following:

“14.1.4 Except for an order issued pursuant to Subsection 9.7.3, a person against whom an order has been made under this Bylaw may, by submitting a request in writing before the expiration of ten days from the date of the order, appeal to or seek a reconsideration by the **Fire Chief**, who may uphold the order, vary or set aside the order, or issue an alternative order. For an order issued pursuant to Subsection 9.7.3, the written request must be made within twenty-four (24) hours of receiving the order.”

2. This Bylaw is cited as “**Fire Protection and Life Safety Bylaw No. 8306, Amendment Bylaw No. 9221**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

\_\_\_\_\_  
MAYOR

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



**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9222**

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by adding the following to Schedule – Fire Protection and Life Safety Bylaw No. 8306 Fees & Cost Recovery, in chronological order on the basis of the Section number:

Description	Section	Fee	Units
Vacant premises – Richmond Fire-Rescue response	9.7.5(a)		\$452 per vehicle
Vacant premises – additional personnel, consumables and damage to equipment	9.7.5(b)		Actual cost
Vacant premises – demolition, clean-up, etc.	9.7.5(c)		Actual cost

2. This Bylaw is cited as “**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9222**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept

APPROVED for legality by Solicitor


\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** February 12, 2015

**From:** Jerry Chong, CA  
Director, Finance

**File:** 03-0905-01/2015-Vol  
01

**Re:** Gaming Revenue Update

### Staff Recommendation

1. That the proposed gaming revenue allocation model as presented in the staff report titled, Gaming Revenue Update, from the Director of Finance be endorsed effective January 1, 2016; and
2. That a Council Community Initiatives account be established, and \$3.0M of the existing Gaming Revenue Provision be transferred to this account; and
3. That \$12.0M of the existing Gaming Revenue Provision be transferred to the Capital Reserve (Revolving Fund) for future capital work; and
4. That the 2016 Operating Budget decrease by \$1.4M to remove tax funded grants and increase by \$1.4M for transfer to the Capital Reserve (Revolving Fund) for a net impact of zero to the Operating Budget; and
5. That a Grant Provision account be established for the unspent grant funds to accumulate for future distribution; and
6. That item 2 of the Long Term Financial Management Strategy Policy 3707 be amended as follows:

*“Gaming revenues are designated for the capital reserves, the major capital community facility replacement program, the grants program, the Council Community Initiatives account, and towards the cost of policing relating to gaming activities.”*

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

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

## Staff Report

### Origin

*This report responds to the referral from the October 6, 2014 General Purposes Committee meeting:*

*That the policy for the expenditure of Casino Funding be referred to staff for review.*

The Province shares gaming revenue with local governments that host casinos and community gaming centres in British Columbia. The City receives ten per cent of the net casino gaming revenue from community casinos and community gaming. The City's agreement with the Province for the receipt of a portion of the net casino revenues specifies that the funds may be used for ***"...any purpose that would be of public benefit to the Host community and within the lawful authority of the Host."***

The purpose of this report is to provide an update to Council on gaming revenues, assess the allocation of gaming revenues, and to update item 2 of the Long Term Financial Management Strategy (LTFMS) Policy 3707 relating to the designated use of these funds.

This report is structured as follows:

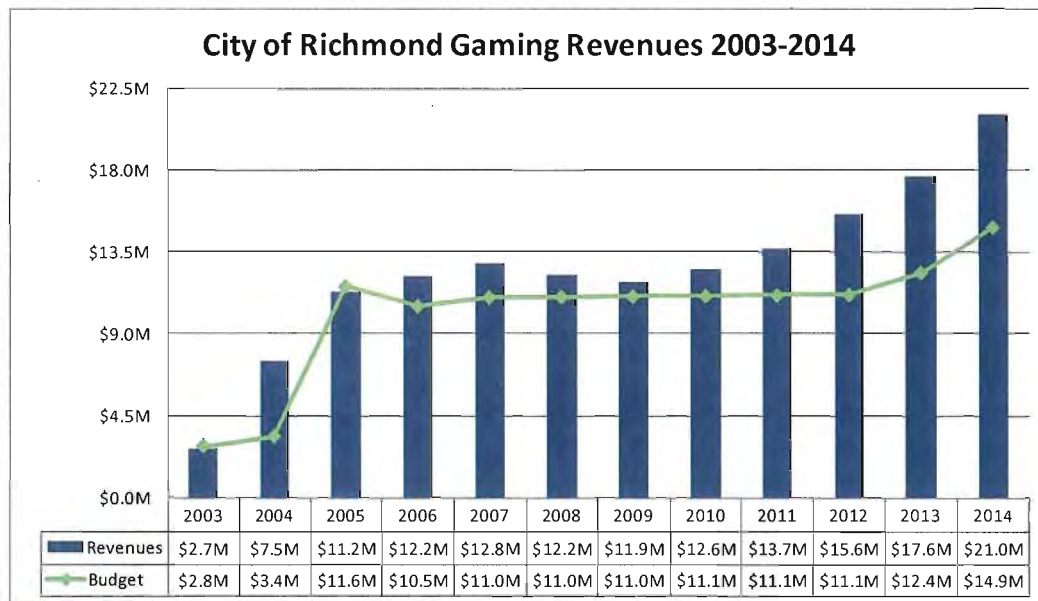
1. Past – A review of gaming revenues received
2. Present – The current use of gaming revenue
3. Future – Proposed update to the gaming revenue allocation and Policy

### Analysis

#### **1. Past – A review of gaming revenues received**

River Rock Casino Resort (River Rock) has been in operation for over 10 years. Over this period, the revenue received has increased annually with notable increases in both of the last three years. Total gaming revenue received in 2014 was a record amount of \$21.0M, up by \$3.4M (19 %) from the previous record set in 2013 of \$17.6M. Figure 1 depicts the annual gaming revenue received by the City.

Figure 1: Gaming Revenues received by the City of Richmond for the period of 2003-2014



River Rock opened in June 2004. Figures prior to this represent gaming revenue received from the Richmond Casino. River Rock’s first full year of operations in 2005 resulted in \$11.2M of gaming revenue for the City, an increase of 320% from the \$2.7M received in 2003 prior to the opening of River Rock.

The annual revenue received is dependent on two main components: the actual activity at River Rock, and the allocation that Province provides to the host local governments. These factors will influence the revenue received by the City and can cause fluctuations in the annual amounts.

The gaming industry is highly competitive with numerous gaming establishments of varying size and type. River Rock competes with other non-gaming resorts, tourist destinations, and other entertainment businesses. The expansion of other local casinos may have a significant effect on River Rock’s market share, thereby impacting the revenues received by the City.

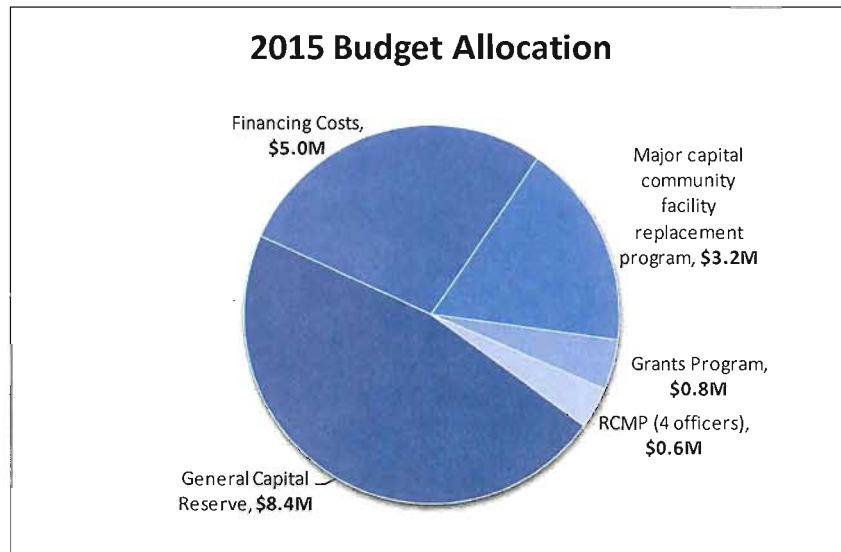
**2. Present – The current use of gaming revenue**

The budgeted expenditures relating to gaming revenue are presented annually to Council within the Five Year Financial Plan.

The budgeted expenditures of gaming revenues relate to current year revenues. As a result, the budgets have been conservative due to the unpredictable nature of the revenues. Other than the Consumer Price Index (CPI) increases for the grants and the increases related to the funding of the RCMP officers, the increases to the budget have been to the capital program and reserves.

The 2015 budgeted expenditure of gaming revenues is \$18.0M. Figure 2 presents the distribution of the budgeted expenditures.

*Figure 2: 2015 Budgeted Expenditure of Gaming Revenues*



### **Capital Program and Facility Reserve**

The General Capital Reserve and major capital community facility replacement program (Capital Building and Infrastructure Reserve) are funded from gaming revenue by \$11.6M in 2015. The total gaming revenue allocated to reserves and capital since 2004 is \$56.1M. These reserves have subsequently funded several major projects including:

- replacement of the No. 2 Road fire hall,
- funding towards the replacement of the Bridgeport fire hall,
- seismic upgrading of several fire halls
- acquisition and renovation of the community safety building (No. 5 Road police station)
- expansion of the Hamilton Community Centre
- Britannia Heritage Shipyard – development of the historic zone and Seine net loft
- Oval public art

In 2014, these reserves with partial funding from gaming revenues contributed approximately \$76.9M toward the total \$124.1M approved for a comprehensive Major Capital Facilities Program including the replacement of the Minoru aquatic centre; a new, expanded older adult centre; completion of the new City Centre Community Centre and replacement of the City's No. 1 Fire Hall.

Staff are currently reviewing the Major Capital Facilities Program with Phase 2 of this program estimated to be in the 2018-2020 timeframe.

**Financing Costs**

Gaming revenues totalling \$50.0M were allocated towards the construction costs of the Richmond Olympic Oval through an annual \$5.0M payment. The final payment was completed in 2014.

Beginning in 2015, \$5.0M annually has been allocated towards the debt servicing costs on the \$50M external borrowing for the replacement of the Minoru aquatic centre. The final payment will be in 2024.

**Grants**

Since 2004, over \$6.7M of gaming revenue has been allocated to the City Grants Program.

In 2015, \$0.8M is allocated annually to the City Grants Program. Policy 3712 stipulates that the City Grant Program receive an annual Cost of Living increase, and as such the allocation of gaming funding has increased by CPI each year. The current distribution of the grants program is as follows:

- Health, Social and Safety – \$563,986
- Arts, Culture and Heritage – \$105,080
- Parks and Recreation – \$101,494

**RCMP**

Gaming funding of \$5.1M has been allocated to RCMP officers since 2007.

In 2015, there is \$0.6M of gaming revenue allocated to offset the costs of four RCMP officers. This amount is adjusted annually based on changes in the RCMP contract. The allocation of gaming revenue to defray the cost of policing recognizes the additional policing resources required as a host community.

**Council Community Initiatives Account**

The establishment of a Council Community Initiatives account will allow Council to direct gaming revenues to one-time initiatives designated for social, environmental, recreation and sports, heritage, arts and culture, safety and security, and infrastructure projects.

**Gaming Revenue Provision**

Annual gaming revenue surplus has been saved in the Gaming Revenue Provision for future use. The uncommitted balance of the Gaming Revenue Provision at December 31, 2014 is \$15.0M. Included in this amount is the 2014 gaming revenue surplus of \$6.1M.

Recent allocations from the Gaming Revenue Provision include; \$3.0M for the Storeys affordable housing development approved at the July 28, 2014 Council meeting, \$1.8M (equivalent to 1% of the tax draw) towards the Capital Building Infrastructure Reserve approved at the February 10, 2015 Council meeting.

Staff recommend that \$3.0M of the current uncommitted balance from the \$15.0M Gaming Revenue Provision be used to establish the Council Community Initiatives account and the remaining balance of \$12.0M be transferred to the general Capital Reserve (Revolving Fund). The uncommitted balance of the Capital Reserve (Revolving Fund) at December 31, 2014 is \$27.8M.

### **3. Future – Proposed update to the gaming revenue allocation and Policy**

Staff considered the following criteria in evaluating the gaming revenue allocation:

- the availability of funding already provided in the various budgets
- the likelihood of other funding sources
- the continuity of casino funds as an ongoing revenue source
- the need to minimize the ongoing reliance on the tax levy
- the ability to provide a significant lasting improvement to the City
- impact of gaming activities on the community

Staff recommend that the calculation of the budgeted revenue be based on the most recent three year rolling average of actual revenues with projections for the most recent year. This will mitigate fluctuations in revenues and establish a standard practice for budgeting.

For example, based on the previous years (2012-2014), the 2015 budget would have been \$18,087,917.

	<b>Revenues*</b>
2014	\$21,047,132
2013	17,631,779
2012	<u>15,584,840</u>
Average	\$18,087,917

*\*Note that these figures are used for the example 2016 allocation. The actual figures used during the preparation of the 2016 budget will include an estimate for 2015 revenues.*

**Future – Financing Costs**

Annually, \$5.0M is allocated towards the debt servicing costs on the \$50M external borrowing for the replacement of the Minoru aquatic centre for the period of 2015 to 2024. This amount is consistent with the 2015 allocation.

The allocation towards financing costs will remain fixed at \$5.0M. For 2025, this amount can be re-evaluated to determine if there is a continued need or if there is potential to redistribute this amount to other items.

**Future – RCMP Officers**

Gaming revenue of \$0.7M is allocated to offset the cost of for four officers. This amount will be adjusted annually based on changes in the RCMP contract. This amount is consistent with the 2015 allocation.

**Future – Grants**

The allocation of gaming revenue for grants will be 15% of the total revenues with any unspent amounts transferred into a Grant Provision account for future distribution.

Staff recommend that all grants be funded by gaming revenue, except for where other sources of funding exist; developer contributions, Strategic Community Investment Funds (traffic fine revenue from the Province of BC), etc.

The 2015 distribution of grants is as follows:

**2015 Grants**

\$1,153,800	Gateway Theatre contribution
	Municipal grants (City Grants Program) - defined under
770,560	Policy 3712
237,956	Other grants
	121,792 - Richmond Centre for Disability
	56,964 - Richmond Therapeutic Equestrian Society
	59,200 - Youth Grants - various
<b>\$2,162,316</b>	<b>2015 Total Grants</b>

The City Grants Program of \$0.8M is funded by gaming revenue, the remaining \$1.4M is funded through the operating budget by taxes (\$1.2M for the Gateway Theatre contribution and \$0.2M for the other grants).

Staff recommend that the grants that are currently in the operating budget funded by taxes be removed and funded by the 15% gaming revenue allocation. This will result in a \$1.4M reduction of the operating budget.

The 2015 grants total is \$2.2M (see above) and the proposed 2016 grants allocation based on 15% would be approximately \$2.7M. This would result in an additional \$550,872 available for grants inclusive of CPI adjustments with any unspent funds transferred into the Grant Provision account.

### **Future – Council Community Initiatives Account**

The Council Community Initiatives Account will be established with an initial \$3.0M transferred from the Gaming Provision. In addition to this amount, an annual allocation of 2% of the gaming revenues will be available, with any unspent amounts placed in the Council Community Initiatives account for future distribution. The proposed 2016 allocation would see a further \$0.4M added to this account.

This amount is in addition to the annual council contingency allocation of \$0.1M in the operating budget.

### **Future – General Capital Program – Capital Reserve**

The capital program's proposed allocation is 30% of total the estimated gaming revenue. The amount for 2016 is estimated at \$5.4M. Annually, this is \$3.0M less than the 2015 allocation.

Staff recommend that commencing with the 2016 operating budget, the \$1.4M reduction in the operating budget as a result of transferring the grants to be funded by gaming revenue be redistributed towards the Capital Reserve (Revolving Fund). This will offset a portion of the \$3.0M annual reduction.

### **Future - Facility Reserve**

The allocation to the major capital community facility replacement program (Capital Building and Infrastructure Reserve) is based on the remaining revenue not previously allocated to the other items. The 2016 allocation would result in approximately \$3.9M allocated towards this reserve which is an increase of approximately \$0.7M. Any surplus gaming revenue received in the year will be allocated to this reserve toward the major capital community facility replacement program.



**Proposed Gaming Revenue Allocation Model**

Financing Costs – fixed at \$5.0M	Fixed \$5.0M
RCMP four officers –increase in correlation with RCMP contract	Cost of 4 Officers
Capital program - general Capital Reserve	30%
Grants	15%
Council Community Initiatives account	2%
Major capital community facility replacement program (Capital Building and Infrastructure Reserve)	Remainder

The proposed allocation of gaming revenue commencing in 2016 is structured where certain items receive funding based on a fixed measure, others are based on a percentage and the major capital community facility replacement program is allocated the remaining revenues. The details of the proposed allocation are below.

*Figure 3 – Example of the proposed 2016 allocation*

	Proposed Distribution	2016 Proposed Allocation	2015 Budgeted Allocation	Difference
General Capital Reserves	30%	5.4M	8.4M	(3.0M)
Financing Costs	Fixed	\$5.0M	\$5.0M	-
Major capital community facility replacement program	Remainder	3.9M	3.2M	0.7M
Allocation for all grants	15%	2.7M	0.8M	1.9M
RCMP four officers*	Four Officers	0.7M	0.6M	0.1M
Council Community Initiatives account	2%	0.4M	-	0.4M
<b>Total</b>		<b>\$18.1M</b>	<b>\$18.0M</b>	<b>\$0.1M</b>

Note the figure for the 2015 Budget Allocation is the amount included in the 2015 operating budget. The 2016 Proposed Allocation is based on the 3 year actual revenue received.

\*The increase for the four RCMP officers is due to an estimated increase for the 2016 budget.

### **Update Policy 3707 – Long Term Financial Management Strategy**

The existing Council Policy 3707, Long Term Financial Management Strategy states that,

*“Gaming revenues will go directly to the capital reserves, the grants program and a community legacy project reserve.”*

Council made an exception to the policy at the February 15, 2007 Finance Committee meeting and funded RCMP officers with gaming revenue. On June 24, 2013 Council also approved to allocate \$5.0M annually from gaming revenue towards the debt servicing costs for the construction of the Integrated Older Adults’ Centre, Aquatic Centre and Minoru Pavilion facility.

Staff recommend that item 2 of the LTFMS Policy 3707 be updated to read,

*“Gaming revenues are designated for the capital reserves, the major capital community facility replacement program, the grants program, the Council Community Initiatives account, and towards the cost of policing relating to gaming activities.”*

The updated Policy 3707 is included in **Attachment 1**.

### **Financial Impact**

\$3.0M of the Gaming Revenue Provision will be used to establish the Council Community Initiatives account with annual funding to be provided by gaming revenue, and \$12.0M of the Gaming Revenue Provision be transferred to the Capital Reserve (Revolving Fund) for future capital work.

The annual allocation of gaming revenue will be re-distributed effective for the 2016 operating budget as follows:

- a net increase to grant funding of \$0.6M
- introduction of the Council Community Initiatives account \$0.4M
- a net reduction in reserve funding of \$0.9M recaptured through any gaming revenue surplus
- no change to financing cost of \$5.0M
- no change to RCMP officer funding of \$0.7M

Any surplus revenue received will be transferred to the major capital community facility program (Capital Building and Infrastructure Reserve).

There is no net impact to the Operating Budget. There is a reduction of approximately \$1.4M due to the relocation of the grants to be funded by gaming revenues and a corresponding increase to the transfer to reserve for the same.

**Conclusion**

The revenues received through gaming have increased significantly over the past few years. However, there is no guarantee that this trend will continue in the future because it is subject to external factors. Staff recommend that the budgeted allocation of these revenues be adjusted to allow for a greater proportion of funding for grants with any surplus amounts to be placed in a major community capital replacement program (Capital Building and Infrastructure Reserve). The Council Community Initiatives account will be established by transferring \$3.0M from the Gaming Revenue Provision for environmental, heritage, arts and culture, safety and security, and infrastructure projects as recommended by Council. It is also recommended that item 2 of Policy 3707, the Long Term Financial Management Strategy be updated to reflect the recommended allocation distribution.



Cindy Gilfillan, CPA, CMA  
Manager, Financial Reporting  
(604-276-4077)

CG:cg

Att. 1: Updated Policy 3707 Long Term Financial Management Strategy



**Policy 3707:**

**It is Council Policy that:**

1. **Tax Revenue**

Tax increases will be at Vancouver's CPI rate (to maintain current programs and maintain existing infrastructure at the same level of service) plus 1.0 % towards infrastructure replacement needs.

2. **Gaming Revenue**

Gaming revenues are designated for the capital reserves, the major capital community facility replacement program, the grants program, the Council Community Initiatives account, and towards the cost of policing relating to gaming activities. ~~will go directly to the capital reserves, the grants program and a community legacy project reserve.~~

3. **Alternative Revenues & Economic Development**

Any increases in alternative revenues and economic development beyond all the financial strategy targets can be utilized for increased levels of service or to reduce the tax rate.

4. **Changes to Senior Government Service Delivery**

Any additional costs imposed on the City as a result of mandatory senior government policy changes should be identified and added to that particular year's taxes above and beyond the CPI and infrastructure percentage contribution.

5. **Capital Plan**

Ensure that long term capital funding for infrastructure (e.g. parks, trails, facilities, roads etc.) is in place in order to maintain community liveability and generate economic development.

6. **Cost Containment**

Staff increases should be achieved administratively through existing departmental budgets, and no pre-approvals for additional programs or staff beyond existing budgets should be given, and that a continuous review be undertaken of the relevancy of the existing operating and capital costs to ensure that the services, programs and projects



Page 1 of 2	Adopted by Council: September 22 <sup>nd</sup> , 2003 Amended by Council: July 8, 2013	<b>Policy 3707</b>
File Ref: 0970-03-01 <b>Long Term Financial Management Strategy</b>		

delivered continue to be the most effective means of achieving the desired outcomes of the City’s vision.

7. **Efficiencies & Service Level Reductions**

Savings due to efficiencies or service level reductions identified in the strategy targets should be transferred to the capital reserves. Any savings due to efficiencies beyond the overall strategy targets can be utilized to reduce the tax rate or for increased levels of service.

8. **Land Management**

Sufficient proceeds from the sales of City land assets will be used to replenish or re-finance the City’s land inventory. Any funds in excess of such proceeds may be used as directed by Council.

9. **Administrative**

As part of the annual budget process the following shall be undertaken:

- all user fees will be automatically increased by CPI;
- the financial model will be used and updated with current information, and
- the budget will be presented in a manner that will highlight the financial strategy targets and indicate how the budget meets or exceed them.

10. **Debt Management**

Utilize a “pay as you go” approach rather than borrowing for financing infrastructure replacement unless unique circumstances exist that support borrowing.



**To:** General Purposes Committee **Date:** February 26, 2015  
**From:** Amarjeet S. Rattan **File:** 01-0150-01/2015-Vol  
 Director, Intergovernmental Relations & Protocol Unit 01  
**Re:** Resolution for LMLGA and UBCM: Environmental Bill of Rights

**Staff Recommendation**

That Council approve the following resolution to be forwarded to the Lower Mainland Local Government Association (LMLGA) for consideration:

Environmental Bill of Rights

WHEREAS municipalities and regional districts are the government nearest to people and the natural environment, and therefore share a deep concern for the welfare of the natural environment and understand that a healthy environment is inextricably linked to the health of individuals, families, future generations and communities;

AND WHEREAS fostering the environmental well-being of the community is a municipal purpose under section 7(d) of the Community Charter and regional district purpose under section 2(d) of the Local Government Act;

THEREFORE BE IT RESOLVED that the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM) request that the Province of British Columbia enact a Provincial environmental bill of rights that:

- a) Recognizes the right of every resident to live in a healthy environment, including the right to clean air, clean water, clean food and vibrant ecosystems;
- b) Provides for public participation in decision-making respecting the environment and access to environmental information;
- c) Provides access to justice when environmental rights are infringed; and
- d) Has whistleblower protection

Amarjeet S. Rattan  
Director, Intergovernmental Relations & Protocol Unit  
(604-247-4686)

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

## Staff Report

### Origin

On February 24, 2015, the Parks and Recreation Committee referred the creation of a resolution requesting that the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM) request that the Province of British Columbia enact a Provincial Environmental Bill of Rights to staff. Attached is the proposed resolution for approval.

This report supports Council's Term Goal #8 Sustainability:

*To demonstrate leadership in sustainability through continued implementation of the City's Sustainability Framework.*

### Findings of Fact

Ontario's *Environmental Bill of Rights (EBR)* is a ground-breaking law that was passed in 1993. In the *EBR*, the provincial government has a responsibility to consult the public on environmental decisions, and the public has the right to have a say.

The Environmental Commissioner of Ontario (ECO) is charged with monitoring and reporting on how well the government complies with the *EBR*. Under the *EBR*, you have rights to participate in ministry decisions about the environment and hold the government accountable for those decisions. (The *EBR* applies to environmentally significant decisions and proposals made by certain Ontario ministries or under certain Acts.)

Bill C-634, The Canadian Environmental Bill of Rights, was introduced as a private members Bill in Fall 2014 but only received first reading. The Bill would introduce a legal duty for the federal government to protect Canadians' right to a healthy environment. The David Suzuki Foundation is currently wrapping up its cross Canada Blue Dot tour calling for the right to a healthy environment to be included in Canadian law.

### Analysis

It is proposed that the following resolution be sent to the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM) to request that the Province create an Environmental Bill of Rights for British Columbia.

WHEREAS municipalities and regional districts are the government nearest to people and the natural environment and therefore share a deep concern for the welfare of the natural environment and understand that a healthy environment is inextricably linked to the health of individuals, families, future generations and communities;

AND WHEREAS fostering the environmental well-being of the community is a municipal purpose under section 7(d) of the Community Charter and regional district purpose under section 2(d) of the Local Government Act;

THEREFORE BE IT RESOLVED that the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM) request that the Province of British Columbia enact a Provincial environmental bill of rights that:

- a) Recognizes the right of every resident to live in a healthy environment, including the right to clean air, clean water, clean food and vibrant ecosystems;
- b) Provides for public participation in decision-making respecting the environment and access to environmental information;
- c) Provides access to justice when environmental rights are infringed; and
- d) Has whistleblower protection

### **Financial Impact**

There is no financial impact to this resolution.

### **Conclusion**

Staff recommend that Council approve the above resolution and that it be forwarded to the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM) to request that the Province of British Columbia enact a Provincial environmental bill of rights.



Denise Tambellini  
Manager, Intergovernmental Relations & Protocol Unit  
(604-276-4349)

DT:dt





**To:** General Purposes Committee **Date:** February 25, 2015  
**From:** Amarjeet S. Rattan **File:** 01-0140-20-  
 Director, Intergovernmental Relations & Protocol Unit PMVA1/2015-Vol 01  
**Re:** Port Metro Vancouver Resolution to LMLGA, UBCM and FCM

**Staff Recommendation**

1. That the Port Metro Vancouver Resolution, as proposed in the February 25, 2015 staff report from the Director, Intergovernmental Relations and Protocol Unit, be submitted to the Lower Mainland Local Government Association, the Union of BC Municipalities and the Federation of Canadian Municipalities for their endorsement (Attachment 2).

2. That a letter and the staff report titled "Port Metro Vancouver Resolution to LMLGA, UBCM and FCM" dated February 25, 2015, be sent to Metro Vancouver, the City of Vancouver, the Corporation of Delta, the City of Coquitlam, the Village of Belcarra, the City of Burnaby, the City of New Westminster, the City of Port Moody, the City of North Vancouver, the City of Surrey, the District of North Vancouver, the City of Port Coquitlam, the District of West Vancouver, the District of Maple Ridge, the City of Pitt Meadows and the Township of Langley, requesting their support for the endorsement of the Port Metro Vancouver Resolution.

3. That the above mentioned letter and staff report be copied to the Office of the Prime Minister, the Minister of Transport Canada, the Premier of British Columbia, the BC Minister of Agriculture, Richmond Members of Parliament and Members of the Legislative Assembly, the Federal Leader of the Official Opposition and the Provincial (BC) Leader of the Official Opposition.

Amarjeet S. Rattan  
 Director, Intergovernmental Relations & Protocol Unit  
 (604-247-4686)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Policy Planning	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the February 10, 2015 Council meeting, the following referral was made in regards to the report titled, “Richmond Response: Adopted Port Metro Vancouver Land Use Plan”:

*That a resolution be sent to the Lower Mainland Local Government Association for submission to the Union of British Columbia Municipalities and to the Federation of Canadian Municipalities*

This report is in response to this referral.

### Analysis

Port Metro Vancouver (PMV) is the trade name for the Vancouver Fraser Port Authority, a non-shareholder, financially self-sufficient corporation established by the Government of Canada in 2008, under the *Canada Marine Act*. PMV is accountable to the Minister of Transport Canada. Transport Canada, under the direction of the Minister, oversees and regulates most aspects of the Port’s activities through the *Canada Marine Act* and through *Letters Patent* and pursuant to the *Port Authorities Management Regulations*.

The *Letters Patent* issued for PMV indicate that it manages both Federal real property and lands, which the port holds in its own name. PMV may provide services or carry out activities in connection with transport services within the port, or within or between specified municipalities to provide access to or from the port and its facilities. The 16 specified municipalities are those adjacent to PMV operations, namely Coquitlam, Delta, Maple Ridge, New Westminster, Pitt Meadows, Port Coquitlam, Surrey, Richmond, Vancouver, Burnaby, District of North Vancouver, City of North Vancouver, Port Moody, West Vancouver, Belcarra and the Township of Langley.

### PMV Land Use Plan and Agriculture Land Reserve (ALR) Lands

PMV’s Mission Statement is “To lead the growth of Canada’s Pacific Gateway in a manner that enhances the well being of Canadians and inspires national pride.” In the spirit of this statement, it would be expected that PMV would consider and balance the interests of both the country and the communities within which it operates.

A key priority for PMV is to ensure that it has an adequate supply of industrial land in the Metro Vancouver region to meet its long term trade requirements. According to its Land Use Plan, PMV’s current inventory of 1,000 hectares of market ready industrial lands is sufficient to meet port demand for approximately 10 years. On December 5, 2014, PMV stated that it needs an additional 930 hectares (2,300 acres) to meet its long term needs. A concern exists that PMV has not stated where in the Metro Vancouver region it will expand its holdings, if it will expand in Richmond and that it will not expand on agricultural land.

PMV operations in Richmond are located on approximately 790 acres of Federal real property known as Fraser Port (Attachment 1). Within this site, PMV leases out approximately 240 acres for ‘non port related use’ (Adesa Richmond Public Auto Auction and Harvest Power Composting Facility) and also has an inventory of approximately 175 acres of undeveloped land.

In addition, PMV recently purchased the 55 acre industrial zoned site known as Fraser Wharves located at the south end of No. 6 Road. As well, there is approximately 160 acres of industrial land to the west of the Fraser Port site that PMV could potentially acquire for their future expansion.

PMV has also purchased approximately 230 acres ALR agricultural land, known as the Gilmore Farm Lands, adjacent to the Fraser Port site. The *Supplementary Letters Patent* issued by the Minister of Transport Canada clearly states that this agricultural land purchase is being made “in support of port operations” (Attachment 2). All indications are that PMV will continue to purchase more agricultural land in the City and throughout the Metro Vancouver region for their future expansion.

City Council and staff participated in the PMV 2012-2104 Land Use Plan process and have repeatedly requested PMV, on at least ten occasions, to not expand on or use agricultural land, as the protection of farmland is a Council priority.

From a land use perspective, as the City’s 2041 Official Community Plan (OCP) and the Metro Vancouver 2040 Regional Growth Strategy (RGS) are important approved land use planning documents that preceded the preparation of PMV’s Land Use Plan, the port and the implementation of the PMV Land Use Plan should have been guided by them. This is not the case, as PMV has not committed to avoid developing on agricultural land. As well, the City is concerned about the PMV being allowed to set a precedent for others who own or may own agricultural land and wish to develop it for non-agricultural purposes. Agricultural land is typically about one third the cost of industrial land and would have lower carrying costs.

PMV’s Land Use Plan identifies ALR agricultural lands as a “Special Study Area”. PMV was requested to delete their plans “Special Study Area” designations in Richmond and replace them with an “Agricultural” designation, before the Plan was presented to the PMV Board of Directors for approval. Letters were also sent to the Minister of Transport Canada, the BC Minister of Agriculture, BC Ministry of Transportation and Infrastructure, the Chair of the BC Agricultural Land Commission, the Metro Vancouver Board and all Metro Vancouver municipalities advising them of these recommendations.

As PMV has refused to acknowledge the City’s concerns, in relation to their ownership and future use of ALR lands, staff recommend that the City direct its efforts to collaborating with the Lower Mainland Local Government Association (LMLGA), Union of BC Municipalities (UBCM), Federation of Canadian Municipalities (FCM), Metro Vancouver and member municipalities, to seek their support in requesting that the Government of Canada reform and improve PMV- Municipal relations through changes to federal regulations and policies to compel PMV to engage in meaningful consultations with municipalities, and adhere to municipal and regional bylaws and policies).

Accordingly, a Resolution (Attachment 2) outlining City concerns and recommendations should be forwarded to LMLGA, UBCM, FCM, Metro Vancouver and member municipalities to gain their support in pursuing federal regulatory changes to PMV operations which impact municipal interests.

### **Financial Impact**

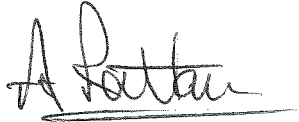
No financial impact.

February 25, 2015

- 4 -

**Conclusion**

Staff have reviewed Port Metro Vancouver's adopted 2014 Land Use Plan and find that, after repeated requests from the City of Richmond, the Plan does not protect ALR agricultural land from future port expansion or operations. A City Resolution to LMLGA, UBCM and FCM Resolution (Attachment 2) outlines the actions required from the Minister of Transport Canada to stop PMV from expanding its operations and activities on agricultural land.

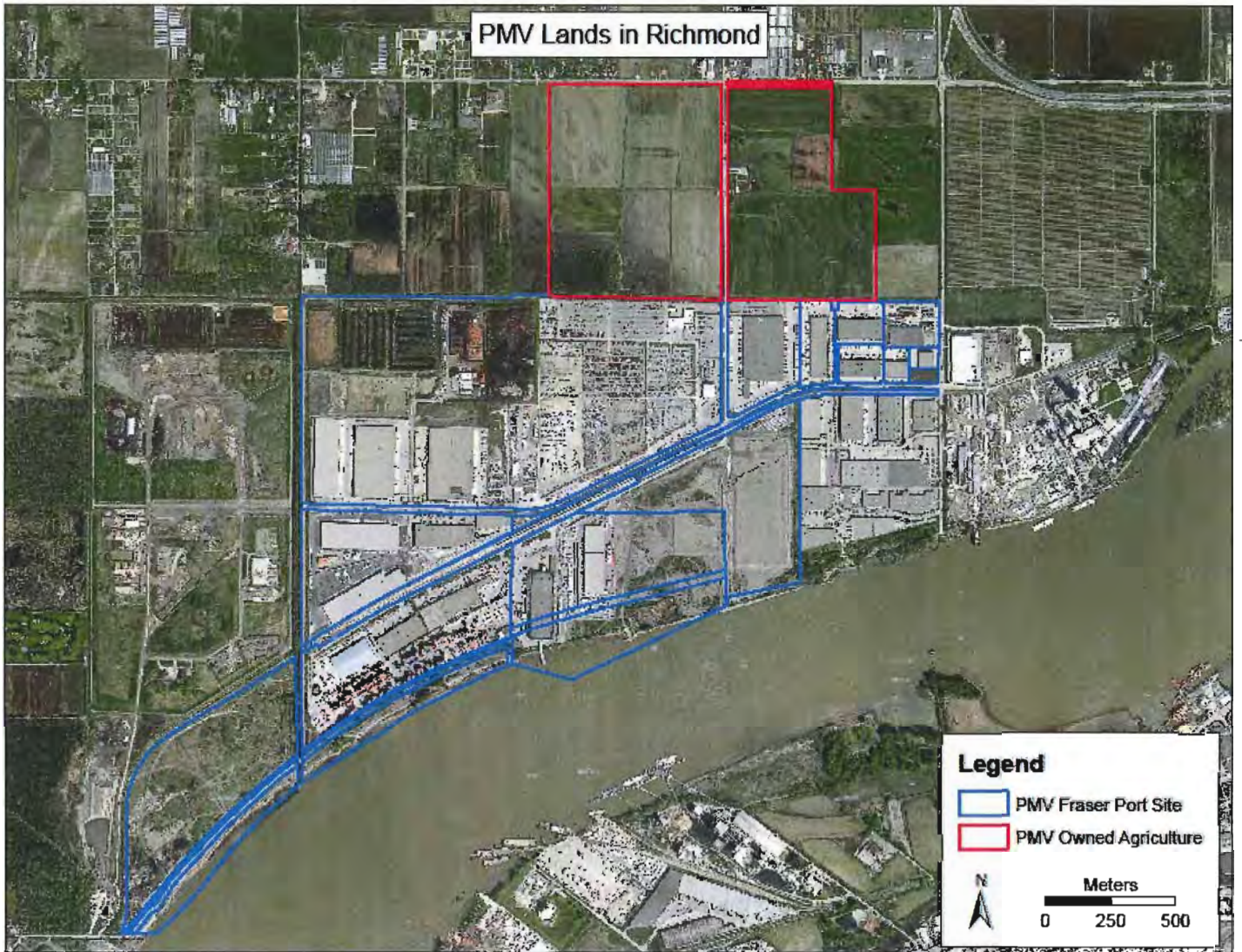


Amarjeet S. Rattan  
Director, Intergovernmental Relations & Protocol Unit  
(604-247-4686)

AR:zf

Attachments:

1. PMV Lands In Richmond Map
2. Draft LMLGA and UBCM FCM Resolution PMV Ownership of Agricultural Lands



## City of Richmond 2015 LMLGA and UBCM/FCM Resolution:

### Discouraging Port Metro Vancouver (PMV) From Expanding on Agricultural Lands Resolution:

WHEREAS Port Metro Vancouver (PMV), also known as the Vancouver Fraser Port Authority (VFPA), is an amalgamation of the former Fraser River Port Authority, North Fraser Port Authority and Vancouver Port Authority which occurred on January 1, 2008, through the issuance of a *Supplementary Letter of Patent* from the Minister of Transport Canada, giving it the responsibility of operating and developing the assets and jurisdictions of the three combined authorities;

AND WHEREAS the *Canada Marine Act* (e.g., through *Letters Patent* and pursuant to the *Port Authorities Management Regulations*) allows PMV to undertake port activities including the shipping, navigation, transporting and handling of goods and passengers, including managing, leasing, licensing, acquiring and disposing of lands for the purposes of operating and supporting port operations;

AND WHEREAS in 2008, PMV purchased four parcels in BC Agricultural Land Reserve (ALR) in the City of Richmond, totaling 241.51 acres, which over time it intends to develop for port purposes and these ALR land purchases have been authorized by the issuance of *Supplementary Letters of Patent* (attached) signed by the Minister of Transport Canada;

AND WHEREAS since 2008, the PMV Board was guided by three previous Land Use Plans of the former Vancouver Port Authority, North Fraser Port Authority and the Fraser Port Authority, which on October 28, 2014, the Board replaced with a new Land Use Plan (Plan) to manage PMV lands and waters;

AND WHEREAS PMV's Plan designates the four ALR parcels as 'Special Study Areas' and not for agricultural use;

AND WHEREAS from a regional and municipal land use management perspective, the City's approved 2041 Official Community Plan (OCP) and the Metro Vancouver's approved 2040 Regional Growth Strategy (RGS) preceded the PMV's 2014 approved Land Use Plan, PMV and the implementation of its Plan should be guided by them;

AND WHEREAS the City of Richmond has advised PMV that it continues to strongly object to its Land Use Plan, as it does not protect ALR land, and has requested the PMV Board to delete the "Special Study Areas" located within ALR in the City of Richmond, and create a policy which prohibits the expansion of PMV operations on all ALR lands;

**THEREFORE BE IT RESOLVED** that the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM) call on the federal government and the Minister of Transport Canada, through the Federation of Canadian Municipalities (FCM) and other avenues as appropriate, to:

1. Request the Minister of Transport Canada to rescind the March 24, 2009 *Supplementary Letter of Patent* (attached) issued by the Honourable John Baird, Minister of Transport, Infrastructure and Communities, which authorized the transfer of the 229.34 acre Agricultural Lands real property, described in this *Supplementary Letter of Patent*, from A.C. Gilmore & Sons (Farms) Ltd. to PMV, and order the PMV Board to dispose of this real ALR property and other real ALR properties, currently designated in their Plan as ‘Special Study Areas’, for agricultural purposes, at fair market value;
2. Request the Minister of Transport Canada, by way of regulatory changes (e.g., to *the Canada Marine Act, the Port Authorities Management Regulations and Letters of Patent*), to prohibit the PMV and its subsidiaries, from purchasing any ALR land in the City of Richmond and within the Metro Vancouver region, for port purposes; and
3. Request the Minister of Transport Canada to require PMV to establish, with the local governments located within the area in which it operates, a meaningful consultation process and a formal dispute resolution process to address Municipal/PMV issues arising from its operations and activities.



Transport Canada / Transports Canada

LEGAL  
SCANNED  
SEP 04 2009

Place de Ville  
Ottawa  
K1A 0N5

Your file / Votre référence

Fax (613) 990-8889 / Télécopieur (613) 990-8889

Our file / Notre référence  
AHP 7060-120-19-4

April 7, 2009

Mr. Robin Silvester  
President and Chief Executive Officer  
Vancouver Fraser Port Authority  
100 The Pointe  
999 Canada Place  
Vancouver, British Columbia  
V6C 3T4

Dear Mr. Silvester:

I am pleased to enclose English and French versions of the Supplementary Letters Patent issued by the Minister of Transport, Infrastructure and Communities to amend Schedule C of the Letters Patent to reflect the acquisition of 6131 & 6220 No. 8 Road from A.C. Gilmore & Sons (Farms) Ltd.

As these Supplementary Letters Patent are to be effective upon registration in the Land Registration Office of the transfer documents, copies of the registered document(s) should be forwarded to this office at the earliest opportunity for deposit with the original Supplementary Letters Patent in the Transport Canada Legal Registry.

These Supplementary Letters Patent will be published in the April 11, 2009 issue of the *Canada Gazette* pursuant to subsection 8(3) of the *Canada Marine Act*.

Should you have any questions, please feel free to contact me at (613) 949-9436.

Yours truly,

Robert Spencer,  
Manager, Port Property  
Airport and Port Programs

Enclosures

Cc: Irene Gauld, VFPA

**Canada**

51-0209 (98-12)



**CANADA  
SUPPLEMENTARY LETTERS PATENT  
issued to the  
VANCOUVER FRASER PORT AUTHORITY**

**BY THE MINISTER OF TRANSPORT, INFRASTRUCTURE AND COMMUNITIES**

**WHEREAS** effective January 1, 2008 the port authorities of Vancouver, Fraser River and North Fraser amalgamated to continue as the Vancouver Fraser Port Authority ("Authority");

**WHEREAS** Letters Patent were issued by the Minister of Transport, Infrastructure and Communities for the Authority pursuant to paragraph 59.7(k) of the *Port Authorities Management Regulations* effective January 1, 2008;

**WHEREAS** in support of port operations the Authority wishes to acquire from A.C. Gilmore & Sons (Farms) Ltd. the real property described below;

**WHEREAS** Schedule C of the Letters Patent describes the real property, other than federal real property, held or occupied by the Authority;

**WHEREAS** the board of directors of the Authority has requested the Minister of Transport, Infrastructure and Communities to issue Supplementary Letters Patent to add to Schedule C of the Letters Patent the real property described below;

**NOW THEREFORE** under the authority of section 9 of the *Canada Marine Act*, the Letters Patent are amended by adding to Schedule C of the Letters Patent the real property described as follows:

PID Number	Description
013-055-887	SECTION 7 BLOCK 4 NORTH RANGE 4 WEST EXCEPT FIRSTLY: THE NORTH EAST QUARTER SECONDLY: THE EAST 12.5 CHAINS OF THE SOUTH EAST QUARTER THIRDLY: .919 ACRES ON THE NORTH WEST QUARTER ON PLAN WITH BYLAW FILED 53425 NEW WESTMINSTER DISTRICT
004-137-973	SECTION 12 BLOCK 4 NORTH RANGE 5 WEST EXCEPT: (1) PARCEL "A" (REFERENCE PLAN 14013); (2) PART CONTAINING 5260.4 SQUARE METRES ON PLAN BCP393; NEW WESTMINSTER DISTRICT

Received and filed under  
No. 157753  
in Registry of Legal  
Services Transport Canada

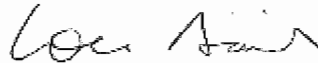
2/9/19

Reçu et classé sous  
No. \_\_\_\_\_  
au Bureau d'enregistrement  
du Service juridique de  
Transports Canada

- 2 -

These Supplementary Letters Patent are to be effective on the date of registration in the New Westminster Land Title Office of the transfer documents evidencing the transfer of the real property described above from A.C. Gilmore & Sons (Farms) Ltd. to the Authority.

Issued under my hand this      day of ~~2<sup>nd</sup>~~ <sup>4<sup>th</sup></sup> ~~MAY~~ <sup>MAY</sup> 2009.



---

John Baird, P.C., M.P.  
Minister of Transport, Infrastructure and Communities



**To:** General Purposes Committee **Date:** February 25, 2015  
**From:** Cathryn Volkering Carlile **File:** 08-4057-01/2015-Vol  
 General Manager, Community Services 01  
**Re:** **Kiwanis Towers - Second Disbursement from the Affordable Housing Reserve Fund to 7378 Gollner Avenue**

**Staff Recommendation**

1. That, subject to Resolution 2 below, \$5,848,406 be paid to Richmond Kiwanis Senior Citizens Housing Society (the "Society") towards construction costs associated with 296 subsidized senior housing units at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard) to be used by the Society.
2. That, pursuant to the Contribution Agreement, dated November 9, 2012, between the City and the Society, no payment be made by the City until:
  - a. substantial completion of all 148 Seniors Housing Units in the first tower is confirmed by a quantity surveyor retained by and reporting to BC Housing; and
  - b. the City grants its final building inspection permitting occupancy of all 148 units.
3. That the Chief Administrative Officer and the General Manager of Community Services be authorized to:
  - a. Negotiate and execute all amendments to the Contribution Agreement and other agreements and documents in relation to the disbursements and revised payment schedule.
  - b. Disburse the amount as stated in Resolution 1 above.

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

Att.1

REPORT CONCURRENCE		
<b>ROUTED TO:</b> Finance Division Law Development Applications	<b>CONCURRENCE</b> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

The purpose of this report is to recommend that Council approve a payment of \$5,848,406 to Richmond Kiwanis Senior Citizens Housing Society (“Society”) towards construction costs associated with 296 seniors’ subsidized rental housing units to be owned by the Society at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard) (“Kiwanis Towers”).

Kiwanis Towers represents an innovative multi-stakeholder funding approach to leverage non-profit, private and public sector resources and expertise with senior government financing and technical support to achieve subsidized rental housing with tenant amenity spaces to meet the needs of Richmond’s low income seniors.

The project originated when Kiwanis proposed the replacement of an aging seniors housing complex on its nearly 5 acre site with two concrete towers, financed partially through the selling of a portion of the site to Polygon. Polygon has contracted with Kiwanis to build the seniors units as well as three market condominium towers on its parcel. City capital contributions are being provided to the project from the capital Affordable Housing Reserve Fund utilizing funds generated through developer contributions from other Polygon sites. BC Housing is providing low-interest construction financing and facilitating the take-out mortgage.

This report supports Council’s Term Goal #2 Community Social Services:

*To develop and implement an updated social services strategy that clearly articulates and communicates the City’s roles, priorities and limitations with respect to social services issues and needs.*

*2.5. Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.*

### Background

#### Affordable Housing Special Development Circumstance Provisions

On April 10, 2012, Council endorsed amendments (subsequently adopted) to the Affordable Housing Statutory Reserve Fund Policy 5008, Zoning Bylaw 8500 and Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206. The amendments provide Council with authority to direct:

1. Different proportions of contributions to the two capital and operating Affordable Housing Reserve Funds, from time to time, to support affordable housing special development circumstances (“AHSDCs”); and
2. Capital financial support for specific affordable housing developments for affordable housing project eligible costs that include:

- a. Municipal fiscal relief (i.e., development cost charges, costs related to the construction of infrastructure required to service the land, and development application and permit fees);
- b. The construction of infrastructure required to service the land on which the affordable housing is being constructed; and
- c. Other costs normally associated with construction of the affordable housing (e.g. design costs, soft costs).

At the discretion of Council, 100% of contributions can be allocated to projects that meet the AHSDC requirements set out in Policy 5008.

#### Kiwanis Towers Financial Contributions

On June 25, 2012 Council approved recommendations in a staff report, dated May 30, 2012, from the General Manager of Community Services titled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard.” These recommendations included provision of financial support toward the development of seniors housing units up to a maximum of \$20,837,610 for the costs of construction, and up to a maximum of \$3,305,468 for development cost charges, permit fees, and service cost charges. The entirety of these latter costs and part of the construction costs are to be funded with capital Affordable Housing Reserve Funds; the balance of construction costs are to be funded through new Affordable Housing Value Transfers to be received from several contributor sites owned by Polygon (Attachment 1).

A rezoning application (RZ 11-591685) was adopted and a development permit (DP 12-609958) was issued for Kiwanis Towers on March 11, 2013.

The rezoning considerations divided the City’s contributions towards Kiwanis Towers into:

- Four payments toward construction costs;
- Payments for development cost charges and permit fees; and
- One payment for service cost charges.

The project’s contribution schedule, as well as the Council-approved pre-conditions for the contributions set out in the rezoning considerations, was included in a subsequently executed Contribution Agreement, dated November 9, 2012, between the City and the Society (“Contribution Agreement”). The Contribution Agreement provides that, subject to Council’s approval, the second payment for construction costs are due upon a) substantial completion, as determined by a quantity surveyor retained by and reporting to BC Housing, of the first tower containing 148 Seniors Housing Units and, b) the City granting a final building inspection permitting occupancy of all 148 Seniors Housing Units within the first tower.

On September 4, 2013, the Kiwanis Towers project received its building permit. The issuance of this permit was the first funding milestone in the Contribution Agreement, which triggered the release of the first disbursement of the City’s financial contributions of \$9,166,870 towards construction costs and \$2,603,630 to cover development cost charges and permit fees. The

remainder of the budgeted amount to cover development cost charges and permit fees will be allocated towards covering service costs and any additional development cost charges in a future disbursement.

On February 13, 2015, the Kiwanis Towers project received its final building permit issuing occupancy. The issuance of this permit is the second funding milestone in the Contribution Agreement, which triggers the release of the second disbursement of the City's financial contributions of \$5,848,406 towards construction costs.

## **Analysis**

### Payment Toward Costs of Construction (\$5,848,406)

On June 25, 2012, Council approved a maximum of \$20,837,610 towards the costs of constructing Kiwanis Towers, including the allocation of \$2,147,204 towards construction costs from existing capital Affordable Housing Reserve Funds. The remaining funding is to be provided through Affordable Housing Value Transfers from several Polygon contributor sites, which are being made in phases from 2012 to 2017 subject to Council's approval of the rezoning of those contributor sites.

The Contribution Agreement between the City and the Society provides that the City's second payment of \$3,818,963 towards the cost of constructing the Kiwanis Towers be contributed upon a) the substantial completion of the first tower and, b) the City granting final building inspection permitting occupancy of all 148 units, and the development meeting all project construction and funding requirements as determined by a third-party independent Quantity Survey retained by and reporting to BC Housing.

A contribution of \$1,886,850 from Polygon's Mueller project didn't advance in time for the first disbursement to Kiwanis. Therefore, this amount has been added to the second disbursement request. In addition, a voluntary AHVT cash-in-lieu contribution of \$2,877,448.32 to the City's Capital Affordable Housing Reserve was approved by Council through the adoption of the subject rezoning for Polygon's Alexandra West project to be provided in four equal disbursements of \$719,362 towards the Kiwanis project. Both projects are providing a slightly higher contribution amounts than what was initially contemplated when the Kiwanis rezoning report was adopted. Therefore, the Mueller project disbursement will provide \$141,047 more and the Alexandra West will provide \$1,546 more than initially anticipated. Despite these higher contributions, the City's maximum total contribution to the Kiwanis project remains at \$20,837,610. The Contribution Agreement will need to be revised to address the changes in the amounts of each disbursement.

The following table reflects the targeted and actual disbursed amounts disbursed to Kiwanis and the remaining balance to be distributed in disbursements 2, 3 and 4.

Figure 1: Disbursement 1 (May 2, 2014) – Towards Construction Costs

Source	Description	City Approved Contributions to the Kiwanis project	Amounts Disbursed	Remaining Disbursement Balance
Capital Affordable Housing Reserve Fund	Previously approved AH Capital Projects from Cash-in-Lieu projects	\$2,147,204	\$2,147,204	
Capital Affordable Housing Reserve Fund	Developer Contributions from Polygon Sites (AHVTs)	\$18,690,406	\$7,019,666	
	<b>Totals</b>	<b>\$20,837,610</b>	<b>\$9,166,870</b>	<b>\$11,670,740</b>

\*\$1,745,803 from the Polygon Mueller project didn't advance in time for the first disbursement and is included in the second disbursement request.

Figure 2: Request for Second Disbursement (Target – Spring 2015)<sup>1</sup> – Towards Construction Costs

Source	Description	City Approved Contributions to the Kiwanis project (in 2012)	Disbursement #2 Total (Subject to Council Approval)	Remaining Disbursement Balance
Capital Affordable Housing Reserve Fund (Developer Contributions from Polygon Sites (AHVTs))	Carrera	\$1,355,344	\$1,355,344	
	Alexandra Road West	\$717,816	\$719,362	
	Mueller (Avanti)	\$1,745,803	\$1,886,850	
	<b>Total</b>	<b>\$3,818,963</b>	<b>\$3,961,556</b>	
Capital Affordable Housing Reserve Fund	Developer Contribution from Mueller site (AHVT) – carried from Project Disbursement #1	\$1,745,803	\$1,886,850	
	<b>Totals</b>	<b>\$5,564,766</b>	<b>\$5,848,406</b>	<b>\$5,822,334</b>

Staff recommend that Council approve the second scheduled payment of \$5,848,406 (AHVT funds) comprised of \$1,886,850 (carried from Project Disbursement #1) and \$3,961,556 towards the construction costs of Kiwanis Towers.

<sup>1</sup> Release of funds is subject to Final Building Permit Issuing Occupancy and confirmed final Quantity Survey report.

The upcoming third scheduled payment (anticipated to be \$3,961,556.08) toward construction costs of Kiwanis Tower 2 will be due, subject to Council's approval, when a quantity surveyor retained by and reporting to BC Housing determines that the second tower containing 148 seniors housing units has achieved substantial completion and when the City grants a final building inspection permitting occupancy of those units. Occupancy for Tower 2 is targeted for Summer 2015.

The fourth and final scheduled payment (anticipated to be \$1,860,777.92) towards construction costs of Kiwanis Towers will be due, subject to Council's approval, when a quantity surveyor retained by and reporting to BC Housing certifies that the seniors housing units are complete in their entirety and all deficiencies are corrected, provided that Kiwanis is in compliance with the terms of the Contribution Agreement, Housing Agreement and Housing Covenant, and other agreements between Kiwanis and the City relating to Kiwanis Towers.

### Changes to Legal Agreements

In order to implement the revised disbursement amounts, staff recommend the Chief Administrative Officer (or designate) and the General Manager of Community Services be authorized to negotiate and execute all amendments to the Contribution Agreement and related agreements with respect to the disbursements and revised payment schedule. Further changes are proposed to secure the use of insurance proceeds for affordable housing, in the event of damage and/or destruction of the Kiwanis Towers.

### **Financial Impact**

The combined amount of payments being recommended at this time is \$5,848,406 received by the City as AHVT contributions. \$5,564,766 was approved for disbursement through the Five Year Financial Plan (2014-2018) and the additional \$283,640 is included in the approved 2015 Capital Budget.

### **Conclusion**

Kiwanis Towers exemplifies an innovative multi-stakeholder approach to combine non-profit, private, and public sector funding and expertise with senior government financing and technical support to achieve subsidized rental housing to meet the needs of Richmond's low income seniors.

In receiving its final building permit issuing occupancy, Kiwanis Towers has reached a milestone triggering the second of the City's financial contributions.



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Affordable Housing Planner  
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Att. 1: Kiwanis Project Total Contribution Schedule



### Kiwanis Project Total Contribution Schedule

Source	Affordable Housing Contribution Amount
Affordable Housing Capital Reserve Fund	\$2,147,204
<b>Polygon Contributor Sites</b>	
Mayfair Place (RZ 10-537689) 9399 Odlin Rd	\$2,223,360
Cambridge Park (RZ 08-408104) 9500 Odlin Rd	\$2,721,600
Carrera (RZ 11-591685) 6251 Minoru Blvd	\$4,066,032
Alexandra Road West (RZ 12-598503) 9311,9331,9393,9431,9451,9471 Alexandra Rd	\$2,871,264
Mueller (Avanti) (RZ 11-591985) 8331,8351,8371 Cambie Rd and 3651 Sexsmith Rd	\$5,237,409
Alexandra Road East (RZ 12-598506) 9491,9511,9531,9591 Alexandra Rd	\$892,634 *
Jayden Mews (RZ 13-649641) 9700 and 9740 Alexandra Rd	\$678,107
<b>TOTAL</b>	<b>\$20,837,610</b>

\*Amount was decreased from the original contribution agreement amount of \$1,570,741 in lieu of Jayden Mews contribution and securing built units on site. This contribution is subject to Council, in its discretion, approving the proposed rezoning of these properties.



**To:** Planning Committee **Date:** February 26, 2015  
**From:** Cathryn Volkering Carlile **File:** 08-4055-01/2015-Vol 01  
 General Manager, Community Services  
**Re:** Richmond Age-Friendly Assessment and Action Plan

**Staff Recommendation**

That:

1. The Richmond Age-Friendly Assessment and Action Plan be approved,
2. The Plan be sent to the Seniors Advisory Committee, the Richmond Community Services Advisory Committee, Community Partners, TransLink, Vancouver Coastal Health, the Chamber of Commerce, and Richmond MLAs and MPs, with a request to participate in implementation, and
3. BC Age-Friendly Recognition be sought.

Cathryn Volkering Carlile  
General Manager, Community Services

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Engineering and Public Works	<input checked="" type="checkbox"/>	
Human Resources	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Community Safety	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	

## Staff Report

### Origin

On November 25, 2013, Council resolved:

*That a letter be submitted to the Seniors Housing and Support Initiative to indicate Council's support for the City of Richmond's submission for a 2014 Age-Friendly Community Planning and Project Grant and the City's willingness to provide overall grant management for the proposed project, as presented in the staff report from the General Manager, Community Services titled 2014 Age-Friendly Community Grant Submission.*

The Union of BC Municipalities, administering the Age-Friendly Community Planning & Projects Grant Program for the BC Ministry of Health, subsequently wrote to Mayor and Council advising that the City of Richmond had been awarded a grant to prepare an Age-Friendly Assessment and Action Plan. The purpose of this report is to seek Council's approval of the resulting Plan (Attachment 1).

This report supports Council's 2011 – 2014 Term Goal #2 Community Social Services:

*2.1. Completion of the development and implementation of a clear City social services strategy that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, and the public in order to appropriately target resources and help manage expectations.*

### Findings of Fact

The Age-Friendly Cities movement was initiated by the World Health Organization (WHO) in 2006 to encourage communities to optimize the health, participation and security of older adults by adapting structures and services to increase accessibility and inclusion throughout the course of aging. While developed in response to the global trend of population aging, age-friendly communities increase the quality of life for people of all ages by promoting healthy environments and increasing safety, accessibility, and inclusion. WHO identified essential features of Age-Friendly Cities, organized into a checklist based on the following eight categories (Attachment 2), for use by communities to assess their age-friendly attributes:

- Outdoor spaces and buildings,
- Transportation,
- Housing,
- Social participation,
- Respect and social inclusion,
- Civic participation and employment,
- Communication and information; and
- Community and health services.

An Age-Friendly BC (AFBC) initiative was implemented by the BC Ministry of Health to support and encourage local governments to build on the work of the WHO by creating age-friendly environments, structures and services throughout BC. One of the AFBC strategies was to provide small grants to municipalities for this purpose.

With Richmond receiving a 2015 BC Ministry of Health Age-Friendly Community Grant, Cardea Consulting was contracted to develop a draft Age-Friendly Assessment and Action Plan based on the WHO checklist of essential features (Attachment 2). A Steering Committee was established to guide the process, including representatives of Community Partners, older-adult serving agencies, Vancouver Coastal Health, Minoru Seniors Society, Richmond Seniors Advisory Committee and City Staff.

Cardea Consulting undertook an extensive consultation process that was conducted concurrently with consultation for the Older Adults Service Plan update, as many of the stakeholders and target audience are shared. This process included a representative survey of 378 older adults; 14 focus groups including 161 stakeholders and older adults; in-depth interviews with 23 key informants; and community mapping at 10 locations throughout the City. Both the Project Steering Committee and the Richmond Seniors Advisory Committee were consulted at key intervals.

### **Analysis**

Richmond's demographic projections clearly demonstrate the need to become increasingly age-friendly. Projection reports estimate that there will be a 195 percent increase in older adults living in Richmond by 2036 with a 127 percent projected increase in residents 80 years and older. Further demographic information provided in Attachment 1 (Appendix A) reveals that Richmond has the highest life expectancy in Canada (84.9%), and one of the highest rates of self-reported good functional health among older adults (73%) in the Lower Mainland. On the other hand, Richmond's older adults include a high percentage with low-income (25%); a significant number with activity limitations (50%); and relatively few reporting a sense of community belonging (67.1%), compared with the BC average (73.8%).

Community consultations resulted in the identification of a wide range of actions; many City actions are currently underway, some are planned for the near future, and others will be undertaken at a later date. Of the 56 actions identified, 12 were prioritized to focus efforts and facilitate progress (Attachment 3).

While all stakeholders share the responsibility of making Richmond an age-friendly community, this Plan focuses on the City's role. As many of the proposed actions fall within the mandate of other authorities, the City's role is often that of liaising with other entities to support them taking appropriate action. Furthermore, many of the actions pertaining to programs and services will be addressed as part of the Older Adult Service Plan Update, also to be presented to Council this quarter.

Next steps identified include the establishment of an interdepartmental Staff Task Force to monitor progress on priority and other actions as work proceeds and opportunities arise. Specific actions, baselines, milestones and targets will be identified for City actions. For stakeholder

actions, the City will encourage those responsible to establish a similar monitoring framework. Interim reports will be presented to the Project Steering Committee and the Richmond Seniors Advisory Committee. In addition to interim reports, a final report will be presented to Council at the end of the five-year implementation period, with future steps proposed.

### **Financial Impact**

There is no financial impact. Any additional resource requirements will be proposed to Council as the need arises.

### **Conclusion**

Following an extensive consultation process, an action plan to make Richmond an increasingly age-friendly community has been identified. Based on the significant undertakings already underway, as well as future steps identified, staff will seek BC recognition as an Age-Friendly Community, and aspire “for Richmond to be the best place to age, at all stages, for all residents”.



Lesley Sherlock  
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LS:ls

- Att. 1: Age-Friendly Assessment and Action Plan
- 2: WHO Checklist of Essential Features
- 3: Priority Actions



# Age-Friendly Assessment and Action Plan

January 2015



CNCL - 103

# ACKNOWLEDGEMENTS

The process of creating the Age-Friendly Assessment and Action Plan depended on the involvement of many stakeholders and members of the community who volunteered their time to complete surveys and participate in focus groups and interviews. We are extremely grateful to all of those who contributed. We would like to acknowledge the special contribution of:

## **Richmond Age-Friendly Assessment and Action Plan Steering Committee**

- Claire Adamson, Community Facilities Coordinator, City of Richmond
- Mandeep Bains, Project Manager, City of Richmond
- Olive Bassett, Richmond Seniors Advisory Committee
- Henry Beh, Richmond Chinese Community Society
- Belinda Boyd, Vancouver Coastal Health
- Susie Burbidge, Richmond Communities
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- Aileen Cormack, Richmond Seniors Advisory Committee
- Sean Davies, Coordinator, Diversity Services, City of Richmond
- Rishma Dhalla, Fall Prevention Team, Vancouver Coastal Health
- Carol Dickson, Richmond Cares, Richmond Gives
- John Foster, Manager, Community Social Development, City of Richmond
- Francine Gosselin, Richmond Addiction Services
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# CONTENTS

Acknowledgements .....	1
Executive Summary .....	5
1.0 Introduction.....	7
Part 1: Age-Friendly Richmond: Now.....	8
Part 2: Age-Friendly Richmond: Looking Forward .....	10
2.1 Outdoor Spaces and Public Buildings .....	12
Current Age-Friendly Initiatives .....	12
Proposed Future Actions.....	13
Implementation .....	14
2.2 Transportation .....	16
Current Age-Friendly Initiatives.....	16
Proposed Future Actions.....	16
Implementation .....	18
2.3 Housing.....	20
Current Age-Friendly Initiatives .....	20
Proposed Future Actions.....	21
Implementation .....	22
2.4 Social Participation.....	23
Current Age-Friendly Initiatives .....	23
Proposed Future Actions.....	23
Implementation .....	25
2.5 Respect and Social Inclusion.....	26
Current Age-Friendly Initiatives.....	26
Proposed Future Actions.....	26
Implementation .....	28
2.6 Civic Participation and Employment .....	30
Current Age-Friendly Initiatives .....	30
Proposed Future Actions.....	31
Implementation .....	32
2.7 Communication and Information.....	33
Current Age-Friendly Initiatives .....	33
Proposed Future Actions.....	33
Implementation .....	34
2.8 Community Support and Health Services .....	35
Current Age-Friendly Initiatives .....	35
Proposed Future Actions.....	35
Implementation .....	37
Part 3: Age-Friendly Richmond: Next Steps.....	39

<b>APPENDIX A: Summary of Research Findings</b> .....	41
Secondary Research .....	41
City Document Review.....	41
Information Collected Regarding the Local Demographic Profile .....	41
Cultural Diversity .....	42
Socioeconomics and Housing .....	43
Other Important Trends In City Of Richmond Demographic Information .....	43
Primary Research: Community Consultation .....	44
Key Trends.....	44
<b>APPENDIX B: Survey Participants</b> .....	47
<b>APPENDIX C: Detailed List of Focus Groups, Interview Participants and Maps</b> ...	51
Key Informant Interviews .....	52
Role and Organization .....	52
Community Map Locations .....	53

## EXECUTIVE SUMMARY

Features of a city that encourage healthy and active aging also support better health and accessibility across the lifespan; it is these qualities of a city that are considered to be Age-Friendly. The City of Richmond is regarded as one of the best places in which to age, and residents are recognized as having the longest life expectancy in Canada. While Richmond has many Age-Friendly attributes, the City is seeking to increase the number and scope of these features, as well as to further develop Age-Friendly policies and programs.

To accomplish this goal, a data collection process was completed that assessed both the City's positive characteristics as well as identified key barriers faced by older residents. The work was guided using the World Health Organization's (WHO) *Checklist of Essential Features of Age-friendly Cities and Global Age-Friendly Cities: A Guide* documents. The process was informed by both an environmental scan and a community consultation process, both of which were framed by the WHO eight dimensions of an Age-Friendly city.

The community consultations took place from May to September 2014. A joint consultation process was developed to inform a concurrent update of the Older Adults Service Plan. A mix of consultation strategies was used to clearly paint a reliable and valid picture of the needs of older adults. This included a representative survey of 378 older adults from the City; fourteen focus groups engaging 161 individuals with a diverse range of stakeholders; in-depth interviews with 23 key informants; and community mapping at 10 locations throughout the City.

Results of the data collection process highlighted a significant number of existing and ongoing Age-Friendly features. Gaps and challenges were also identified. A framework was developed by assembling the results of all of the information compiled during the data collection process. The framework included both an inventory of Age-Friendly strategies and programs, and detailed a process for moving forward. Priorities for action were identified by project stakeholders, including Steering Committee and Richmond Seniors Advisory Committee members.

The following plan was written using the framework developed during the data collection process and is structured according to the WHO's eight Age-Friendly dimensions. Each dimension is discussed in terms of current Age-Friendly features and proposed areas for action. The proposed length of the work to implement actions has been specified as short (0–2 years), medium (2–4 years), long-term (5+ years), and ongoing. Lastly, suggestions for monitoring and evaluation have been outlined.





# 1.0 INTRODUCTION

The Age-Friendly Cities initiative, started by the World Health Organization (WHO) in 2006, was designed to optimize the health, participation and security of older adults throughout the course of aging by encouraging communities to adapt structures and services to increase accessibility and inclusion. An Age-Friendly city focuses on its social and physical environments with respect to a mix of land-use, street connectivity, access to green spaces, and neighbourhood aesthetics to promote healthy aging, as well as to support residents to maintain social ties to family and friends. Age-Friendly cities offer benefits for the entire population in retaining a sense of attachment, familiarity, and identity of home and environment. The Age-Friendly City is accessible, in that its features and services are easy to get to and can be used by everyone including people who use assistive devices such as walkers and wheelchairs, those with visual and hearing impairments, as well as other groups such as parents with strollers. Two key documents, "Global Age-Friendly Cities: A Guide"<sup>1</sup> and "Checklist of Essential Features of Age-Friendly Cities"<sup>2</sup>, have been developed by WHO to help cities audit their own Age-Friendly features and plan for a future that best supports health across the lifespan.

Since 2009, the BC Ministry of Health, in partnership with the Union of BC Municipalities, has funded Age-Friendly projects in over 120 communities across the province. In 2014, the City of Richmond was awarded a grant to prepare an Age-Friendly Assessment and Action Plan. The purpose of this document is to provide an assessment of current Age-Friendly features in the City and to outline a framework that addresses priority areas moving forward.



<sup>1</sup> World Health Organization. (2007). Global Age-Friendly cities: a guide. Retrieved from [www.who.int/ageing/publications/Global\\_age\\_friendly\\_cities\\_Guide\\_English.pdf](http://www.who.int/ageing/publications/Global_age_friendly_cities_Guide_English.pdf).

<sup>2</sup> World Health Organization. Checklist of essential features of Age-Friendly cities. Retrieved from [www.who.int/ageing/publications/Age\\_friendly\\_cities\\_checklist.pdf](http://www.who.int/ageing/publications/Age_friendly_cities_checklist.pdf).



## Part 1: Age-Friendly Richmond: Now

The City of Richmond has many Age-Friendly policies and practices in place. The adoption of an Age-Friendly Assessment and Action Plan will build on this foundation, bringing a more deliberate age-friendly focus to the many strategies and activities currently being pursued, and identify priority actions requiring attention over the next five years (2015–2019). Existing examples of age-friendly initiatives include:

- The **2041 Official Community Plan (OCP)**, the key document in planning for an Age-Friendly City, includes visions for housing, recreation and wellness, safety, mobility and access, and social inclusion and accessibility.
- The **2013–2022 Social Development Strategy** identifies a range of actions to support the needs of an aging population, including increased housing choices and enhanced community accessibility, citizen engagement, wellness, and safety.
- The **Older Adults Service Plan**, currently being updated (2015–2019), aims to ensure that effective, meaningful and appropriate programs and opportunities are provided for older adults.
- The **Affordable Housing Strategy (AHS)** identifies goals and mechanisms for the City to address affordable housing needs, accomplished by working with partners to provide a range of housing options for all ages, family types and incomes. The Kiwanis Development alone will provide 296 units of affordable rental housing for older adults. The updated AHS will also incorporate Access Guidelines.
- The **Community Wellness Strategy** (2010–2015) includes strategic directions to reduce barriers to living a physically active life for vulnerable populations and people living with a disability, by building connections and promoting health literacy.
- The **2022 Parks & Open Space Strategy** addresses the needs of an aging population by including a greater emphasis on accessibility and Age-Friendly programming of outdoor places.
- The **Accessible Pedestrian Signals (APS) Program** (2010–2020) includes provisions for all special crosswalks and traffic signals to be upgraded with APS features (e.g. locator tone, yellow pushbutton, verbal wayfinding message, audible walk indication tone, and Braille/raised letter street name).
- The **Recreation Access Card**, issued to residents living with permanent disability, entitles recipients to a 50% discount for drop-in City recreation activities.
- The **Low Cost, No Cost Brochure** of Parks, Recreation and Culture Opportunities, published four times a year, identifies programs, activities and special events that are free or under \$10, including those targeting older adults.
- The **Fall Prevention Program**, a public health program, provides health promotion and prevention through clinic and individual falls risk assessments, education sessions and community capacity building.

The City also has a number of committees that support Age-Friendly planning and programs in Richmond, including:

- **Richmond Seniors Advisory Committee**, provides advice to Council on matters related to older adults in Richmond.
- **Minoru Seniors Society**, the governing body of the Minoru Place Activity Centre, provides recreation and wellness programs for older adults.
- **Richmond Centre for Disability (RCD)**, a non-profit agency with funding support from the City, provides advice to Council regarding accessibility and provides a range of services to persons with a disability.
- **Richmond Community Services Advisory Committee** provides advice to Council on social service matters affecting the wellbeing of Richmond residents, as well as recommendations for building capacity in the community service sector.
- **Advisory Design Panel**, reviewing multi-family, commercial and mixed-use projects, makes recommendations on design and character aspects of development.

In addition, a number of initiatives are underway that will enhance Richmond's Age-Friendly attributes. Examples include:

- **Minoru Facilities Project**, which will include enlarged and enhanced replacement facilities for the Minoru Place Activity Centre, Minoru Aquatic Centre and Minoru Pavilion. The project is being designed with input from older adults as well as those with a disability.
- **Visitability Task Force** of the Canadian Centre for Disability, consisting of City, RCD and community partners, will be preparing recommendations for housing visitability enabling a visitor with mobility challenges to easily enter a unit and manoeuvre within it, including the bathroom.
- **Accessibility Rating Tools**, including the Access Richmond website, as well as the Rick Hansen Foundation's "planat" rating tool of facilities, to assess businesses and open spaces from a mobility, sight or hearing perspective.
- **Transportation** improvements, including increasing the number of accessible bus stops, on-street accessible parking spaces, illuminated overhead street name signs, yellow tactile surfaces and retrofits of existing roadways to improve accessibility.





## Part 2: Age-Friendly Richmond: Looking Forward

During the course of this plan development, the City of Richmond was concurrently updating the Older Adults Service Plan. The community consultation process was completed in collaboration with the Older Adults Service Plan update, as many of the same stakeholders, members of the older adult population, and City staff were consulted for both projects. In addition, a joint Steering committee was formed to oversee preparation of both the Age-Friendly Assessment and Action Plan and Older Adults Service Plan Update. The committee represented a spectrum of stakeholders including older adults, community associations, non-profit agencies and City staff.

An extensive data collection strategy was implemented to assess how best to support the City of Richmond to expand its Age-Friendly features. The strategy included both primary and secondary research; a compilation of demographic information; and a review of relevant City documents. The community consultations included a survey of a representative sample of the older adult population, focus groups, interviews and community mapping (a more detailed description can be found in Appendix A and B). The results of the consultations identified three points as the city's key Age-Friendly features. These are:

1. Richmond's outdoor spaces and environment—the geography is flat, the City puts a great deal into the attractiveness of the environment and green spaces.
2. The facilities available to residents of Richmond (e.g., Minoru Place Activity Centre, Community Centres, the Richmond Public Library, the Richmond Oval).
3. The range of programs available to older adults aged 55+ years in the City.

The following sections are framed in each of the World Health Organization (WHO) core Age-Friendly dimensions of a city.<sup>3</sup> The dimensions are discussed in terms of the current Age-Friendly features in the City of Richmond as well as the suggested actions for future Age-Friendly planning. The priority indicators were developed from data collected during the community consultation process and are aligned with the WHO *Checklist of Features of Age-Friendly Cities*.<sup>4</sup>

### Vision and Principles

Developed from concepts provided by the Steering Committee and the Richmond Seniors Advisory Committee, the vision for this Age Friendly Assessment and Action Plan is:

*For Richmond to be the best place to age, at all stages, for all residents.*

<sup>3</sup> World Health Organization. (2007). Global Age-Friendly cities: a guide. Retrieved from [www.who.int/ageing/publications/Global\\_age\\_friendly\\_cities\\_Guide\\_English.pdf](http://www.who.int/ageing/publications/Global_age_friendly_cities_Guide_English.pdf).

<sup>4</sup> World Health Organization. Checklist of essential features of Age-Friendly cities. Retrieved from [www.who.int/ageing/publications/Age\\_friendly\\_cities\\_checklist.pdf](http://www.who.int/ageing/publications/Age_friendly_cities_checklist.pdf).



The following features of an Age-Friendly community were identified: celebrating diversity; optimizing health and safety; increasing accessibility for all ages and abilities; welcoming; comfortable; desirable place to live, work & play; social and community connections; inclusive; barrier free; all are valued and respected; involving; engaging; empowering; and reaching full potential.

This vision will be guided by these important principles:

We believe in:	We will:
Celebration	Recognize
Accountability	Evaluate
Coordination	Partner, consult
Respect	Include
Broad ownership	Engage with purpose
Champions	Seek Age-Friendly designation

**Scope**

As this Plan will focus on the City's role, the many Age-Friendly initiatives of community service agencies and Vancouver Coastal Health (VCH) are not listed herein, but clearly play critical roles in the make-up of an Age-Friendly community. To this end, the City works in collaboration with stakeholders to support many vital community initiatives. "Community Partners" refers to those organizations planning and funding program and events in City facilities, as listed on the City website at: [www.richmond.ca/parksrec/about/partners.htm](http://www.richmond.ca/parksrec/about/partners.htm).

The Age-Friendly Assessment and Action Plan will not duplicate existing actions, but will consolidate them in an Age-Friendly framework. There are a plethora of strategies, committees and initiatives already in place or underway to make Richmond an increasingly Age-Friendly City. Therefore, the benefit of an Age-Friendly Assessment and Action Plan will be to recognize the range of undertakings by diverse City departments, often in collaboration with stakeholders, and to prioritize a few key actions to be undertaken over the next five years to ensure targeted progress. Actions are outlined as short term (0-2 years), medium term (2-4 years), and long term (5+ years). The actions are listed as proposed future actions and priority actions; proposed actions were tabled to a diverse group of project stakeholders who were asked to identify actions they considered a priority for implementation in the next five years.



## 2.1 Outdoor Spaces and Public Buildings

Living in a pleasant, safe and clean environment with green spaces that encourage physical activity, such as walking and cycling, and social interaction can have a major impact on mobility, independence, quality of life, and ability to age in place. Long term studies show the quality of the physical environment near a residence (e.g. the presence of trees, reduced noise from businesses and traffic) has a positive association with the longevity of older adults. Having safe, walkable green streets and spaces near housing significantly and positively influences the survivability of older adults regardless of age, gender, attitude toward their own community and socioeconomic status.<sup>5,6</sup>

### Current Age-Friendly Initiatives

The City of Richmond has made considerable progress in developing a network of trails, greenways and neighbourhood links in an effort to develop connections between neighbourhoods, parks, community facilities, and major destinations. The following list highlights examples of ways in which the City of Richmond is already working towards becoming an Age-Friendly city:

- The **2022 Parks and Open Space Strategy** recognizes the need to design spaces for an aging population, including more resting areas along walking routes, more public washrooms, and incorporation of less strenuous activities (e.g., gardening, nature viewing).
- The **Official Community Plan (OCP)** acknowledges the need to upgrade pedestrian friendly design (e.g. install audible pedestrian features at crosswalks, traffic calming), implement pedestrian friendly traffic control, and increase overall road safety for vulnerable users (e.g. pedestrians, those with mobility challenges). The **OCP** aims to facilitate the creation of a high quality and appealing streetscape including pedestrian-friendly features (e.g., gathering and resting areas, street furniture, lighting, weather protection).
- **Street Hazard Reporting System** is in place to identify obstacles to pedestrians and those with mobility aids.
- Richmond RCMP, Richmond Fire-Rescue, and ICBC, with the support of City departments, hold regular **Pedestrian Road Safety Campaigns** to help teach pedestrians and motorists how to improve the safety of vulnerable road users. The campaign includes a focus on older adults. Richmond RCMP and ICBC also hold a series of one day driver education and enforcement campaigns throughout the year, **Project Swoop**, to help improve overall road safety.
- The **ACCESS Richmond** and **planat** websites provide accessibility rating tools for public and business facilities.

<sup>5</sup> Takano, T., Nakamura, K., & Watanabe, M. (2002). Urban residential environments and senior citizens' longevity in megacity areas: The importance of walkable green spaces. *Journal of Epidemiology & Community Health*, 56, 913-918.

<sup>6</sup> Van Cauwenberg, J., Van Holle, V., Simons, D., Deridder, R., Clarys, P., Goubert, L., Nasar, J., Salmon J., De Bourdeaudhuij, I., & Deforche, B. (2012). Environmental factors influencing older adults' walking for transportation: A study using walk-along interviews. *International Journal of Behavioural Nutrition and Physical Activity*, 9, 85.

## Proposed Future Actions

From an analysis of the data and stakeholder recommendations about outdoor spaces and public buildings, actions that were identified as a priority are:

1. **Auditing all marked crosswalks, with signalized and special crosswalks as priorities, to ensure they are Age-Friendly (well-lit, non-slip markings, visual and audio cues and adequate crossing times), making improvements as required.**
2. **Ensuring sufficient indoor and outdoor washrooms are available.**

Other proposed future actions include:

3. Increasing seating and lighting in green spaces.
4. Addressing discontinuous sidewalks throughout the city.
5. Promoting the accessibility of business premises by proposing an Age-Friendly Business Program designation.
6. Conducting a review of Richmond's Street Hazard Reporting System (e.g. average length of time between reporting and resolution) and implementing recommendations.
7. Increasing public education regarding street safety and older adults.



## Implementation

Priority Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
<p>Auditing all marked crosswalks, with signalized and special crosswalks as priorities, to ensure they are Age-Friendly (well-lit, non-slip markings, visual and audio cues and adequate crossing times), making improvements as required.</p> <p><i>Long-term (5+ yrs), Ongoing</i></p>	Increased street safety for older adults with a range of mobility functions.	Number of crosswalks where Age-Friendly system has been implemented.	Transportation <ul style="list-style-type: none"> <li>■ Audit</li> <li>■ Implement</li> </ul>	
<p>Ensuring sufficient indoor and outdoor washrooms are available.</p> <p><i>Short-term (0–2 yrs), Ongoing</i></p>	Increased access to indoor and outdoor public spaces.	Number of indoor and outdoor washrooms increased or open.	Facilities, Parks <ul style="list-style-type: none"> <li>■ Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ TransLink</li> </ul>

Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
<p>Increasing seating and lighting in green spaces.</p> <p><i>Medium-term (2–4 yrs)</i></p>	Increased use of green spaces by older adults.	Number of seats and lights in green spaces has increased.	Parks <ul style="list-style-type: none"> <li>■ Implement</li> </ul>	
<p>Addressing discontinuous sidewalks throughout the City.</p> <p><i>Ongoing</i></p>	Increased sidewalk access and safety.	Number of continuous sidewalks increased.	Transportation <ul style="list-style-type: none"> <li>■ Implement</li> </ul>	
<p>Promoting the accessibility of business premises by proposing an Age-Friendly Business Program designation.</p> <p><i>Medium-term (2–4 yrs)</i></p>	Businesses receive Age-Friendly designation.	Age-Friendly Business Program established.	Community Services <ul style="list-style-type: none"> <li>■ Liaise</li> </ul>	<ul style="list-style-type: none"> <li>■ Chamber of Commerce</li> <li>■ Tourism</li> <li>■ Richmond Committee on Disability</li> </ul>
<p>Reviewing Richmond’s Street Hazard Reporting System and implementing recommendations.</p> <p><i>Medium-term (2–4 yrs)</i></p>	Improved system and reduced street hazards.	Increased reports, reduced resolution time.	Engineering and Public Works <ul style="list-style-type: none"> <li>■ Review</li> <li>■ Implement</li> </ul>	Fall Prevention Network

Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Increasing public education regarding street safety and older adults. <i>Short-term (0-2 yrs)</i>	Safer streets for older adults.	Reduced collisions involving older adults.	Transportation Liaise Community Safety Educate	<ul style="list-style-type: none"> <li>■ ICBC</li> <li>■ TransLink</li> <li>■ RCMP</li> <li>■ Fire/Rescue</li> <li>■ Library</li> </ul>



CNCL - 118

## 2.2 Transportation

Having a reliable and affordable source of transportation is crucial for older adults to continue to engage in social, cultural and recreational activities, thereby reducing the risk of isolation. Some challenges faced by older adults relating to transportation are availability, affordability, Age-Friendliness of vehicles (cars, taxis and public transit), reliability, safety and frequency of public transportation, driving conditions, finding parking close to buildings, and a public understanding and courtesy towards older drivers.<sup>7</sup>

### Current Age-Friendly Initiatives

Public transit in Richmond is provided by TransLink, Metro Vancouver's regional transportation authority. The City is served by a number of bus routes (both conventional buses and community shuttles) HandyDART, and the Canada Line rapid transit system. TransLink also has a shared responsibility for the Major Road Network (e.g. No. 2 Road, Steveston Highway) and regional cycling.

The following features in Richmond provide examples of Age-Friendly transportation initiatives:

- The **Official Community Plan** has many Age-Friendly transportation policies including retrofitting existing transportation infrastructure to meet accessibility needs; re-designing streets around neighbourhood centres to better support walking, rolling, and cycling; pedestrian-friendly traffic control measures; and greater use of community shuttles to better serve local neighbourhoods.
- **Accessible Parking Permits** are provided by the Richmond Centre for Disability for qualified Richmond residents to allow parking in accessible parking stalls. Community Bylaws patrols on and off-street parking meters to ensure that valid permits are displayed and to discourage any misuse of the program.
- **People with Disabilities (PWD) Parking Decals**, granting free parking to residents with mobility issues, are issued by the Richmond Centre for Disability to residents whose ability to operate City parking meters is physically restricted.
- **Transportation improvements**, including increasing the number of accessible bus stops, on-street accessible parking spaces, illuminated overhead street name signs, yellow tactile surfaces and retrofits of existing roadways to improve accessibility, are underway.

### Proposed Future Actions

Information from the community analysis suggests that the following action be made a priority in Age-Friendly planning:

1. **Seeking to increase community shuttle service in areas with high proportions of older adults.**

<sup>7</sup> Richard, L., Gauvin, L., Gosselin, C., & LaForest, S. (2009). Staying connected: Neighbourhood correlates of social participation among older adults living in an urban environment in Montreal, Quebec. *Health Promotion International*, 24(1), 46-57.



Other proposed actions are:

2. Advocating for increased East/ West transit connections.
3. Meeting or exceeding the regional average number of accessible bus stops and ensuring bus stops are Age-Friendly.
4. Collaborating with partners to make transit information available in different languages for ESL speakers.
5. Advocating for HandyDART service improvements (e.g. scheduling, flexibility).
6. Reducing parking fees impacting older adults (e.g., at hospitals, medical facilities) and promoting respect for accessible parking spots.
7. Strengthening partnership with TravelSmart (TransLink) to offer transit orientation and training sessions for older adults.





## Implementation

Priority Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Seeking to increase community shuttle service in areas with high proportions of older adults. <i>Short-term (0–2 yrs)</i>	Increased transit use by older adults.	Increased number of community shuttles in identified communities.	Transportation ■ Liaise	■ TransLink

Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Advocating for increased East/ West transit connections. <i>Short-term (0–2 yrs)</i>	Convenient East/ West transit routes available.	Increased East/ West transit options.	Transportation ■ Liaise	■ TransLink
Meeting or exceeding the regional average number of accessible bus stops and ensuring bus stops are Age-Friendly. <i>Long-term (5+ yrs)</i>	Transit stops and shelters are accessible and age-friendly.	Increased number of accessible bus stops and age-friendly shelters.	Transportation ■ Implement	■ TransLink ■ Richmond Centre for Disability
Collaborating with partners to make transit information available in different languages for ESL speakers. <i>Medium-term (2–4 yrs)</i>	Transit information reflects linguistic diversity.	TransLink customer service information is available in key languages.	Transportation ■ Liaise	■ TransLink
Advocating for HandyDART service improvements (e.g. scheduling, flexibility). <i>Short-term (0–2 yrs)</i>	HandyDart services reflect customer needs.	HandyDart provides more flexible scheduling.	Transportation ■ Liaise	■ TransLink
Reducing parking fees impacting older adults (e.g., at hospitals, medical facilities) and promoting respect for accessible parking spots. <i>Medium-term (2–4 yrs)</i>	Parking is affordable and accessible parking is available.	Parking fees are reduced or eliminated and accessible parking spots are monitored.	Transportation ■ Liaise Comm. Bylaws ■ Enforce	■ VCH ■ Parking companies ■ Shopping malls ■ Richmond Centre for Disability



Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
<p>Strengthening partnership with TravelSmart (TransLink) to offer transit orientation and training sessions for older adults.</p> <p><i>Ongoing</i></p>	<p>Older adults familiar and comfortable with transit use.</p>	<p>TransLink orientation and training sessions offered.</p>	<p>Transportation</p> <ul style="list-style-type: none"> <li>■ Liaise</li> </ul> <p>Community Services</p> <ul style="list-style-type: none"> <li>■ Facilities</li> </ul>	<ul style="list-style-type: none"> <li>■ TransLink</li> </ul>



CNCL - 122

## 2.3 Housing

Housing needs can change as a result of aging. Two of the key challenges that arise are affordability and the type of housing options available. Additionally, proximity to relevant services, in-home mobility issues, support to remain in the home, and being able to maintain family and community connections also play an important role. Aging-in-place, whether in one's own home or community, requires local governments and partners to plan how to best meet the needs of all residents.

### Current Age-Friendly Initiatives

The City of Richmond has undertaken many Age-Friendly housing initiatives, through such means as:

- The **OCP**, which requires that all townhouse developments provide units including “convertible housing” features (easily modified for those with mobility challenges); all apartment and single storey developments are to be “adaptable” with accessible features throughout; and all townhouse and apartment units are to include “aging-in-place” features (e.g., stairwell handrails, lever type handles, solid blocking for future grab bars).
- The **Affordable Housing Strategy (AHS)**, whereby the City secures affordable, accessible rental units in developments with over 80 units (e.g., the Kiwanis Towers and SUCCESS units have been secured specifically for older adults, while other studio, one and two-bedroom units have been secured throughout the City for all eligible residents, including older adults). In the case of Kiwanis Towers, community and health service amenity spaces and parking access for community health care provision have also been secured.
- The City encourages a range of **housing forms and tenures**, especially new or innovative affordable housing and pilot projects, for a diversity of lifestyles at all income levels in all neighbourhoods (e.g. secondary suites, coach houses and granny flats).
- **Affordable Seniors’ Supportive Housing Design Guidelines**, which address built form; access; design features; private space; common areas and amenities; safety features and location.
- **Housing and Care**, a housing resource guide, including housing for older adults.
- The City internal **Joint Operations Team** addresses safety issues (including hoarding) which impact vulnerable individuals.

In addition, the City participates in external initiatives including:

- The **Visitability Task Force**, preparing recommendations for housing visitability to enable residents and visitors with mobility challenges to easily enter a unit and manoeuvre within it.
- **Simon Fraser University’s Placemaking Research** for Kiwanis Towers residents, preparing recommendations for healthy built & social environments for older adults, including tenant programming in future planning for healthy aging initiatives.

## Proposed Future Actions

Results of the community analysis suggest that the following actions be made a priority in Age-Friendly planning:

1. **Working with health partners to ensure that a continuum of options, from independent housing to residential care, is available.**
2. **Working with health partners to ensure sufficient supported, affordable housing is provided locally for disabled and frail older adults, as well as those with dementia and other mental health challenges.**

Other key actions include:

1. Planning for sufficient affordable housing for older adults as part of the ongoing implementation of the Affordable Housing Strategy and forthcoming Strategy Update.
2. Defining targets of affordable housing for older adults.



## Implementation

Priority Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Working with health and other partners to ensure that a continuum of options, from independent housing to residential care, is available. <i>Long-term (5+ yrs)</i>	The housing and care continuum is available for all stages of aging; older adults know options and how to access.	Older adults in Richmond are able to access appropriate housing without leaving the community.	Community Services <ul style="list-style-type: none"> <li>■ Liaise</li> </ul> Planning and Development <ul style="list-style-type: none"> <li>■ Land Use</li> </ul>	<ul style="list-style-type: none"> <li>■ VCH</li> <li>■ Developers</li> <li>■ Non-profit housing and service providers</li> </ul>
Working with health partners to ensure sufficient supported, affordable housing is provided locally for disabled and frail older adults, as well as those with dementia and other mental health challenges. <i>Long-term (5+ yrs)</i>	Older adults in need of advanced or specialized care are appropriately housed and supported in Richmond.	A range of supported housing options is available for older adults in Richmond.	Community Services <ul style="list-style-type: none"> <li>■ Liaise</li> </ul>	<ul style="list-style-type: none"> <li>■ VCH</li> <li>■ BC Housing</li> <li>■ Non-profit housing and service providers</li> <li>■ First responders</li> </ul>

Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Planning for sufficient affordable housing for older adults as part of the ongoing implementation of the Affordable Housing Strategy and forthcoming Strategy Update. <i>Long-term (5+ yrs), Ongoing</i>	Older adults affordable housing needs will be met, with sufficient support from partners.	The number of affordable housing units available for, and accessed by, older adults increases; older adult homelessness diminishes.	Community Services <ul style="list-style-type: none"> <li>■ Liaise</li> </ul> Affordable Housing Strategy Update	<ul style="list-style-type: none"> <li>■ BC Housing</li> <li>■ Federal Government (ESDC)</li> <li>■ Non-profit housing providers</li> </ul>
Defining targets of affordable housing for older adults. <i>Medium-term (0–2 yrs), Ongoing</i>	The number of affordable housing units needed by Richmond's older adults, now and into the future, will be identified.	The required number of affordable housing units will be identified and conveyed to partners, with progress tracked.	Community Services <ul style="list-style-type: none"> <li>■ Liaise</li> </ul> Affordable Housing Strategy Update Housing Action Plan	<ul style="list-style-type: none"> <li>■ BC Housing</li> <li>■ Federal Government (ESDC)</li> </ul>

## 2.4 Social Participation

There is strong evidence that social participation and having strong social networks and support is related to longevity and good health throughout life. Barriers to social participation by older adults can include finding affordable activities, a limited range of opportunities for education and self-improvement, being aware of activities, needing to be encouraged and drawn out of isolation, and having the right opportunities to engage with younger generations.<sup>8</sup>

### Current Age-Friendly Initiatives

The City of Richmond has a wide variety of programs and services specific to the older adult population. Some examples of City initiatives that encourage social participation are:

- The **Community Leisure Transport (CLT)** program, a unique service to encourage seniors and persons with disabilities to stay active and involved with the community for as long as possible. Richmond is considered to be ahead of all Lower Mainland recreation departments in providing this service.
- Many **Community Centres** have dedicated space for older adults.
- Steveston Community Society, South Arm Community Association, East Richmond Community Association, Thompson Community Association, and West Richmond Community Association have hired **Older Adult Coordinators** dedicated to coordinating programming for older adults.
- The **Wellness Connections Program** provides a fully supported outreach program for frail, at-risk and isolated older adults with bus transportation, social opportunities, fitness and educational opportunities.
- The seasonal “**Low Cost, No Cost**” guide highlighting programs that are free or cost less than \$10.00, including those targeting older adults.
- **Richmond Computer Access Initiative**, providing affordable access to computers and workshop series to promote older adult computer literacy.

In addition, the City participates in external initiatives including:

- **Visitability Task Force**, preparing recommendations for housing visitability to enable a visitor with mobility challenges to easily enter and manoeuvre within a unit, including the bathroom.
- **Participation in the Kiwanis Tower Placemaking Project**, which includes connecting residents with relevant services and with each other.



<sup>8</sup> Cockerman, W.C., & Yamori, Y. (2001). Okinawa: an exception to the social gradient of life expectancy in Japan. *Asia Pacific Journal of Clinical Nutrition*, 10(2), 154–158.

### Proposed Future Actions

An analysis of the data along with stakeholder recommendations suggest that priority actions related to social participation for Richmond could be:

1. **Increasing the affordability of social participation activities through the development of and implementation of a Pricing Policy for recreation programs.**
2. **Continuing to work toward offering a variety of activities that appeal to diverse groups of older adults, e.g., increasing the proportions of social and intellectual programming, providing targeted activities for intercultural exchange for different cultural groups as well as LGBTQ older adults, in addition to promoting physical wellness.**
3. **Support consistent outreach to older adults at risk of social isolation.**

One additional proposed action is:

1. Increasing library outreach programs.





## Implementation

Priority Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Increasing the affordability of social participation activities through the development of and implementation of a Pricing Policy for recreation programs. <i>Short-term (1–2 yrs)</i>	Income will not be a barrier for older adults wishing to access recreation programs.	Increased availability of free, low-cost or subsidized recreation programs for older adults.	Community Services ■ Implement	■ Community Partners
Continuing to work toward offering a variety of activities that appeal to diverse groups of older adults, e.g., increasing social and intellectual programming, targeted activities for intercultural exchange as well as LGBTQ older adults, in addition to promoting physical wellness. <i>Long-term (5+ yrs)</i>	Diverse groups of older adults will feel connected, engaged and enriched through available programs.	Range of programs addressing social and intellectual interests, as well as physical wellness, is available.	Community Services ■ Liaise ■ Implement	■ Community Partners ■ Library
Supporting consistent outreach to older adults at risk of social isolation. <i>Ongoing</i>	Older adults will be socially connected.	Ongoing outreach to isolated seniors will demonstrate results.	Community Services ■ Liaise	■ VCH ■ Community Associations ■ Non-profit agencies

Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Increasing library outreach programs. <i>Medium-term (2–4 yrs)</i>	Older adults will have greater access to library materials.	Number of library outreach programs and older adults using them.	Community Services ■ Liaise	■ Library





## 2.5 Respect and Social Inclusion

Culture, gender, affluence and health status all influence attitudes towards and perceptions of older adults. In formulating policies, programs, and service delivery, the issues related to variables such as place of origin, immigration experiences, length of residence in Canada, language, cultural beliefs and practices, social support networks, sexual orientation, socio-economic status, health-seeking behaviour and coping strategies of older adults should all be taken into consideration.<sup>9</sup>

### Current Age-Friendly Initiatives

Examples of Age-Friendly initiatives that encourage respect and social inclusion in the City of Richmond are:

- **Community consultations** which have been conducted with support from older adult volunteers of diverse cultural backgrounds (e.g. the Community Action Ambassadors coordinated by Volunteer Richmond Information Services in partnership with Richmond Addiction Services).
- **Minoru Place Activity Centre (MPAC)** that offers many programs connecting diverse older adults with each other, as well as other generations. Intergenerational connectivity is encouraged through the Greenhouse Social at Terra Nova Rural Farm, which connects older adults and youth through the process of planting, harvesting, and cleaning food grown for the Richmond Food Bank. Clubs, groups and programs in diverse languages connect new immigrants and cultural groups.
- **Community Facilities and MPAC offer programs for older adults from diverse cultural backgrounds** (e.g., South Arm 55+ programs include the Asian Group, the Chinese New Immigrant Support Group and MILAP for South Asian women). The City Centre Drop-in Social, a partnership between the City of Richmond, Vancouver Coastal Health and Volunteer Richmond, provides socialization, refreshments and presentations on health and wellness topics in Cantonese and Mandarin. West Richmond Community Centre offers “LGBTQ Connection” sessions for older adults.
- **Richmond Public Library** collects stories from older adults to include in Nostalgia Kits, visits home services clients and assisted living centres, and offers older adult book clubs and read-a-loud programs. The library will also offer such programs to Kiwanis Towers residents.



### Proposed Future Actions

Placing priority on the following actions is recommended to help promote respect and social inclusion for older adults:

1. **Ensuring community facilities have 55+ specific activities and age-friendly spaces, and promoting the same.**
2. **Promoting Age-Friendly Business initiatives including a checklist for the positive portrayal of the diversity of older adults, innovative ways to include older adults, and the use of an Age-Friendly logo.**

<sup>9</sup> Chow, H.P.H. (2012). Health care services needs and correlates of quality of life: A case study of elderly Chinese immigrants in Canada. *Canadian Journal of Aging Studies*, 106, 347–358.

Other proposed actions include:

1. Continuing regular City consultations with older adults about their needs and promoting the importance of this to other voluntary and commercial services.
2. Promoting the importance of providing different services and programs to meet the needs of diverse groups of older adults in community facilities, through staff education.
3. Promoting the integration of older adults from different ethno-cultural groups through program and service provision.
4. Working in a coordinated fashion with schools to provide intergenerational activities.
5. Finding ways to recognize the past and present contributions of older adults to the City of Richmond.



## Implementation

Priority Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Ensuring community facilities offer 55+ specific activities and age-friendly spaces, and promote their use. <i>Long-term (5+ yrs)</i>	Older adults have access to and awareness of age-friendly space and activities throughout Richmond.	Increased number and use of age-friendly space and activities in different facilities and locations.	Community Services <ul style="list-style-type: none"> <li>■ Liaise</li> <li>■ Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ VCH</li> <li>■ Non-profits</li> <li>■ Library</li> </ul>
Promoting Age-Friendly Business initiatives including a positive portrayal of diverse older adults, innovative ways to include older adults, and the use of an Age-Friendly logo. <i>Medium-term (2–4 yrs)</i>	Older adults feel welcomed and respected in, and have greater access to, businesses.	Businesses adopt an Age-friendly Plan addressing how older adults are portrayed and included, and number of businesses that receive a logo.	Community Services <ul style="list-style-type: none"> <li>■ Liaise</li> </ul>	<ul style="list-style-type: none"> <li>■ Chamber of Commerce</li> </ul>

Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Continuing regular City consultations with older adults about their needs and promoting the importance of this to other voluntary and commercial services. <i>Ongoing</i>	City, voluntary and commercial sectors will become increasingly age-friendly based on regular consultations with older adults.	Consultations with older adults are regularly held and suggestions implemented by City, voluntary and commercial sectors.	Community Services <ul style="list-style-type: none"> <li>■ Liaise</li> <li>■ Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Non-profits</li> <li>■ Chamber of Commerce</li> </ul>
Promoting the importance of providing different services and programs to meet the needs of diverse groups of older adults in community facilities, through staff education. <i>Medium-term (2–4 yrs)</i>	Staff in community facilities will be knowledgeable about how to meet the needs of diverse groups of older adults.	Staff education regarding meeting the needs of diverse groups of older adults will be offered and subscribed to.	Community Services <ul style="list-style-type: none"> <li>■ Liaise</li> <li>■ Implement</li> </ul> Human Resources <ul style="list-style-type: none"> <li>■ Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Library</li> </ul>



Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
<p>Promoting the integration of older adults from different ethno-cultural groups through program and service provision.</p> <p><i>Ongoing</i></p>	<p>Older adults of diverse ethno-cultural backgrounds will be increasingly integrated in City programs and services.</p>	<p>Promotional activities, materials and strategies will be developed, and participation/use of City programs and services will increase.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> <li>■ Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Library</li> </ul>
<p>Working in a coordinated fashion with schools to provide intergenerational activities.</p> <p><i>Long-term (4+ yrs)</i></p>	<p>A range of Intergenerational activities is provided through coordination with schools.</p>	<p>A coordinated approach to engaging schools in intergenerational activities is established.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> <li>■ Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ School District</li> </ul>
<p>Finding ways to recognize the past and present contributions of older adults to the City of Richmond.</p> <p><i>Short-term (0–2 yrs)</i></p>	<p>Older adults feel recognized and valued by the community.</p>	<p>Initiatives recognizing the contribution of older adults are established.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> <li>■ Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Library</li> </ul>



## 2.6 Civic Participation and Employment

Making the transition from the labour force into retirement does not preclude older adults from continuing to contribute to their communities either through employment, voluntarism or political participation. These activities also help to create and maintain social connections while offering value from lifelong experience and skill development. This “generativity” is a state of mind that is characterized by the desire to engage in activities, such as volunteering, that can leave a legacy and contribute to the next generation.<sup>10</sup> Age-Friendly cities offer flexible volunteering options to accommodate older workers, encourage civic engagement by meeting physical challenges such as improving accessibility, and support organizations to have policies and practices that value older adults’ contributions.

### Current Age-Friendly Initiatives

Older adults are a major contributor to the volunteer force in Richmond. Examples of Age-Friendly employment and civic engagement efforts in the City are:

- The **Richmond Seniors’ Advisory Committee (RSAC)** a volunteer body appointed by City Council that considers and evaluates older adult issues referred by City Council, City staff and the community.
- Other City advisory committees (e.g., **Richmond Community Services Advisory Committee; Richmond Intercultural Advisory Committee**) provide advice to Council regarding matters impacting older adults (e.g., community service provision; cultural integration).
- The **Let’s Talk Richmond website** periodically offers opportunities for older adults and others to provide input on civic matters.
- **City consultations have benefitted from older adult volunteers**, e.g. Community Action Ambassadors.
- The **City’s Volunteer Development Coordinator has worked with Older Adult Coordinators** at a number of community facilities in recruiting, engaging and training the older adults programs’ participants to volunteer.
- From January to September, 2014, **184 volunteers at the Minoru Place Activity Centre** have provided 14,805 hours of services in 73 opportunities including Board, committee, wellness programs and support groups.
- The City of Richmond has **Human Resources** practices permitting the re-hiring of retired employees.



<sup>10</sup> Son, J., & Wilson, J. (2011). Generativity and volunteering. *Sociological Forum*, 26(3), 644–667.

## Proposed Future Actions

The summary of data presented suggests the following civic participation and employment actions could be considered for Richmond's Age-Friendly Plan. No actions were identified by project stakeholders as priorities in this dimension:

1. Encouraging a range of flexible and appropriately paid employment opportunities for older adults in the City.
2. Increasing opportunities to be involved in local government meetings and community matters.
3. Increasing the range of flexible options for older volunteers with a focus on working with Community Partners to foster older adult voluntarism at a local level.
4. Encouraging greater representation of key older adult target groups, e.g. ethno-cultural groups, LGBTQ, newcomers, and those with low income, on governance and other volunteer bodies.
5. Encouraging Age-Friendly employment practices, including information on how to find, hire and retain older adult workers.



## Implementation

Actions/Timeframe	Outcome	Indicators	City Lead/ Role	Partners
<p>Encouraging a range of flexible and appropriately paid employment opportunities for older adults in the City.</p> <p><i>Medium-term (2–4 yrs)</i></p>	<p>Older adults wishing to work find suitable employment.</p>	<p>Employment programs and opportunities for older adults are developed and publicized as part of an Age-Friendly Business Plan.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> </ul> <p>Human Resources</p> <ul style="list-style-type: none"> <li>■ Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Businesses</li> <li>■ Chamber of Commerce</li> </ul>
<p>Increasing opportunities to be involved in local government meetings and community matters.</p> <p><i>Ongoing</i></p>	<p>Older adults are engaged in local government processes and community matters.</p>	<p>The number of older adults engaged in local government processes and community matters increases.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> <li>■ Implement</li> </ul> <p>Planning and Development</p> <ul style="list-style-type: none"> <li>■ Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> </ul>
<p>Increasing the range of flexible options for older volunteers with a focus on working with community facilities to foster older adult voluntarism at a local level.</p> <p><i>Medium-term (2–4 yrs)</i></p>	<p>Older adults are engaged in a range of volunteer options at the local level through Community Associations.</p>	<p>The range of volunteer opportunities at the local level increases.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Library</li> </ul>
<p>Encouraging greater representation of key older adult target groups, e.g. ethno-cultural groups, LGBTQ, newcomers, and those with low income, on governance and other volunteer bodies.</p> <p><i>Medium-term (2–4 yrs)</i></p>	<p>Diverse groups of older adults are represented on governance and volunteer bodies.</p>	<p>Recruitment practices of governance and volunteer bodies target diverse groups of older adults.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Associations and Partners</li> <li>■ Non-profits</li> </ul>
<p>Encouraging Age-Friendly employment practices, including information on how to find, hire and retain older adult workers.</p> <p><i>Medium-term (2–4 yrs)</i></p>	<p>Employers adopt Age-Friendly employment practices.</p>	<p>An Age-Friendly Business Plan is adopted, including employment practices.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> </ul>	<ul style="list-style-type: none"> <li>■ Chamber of Commerce</li> </ul>

## 2.7 Communication and Information

Keeping abreast of current events and getting timely relevant information to manage life is essential for active aging. Because people, regardless of age, have differing preferences and abilities to access information, Age-Friendly cities distribute information through a variety of avenues. While some older adults are very comfortable using technology (and complex and automated services) others prefer personal contact. Some common barriers to information accessibility are: print size in print media, a lack of awareness about existing support and assistance (existing benefits, concessions, and subsidies), and access to legal or consumer advice.<sup>11</sup>

### Current Age-Friendly Initiatives

Some of the current initiatives in Richmond that increase Age-Friendly information and communications are:

- The **Parks, Recreation and Culture Guide** includes a dedicated 55+ section that outlines all older adult programs and events.
- The **City Website** includes information “**About 55+/Seniors Services**”, outlining recreational, cultural, educational and social opportunities for older adults offered at most community centres as well as the Minoru Place Activity Centre.
- The **Let’s Talk Richmond Website** periodically offers opportunities for older adults and others to provide input on civic matters.
- **Minoru Place Activity Center programs and City-wide Senior Services events** are placed regularly in community newspapers.
- The **Richmond Public Library** participates in the coordination of information about older adults services and programs and will be providing help with e-readers and digital library resources.
- Through an operating grant, the City supports **Volunteer Richmond Information Services’ Seniors Information and Referral Program**. This free service is run by older adult volunteers who help participants with the completion of forms and referrals to community programs and services.

### Proposed Future Actions

Actions for consideration to increase Richmond’s Age-Friendliness include:

1. Determining the City’s role in the coordination and dissemination of information about services relevant to older adults, both internally and externally to the City, including on-line information.
2. Translate appropriate City materials as needed.
3. Producing a monthly insert or feature for local newspapers about 55+ programs and services, each one spotlighting what is happening through a community facility, e.g. South Arm Community Centre, Richmond Public Library.
4. Working with Community Partners to develop an awareness campaign that ensures older adults know who to contact when they want to find out about 55+ services in Richmond.

<sup>11</sup> Everingham, J., Petriwskyj, A., Warburton, J., Cuthill, M., & Bartlett, H. (2009). Information provision for an Age-Friendly community. *Ageing International*, 34, 79–98.





## Implementation

Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
<p>Determining the City's role in the coordination and dissemination of information about services relevant to older adults, both internally and externally to the City, including on-line communication.</p> <p><i>Medium-term (2-4 yrs)</i></p>	<p>The City's role in coordinating and disseminating information about City and non-City services for older adults is clearly defined.</p>	<p>Policies are developed regarding the City's role in coordinating and disseminating information about City and non-City services for older adults.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>● Implement</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Non-profits</li> <li>■ VCH</li> <li>■ Library</li> </ul>
<p>Translate appropriate City materials as needed.</p> <p><i>Ongoing</i></p>	<p>Non-English speaking older adults' access to City documents increases.</p>	<p>Documents are identified and translated.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Implement</li> <li>■ Liaise</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Non-profits</li> <li>■ Ethnocultural organizations</li> <li>■ Library</li> </ul>
<p>Producing a monthly insert or feature for local newspapers about 55+ programs and services, each one spotlighting what is happening through a community facility, e.g. South Arm Community Centre, Richmond Public Library.</p> <p><i>Short-term (0-2 yrs)</i></p>	<p>Older adults knowledgeable about 55+ programs and services at community facilities.</p>	<p>Newspaper inserts about 55+ programs and services at community facilities appear regularly.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Library</li> </ul>
<p>Working with Community Partners to develop an awareness campaign that ensures older adults know who to contact when they want to find out about 55+ services in Richmond.</p> <p><i>Medium-term (2-4 yrs)</i></p>	<p>Older adults know who to contact to learn about 55+ programs and services in Richmond.</p>	<p>Community Partner contact information is provided in newspaper inserts about 55+ programs and services.</p>	<p>Community Services</p> <ul style="list-style-type: none"> <li>■ Liaise</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Partners</li> <li>■ Library</li> </ul>

## 2.8 Community Support and Health Services

To maintain health and independence, people need to have access to affordable good quality health care and health services. Age-Friendly cities offer a wider range of health services such as home care, nutrition advice and exercise programs, adult day care, caregiver respite, and residential facilities for people no longer able to live at home.

### Current Age-Friendly Initiatives

Some of the current Age-Friendly community and health services initiatives in Richmond include:

- The **Richmond Community Services Advisory Committee (RCSAC)**, comprised primarily of Richmond community social service agency representatives, advises City Council regarding social service matters and social policy.
- The **Wellness Connections Program** provides a fully supported outreach program for frail, at-risk and isolated older adults with bus transportation, social opportunities, fitness and educational opportunities.
- **Wellness Clinics** are a unique peer-to-peer health program that offers Richmond older adults health monitoring, holistic health options and information services supported by a dedicated group of skilled volunteers, offering older adults an opportunity to continue to give back to the community.
- The **Richmond Public Library** partners with health providers to offer information and programs regarding chronic conditions, self-care management and other health topics; and provides outreach services to home support recipients and assisted living residences.
- **Health, Social and Safety Grants** are provided to community service agencies in support of a range of programs enhancing the quality of life of older adults.

### Proposed Future Actions

Areas identified as priority for action in community and health services are:

1. **Working with stakeholders to expand the range of home support services and to delineate responsibilities between health and community supports, including those provided by the City, in responding to clients with complex needs.**
2. **Advocating for additional adult day centre spaces.**



Other proposed actions include:

1. Collaborating with VCH-Richmond to facilitate the increase of residential care beds.
2. Continuing to support the coordination of information about community, health and social services for older adults.
3. Exploring the Dementia Friendly Communities Training initiative by Alzheimer's Society of BC.
4. Exploring the City's role in supporting non-profit space needs, including those targeting older adults.
5. Advocating for additional respite care.



**CNCL - 139**

## Implementation

Priority Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Working with stakeholders to expand the range of home support services and to delineate responsibilities between health and community supports, including those provided by the City, in responding to clients with complex needs. <i>Long-term (4+ yrs)</i>	Home support services will be available for older adults with complex care needs, and roles clarified.	Increased range and availability of home supports for older adults with complex care needs, as well as a clear response and referral protocol outlining jurisdictional responsibilities.	Community Services ■ Liaise	<ul style="list-style-type: none"> <li>■ VCH</li> <li>■ Non-profits</li> <li>■ Community Partners</li> </ul>
Advocating for additional adult day centre spaces. <i>Short-term (0–2 yrs)</i>	Older adults have sufficient access to adult day centre spaces.	Increased number of adult day centre spaces in Richmond, reduced waitlists.	Community Services ■ Liaise	<ul style="list-style-type: none"> <li>■ VCH</li> <li>■ Non-profits</li> </ul>

Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Collaborating with VCH-Richmond to facilitate the increase of residential care beds. <i>Long-term (4+ yrs)</i>	Older adults have sufficient access to residential care beds.	Increased number of residential care beds in Richmond, reduced waitlists.	Community Services ■ Liaise	<ul style="list-style-type: none"> <li>■ VCH</li> </ul>
Continuing to support the coordination of information about community, health and social services for older adults. <i>Ongoing</i>	Older adults are aware of community, health and social services.	Coordinated information about community, health and social services for older adults is available.	Community Services ■ Liaise	<ul style="list-style-type: none"> <li>■ Non-profits</li> <li>■ VCH</li> <li>■ Community Partners</li> <li>■ Faith Services</li> <li>■ Library</li> </ul>

Further Actions/ Timeframe	Outcome	Indicators	City Lead/ Role	Partners
Exploring the Dementia Friendly Communities Training initiative by Alzheimer's Society of BC. Short-term (0-2 yrs)	Richmond becomes increasingly dementia -friendly.	Training opportunities with the Alzheimer's Society of BC are pursued.	Community Services ■ Liaise	■ Alzheimer's Society of BC
Exploring the City's role in supporting non-profit space needs, including those targeting older adults. Short-term (0-2 yrs)	The City's role in supporting non-profit space needs is established.	City policies and practices in supporting non-profit space needs are established.	Community Services ■ Implement	■ Non-profits ■ Developers
Advocating for additional respite care. Short-term (0-2 yrs)	Caregivers receive sufficient respite.	Respite opportunities, including day centre spaces, are increased.	Community Services ■ Liaise	■ VCH ■ Non-profits



CNCL - 141

## Part 3: Age-Friendly Richmond: Next Steps

In order to implement the Plan successfully, it is proposed that the following steps be taken:

1. **Align priority actions with relevant policies.**
2. **Encourage broad ownership.** Establish a work program (i.e. when things will get done and who is going to lead them), focusing on priority actions, through an Interdepartmental Task Force.
3. **Establish champions to oversee implementation.** Establish who will ensure action items are accomplished, or promoted through liaison with partner organizations.
4. **Identify goals that can be achieved quickly.** Early successes are important in order to demonstrate progress is being made. This is also helpful to maintain the energy and enthusiasm for larger and more significant projects.
5. **Ensure regular reporting** by all of those involved in implementation.
6. **Design a framework for monitoring and evaluation**, including:
  - Identifying key indicators (inputs, outputs and outcomes) to measure.
  - Planning for short, medium and longer-term monitoring and evaluation.
  - Deciding how best to collect evaluation data (e.g. program information, surveys etc.).
  - Determining who is responsible for each step of the evaluation process.
7. **Include steps to periodically revisit and refocus the plan.** On an annual basis, reconvene the Steering Committee to review progress. In five years, present results to Council and propose a Plan Update as required.
8. **Seek Age-Friendly BC Recognition.** Each year, the Seniors' Health Promotion Directorate of the BC Ministry of Health recognizes communities that are taking steps toward becoming increasingly age-friendly through awarding Age-Friendly BC Recognition.

The City of Richmond already has many key features in place that contribute to the vision of becoming an Age-Friendly City. The process of community consultation has highlighted key areas the City of Richmond should focus on to support healthy active aging and to support older residents to age in place. This plan and its recommendations should be used as a foundation on which to build an Age-Friendly City of Richmond.





# APPENDIX A: SUMMARY OF RESEARCH FINDINGS

## Secondary Research

### City Document Review

Many City documents are relevant to the development of an Age-Friendly Richmond. These include the Official Community Plan, the Social Development Strategy, the Parks and Open Spaces Strategy, the Community Wellness Strategy, and the Affordable Housing Strategy. Two City documents specifically reference the need to develop Richmond as an Age-Friendly community: the Social Development Strategy, and the Community Wellness Strategy. The Social Development Strategy actions commit the City to “Support aging in place initiatives and the ongoing development of Richmond as an Age-Friendly community through such actions as pursuing the City of Richmond’s designation as an Age-Friendly City and joining the World Health Organization’s (WHO) Global Network of Age-Friendly Cities and Communities.”<sup>1</sup> The Community Wellness Strategy (Strategic Direction 5) includes an action item that recommends, “Explore and implement initiatives to ensure Richmond is an Age-Friendly Community. Continue to implement the PRCS Older Adults Service Plan: Active and Healthy Living in Richmond.”<sup>2</sup> In this regard, the Older Adults Service Plan is currently being updated and many of the goals of the plan were intended to align with the eight dimensions necessary for developing an Age-Friendly City.

### Information Collected Regarding the Local Demographic Profile

#### Older Adult Age Bands

Age	Population
55 to 64 yrs	27,625
65 to 74 yrs	14,210
75 to 84 yrs	8,630
85 yrs plus	3,185

According to the 2011 Statistics Canada census, 53,650 residents of Richmond were 55 years or older. This represents 28 percent of the total population. Women make up a larger portion of the older adult population overall (53%). Those 55 to 64 years old are the largest cohort of older adults in Richmond and account for more than half of the older adult population (Table 1.1).

<sup>1</sup> Building Our Social Future. A Social Development Strategy for Richmond (2013-2022).

<sup>2</sup> Richmond Community Wellness Strategy: Living Well in Richmond (2010-2015).



Overall life expectancy in the City of Richmond is the highest in Canada at 84.9 years.<sup>3</sup> Projection reports estimate that there will be a 195 percent increase in older adults living in Richmond by 2036 with a 127 percent projected increase in residents 80 years and older.<sup>4</sup> However, older adults in Richmond are not a homogenous group. The following sections provide information regarding the different geographical distribution by age cohorts, numbers of those living alone, and other social and emerging trends facing older residents in the City of Richmond.

### Cultural Diversity

The population of older adults in Richmond is a culturally diverse, growing group. According to the 2011 National Household Survey (NHS) almost 60 percent of Richmond residents were immigrants (those born outside of Canada). This compares to approximately 28 percent in the overall British Columbia population. China and Hong Kong were the most common countries of birth for Richmond's immigrant residents. Overall, visible minorities make up approximately 70 percent of the population in Richmond with the largest groups identifying as Chinese or South Asian.<sup>5</sup>

There were 1,390 senior immigrants who settled in Richmond between 2000-2010 (13 percent of Metro Vancouver numbers and 11 percent of BC respectively).<sup>6</sup> For new immigrants, the acculturation process is a multidimensional one that includes physical, psychological, financial, spiritual, social, and family adjustments. This process can be very stressful for immigrant elders because they typically have fewer resources (e.g. income and education) to assist them in adapting to their new life situation.<sup>7</sup>

Many older adult immigrants in Richmond also face significant language barriers. Within Metro Vancouver municipalities, Richmond has the highest proportions of older adults who cannot speak English (24.4%). Those who speak English as a second language most frequently reported their mother tongue to be Chinese, primarily the Mandarin and Cantonese dialects.<sup>8</sup>

<sup>3</sup> Statistics Canada, 2011 Census of Population, Age (131) and Sex (3) for the Publication of Canada, Topic Based Tabulations, Statistics Canada Catalogue Number 98-311-XCB2011018. Retrieved from: [www12.statcan.gc.ca/census-recensement/2011/dp-pd/tbt-tt/Index-eng.cfm](http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/tbt-tt/Index-eng.cfm).

<sup>4</sup> Population Projections (2013). BC Stats. Province of British Columbia. Retrieved from [www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx](http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx).

<sup>5</sup> Statistics Canada. Ottawa: Statistics Canada. National Household Survey. 2012. Available from: [www.statcan.gc.ca/survey-enquete/household-menages/5178-eng.htm](http://www.statcan.gc.ca/survey-enquete/household-menages/5178-eng.htm).

<sup>6</sup> Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

<sup>7</sup> Mui, A. C., & Kang, S. (2006). Acculturation Stress and Depression among Asian Immigrant Elders. *Social Work*, 51(3), 243-255.

<sup>8</sup> Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

## Socioeconomics and Housing

Socioeconomic status is typically defined by income, education, and occupation.<sup>9</sup> Low socioeconomic status among Richmond older adults is a growing problem. In 2006 the United Way reported that 19 percent of males and 24 percent of females aged 65+ years living in Richmond were considered to be of low income status. A quarter of all older adults in Richmond live below the poverty line and 8.5 percent of Richmond older adults (the largest percentage in Metro-Vancouver) receive the maximum Government Income Supplement.

Housing types for those ages 55+ years also vary. The most common kind of housing for older adults in Richmond is single detached houses without a secondary suite (45%), followed by low rise apartments. Although many older adults in Richmond may own their homes, there is still a significant proportion who rent. Rent in Richmond has increased by 5 percent since 2006 making social housing a necessity for many older adults. Richmond also has the fourth highest number of seniors social housing units in the Lower Mainland (1,036); in 2012 the number of households on the seniors and persons with disabilities waiting list for seniors social housing was over 100.<sup>10</sup>

There are 18.7 percent of older adult residents living alone city-wide in Richmond. This number is much lower than other census tracts in the Lower Mainland where, in many instances, 40 percent or more of older adults live alone. Of significant note, the number of older adults living alone decreased between 2000 and 2010 (in 2000 21% lived alone).

## Other Important Trends In City Of Richmond Demographic Information

Some other important considerations about older adults in Richmond are:

- Fifty percent of older adults aged 65+ years in Richmond reported having activity limitations. Interestingly, in research conducted by the United Way, Richmond also had the one of highest rates of self-reported good functional health (73%) in the Lower Mainland.<sup>11</sup>
- In 2011, older adults in Richmond reported one of the lowest rates of a sense of community belonging in the Lower Mainland at 67.1 percent.<sup>12</sup>
- The number of older adults who have a regular medical doctor has been steadily declining since 2003.<sup>13</sup>
- There is a high number (41%) of older adults living with arthritis (a significant factor for chronic pain and reduced function) in Richmond when compared to the rest of the Lower Mainland.<sup>14</sup>

<sup>9</sup> Grundy, E., & Holt, G. (2001). The socioeconomic status of older adults: How should we measure it in studies of health inequalities? *Journal of Epidemiology and Community Health*, 55(12), 895-904.

<sup>10</sup> Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

<sup>11</sup> Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

<sup>12</sup> Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

<sup>13</sup> Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

<sup>14</sup> 2011 United Way Seniors Vulnerability Report: Community Profiles. United Way of the Lower Mainland.

## Primary Research: Community Consultation

The following sampling methods and tools were used to conduct a community-wide needs assessment:

- **A representative survey** of 378 older adults from the City. Adults were convenience sampled through community centres, local service providers and the “Let’s Talk Richmond” site. The known population size, the survey sample size and confidence level of 95% resulted in a confidence interval of +/-5. The sample was weighted for gender, since the proportion of men completing the survey did not reflect the gender distribution of those aged 55+ years in the City. For a detailed demographic profile of the survey sample, see Appendix B.
- **Fifteen focus groups** engaging 176 individuals from a range of stakeholder groups, including older adults and service providers. Appendix C offers a detailed description of each focus group and the number of attendees.
- **In-depth interviews** with 33 key informants, including four older adults representing vulnerable target groups, older adults service providers in the City and key City personnel. Appendix C lists these interviewees.
- **Community mapping** at 10 locations around the City where residents could indicate things that made Richmond Age-Friendly and things that needed attention to make the City more Age-Friendly. Appendix C offers a list of map locations.

### Key Trends

Except for the older adult participants, informant interviewees were asked to summarize the key trends about the older adult population that they believed the Age-Friendly Plan should take into account.

The main overarching trends that interviewees identified were:

- The recognition that older adults (55+ years) are a rapidly growing demographic group in Richmond, which can be further sub-divided into a range of different groups, either by age, functionality or specific target group (e.g. those with mental illness or living in poverty). The challenge is how to respond to the differing needs of each of these groups including the best strategy for the City to take in segmenting older adult customers.
- Many service providers noted the increasingly complex needs of the frail and vulnerable older adults that they are working with. They reported that as clients are living longer their needs increase and they are more vulnerable to mental and physical health difficulties. This situation makes service delivery more complex and makes drawing service boundaries a challenge. Helping those with complex needs to access City programs and services requires outreach and perhaps individualized support to do so.

- Assisting older adults aged 55+ years to access and negotiate services that they require within the context of increasingly complex needs and already overburdened services, i.e. respite and day care services, mental health services and so on.
- Generally, there was an identified need to ensure accessibility for older adults to services internal and external to the City employing the widest definition of that concept, including its physical, financial and psychological dimensions.
- The challenge of supporting the integration of newcomer and visible minority older adults and catering to the diversity of older adults in service provision.
- The need to emphasize inter-departmental and interagency work to achieve actions in the Age-Friendly Plan.





# APPENDIX B: SURVEY PARTICIPANTS

## Gender of Respondents

	Number of Older Adults	Percentage
Male	176	46.7
Female	202	53.3
<b>Total</b>	<b>378</b>	<b>100</b>

## Age of Respondents

	Number of Older Adults	Percentage
55–59 yrs	31	8.4
60–64 yrs	68	18.0
65–69 yrs	81	21.6
70–74 yrs	76	20.4
75–79 yrs	44	11.6
80–84 yrs	51	13.5
85–89 yrs	19	5.1
90–94 yrs	4	0.9
95 yrs or older	2	0.4
<b>Total</b>	<b>374</b>	<b>100</b>

## Gender of Respondents

	Number of Older Adults	Percentage
Yes	169	47.2
No	189	52.8
<b>Total</b>	<b>358</b>	<b>100</b>

CNCL - 150

**Ethno-cultural Groups of Respondents**

	Number of Older Adults	Percentage
Chinese	126	37.3
Caucasian	122	36.2
South Asian	33	9.7
Filipino	8	2.3
Japanese	5	1.4
Canadian	40	11.8
Other	4	1.2
<b>Total</b>	<b>337</b>	<b>100</b>

**Membership of LGBTQ Community**

	Number of Older Adults	Percentage
Yes	12	3.6
No	337	96.4
<b>Total</b>	<b>349</b>	<b>100</b>

**Respondents Living Alone**

	Number of Older Adults	Percentage
Yes	93	25.5
No	272	74.5
<b>Total</b>	<b>365</b>	<b>100</b>



**Caregiving by Older Adults 55+**

	55-64	65-74	75-84	85+	Total Number
One or more people age 60+	65.0	52.9	66.7	100.0	116
One or more people age 18-59	30.0	27.6	13.9	0	47
One or more people under age 18	5.0	19.5	19.4	0	27
<b>Total Number</b>	<b>60</b>	<b>87</b>	<b>36</b>	<b>7</b>	<b>190</b>

**Employment Status Respondents**

	Number of Older Adults	Percentage
Fully retired	266	74.9
Working full-time for pay	33	9.2
Working part-time for pay	22	6.3
Unemployed, looking for paid work	8	2.1
Providing full-time childcare without pay	9	2.7
Working full-time without pay	17	4.8
<b>Total</b>	<b>355</b>	<b>100</b>





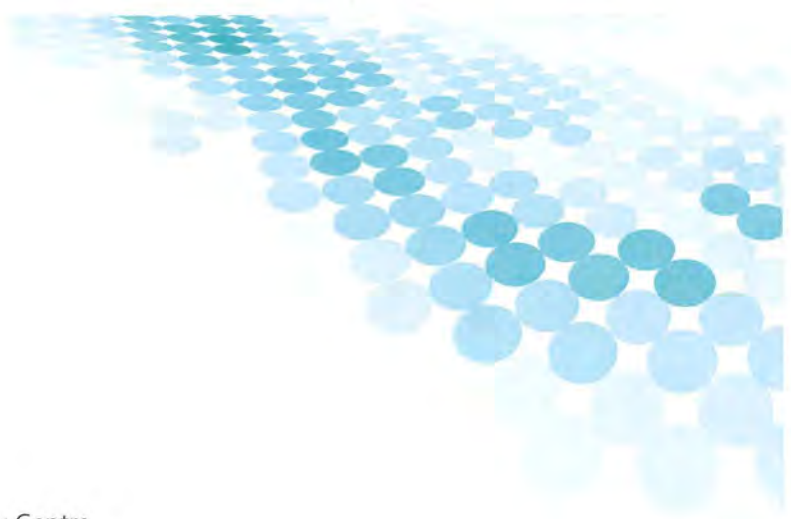
## APPENDIX C: DETAILED LIST OF FOCUS GROUPS, INTERVIEW PARTICIPANTS AND MAPS

Stakeholder Group	Location
1. Third Age older adults (n=2 focus groups) – 55–79 years	<ul style="list-style-type: none"> <li>■ Cambie Community Centre</li> <li>■ Steveston Community Centre</li> </ul>
2. Fourth Age older adults (n=2 focus groups) – 80+ years	<ul style="list-style-type: none"> <li>■ Minoru Place Activity Centre</li> <li>■ West Richmond Community Centre</li> </ul>
3. Older adults from the Chinese community (n=2, one Mandarin and one Cantonese)	<ul style="list-style-type: none"> <li>■ Richmond Chinese Community Society for Cantonese speakers</li> <li>■ South Arm Community Centre</li> </ul>
4. Older adults from the South Asian community (n=2 focus groups)	<ul style="list-style-type: none"> <li>■ Richmond Multicultural Community Services</li> <li>■ Multicultural Helping House – Filipino speakers</li> </ul>
5. Caregivers	<ul style="list-style-type: none"> <li>■ Volunteer Richmond Information Services</li> </ul>
6. Older adults service Providers (from health authority, non-profit and profit organizations working with older adults)	<ul style="list-style-type: none"> <li>■ City Hall</li> </ul>
7. Older Adult Coordinators in Community Centres and the Senior Services Team (City of Richmond)	<ul style="list-style-type: none"> <li>■ City Hall</li> </ul>
8. Area Coordinators for Community Centres	<ul style="list-style-type: none"> <li>■ City Works</li> </ul>
9. Older adults (55+) Russian	<ul style="list-style-type: none"> <li>■ Odessa Seniors Club</li> </ul>
10. Older Adults from the LGBTQ community in Richmond	<ul style="list-style-type: none"> <li>■ West Richmond Community Centre</li> </ul>

## Key Informant Interviews

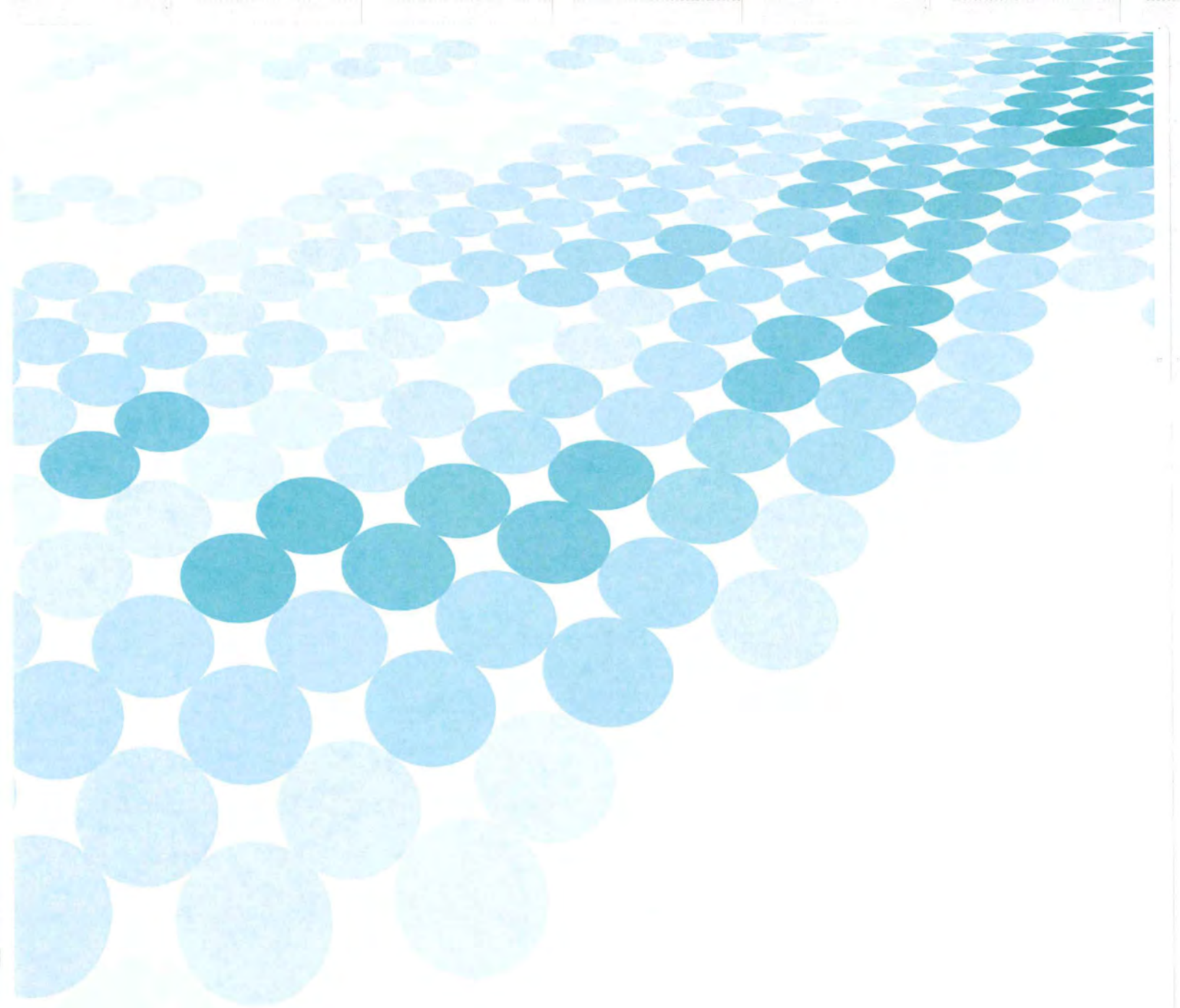
### Role and Organization

1. Volunteer Richmond Information Services Director (now Richmond Cares, Richmond Gives) and Better at Home Program Coordinator
2. Program Director, Canadian Mental Health Association
3. Executive Director, Kinsmen Adult Day Centre
4. Richmond Public Library
5. Outreach, Rosewood Manor
6. Executive Director, Food Security Society
7. Case Management, Home and Community Care (VCH)
8. Community Engagement (VCH)
9. SUCCESS
10. Minoru help with recruitment
11. Older adult on a low income
12. Older adult living alone
13. Older adult living with mental illness
14. General Manager, Community Services, City of Richmond
15. Manager, Community Social Development, City of Richmond
16. Diversity Services Coordinator, City of Richmond
17. Cultural Diversity Coordinator, City of Richmond
18. Senior Manager, Parks, City of Richmond
19. Senior Manager and Team, Recreation and Sports Services, City of Richmond
20. Director – Arts, Culture and Heritage Services, City of Richmond
21. Volunteer Development Coordinator, City of Richmond
22. Senior Manager, Community Safety Policy and Programs, City of Richmond
23. Affordable Housing Coordinator, City of Richmond
24. Manager of Transportation Planning and Transportation Planner, City of Richmond
25. Manager of Policy Planning, City of Richmond
26. Public Education, Richmond RCMP



### **Community Map Locations**

- Cambie Community Centre
- South Arm Community Centre
- Steveston Community Centre
- Thompson Community Centre
- West Richmond Community Centre
- Minoru Activity Centre/ City Centre Community Centre
- Hamilton Community Centre
- Richmond Centre Mall
- Landsdowne Mall



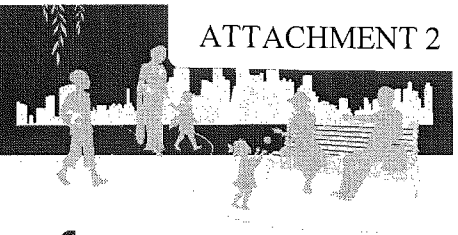
## City of Richmond

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**CNCL - 157**



# Checklist of Essential Features of Age-friendly Cities

This checklist of essential age-friendly city features is based on the results of the WHO Global Age-Friendly Cities project consultation in 33 cities in 22 countries. The checklist is a tool for a city's self-assessment and a map for charting progress. More detailed checklists of age-friendly city features are to be found in the WHO Global Age-Friendly Cities Guide.

This checklist is intended to be used by individuals and groups interested in making their city more age-friendly. For the checklist to be effective, older people must be involved as full partners. In assessing a city's strengths and deficiencies, older people will describe how the checklist of features matches their own experience of the city's positive characteristics and barriers. They should play a role in suggesting changes and in implementing and monitoring improvements.

## Outdoor spaces and buildings

- Public areas are clean and pleasant.
- Green spaces and outdoor seating are sufficient in number, well-maintained and safe.
- Pavements are well-maintained, free of obstructions and reserved for pedestrians.
- Pavements are non-slip, are wide enough for wheelchairs and have dropped curbs to road level.
- Pedestrian crossings are sufficient in number and safe for people with different levels and types of disability, with non-slip markings, visual and audio cues and adequate crossing times.
- Drivers give way to pedestrians at intersections and pedestrian crossings.
- Cycle paths are separate from pavements and other pedestrian walkways.
- Outdoor safety is promoted by good street lighting, police patrols and community education.
- Services are situated together and are accessible.
- Special customer service arrangements are provided, such as separate queues or service counters for older people.
- Buildings are well-signed outside and inside, with sufficient seating and toilets, accessible elevators, ramps, railings and stairs, and non-slip floors.
- Public toilets outdoors and indoors are sufficient in number, clean, well-maintained and accessible.

## Transportation

- Public transportation costs are consistent, clearly displayed and affordable.
- Public transportation is reliable and frequent, including at night and on weekends and holidays.
- All city areas and services are accessible by public transport, with good connections and well-marked routes and vehicles.

- Vehicles are clean, well-maintained, accessible, not overcrowded and have priority seating that is respected.
- Specialized transportation is available for disabled people.
- Drivers stop at designated stops and beside the curb to facilitate boarding and wait for passengers to be seated before driving off.
- Transport stops and stations are conveniently located, accessible, safe, clean, well-lit and well-marked, with adequate seating and shelter.
- Complete and accessible information is provided to users about routes, schedules and special needs facilities.
- A voluntary transport service is available where public transportation is too limited.
- Taxis are accessible and affordable, and drivers are courteous and helpful.
- Roads are well-maintained, with covered drains and good lighting.
- Traffic flow is well-regulated.
- Roadways are free of obstructions that block drivers' vision.
- Traffic signs and intersections are visible and well-placed.
- Driver education and refresher courses are promoted for all drivers.
- Parking and drop-off areas are safe, sufficient in number and conveniently located.
- Priority parking and drop-off spots for people with special needs are available and respected.

## **Housing**

- Sufficient, affordable housing is available in areas that are safe and close to services and the rest of the community.
- Sufficient and affordable home maintenance and support services are available.
- Housing is well-constructed and provides safe and comfortable shelter from the weather.
- Interior spaces and level surfaces allow freedom of movement in all rooms and passageways.
- Home modification options and supplies are available and affordable, and providers understand the needs of older people.
- Public and commercial rental housing is clean, well-maintained and safe.
- Sufficient and affordable housing for frail and disabled older people, with appropriate services, is provided locally.

## **Social participation**

- Venues for events and activities are conveniently located, accessible, well-lit and easily reached by public transport.
- Events are held at times convenient for older people.
- Activities and events can be attended alone or with a companion.
- Activities and attractions are affordable, with no hidden or additional participation costs.

- Good information about activities and events is provided, including details about accessibility of facilities and transportation options for older people.
- A wide variety of activities is offered to appeal to a diverse population of older people.
- Gatherings including older people are held in various local community spots, such as recreation centres, schools, libraries, community centres and parks.
- There is consistent outreach to include people at risk of social isolation.

### **Respect and social inclusion**

- Older people are regularly consulted by public, voluntary and commercial services on how to serve them better.
- Services and products to suit varying needs and preferences are provided by public and commercial services.
- Service staff are courteous and helpful.
- Older people are visible in the media, and are depicted positively and without stereotyping.
- Community-wide settings, activities and events attract all generations by accommodating age-specific needs and preferences.
- Older people are specifically included in community activities for “families”.
- Schools provide opportunities to learn about ageing and older people, and involve older people in school activities.

- Older people are recognized by the community for their past as well as their present contributions.
- Older people who are less well-off have good access to public, voluntary and private services.

### **Civic participation and employment**

- A range of flexible options for older volunteers is available, with training, recognition, guidance and compensation for personal costs.
- The qualities of older employees are well-promoted.
- A range of flexible and appropriately paid opportunities for older people to work is promoted.
- Discrimination on the basis of age alone is forbidden in the hiring, retention, promotion and training of employees.
- Workplaces are adapted to meet the needs of disabled people.
- Self-employment options for older people are promoted and supported.
- Training in post-retirement options is provided for older workers.
- Decision-making bodies in public, private and voluntary sectors encourage and facilitate membership of older people.

### **Communication and information**

- A basic, effective communication system reaches community residents of all ages.
- Regular and widespread distribution of information is assured and a coordinated, centralized access is provided.



- Regular information and broadcasts of interest to older people are offered.
- Oral communication accessible to older people is promoted.
- People at risk of social isolation get one-to-one information from trusted individuals.
- Public and commercial services provide friendly, person-to-person service on request.
- Printed information – including official forms, television captions and text on visual displays – has large lettering and the main ideas are shown by clear headings and bold-face type.
- Print and spoken communication uses simple, familiar words in short, straightforward sentences.
- Telephone answering services give instructions slowly and clearly and tell callers how to repeat the message at any time.
- Electronic equipment, such as mobile telephones, radios, televisions, and bank and ticket machines, has large buttons and big lettering.
- There is wide public access to computers and the Internet, at no or minimal charge, in public places such as government offices, community centres and libraries.

### **Community and health services**

- An adequate range of health and community support services is offered for promoting, maintaining and restoring health.
- Home care services include health and personal care and housekeeping.
- Health and social services are conveniently located and accessible by all means of transport.
- Residential care facilities and designated older people's housing are located close to services and the rest of the community.
- Health and community service facilities are safely constructed and fully accessible.
- Clear and accessible information is provided about health and social services for older people.
- Delivery of services is coordinated and administratively simple.
- All staff are respectful, helpful and trained to serve older people.
- Economic barriers impeding access to health and community support services are minimized.
- Voluntary services by people of all ages are encouraged and supported.
- There are sufficient and accessible burial sites.
- Community emergency planning takes into account the vulnerabilities and capacities of older people.

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### Priority Actions

Priority Action/ Timeframe	Outcomes	Indicators	City Lead/ Role	Partners
<b>Outdoor Spaces and Buildings</b>				
Auditing all marked crosswalks, with signalized and special crosswalks as priorities, to ensure they are Age-Friendly (well-lit, non-slip markings, visual and audio cues and adequate crossing times), making improvements as required. <i>Long-term (5+ years), Ongoing</i>	Increased street safety for older adults with a range of mobility functions	Number of crosswalks where Age-Friendly system has been implemented.	Transportation • Audit • Implement	• Translink
Ensuring sufficient indoor and outdoor washrooms are available. <i>Short-term (0 – 2 yrs), Ongoing</i>	Increased access to indoor and outdoor environments.	Number of indoor and outdoor washrooms increased or open	Parks, Project Development • Implement	• Business • Translink
<b>Transportation</b>				
Seeking to increase community shuttle service in areas with high proportions of older adults. <i>Short-term (0 – 2 yrs)</i>	Increased transit use by older adults	Increased number of community shuttles in identified communities	Transportation • Liaise	• Translink
<b>Housing</b>				
Working with health partners to ensure that a continuum of options, from independent housing to residential care, is available. <i>Long-term (5+ yrs)</i>	The housing and care continuum is available for all stages of aging;	Older adults in Richmond are able to access appropriate housing without leaving the community.	Community Services • Liaise  Planning and Development • Land Use	• VCH • Developers • Non-profit housing and service providers
Working with health partners to ensure sufficient supported, affordable housing is provided locally for disabled and frail older adults, as well as those with dementia and other mental health challenges. <i>Long-term (5+ yrs)</i>	Older adults in need of advanced or specialized care are appropriately housed and supported in Richmond.	A range of supported housing options is available for older adults in Richmond.	Community Services • Liaise	• VCH • BC Housing • Non-profit housing and service providers • First responders

Priority Action/ Timeframe	Outcomes	Indicators	City Lead/ Role	Partners
<b>Social Participation</b>				
Increasing the affordability of social participation activities through the development of and implementation of a Pricing Policy for recreation programs. <i>Short-term (0 – 2 yrs)</i>	Income will not be a barrier for older adults wishing to access recreation programs.	Increased availability of free, low-cost or subsidized recreation programs for older adults.	Community Services • Implement	<ul style="list-style-type: none"> <li>• Community Associations</li> <li>• Partners</li> </ul>
Continuing to work toward offering a variety of activities that appeal to diverse groups of older adults, e.g., increasing the proportions of social and intellectual programming, providing targeted activities for intercultural exchange for different cultural groups as well as LGBTQ older adults, in addition to promoting physical wellness. <i>Long-term (5+ yrs)</i>	Diverse groups of older adults will feel connected, engaged and enriched through available programs.	Range of programs addressing social and intellectual interests, as well as physical wellness, is available.	Community Services • Liaise • Implement	<ul style="list-style-type: none"> <li>• Community Associations</li> <li>• Partners</li> </ul>
Support consistent outreach to older adults at risk of social isolation. <i>Ongoing</i>	Older adults will be socially connected.	Ongoing outreach to isolated seniors will demonstrate results.	Community Services • Liaise	<ul style="list-style-type: none"> <li>• VCH</li> <li>• Community Associations</li> <li>• Non-profit agencies</li> </ul>
<b>Respect and Social Inclusion</b>				
Ensuring community facilities have 55+ specific activities and spaces, and promoting the same. <i>Long-term (5+ yrs)</i>	Older adults have access to and awareness of dedicated space and activities throughout Richmond.	Increased number of dedicated, age-friendly space and activities in different facilities and locations, with increased use	Community Services • Liaise • Implement	<ul style="list-style-type: none"> <li>• Community Associations</li> <li>• Community Partners</li> </ul>

Priority Action/ Timeframe	Outcomes	Indicators	City Lead/ Role	Partners
<b>Respect and Social Inclusion (cont.)</b>				
Promoting Age-Friendly Business initiatives including a checklist for the positive portrayal of the diversity of older people, innovative ways to include older adults, and the use of an Age-Friendly logo. <i>Medium-term (2 -4 yrs)</i>	Older adults feel welcomed and respected in, and have greater access to, businesses.	Businesses adopt an Age-friendly Plan addressing how older people are portrayed and included, and how many businesses receive a logo	Community Services • Liaise	• Chamber of Commerce
<b>Community and Health Services</b>				
Working with stakeholders to expand the range of home support services and to delineate responsibilities between health and community supports, including those provided by the City, in responding to clients with complex needs. <i>Long-term (5+ yrs)</i>	Home support services will be available for older adults with complex care needs, and roles clarified.	Increased range and availability of home supports for older adults with complex care needs, as well as a clear response and referral protocol outlining jurisdictional responsibilities.	Community Services • Liaise	• VCH • Non-profits • Community Associations and Partners
Advocating for additional adult day centre spaces. <i>Short-term (0 – 2 yrs)</i>	Older adults have sufficient access to adult day centre spaces.	Increased number of adult day centre spaces in Richmond, reduced waitlists	Community Services • Liaise	• VCH • Non-profits



**To:** Planning Committee

**Date:** March 5, 2015

**From:** Wayne Craig  
Director of Development

**File:** TU 14-670690

**Re:** **Application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for 2015, 2016 and 2017**

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### Staff Recommendation

1. That the application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way be considered at Public Hearing to be held on April 20, 2015 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

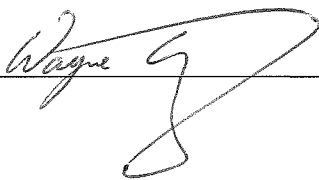
“That a Temporary Commercial Use Permit be issued to Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”

2. That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.

  
Wayne Craig  
Director of Development

WC:ke

Att.

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

**Staff Report**

**Origin**

Paul Cheung has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) Renewal at 12631 Vulcan Way (the “subject site”) for the purposes of operating a seasonal night market event during specified periods for 2015, 2016 and 2017 (refer to Attachment 1 for a location map). On April 16, 2012, Council issued the original TCUP (TU 12-600784) for a 3 year term expiring at the end of the 2014 season.

The general operations of the night market event and City requirements and regulations built into the proposed TCUP renewal permit are similar to the previous approval from Council in 2012. Staff note that the proposed TCUP renewal involves a smaller number of food and retail vendors (152 total vendors) for the event when compared to the 2012-2014 TCUP, which permitted up to 255 vendors. One other minor change in the TCUP renewal proposal involve the request to extend the event into late September, which adds approximately 6 days of operation for each year.

**Findings of Fact**

A Development Application Data Sheet providing details about the event proposal is contained in Attachment 2.

A summary of the proposed event dates and hours of operation is contained in the summary table below:

	<b>Opening/ Closing Dates</b>	<b>Days of Operation</b>	<b>Hours of Operation</b>
<b>2015</b>	May 8 to September 27	<ul style="list-style-type: none"> <li>Friday, Saturday, Sunday and Statutory Holidays.</li> <li>No event proposed for Canada Day or the evening prior to July 1.</li> <li>66 operation days proposed.</li> </ul>	<ul style="list-style-type: none"> <li>6pm-11pm: Friday and Saturday</li> <li>6pm-10pm: Sunday and Statutory Holidays (Monday)</li> <li>6pm-11pm: Day preceding a Statutory Holiday.</li> </ul>
<b>2016</b>	May 6 to September 25	<ul style="list-style-type: none"> <li>Friday, Saturday, Sunday and Statutory Holidays.</li> <li>Event will open on Canada Day (Friday) based on the regular hours of operation.</li> <li>66 operation days proposed.</li> </ul>	<ul style="list-style-type: none"> <li>6pm-11pm: Friday and Saturday</li> <li>6pm-10pm: Sunday and Statutory Holidays (Monday)</li> <li>6pm-11pm: Day preceding a Statutory Holiday.</li> </ul>
<b>2017</b>	May 5 to September 24	<ul style="list-style-type: none"> <li>Friday, Saturday, Sunday and Statutory Holidays.</li> <li>Event will open on Canada Day (Saturday) based on the regular hours of operation.</li> <li>66 operation days proposed.</li> </ul>	<ul style="list-style-type: none"> <li>6pm-11pm: Friday and Saturday</li> <li>6pm-10pm: Sunday and Statutory Holidays (Monday)</li> <li>6pm-11pm: Day preceding a Statutory Holiday.</li> </ul>

### **Surrounding Development**

To the north: River Road and the north arm of the Fraser River.

To the east: A complex of industrial buildings zoned “Light Industrial (IL)”.

To the south: Vulcan Way and a rail right-of-way. Light Industrial/commercial buildings zoned “Light Industrial (IL)” and “Industrial Retail (IR)” are located further south closer to Bridgeport Road.

To the west: Industrial buildings zoned “Light Industrial (IL)”.

### **Related Policies and Studies**

#### Local Government Act – Temporary Land Uses

The Local Government Act (LGA) enables municipalities the ability to:

- Designate areas where temporary commercial uses may be considered.
- Issue temporary use permits through Council resolution.
- Undertake public notification on the proposed temporary use.
- Specify terms and conditions applicable to the proposed temporary use.

Maximum time period that a TCUP is valid for is 3 years. Upon expiration, a renewal can be applied for a maximum of 3 years. The proposed TCUP renewal proposal for a night market at 12631 Vulcan Way from 2015 to 2017 complies with the provisions of the LGA.

#### Transportation

Transportation requirements to be incorporated into the TCUP renewal is as follows:

- The event organizer has secured a total of 984 parking stalls dedicated to provide service to the night market event.
  - Event site – 476 stalls
  - 2700 Sweden Way (Home Depot) – 200 stalls.
  - 2633 Sweden Way (Sears) – 248 stalls.
  - 12591 Vulcan Way (Stolberg Engineering) – 60 stalls.
  - All of the above parking stalls for the event are similar to parking secured for the previous TCUP on this site and are all located in close proximity to the event site.
  - Transportation staff have reviewed the off-street parking dedicated for the event secured by the event organizer and confirm that it meets requirements based on the proposed night market event.
- Based on the proposed number of vendors for the event, the off-street parking provided by the organizer has a surplus of parking stalls (by approximately 47%) from the anticipated parking demand for this event.
- Submission and approval of a Traffic Management Plan (TMP), prepared by a professional consultant, for review and approval by the City. The TMP will generally be consistent with previous approved TMP’s for past events on this site.
- Implementation of the TMP is to be undertaken by a Traffic Control Company.
- Changes to the TMP can be required at the sole discretion of Transportation staff.
- All traffic control and management costs are at the sole cost of the event organizer.
- Implementation of directional/way finding signage based on the plan approved by Transportation staff at the sole cost of the event organizer.



### Community Safety

Event staffing by dedicated Community Bylaws officers as per the previously approved TCUP is required for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the event site. Community Bylaw staffing is recommended at a minimum of 6 hours of total officer(s) coverage per night, which would provide for sufficient coverage and also facilitate City staff being in the area to proactively monitor. The proponent is responsible for all costs of Community Bylaws staffing. Scheduling of the Community Bylaw officers scheduled to this event is at the discretion of Community Bylaws staff.

Event staffing by dedicated RCMP officers (minimum 2 members) as per the previously approved TCUP is required for the purposes of providing a police presence, oversee event attendees and vendor operations and monitor operation of the TMP (only intervene if necessary). On-site RCMP members also facilitates a quick response in the event of an emergency. Existing policing service levels across the City will be maintained and the event organizer is required to pay for the additional RCMP members required to attend the event at their sole cost.

The estimated cost of City Community Bylaw Officers and RCMP staffing the proposed event is incorporated into the required security amounts for 2015 to 2017. This amount also contains a contingency for the RCMP Commercial Crimes Unit to conduct any investigative and enforcement work to address any counterfeit/intellectual property issues should they arise.

Richmond Fire Rescue requirements for emergency access remain unchanged from previous years. An updated Fire Safety Plan is required to be completed and approved by Richmond Fire Rescue that includes fire safety provisions associated with the general event operations, emergency procedures, fire safety measures for food and retail vendor booths and compliance with applicable Building Code and Fire Code requirements. In addition, all food vendors will be required to comply with Richmond Fire Rescue's Food Vendor Checklist.

### Building Approvals

Any buildings, structures, services or changes to existing on-site servicing infrastructure will require consultation with Building Approvals staff and will require the issuance of building permits and site servicing permits for any required work.

### Business Licensing

All commercial retail and food vendors booths operating at the night market event are required to obtain Business Licenses each year to operate. The event proponent (Paul Cheung c/o Lions Communication Inc.) is also required to obtain and appropriate Business License to operate the event each year.

### Vancouver Coastal Health

All vendors involved in the selling or handling of food and beverage products at the event are required to obtain the appropriate permits to operate from Vancouver Coastal Health (VCH) to ensure compliance with food safety, sanitation and food handling requirements. VCH has an application and inspection process to ensure compliance with their regulations, which must be completed prior to food vendors operating at the event. Any deficiencies or infractions are

required to be resolved by the food vendors or event proponent prior to opening of the food court or individual food vendors.

### **Consultation and Notification**

As in previous years, the event organizer is currently in the process of liaising with businesses in the surrounding area to identify any comments or concerns to be addressed by the proponent. To date, the event organizer has not received any specific concerns or issues and will keep staff and Council updated as required.

The TCUP renewal requires that the application be forwarded to a Public Hearing. An expanded Public Hearing notification area bounded by Bridegport Road to the south, No. 5 Road to the west, River Road to the north and the Knight Street highway corridor to the east is recommended by staff (Attachment 3). This recommended public notification area is identical to the expanded notification area approved by Council in 2012.

### **Analysis**

#### Event Description

The event consists of the market area located on the north/north-west portion of the subject site that will contain the food court vendor booths (61) and commercial retail booths (91) along with on-site entertainment areas and supporting services (washroom facilities, first aid, administrative areas). Remaining portions of the subject site consist of off-street parking. A site plan of the proposed market event area and overall site (including on-site parking) is contained in Attachment 4. The subject site contains an existing light industrial warehouse building, which is not permitted to be used as part of the night market event.

### **Financial Impact**

#### Cost Recovery – City and RCMP Expenses

The proposed night market event is a privately operated event that is open to the general public. Due to the significant popularity of these types of events, presence from RCMP members, Community Bylaw Officers and other various City staff is required with costs to be paid by the event organizer. Therefore, a cost-recovery model is applied for the proposed night market TCUP renewal, which also allows for existing policing and bylaw service levels across the City to be maintained.

#### Operational Security Requirements

The event organizer is required to submit a security based on the estimated City/RCMP costs associated for the event for each year of operation. The following is a summary of what the security amount will cover:

- 2 RCMP members assigned to the event each day of operation (during event hours) at the applicable overtime rate (commute time to and from the event is included).
- RCMP commercial crimes unit resources and staff hours to supplement event organizer policing and enforcement of counterfeit products and other illegal goods.
- Community Bylaws – 6 hours (based on the applicable overtime rate) of dedicated patrol by Community Bylaw Officers for each event day of operation (scheduling of hours is at the discretion of Community Bylaws).

- Attendance by City staff on a periodic basis to oversee and monitor implementation of the TMP and general event operations.
- Production, posting and takedown of night market directional signage by City staff.

Security requirements are as follows (figures below are adjusted for additional operational days requested in the TCUP renewal and anticipated wage increases from 2015 to 2017):

- 2015 - \$154,000
- 2016 - \$161,000
- 2017 - \$168,000

Upon conclusion of the night market event each year, any surplus funds in the security will be refunded and returned upon reconciliation of all City and RCMP invoices for the event. Provisions are also included in the TCUP to require payment for any outstanding City/RCMP costs, in excess of the submitted security amount, in order for the event to operate.

The Procedure Bylaw for Council consideration of TCUP renewals (Bylaw 7273), requires that securities be submitted prior to Council consideration of the TCUP at Public Hearing. As a result, the following security submission deadline dates apply for the TCUP renewal:

- For 2015 – \$154,000 to be submitted prior to April 20, 2014 as the initial security amount.
- For 2016 – \$161,000 to be submitted prior to April 6, 2016.
- For 2017 – \$168,000 to be submitted prior to April 5, 2017.

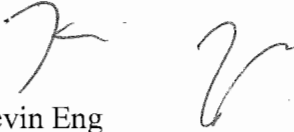
### **Conclusion**

All technical issues and changes as a result of the TCUP renewal proposal have been incorporated into the proposed permit to enable the night market event to operate on the subject site from 2015 to 2017. The proposed event is able to meet all City requirements for off-street parking and implementation of the TMP addresses traffic to and from the event. Required attendance by RCMP members and patrolling by Community Bylaw Officers will also ensure the event and surrounding area remains a safe community event.

On this basis, staff recommend:

- Approval of the TCUP renewal to operate a seasonal night market event on the subject site from 2015 to 2017 and that this recommendation be forwarded for Council consideration at a Public Hearing (tentatively scheduled for April 20, 2015); and

- The Public Hearing notification area be expanded to include all properties bounded by River Road to the north, Knight Street Bridge/Corridor to the east, Bridgeport Road to the south and No. 5 Road to the west.



Kevin Eng  
Planner 2

KE:cas

Attachment 1 – Location Map

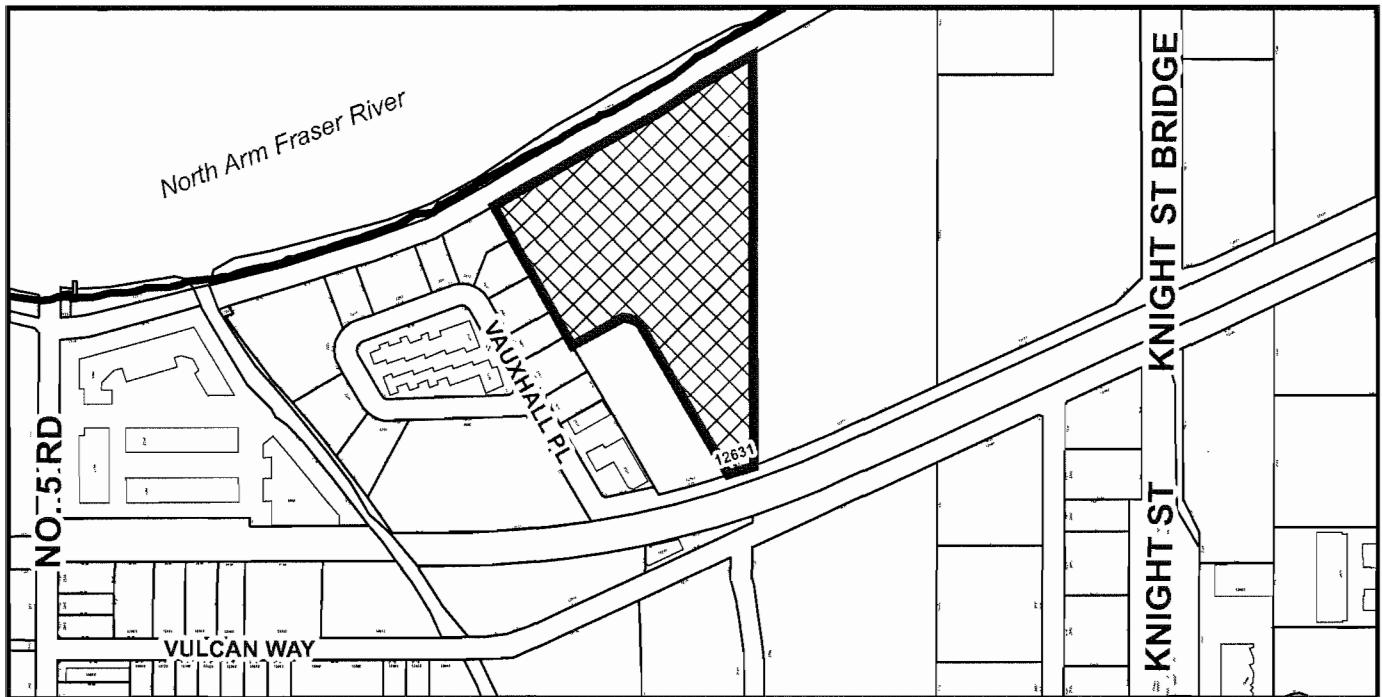
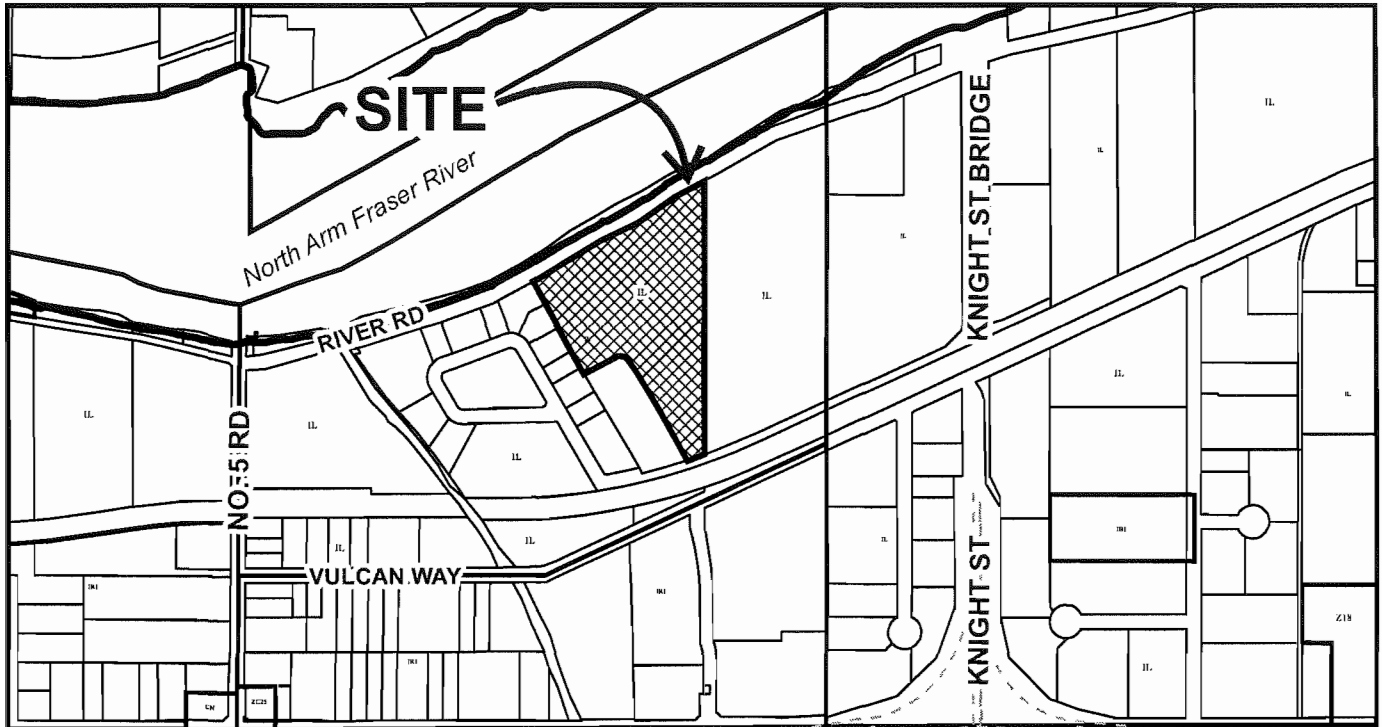
Attachment 2 – Development Application Data Sheet

Attachment 3 – Recommended Public Hearing Notification Area

Attachment 4 – Night Market Site Plan



# City of Richmond



## TU 14-670690

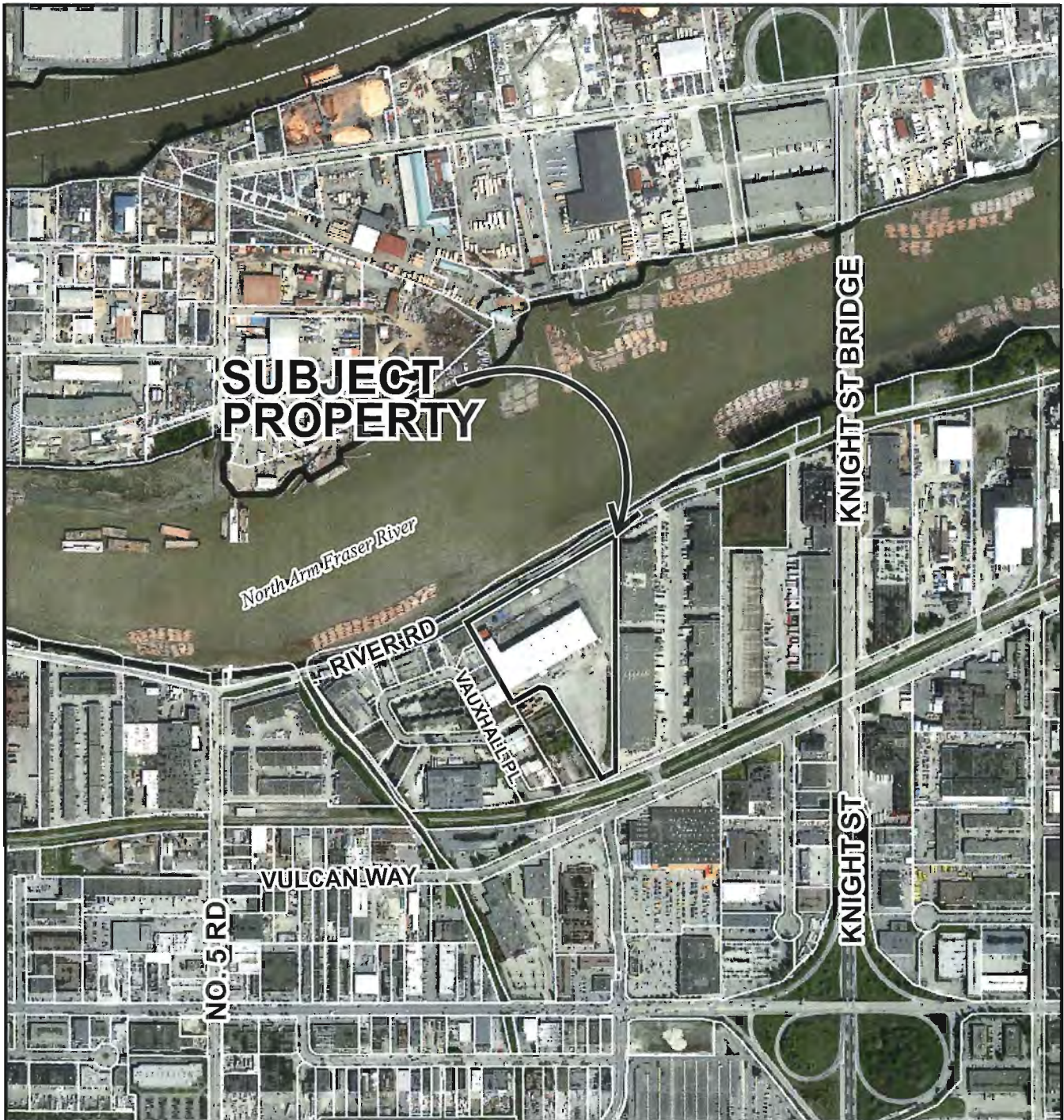
Original Date: 10/07/14

Revision Date: 03/02/15

Note: Dimensions are in METRES



City of  
Richmond



TU 14-670690

Original Date: 10/07/14

Revision Date: 03/02/15

Note: Dimensions are in METRES

CNCL - 174



**TU 14-670690**

**Attachment 2**

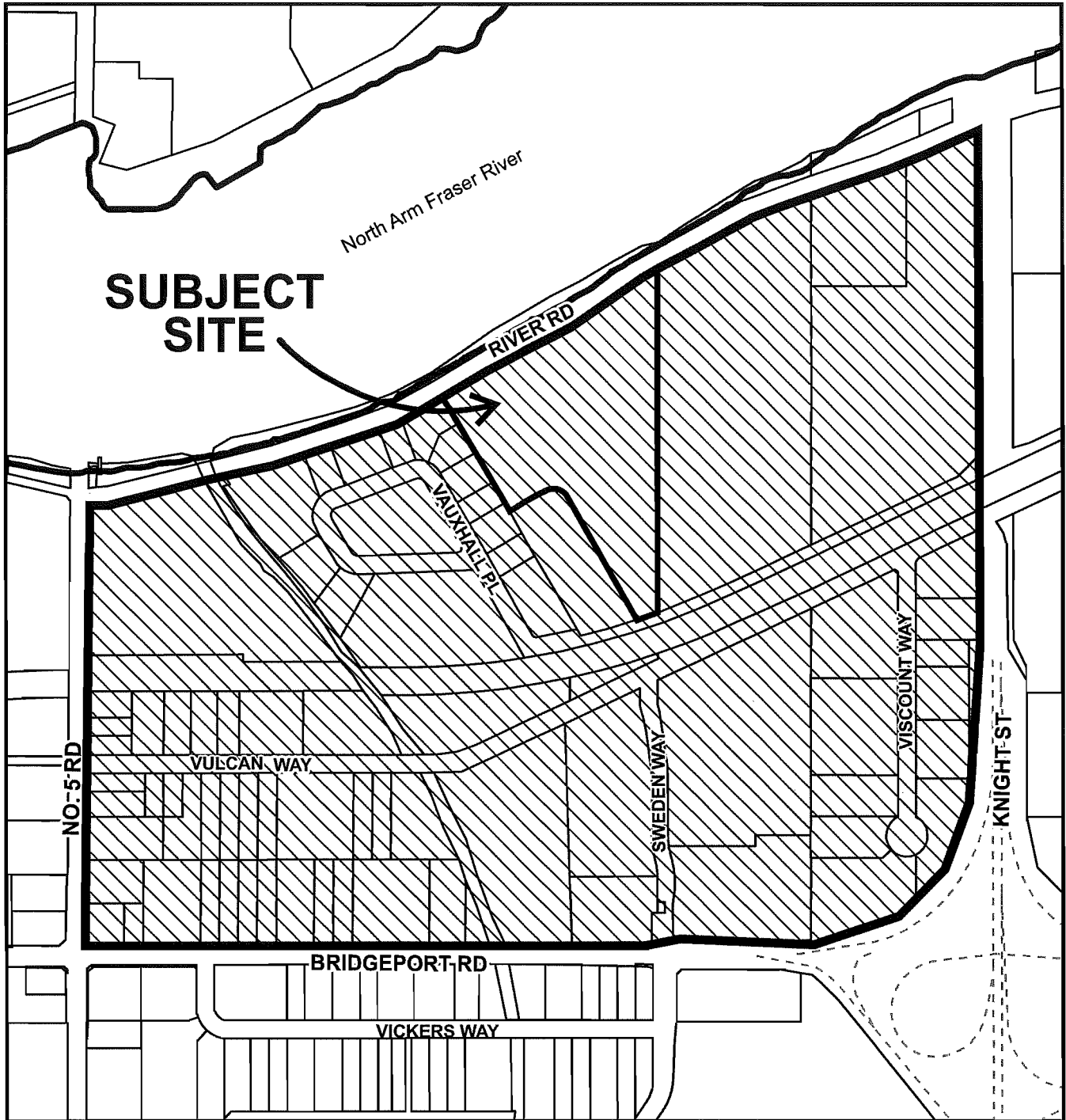
Address: 12631 Vulcan Way

Applicant: Paul Cheung

	Existing	Proposed
<b>Owner:</b>	3547 Holdings Ltd.	No change – Authorization from the property owner has been secured by the event organizer
<b>Site Size:</b>	5.2 ha (12.8 ac)	No change
<b>Land Uses:</b>	Industrial warehouse and paved area for off-street parking and loading area.	Proposed evening market event consisting of food and retail vendor booths, on-site entertainment, event parking and accessory supporting uses to the event.
<b>2041 OCP Land Use Designation</b>	Industry	No change
<b>2041 OCP – Temporary Commercial Use Permits</b>	2041 OCP permits Temporary Commercial Use Permits in areas with an industrial land use designation	Complies
<b>Zoning:</b>	Light Industrial (IL)	No change



City of  
Richmond



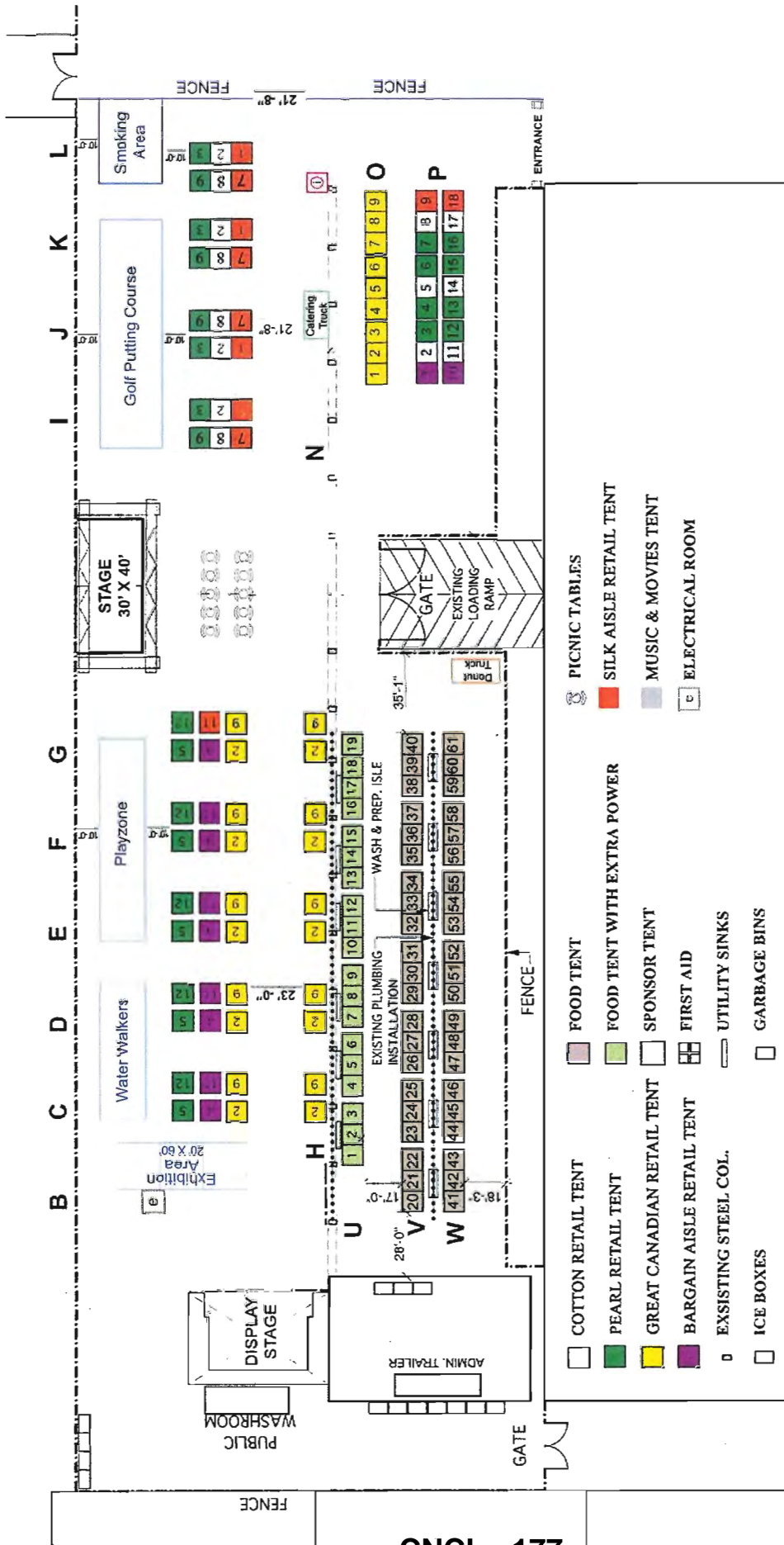
Public Hearing  
Notification Area

Original Date: 03/04/15

Revision Date:

Note: Dimensions are in METRES

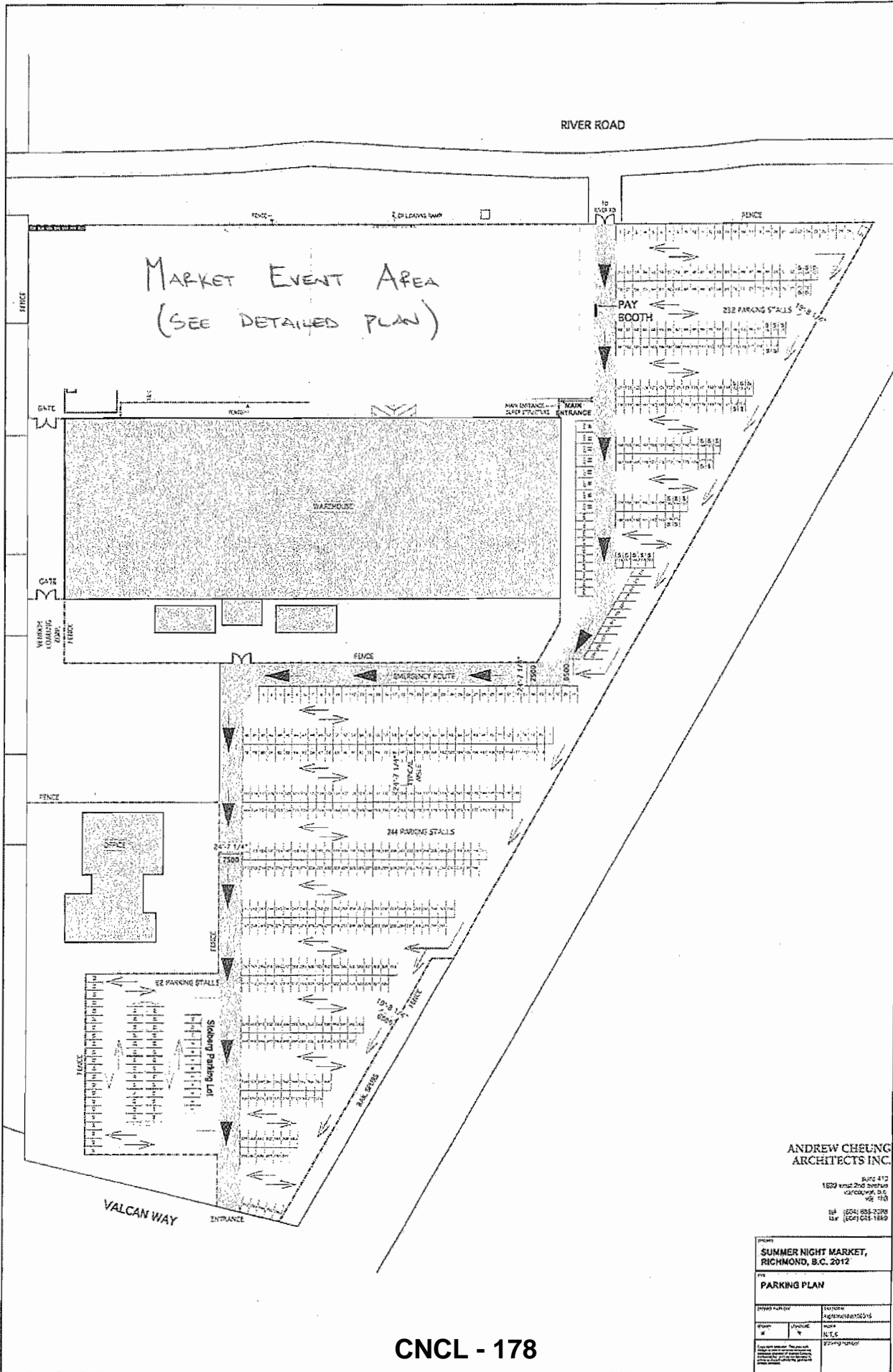




- COTTON RETAIL TENT
- PEARL RETAIL TENT
- GREAT CANADIAN RETAIL TENT
- BARGAIN AISLE RETAIL TENT
- EXISTING STEEL COL.
- ICE BOXES
- FOOD TENT
- FOOD TENT WITH EXTRA POWER
- SPONSOR TENT
- FIRST AID
- UTILITY SINKS
- GARBAGE BINS
- PICNIC TABLES
- SILK AISLE RETAIL TENT
- MUSIC & MOVIES TENT
- ELECTRICAL ROOM

# International Summer Night Market 2015





ANDREW CHEUNG  
ARCHITECTS INC.

Scale: 1/12  
1620 King Street  
Vancouver, B.C.  
V6J 1K8  
Tel: (604) 885-2398  
Fax: (604) 685-1889

PROJECT		SUMMER NIGHT MARKET, RICHMOND, B.C. 2012	
DATE		PARKING PLAN	
OWNER	ARCHITECT	DATE	SCALE
DATE	PROJECT NO.	DATE	SCALE
PROJECT LOCATION		DRAWING NUMBER	



No. TU 14-670690

To the Holder: Paul Cheung  
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way  
Richmond, BC V6V 1J7

---

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "A" to this permit.
3. Should the Holder fail to adhere and comply with all the terms and conditions outlined in Schedule "A", the Temporary Commercial Use Permit Shall be void and no longer considered valid for the subject site.
4. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "B" to this permit.
5. The subject property may be used for the following temporary commercial uses:

A night market event on the following dates:

- May 8, 2015 to September 27, 2015 inclusive (as outlined in the attached Schedule "C" to this permit);
- May 6, 2016 to September 25, 2016 inclusive (as outlined in the attached Schedule "C" to this permit); and
- May 5, 2017 to September 24, 2017 inclusive (as outlined in the attached Schedule "C" to this permit).

The night market event dates and hours of operation shall be in accordance with the attached Schedule "C" to this permit.

The night market event shall be in accordance with the site plan as outlined in Schedule "D" to this permit.

6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.

To the Holder: Paul Cheung  
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way  
Richmond, BC V6V 1J7

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7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.
- A cash security (or acceptable letter of credit) in the amount of \$154,000 must be submitted prior to April 20, 2015 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2015.
  - A cash security (or acceptable letter of credit) in the amount of \$161,000 must be submitted prior to April 6, 2016 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2016.
  - A cash security (or acceptable letter of credit) in the amount of \$168,000 must be submitted prior to April 5, 2017 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2017.
8. Should the Holder fail to provide the cash security by the dates specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.
9. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
10. Monies outstanding and owed by the Holder to the City of Richmond for costs associated with the previous evening market event must be paid in full by the following dates:
- All monies outstanding from the 2015 event must be paid in full prior to April 6, 2016.
  - All monies outstanding from the 2016 event must be paid in full prior to April 5, 2017.

To the Holder: Paul Cheung  
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way  
Richmond, BC V6V 1J7

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Should the Holder fail to provide any outstanding monies by the date specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.

11. This Temporary Commercial Use Permit is valid for the dates specified in Schedule "C" for 2015, 2016 and 2017 only.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR

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

## Schedule "A"

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a night market event for 2015, 2016 and 2017 on the subject site, the event organizer (Paul Cheung C/O Lions Communication Inc.) acknowledges and agrees to the following terms and conditions:

### Traffic Management Plan (TMP)

- Traffic control and operations during the event is to be in accordance with the TMP approved by the City's Transportation Division.
- Operation of the TMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. Costs associated with operations and running of the TMP is the responsibility of the event organizer.
- The TMP is to be monitored by the City's Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff) should the need arise.
- Approval of the TMP, including any necessary revisions, is at the sole discretion of Transportation Division staff.
- Posting of signage and erection of barricades and road markings will be undertaken based on the TMP and is to be at the cost of the event organizer.

### Off-Street Parking

- 984 off-street parking stalls dedicated for use by the night market event.
- A minimum of 152 stalls (of the 984 total off-street parking stalls dedicated for use by the event) is required to be allocated for vendor parking.

### City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each night the event is being held during the hours of operation for the purposes of providing a police presence and overseeing the TMP and general event operations (Note: Implementation and operation of the TMP is required to be undertaken by a professional traffic control company with appropriate trained and certified staff).
- Six (6) hours of dedicated patrol by Community Bylaw Enforcement Officers is required for each day the event is in operation with scheduling at the discretion of Community Bylaws.
- Periodic attendance by Transportation Division and City staff to monitor and oversee the operations of the event and TMP.
- All costs for RCMP members and City staffing at the applicable rates is the responsibility of the event organizers.

### Required Permits/Licenses from the City of Richmond and Stakeholders

- Building permits and on-site servicing permits for any buildings, structures, services, service connections, including any changes to on-site servicing infrastructure.
- Business Licenses for all commercial/food vendors to operate at the night market event (including the event operator).

- Vancouver Coastal Health (VCH) permits and licenses for the overall food court area and all food and beverage vendors to operate at the night market event, including inspection approval by VCH staff.

#### Richmond Fire Rescue (RFR) Requirements

- Implementation of an emergency response route and access location to the event market area. This response route is required to remain clear and unimpeded at all times to facilitate access for emergency vehicles, personnel and equipment.
- Submission and approval of an updated Fire Safety Plan on a yearly basis to Richmond Fire Rescue for the night market event.
- The event organizer and each applicable food vendor at the night market event is required to complete and sign the Richmond Fire Rescue Food Vendor Checklist (**Schedule “E”**), as amended from time to time, and be able to produce the completed and signed documents upon request by Richmond Fire Rescue personnel.

#### Night Market Site Plan

- Implementation of the event in general accordance to the night market site plan as shown in the TCUP report and attached as **Schedule “D”** to the TCUP.
- Amendments to the night market site plan can be considered if they are required/deemed necessary by City staff or other external agencies/stakeholders. Any changes to the night market site plan approved by the City of Richmond will be considered the approved site attached to and forming part of the TCUP.
- The maximum number of vendors allowed in this TCUP is:
  - 61 food vendors; and
  - 91 commercial retail vendors.
- Related accessory entertainment activities and displays that are ancillary to the market event activities are permitted.
- The existing light industrial warehouse building(s) located on the subject site are not permitted to be used for the night market event and appropriate fencing and/or physical barriers are required to be implemented around the perimeter of the existing building.

#### Night Market Operations

- The event organizer is required to provide dedicated event security, parking lot patrollers, event liaison staff and certified first aid staff.
- The event organizer is responsible for providing adequate means of communication amongst event staffing, security, first aid, traffic control personnel, RCMP members and Community Bylaw Officers.
- Garbage and Litter Management Plan – Clean up and litter removal before, during and after the evening market event each night of operation. Clean-up and litter removal is to be conducted by the event organizers and is to include the subject property as well as surrounding areas impacted by the evening market event. The plan will also include placement of garbage receptacles off-site along heavily travelled pedestrian routes.

### Product Anti-Counterfeiting Strategy

The event organizer is responsible for implementing the following action items as part of their anti-counterfeiting strategy:

- Liaise with agencies involved with intellectual property rights (Canadian Anti-Counterfeiting Network – CACN) to develop and communicate their strategy.
- Include specific provisions in vendor contracts that prohibit retailing of counterfeit, pirated and other illegal products with clauses on vendor booth termination and removal from the event and product seizure and turnover to the RCMP or Intellectual Property representatives if illegal goods are found.
- Partner with RCMP and Intellectual Property representatives to undertake education with vendor booth operators to ensure they are aware of the counterfeit good restrictions and related consequences (i.e., vendor booth contract termination).
- Have dedicated, trained market event staff to inspect and monitor retailers to ensure no counterfeit or pirated products are being sold.

### Night Market Event Cancellation Procedure

- In the event of an evening market event closure on any identified operational day, event organizers are responsible for notifying appropriate City staff and RCMP members a minimum of 24 hours prior to the start of the event. Should event cancellation notification be within the 24 hour time period, staffing costs will be incurred based on minimum call out times.
- The event organizer is responsible for notifying all vendors of any event cancellation.
- The event organizer is responsible for notifying the City and any related stakeholders (i.e., RCMP, VCH) if they decide to close early for the season prior to the last date permitted in this TCUP renewal application for 2015, 2016 and 2017.

### Security Bond Requirements

- The event organizer is required to submit an operational security bond to the City in accordance with the terms and conditions identified in the TCUP.
- The operation security bond is required to cover City costs and expenses as a result of the night market event, which includes a contingency fund to address any issues arising during event operations.
- The event organizer is required to pay for additional City costs, in the event that costs exceed the amount submitted in the operational security bond.

### General Provisions

- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted use, whichever is sooner, the following shall be completed:
  - The property described in **Schedule “B”** shall be restored to its original condition.
  - Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.



Undertaking

- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in **Schedule "B"**; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Paul Cheung (Lions Communications Inc.)  
by its authorized signatory

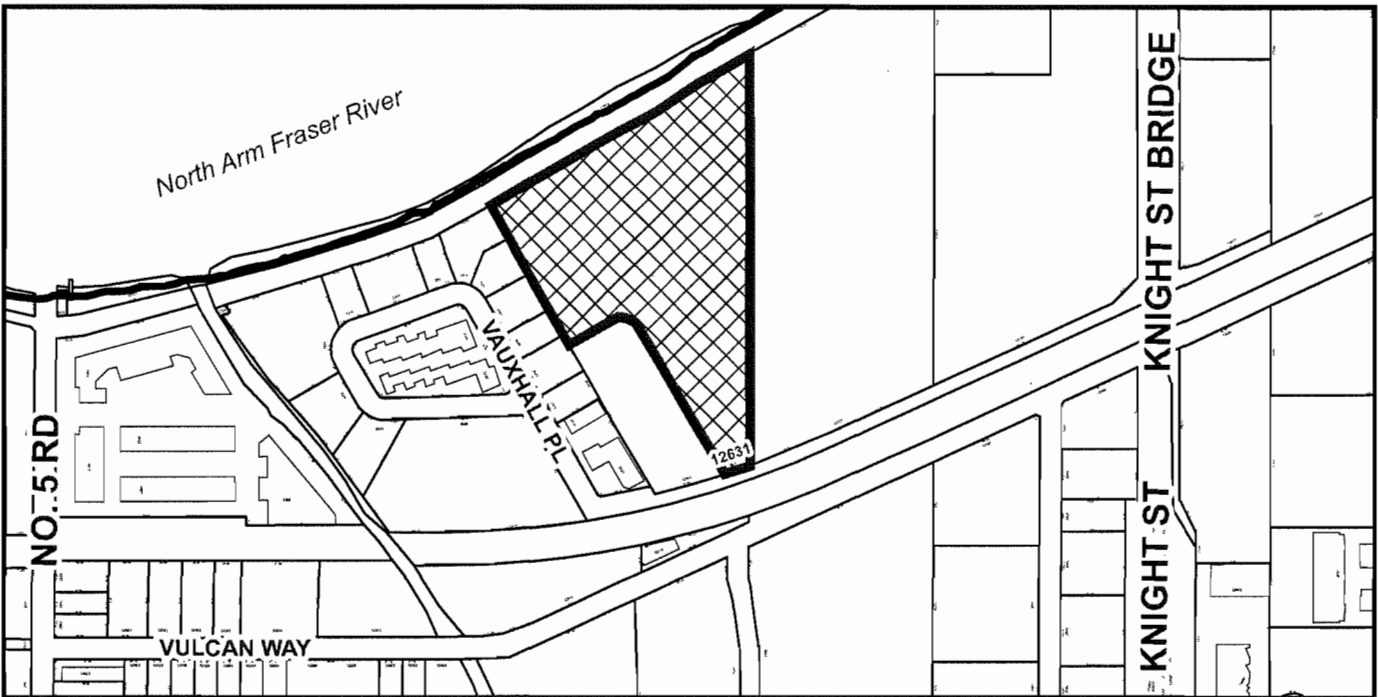
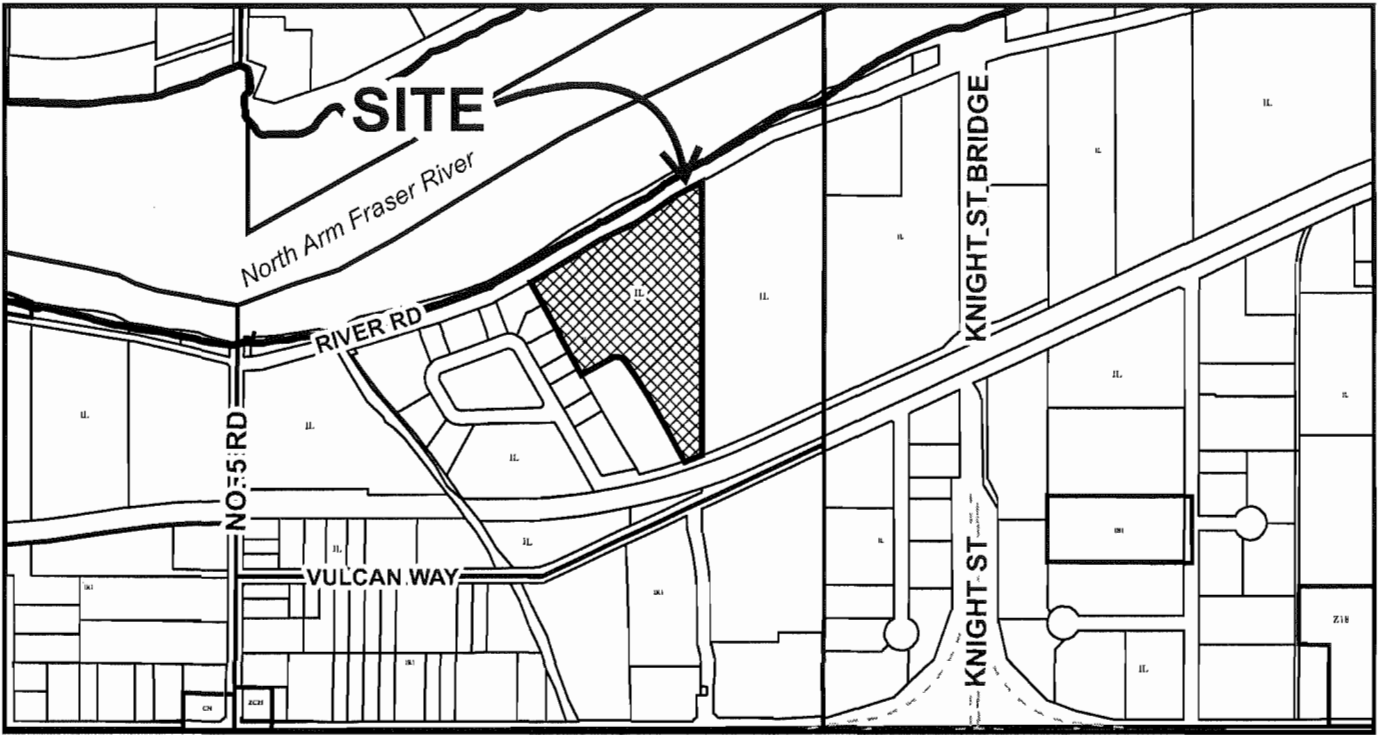
- Signed copy on file -

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Paul Cheung  
Lions Communication Inc.



City of  
Richmond



	<p>TU 14-670690</p>	<p>Original Date: 10/07/14 Revision Date: 03/02/15 Note: Dimensions are in METRES</p>
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## Schedule "C"

### Night Market Event Schedule of Dates for 2015

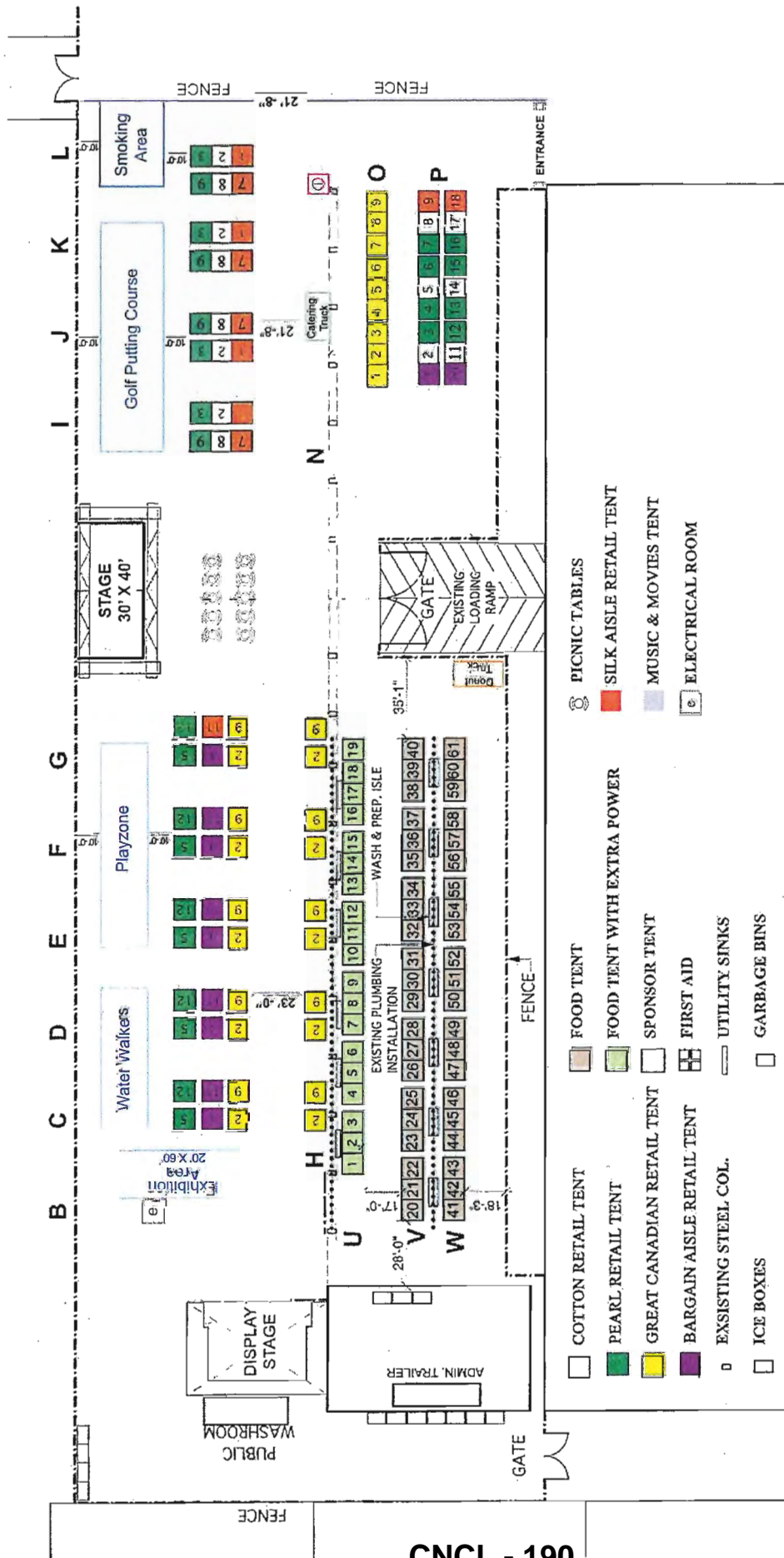
Month	Day	Event Hours		Month	Day	Event Hours
<b>May (13 Days)</b>	8	6pm-11pm		<b>June (12 Days)</b>	5	6pm-11pm
	9	6pm-11pm			6	6pm-11pm
	10	6pm-10pm			7	6pm-10pm
	15	6pm-11pm			12	6pm-11pm
	16	6pm-11pm			13	6pm-11pm
	17	6pm-11pm			14	6pm-10pm
	18	6pm-10pm			19	6pm-11pm
	22	6pm-11pm			20	6pm-11pm
	23	6pm-11pm			21	6pm-10pm
	24	6pm-10pm			26	6pm-11pm
			27	6pm-11pm		
			28	6pm-10pm		
<b>July (13 Days)</b>	3	6pm-11pm		<b>August (15 Days)</b>	1	6pm-11pm
	4	6pm-11pm			2	6pm-11pm
	5	6pm-10pm			3	6pm-10pm
	10	6pm-11pm			7	6pm-11pm
	11	6pm-11pm			8	6pm-11pm
	12	6pm-10pm			9	6pm-10pm
	17	6pm-11pm			14	6pm-11pm
	18	6pm-11pm			15	6pm-11pm
	19	6pm-10pm			16	6pm-10pm
	24	6pm-11pm			21	6pm-11pm
	25	6pm-11pm			22	6pm-11pm
26	6pm-10pm	23	6pm-10pm			
31	6pm-11pm	28	6pm-11pm			
		29	6pm-11pm			
		30	6pm-10pm			
<b>September (13 days)</b>	4	6pm-11pm				
	5	6pm-11pm				
	6	6pm-11pm				
	7	6pm-10pm				
	11	6pm-11pm				
	12	6pm-11pm				
	13	6pm-10pm				
	18	6pm-11pm				
	19	6pm-11pm				
	20	6pm-10pm				
	25	6pm-11pm				
26	6pm-11pm					
27	6pm-10pm					
<b>Total Number of Event Operation Days - 66</b>						

**Night Market Event Schedule of Dates for 2016**

Month	Day	Event Hours	Month	Day	Event Hours
<b>May (13 Days)</b>	6	6pm-11pm	<b>June (12 Days)</b>	3	6pm-11pm
	7	6pm-11pm		4	6pm-11pm
	8	6pm-10pm		5	6pm-10pm
	13	6pm-11pm		10	6pm-11pm
	14	6pm-11pm		11	6pm-11pm
	15	6pm-10pm		12	6pm-10pm
	20	6pm-11pm		17	6pm-11pm
	21	6pm-11pm		18	6pm-11pm
	22	6pm-11pm		19	6pm-10pm
	23	6pm-10pm		24	6pm-11pm
	27	6pm-11pm		25	6pm-11pm
	28	6pm-11pm		26	6pm-10pm
	29	6pm-10pm			
<b>July (15 Days)</b>	1	6pm-11pm	<b>August (13 Days)</b>	1	6pm-10pm
	2	6pm-11pm		5	6pm-11pm
	3	6pm-10pm		6	6pm-11pm
	8	6pm-11pm		7	6pm-10pm
	9	6pm-11pm		12	6pm-11pm
	10	6pm-10pm		13	6pm-11pm
	15	6pm-11pm		14	6pm-10pm
	16	6pm-11pm		19	6pm-11pm
	17	6pm-10pm		20	6pm-11pm
	22	6pm-11pm		21	6pm-10pm
	23	6pm-11pm		26	6pm-11pm
	24	6pm-10pm		27	6pm-11pm
	29	6pm-11pm		28	6pm-10pm
	30	6pm-11pm			
31	6pm-11pm				
<b>September (13 days)</b>	2	6pm-11pm			
	3	6pm-11pm			
	4	6pm-11pm			
	5	6pm-10pm			
	9	6pm-11pm			
	10	6pm-11pm			
	11	6pm-10pm			
	16	6pm-11pm			
	17	6pm-11pm			
	18	6pm-10pm			
	23	6pm-11pm			
	24	6pm-11pm			
	25	6pm-10pm			
<b>Total Number of Event Operation Days - 66</b>					

**Night Market Event Schedule of Dates for 2017**

Month	Day	Event Hours	Month	Day	Event Hours
<b>May (13 Days)</b>	5	6pm-11pm	<b>June (13 Days)</b>	2	6pm-11pm
	6	6pm-11pm		3	6pm-11pm
	7	6pm-10pm		4	6pm-11pm
	12	6pm-11pm		9	6pm-11pm
	13	6pm-11pm		10	6pm-11pm
	14	6pm-10pm		11	6pm-11pm
	19	6pm-11pm		16	6pm-11pm
	20	6pm-11pm		17	6pm-11pm
	21	6pm-11pm		18	6pm-11pm
	22	6pm-10pm		23	6pm-11pm
	26	6pm-11pm		24	6pm-11pm
	27	6pm-11pm		25	6pm-11pm
	28	6pm-10pm		30	6pm-11pm
<b>July (14 Days)</b>	1	6pm-11pm	<b>August (13 Days)</b>	4	6pm-11pm
	2	6pm-10pm		5	6pm-11pm
	3	6pm-11pm		6	6pm-11pm
	7	6pm-11pm		7	6pm-10pm
	8	6pm-11pm		11	6pm-11pm
	9	6pm-10pm		12	6pm-11pm
	14	6pm-11pm		13	6pm-10pm
	15	6pm-11pm		18	6pm-11pm
	16	6pm-10pm		19	6pm-11pm
	21	6pm-11pm		20	6pm-10pm
	22	6pm-11pm		25	6pm-11pm
	23	6pm-10pm		26	6pm-11pm
	28	6pm-11pm		27	6pm-10pm
	29	6pm-11pm			
30	6pm-10pm				
<b>September (15 days)</b>	1	6pm-11pm			
	2	6pm-11pm			
	3	6pm-11pm			
	4	6pm-10pm			
	8	6pm-11pm			
	9	6pm-11pm			
	10	6pm-10pm			
	15	6pm-11pm			
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	24	6pm-10pm			
<b>Total Number of Event Operation Days - 66</b>					



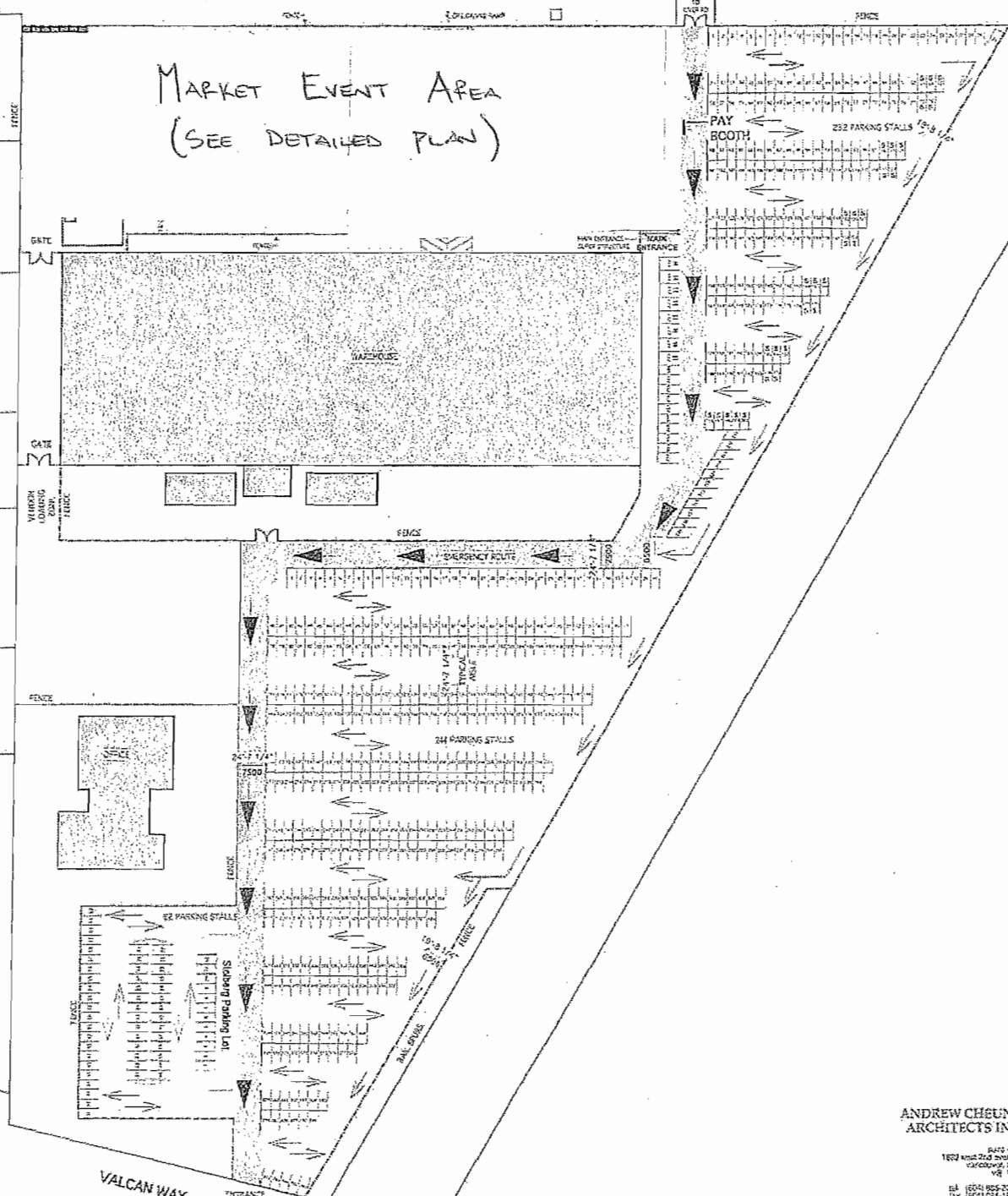
CNCL - 190

# International Summer Night Market 2015



RIVER ROAD

MARKET EVENT AREA  
(SEE DETAILED PLAN)



ANDREW CHEUNG  
ARCHITECTS INC.

page 413  
1874 West 2nd Avenue  
Vancouver, B.C.  
V6J 1K6  
Tel: (604) 855-3338  
Fax: (604) 681-1189

Project <b>SUMMER NIGHT MARKET, RICHMOND, B.C. 2012</b>	
Title <b>PARKING PLAN</b>	
Drawn by Date	Checked by Date
Scale	Project No.
Client Name	Project Name



## Richmond Fire-Rescue

### General Fire Safety for Food Vendors Including Mobile Food Trucks

#### General Fire Safety Requirements

Vendors shall meet requirements defined in NFPA 96. This checklist outlines specific fire requirements for vendors and is provided to eliminate or reduce last minute delays to vendors applying for event approval.

- All commercial cooking units (deep fryers, grills, etc) in trailers or trucks shall have an automatic suppression system (meeting ULC300) and at least one portable Class K wet chemical extinguisher.
- All commercial deep fryers are required to have a portable Class K wet chemical extinguisher.
- Vendors using heating or cooking units shall provide for their own use at least one portable multi-purpose extinguisher (minimum 10 pound 4A-60B:C rated). Fire Extinguishers must be **visible**, **accessible**, and may not sit on the ground.
- All commercial cooking units, other than approved self-contained units, require non-combustible hoods, filters, or trays for containing grease laden vapours—must have been cleaned and tagged by a certified Applied Science Technologist Technician (ASTT) or company within the past 6 months.
- All appliances are required to have appropriate certification and/or listing (e.g. CSA, ULC).
- All tents and awnings with any heat sources and/or cooking units underneath must be fire treated and labelled to meet NFPA 705 (regardless of clearances - **no** exceptions).
- All commercial cooking exhaust hoods must have required filters and trays installed at all times (mesh filters are not permitted). Tagged by a certified ASST within the past 6 months.
- All extinguishers and automatic suppression systems to have current service completed by an ASTT, complete with stamped service tag.
- Stand alone stove or burners and self-contained cooking appliances shall be supported on an approved base or non-combustible surface and kept away from combustibles (do not place directly on the ground). No folding tables with oil cooking on top.
- Propane cylinders and tanks shall be secured to a permanent surface to prevent tipping and located away from cooking and heat devices as per all applicable Gas Codes and Standards.
- No unattached (spare) propane tanks in cooking area.
- Temporary electrical power, generators, and any connections to vendors must be proper gauge, properly rated (e.g. CSA, ULC), protected from weather and vehicle traffic and restricted from public access—do not use damaged cords. No household extension cords.
- Generators may require a noise cover or acceptable non-combustible housing depending on location. Combustible items may not be placed on generators in contact with hot surfaces e.g. tarps.

For further information or questions, please contact Richmond Fire-Rescue at 604-278-5131, Monday to Friday, 8:15 am to 5:00 pm.

Information contained here is subject to change without notice.

Richmond Fire-Rescue's Mission is to protect and enhance the City's livability through service excellence in prevention, education and emergency response.





# City of Richmond

## Report to Committee Planning and Development Division


**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** February 25, 2015  
**File:** RZ 14-662478

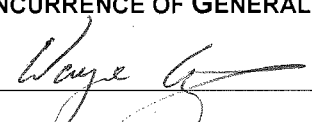
**Re:** Application by Anwer Kamal and Nabeel Abrahani for Rezoning at 8760 and 8780 Rosemary Avenue from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9228, for the rezoning of 8760 and 8780 Rosemary Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:mp  
Att.

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

## Staff Report

### Origin

Anwer Kamal and Nabeel Abrahani have applied to the City of Richmond for permission to rezone the property at 8760/8780 Rosemary Avenue from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)” to permit subdivision into two lots. The property is occupied by a duplex that will be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1 and the proposed subdivision plan is provided in Attachment 2.

### Findings of Fact

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

### Surrounding Development

To the North: Across Rosemary Avenue are single family lots zoned “Single Detached (RS1/E)”.

To the East: Immediately to the east are duplex lots zoned “Two-Unit Dwellings (RD1)”.

To the South: Directly across Steveston Highway is an agricultural lot in the Agricultural Land Reserve (ALR), zoned “Agriculture (AG1)”.

To the West: Immediately adjacent property to the west is a duplex lot, zoned “Two-Unit Dwellings (RD1)”. To the further west are single family lots zoned “Single Detached (RS1/E)”.

### Related Policies & Studies

#### 2041 Official Community Plan

The 2041 Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed redevelopment complies with the OCP land use designation.

#### Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

#### Agricultural Land Reserve (ALR) Buffer Zone

The Official Community Plan (OCP) proposes specific land use considerations to protect the City’s agricultural land base in the Agricultural Land Reserve (ALR). These include guidelines for providing landscape setbacks on non-agricultural sites (including single-family residential sites) located in close proximity to ALR lands. The objective of the landscape setback is to establish a buffer which identifies the urban/rural interface. The proposed redevelopment will

provide a 4 m-wide landscape buffer along the south property line (Attachment 4). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that the ALR landscaping buffer planted along Steveston Highway is maintained and will not be abandoned or removed. The legal agreement would also indicate that the property is located adjacent to active agricultural operations and may be subject to potential agricultural impacts including noise, dust and odour. The applicant is also required to submit a Landscape Security in the amount of \$6,142 (based on 100% of the cost estimate provided by the Landscape Architect) to ensure that the proposed landscape plan is implemented.

## **Consultation**

### Agricultural Advisory Committee (AAC)

The AAC reviewed the application on January 29, 2015 and passed the following motion unanimously (Attachment 5):

*That the rezoning application for 8760/8780 Rosemary Avenue be supported as presented.*

### Public Input

The rezoning information signs have been installed on the subject site: one facing Rosemary Avenue and the other facing Steveston Highway. City staff have not received any comments or concerns from the public regarding the proposed development.

## **Analysis**

### Existing Legal Encumbrances

A covenant (document no. RD43627) which is currently registered on title of the subject site restricts the use of the property to a two-family dwelling. Discharge of this covenant is a requirement of adoption of the rezoning bylaw.

### Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning. Servicing and frontage upgrades will be required as described in the "Subdivision Stage" section below.

Vehicle driveway access will be from Rosemary Avenue. In accordance with Residential Lot (Vehicular) Access Regulation Bylaw, which does not allow vehicular access from a residential lot to an arterial road where alternate vehicular access exists for such residential lot, vehicular access to Steveston Highway will not be permitted.

### Trees and Landscaping

A tree survey and Certified Arborist's Report have been submitted by the applicant. The survey identifies five (5) trees located on the subject property and seven (7) trees located on neighbouring properties. The proposed Tree Retention Plan is included in Attachment 6.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site Visual Tree Assessment, and has provided the following comments:

- 3 trees located on site (#93, 96 and 97) to be removed and replaced. Trees identified as #96 and 97 have been topped and not good candidates for retention. Tree identified as #93 to be removed due to limited root retention area within the side setback.
- 2 trees located on site (#91 and C) to be retained and protected.
- 4 trees (#90, A, B and D) located on neighbouring property to the west to be retained and protected.
- 3 trees (#92, 94 and 95) on the neighbouring property to the east to be removed due to limited root retention area within the side setback.

The applicant has obtained written consent from the adjacent property owners at 8800 Rosemary Avenue to remove the three trees (#92, 94 and 95) located on that property.

Tree protection fencing is to be installed to City standard around the drip line of the trees to be retained. Tree fencing must be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works are completed on-site.

To ensure the protection of the two on-site trees, Sycamore Maple (#91) and Western Red Cedar (#C), the applicants are required to submit a Tree Survival Security in the amount of \$5,000 (\$2,500/tree) and enter into a contract with a Certified Arborist for the supervision of works conducted within close proximity to the tree protection zone. The contract must include the scope of work to be undertaken, including the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction impact assessment to the City for review.

Consistent with the tree replacement ratio of 2:1 in the City's Official Community Plan, the applicants are required to provide six (6) replacement trees. As two trees will be retained on the proposed west lot, the applicants propose to plant and maintain three (3) replacement trees on the proposed east lot and provide a cash-in-lieu contribution in the amount of \$1,500 (\$500/trees) for the three (3) trees that cannot be accommodated on-site to the City's Tree Compensation Fund for off-site planting. To ensure that three replacement trees are planted and maintained on-site, the applicants are required to submit a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) prior to final adoption of the rezoning bylaw.

#### Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund.

The applicants propose to provide one (1) legal secondary suites in each proposed dwelling on two (2) proposed lots. To ensure that at least one (1) secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicants are required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be

discharged from Title (at the initiation of the applicants) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

**Note:** Should the applicants change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft<sup>2</sup> of total buildable area of the single detached dwellings to be constructed (i.e., \$6,149.40)

#### Subdivision Stage

At subdivision stage, the developer will be required to pay service connection costs for the required engineering servicing upgrades outlined in Attachment 7. Works will include water upgrades, storm sewer and sanitary sewer works.

#### **Financial Impact or Economic Impact**

None.

#### **Conclusion**

This rezoning application to subdivide the site into two lots is consistent with the applicable policies and land use designation.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9228, be introduced and given first reading.



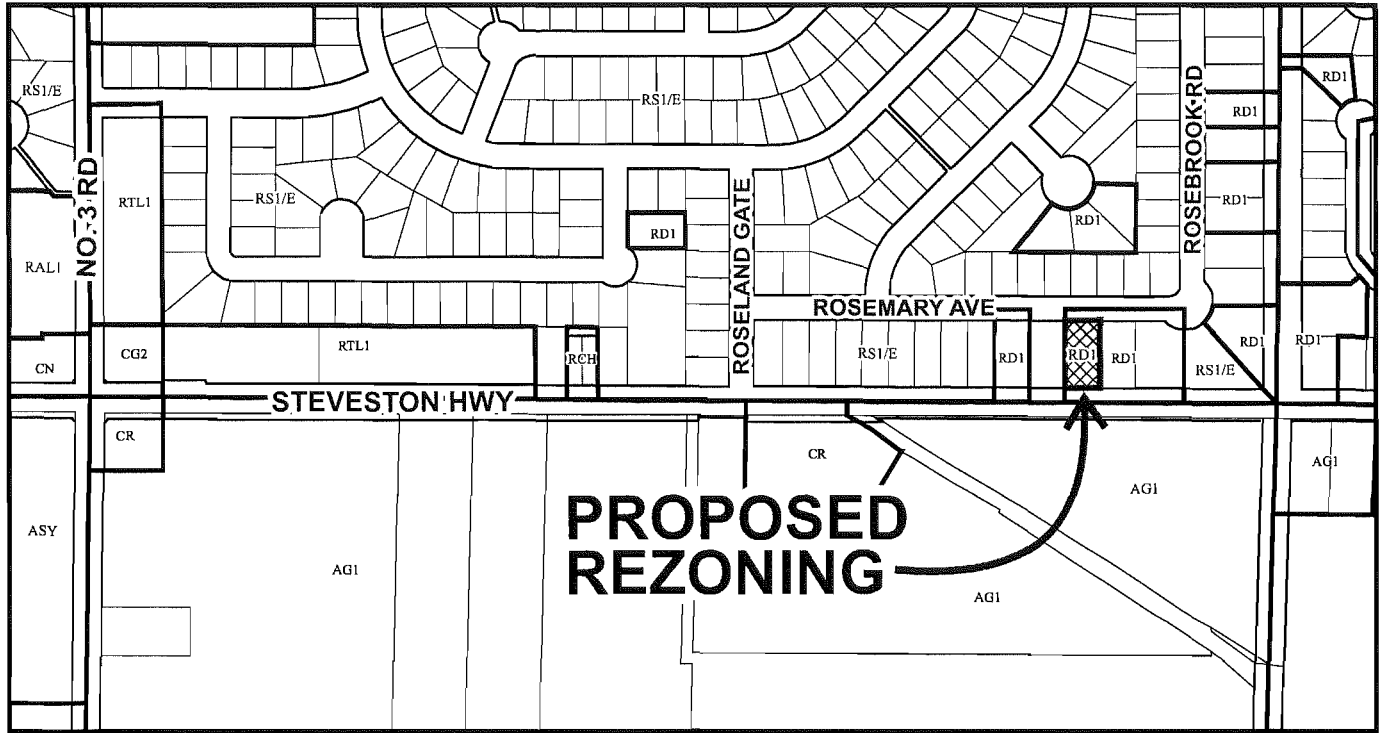
Minhee Park  
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: ALR Buffer Landscape Plan
- Attachment 5: Excerpt of January 29, 2015 AAC Meeting Minutes
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond



	8631	8651	8671	8691	8711	8731	8751	8771	
32.21	19.81	18.29	18.29	18.29	19.29	18.29	18.29	18.29	
<b>ROSEMARY AVE</b>									
18.29	18.29	18.29	18.29	24.38	24.38	24.38	24.38	19.94	13
8600	8620	8640	8660	8680	8720	8760	8800	8840	
45.97	46.02	46.07	46.12	46.17	46.24	46.30	46.44		
18.29	18.29	18.29	18.29	24.38	24.38	24.38	24.38	33.94	
<b>STEVESTON HWY</b>									
267.87									

	<b>RZ 14-662478</b>	Original Date: 05/16/14 Revision Date: 02/26/15 Note: Dimensions are in METRES
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City of  
Richmond



RZ 14-662478

Original Date: 05/16/14

Revision Date:

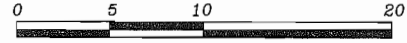
Note: Dimensions are in METRES

CNCL - 199

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 448 SECTION 33  
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 35970**

#8760 & 8780 ROSEMARY AVENUE,  
RICHMOND, B.C.  
P.I.D 003-726-843

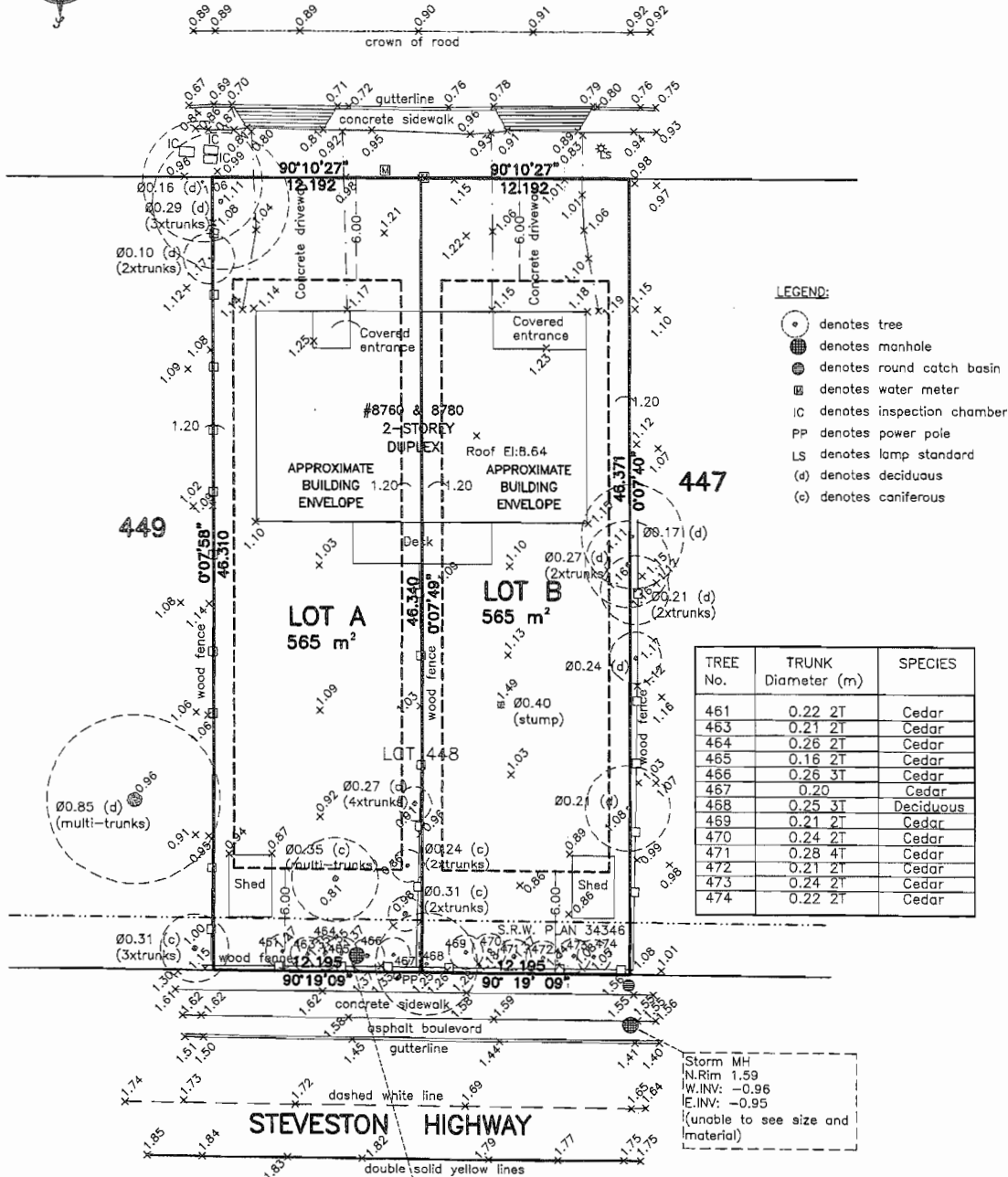
SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



ROSEMARY AVENUE



LEGEND:

- denotes tree
- denotes manhole
- denotes round catch basin
- denotes water meter
- IC denotes inspection chamber
- PP denotes power pole
- LS denotes lamp standard
- (d) denotes deciduous
- (c) denotes caniferous

TREE No.	TRUNK Diameter (m)	SPECIES
461	0.22 2T	Cedar
463	0.21 2T	Cedar
464	0.26 2T	Cedar
465	0.16 2T	Cedar
466	0.26 3T	Cedar
467	0.20	Cedar
468	0.25 3T	Deciduous
469	0.21 2T	Cedar
470	0.24 2T	Cedar
471	0.28 4T	Cedar
472	0.21 2T	Cedar
473	0.24 2T	Cedar
474	0.22 2T	Cedar

Storm MH  
N.Rim 1.59  
W.INV: -0.96  
E.INV: -0.95  
(unable to see size and material)

Sanitary MH  
S.Rim 1.17  
W.INV: -0.93 (Ø200mm Conc.)  
E.INV: -0.91 (Ø200mm Conc.)

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctom.com  
Job No. 5457  
FB-249 P20-25  
Drawn By: MB/TH

NOTE:  
Elevations shown are based on City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #204, Control Monument 02H2452  
In grassy area @ SW crn No. 3 Rd & Steveston Hwy  
Elevation = 1.559 metres

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.  
  
JOHNSON C. TAM, B.C.L.S.  
FEBRUARY 27th, 2014

DWG No. 5457-TOPO

CNCL - 200





**RZ 14-662478**

**Attachment 3**

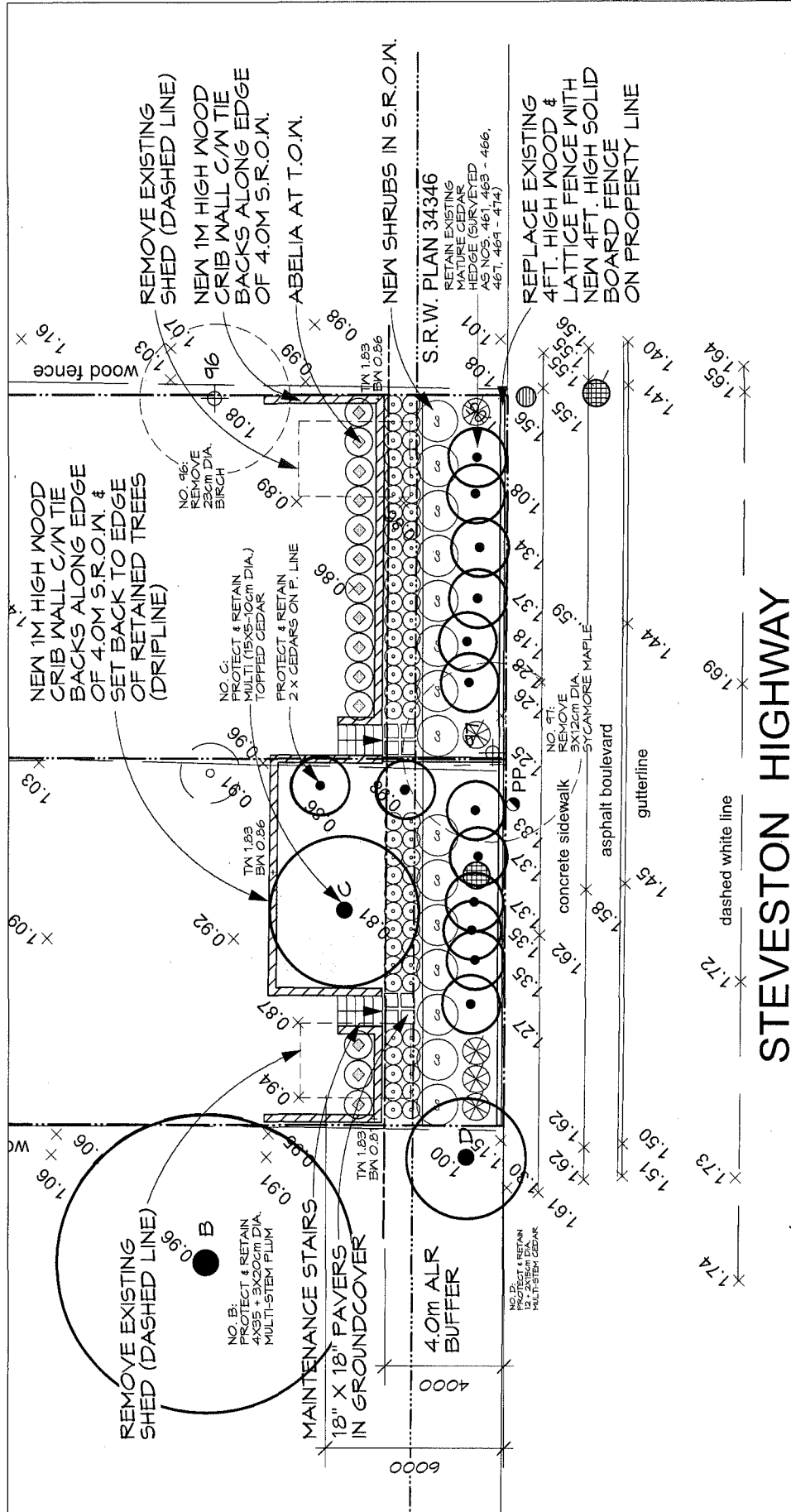
Address: 8760 and 8780 Rosemary Avenue

Applicant: Anwer Kamal and Nabeel Abrahani


Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Anwer Kamal & Nabeel Abrahani	TBD
<b>Site Size:</b>	1,130 m <sup>2</sup>	Proposed west lot: 565 m <sup>2</sup> Proposed east lot: 565 m <sup>2</sup>
<b>Land Uses:</b>	Two-family residential	Single-family residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
<b>Number of Lots</b>	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70 %	Max. 70 %	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setbacks – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setbacks – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m <sup>2</sup> ):	Min. 360 m <sup>2</sup>	Proposed west lot: 565 m <sup>2</sup> Proposed east lot: 565 m <sup>2</sup>	none
Lot Width (m):	Min. 12 m	Proposed west lot: 12.2 m Proposed east lot: 12.2 m	none
Lot Depth (m):	Min. 24 m	Proposed west lot: 46.3 m Proposed east lot: 46.3 m	none
Lot Frontage (m):	Min. 6 m	Proposed west lot: 12.2 m Proposed east lot: 12.2 m	none



CNCL - 202



**VIEWPOINT**  
LANDSCAPE ARCHITECTS





tel: 604-669-3201  
fax: 604-669-3278

5244 Prince Edward St.  
Vancouver, BC V5W 2X5

**2 LOT SUBDIVISION  
ALR BUFFER: DETAIL PLAN**

**L1** 8760 & 8780 ROSEMARY AVE  
RICHMOND, BC

SCALE: 1:200  
DATE: 27 FEB 2015

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
<b>SHRUBS</b>				
	14	Abelia 'Edward Goucher'	Pink Abelia	No. 2 Pot, 90cm o.c., 1m at maturity
	15	Cornus sericea	Redtwig Dogwood	No. 2 Pot, 150cm o.c., 2m at maturity
	66	Gaultheria shallon	Salai	No. 1 Pot, 60cm o.c., 0.5m at maturity
<b>HEDGE</b>				
	5	Thuja occidentalis 'Brandon'	Pyramidal Cedar	1.5m high, 1.2m o.c.
<b>NOTES:</b>				
1. All soil, soil depths, plants & planting to meet BC Landscape Standard, Latest Edition				
2. Any proposed substitutions must be pre-approved by Viewpoint prior to shipping				
3. Tree sizes must be as specified to meet the Rezoning requirements				

**2 LOT SUBDIVISION**  
**ALR BUFFER: PLANT LIST**

**L2** 8760 & 8780 ROSEMARY AVE  
 RICHMOND, BC

DATE: 27 FEB 2015



**VIEWPOINT**  
 LANDSCAPE ARCHITECTS

5244 Prince Edward St.  
 Vancouver, BC V5W 2X5

tel: 604-669-3201  
 fax: 604-669-3278

abuts the ALR, the proposed development provides a 4 m-wide landscaped buffer along the south property line (Steveston Highway) to identify the urban/rural interface.

In response to the Committee's questions, staff noted that the RC2 zone, which provides for a density bonus, is used for rezoning applications, and a laneway will be dedicated to extend the existing lane.

Committee asked if any financial security would be required to ensure that the ALR buffer is established. Staff explained that a legal agreement will be secured to ensure the ALR is maintained and will not be removed.

The Co-Chair invited the applicant to come forward. The applicant had no further comment to add.

*That the rezoning application for 9751 Steveston Highway/10831 Southridge Road be supported as presented.*

*Carried Unanimously*

### **2.A Development Proposal – 8760/8780 Rosemary Avenue**

Staff (Minhee Park) briefed the Committee on the proposed rezoning application and provided details of the proposed ALR buffer along the rear property line adjacent to Steveston Highway. The Co-Chair invited the applicant to come forward. The applicant had no further comments to add.

In reply to Committee's question about the fence height, the applicant noted that it is currently 4 ft high and the proposed fence is the same height. Committee members noted that it would be an appropriate height considering its location adjacent to Steveston Hwy.

*That the rezoning application for 8760/8780 Rosemary Avenue be supported as presented.*

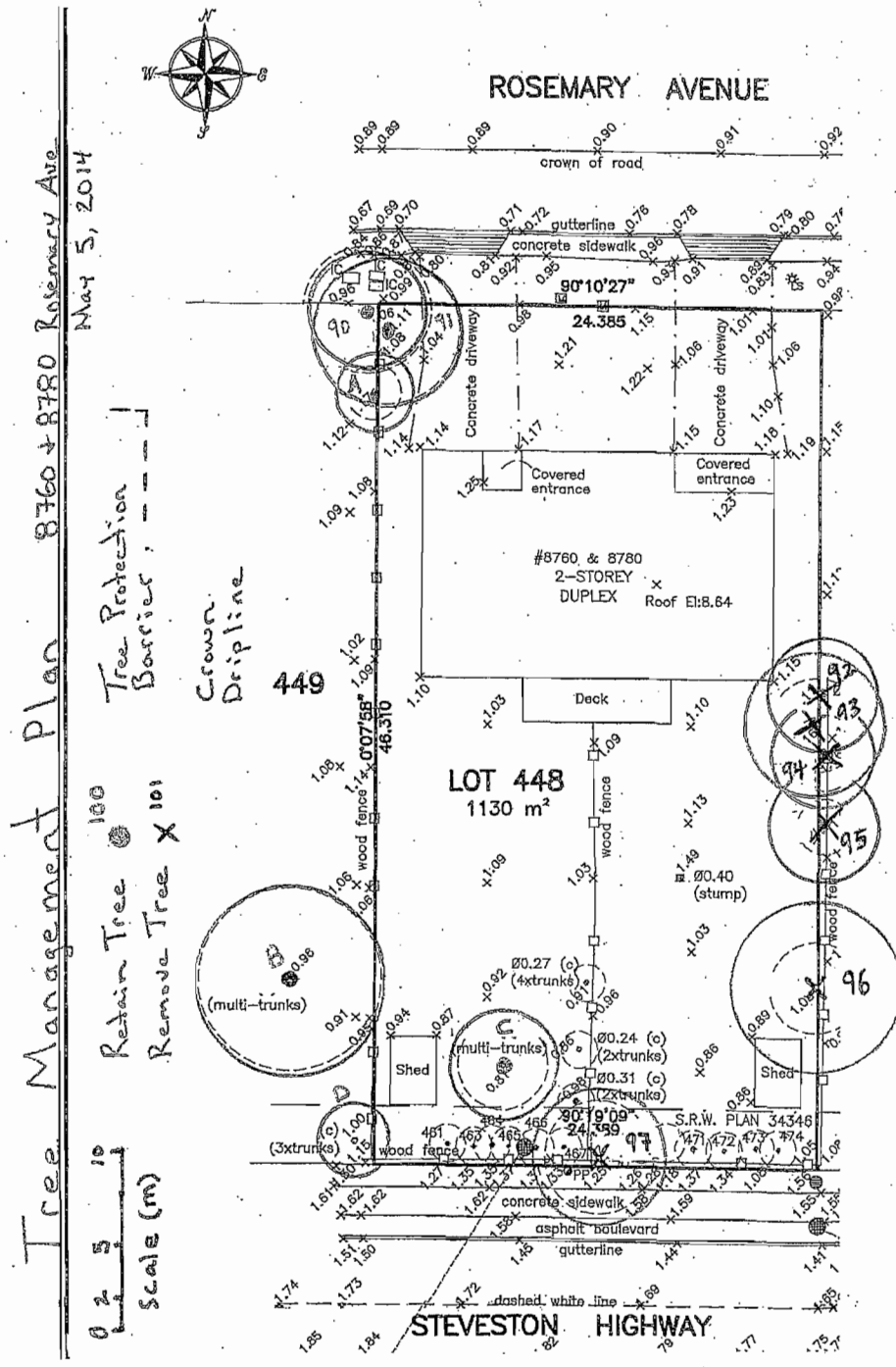
*Carried Unanimously*

### **3. Development Proposal - ALR Non-Farm Use**

Staff outlined the non-farm use proposal to develop a new Hindu temple at 8100 No.5 Road. Staff noted that the proposal is subject to the No.5 Backlands Policy, which allows institutional uses on the westerly 110m when the remaining portion is strictly used for farming. Staff also indicated the proposal includes a height variance and will be subject to the ESA DP requirement.

Committee had the following questions and comments:

- In response to Committee's query about the maximum building height, Staff explained it is the requirement specified in the proposed "Assembly" zone.



Tree Tag #	Tree Species	DBH (cm)	Crown Radius (m)	Tree Tag #	Tree Species	DBH (cm)	Crown Radius (m)
90	Sycamore Maple (Acer pseudoplatanus)	15	3.2	92	Sycamore Maple (Acer pseudoplatanus)	16	2.9
91	Sycamore Maple (Acer pseudoplatanus)	22+7+6	3.8	93	European Birch (Betula pendula)	19+ 15	3.8
A	Sycamore Maple (Acer pseudoplatanus)	6+3	2.0	94	Sycamore Maple (Acer pseudoplatanus)	15+10	2.7
B	Plum (Prunus)	35 x4 + 20 x3	5.0	95	Sycamore Maple (Acer pseudoplatanus)	8 + 6 x 2	2.8
C	Western Redcedar (Thuja plicata)	5-10 15+ stems	2.8	96	European Birch (Betula pendula)	23	4.6
D	Hedging Cedar (Thuja occidentalis)	12 + 15 x2	1.8	97	Sycamore Maple (Acer pseudoplatanus)	12x3	3.6

Suitable Replacement Tree Species
Paperbark Maple (Acer griseum)
Japanese Maple (Acer palmatum)
Drooping Nootka Cypress (Chamaecyparis nootkatensis "Pendula")
Kousa Dogwood (Cornus kousa)
Japanese Stewartia (Stewartia pseudocamellia)
Japanese Snowbell (Styrax japonica)

CNCL - 205



**Rezoning Considerations**

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

**Address:** 8760 and 8780 Rosemary Avenue

**File No.:** RZ 14-662478

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9228, the developer is required to complete the following:**

1. Submission of a Tree Survival Security to the City in the amount of \$5,000 (\$2,500/tree) for the two (2) on-site trees , Sycamore Maple (tag #91) and Western Red Cedar (tag #C), to be retained.
2. Submission of a Landscaping Security in the amount of \$1,500 (\$500/tree) to ensure that a total of three (3) trees are planted and maintained on the proposed east lot with a minimum size of 6 cm deciduous caliper or 3.5m high conifer. Suitable tree species, as recommended by City’s Tree Protection Division staff, include: Paperbark Maple (*Acer griseum*), Japanese Maple(*Acer palmatum*), Drooping Nootka Cypress (*Chameacyparis nootkatensis “Pendula*), Kousa Dogwood (*Cornus kousa*), Japanese Stewartia (*Stewartia pseudocamellia*), and Japanese Snowbell (Styrax japonica).
3. City’s acceptance of a cash-in-lieu contribution in the amount of \$1,500 (\$500/tree) for the three (3) replacement trees that cannot be accommodated on-site to the City’s Tree Compensation Fund for off-site planting.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zones of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of a legal agreement on title to ensure that the Agricultural Land Reserve (ALR) landscaped buffer planted along the Steveston Highway is maintained and will not be abandoned or removed. The legal agreement would also indicate that the property is located adjacent to active agricultural operations and may be subject to potential agricultural impacts including noise, dust and odour.
6. Submission of a Landscape Security in the amount of \$6,142 to ensure the installation of the required landscaping within the ALR landscaped buffer.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,149.4) to the City’s Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

9. Discharge of Restrictive Covenant Registration No. RD43627 from title of the subject property.

**At Demolition Permit\* Stage, the developer must complete the following requirement:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

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

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

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

1. Payment of servicing costs for works include but may not be limited to the following:

Water Works:

- Using the OCP model, there is 103 L/s of water available at 20 psi residual at the Rosemary Ave frontage, and there is 385 L/s of water available at 20 psi residual at the Steveston Hwy frontage. Based on the proposed zoning, the site requires a minimum fire flow of 95 L/s. Once the applicants have confirmed the building design at the Building Permit stage, the applicants must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- City to install a meter box at PL on the existing 25mm diameter water connection for the east lot, and install a new 25mm diameter connection complete with a meter box at PL. Meter boxes must be placed on the grass boulevard outside of private fence at minimum 1m away from driveways and paved walkways.

Storm Sewer Works:

- For servicing the east lot, city to install a new storm service connection tie-in to the existing manhole STMH6230 near the NE property corner at Rosemary Ave. Cut and cap the existing service connection at the IC fronting Steveston Hwy.
- For servicing the west lot, reuse the existing storm IC and service connection fronting Rosemary Ave.
- On-site storm runoff must be directed towards Rosemary Ave. Boulevard must be graded towards the existing IC and MH to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works:

- City to install a new sanitary service connection tie-in to the existing manhole in the rear SROW to serve the west lot. The east lot will reuse the existing sanitary IC and connection at the SE corner of the property.
- The required sanitary sewer works outlined in Item b must be completed prior to the issuance of Building Permit to prevent the developer's building foundation work from jeopardizing the City forces' ability to access the rear yard with heavy equipment.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw. The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.



Richmond Zoning Bylaw 8500
Amendment Bylaw 9228 (RZ 14-662478)
8760 & 8780 Rosemary Avenue

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

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

P.I.D. 003-726-843

Lot 448 Section 33 Block 4 North Range 6 West New Westminster District Plan 35970

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9228".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

Approval stamp: CITY OF RICHMOND, APPROVED by BK, APPROVED by Director or Solicitor with signature.

MAYOR

CORPORATE OFFICER





**To:** Planning Committee **Date:** February 25, 2015  
**From:** Wayne Craig **File:** RZ 12-610630  
Director of Development  
**Re:** **Application by Yamamoto Architecture Inc. for Rezoning at 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) and School & Institutional Use (SI) Proposed OCP Amendments Regarding 5300, 5320 and 5360 Granville Avenue and 7260 Lynnwood Drive**

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#### **Staff Recommendation**

1. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9114,
  - a) to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);
  - b) to redesignate a portion of 7260 Lynnwood Drive from "Neighbourhood Residential" to "Park" " in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);
  - c) to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Public Open Space" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);
  - d) to redesignate portions of 5360 Granville Avenue and 7260 Lynnwood Drive from "Residential (Single-Family)" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan); and
  - e) together with related minor map and text amendments in Schedule 2.5A of Official Community Plan 7100 (Blundell Area Laurelwood Sub-Area Plan);be introduced and given first reading.

2. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9230,
  - a) to redesignate a portion of 5300 Granville Avenue from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and
  - b) to redesignate a portion of 5300 Granville Avenue from "Residential (Townhouses)" to "Public Open Space" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);

be introduced and given first reading.

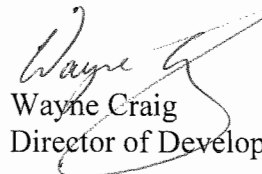
3. That Bylaws 9114 and 9230, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.


4. That Bylaws 9114 and 9230, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation. However, out of courtesy, that the report be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing.
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9115,
  - a) for the rezoning of 5340 and 5360 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone;
  - b) for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone; and

c) for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "School & Institutional Use (SI)" zone;

be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:sb  
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive (Attachment 1) in order to construct a townhouse development with approximately 43 two and three-storey townhouse units (Attachment 2). The application includes rezoning the properties from the “Single Detached (RS1/E)” zone to: the “School & Institutional Use (SI)” zone for a 9 m wide expansion to McKay neighbourhood park over a portion of 5320 Granville Avenue and 7260 Lynnwood Drive; and to the “Medium Density Townhouses (RTM3)” zone for the remainder of the subject site.

The application includes proposed amendments to the OCP land use designations of the subject rezoning site at 5320 and 5360 Granville Avenue and 7260 Lynnwood Drive as well as the neighbouring property at 5300 Granville Avenue. Amendments are proposed in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.5A, the Blundell Area Laurelwood Sub-Area Plan, to reflect the final configuration of proposed and future park expansion, townhouse development and road extensions connecting to Lynas Lane and Lynnwood Drive (Attachments 3, 4, 5, 6, 7 & 8).

This application includes: the proposed acquisition of city-owned 5360 Granville Avenue (formerly addressed as 5360 and 5380 Granville Avenue) for a road extension; the acquisition of city-owned 7117 Lindsay Road for future townhouse development and to facilitate McKay neighbourhood park expansion; as well as the sale of portions of 5320 Granville Avenue and 7260 Lynnwood Drive to the City for proposed expansion to McKay neighbourhood park.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 9).

### Surrounding Development

Surrounding development is as follows:

- To the north: Across Granville Avenue is Thompson Community Centre, on park property zoned “School & Institutional Use (SI)”.
- To the east: is a single detached home fronting onto Granville Avenue on a property zoned “Single Detached (RS1/E)”. Further to the east are single detached homes fronting onto Granville Avenue, Linscott Court and Lynnwood Drive on properties zoned “Single Detached (RS1/B)”. The City is considering a separate rezoning application (RZ 13-644678) to rezone the adjacent property to the east at 5400 Granville Avenue from “Single Detached (RS1/E)” to “Single Detached (RS1/B)” should the subject application be approved and associated new frontage road provided.

- To the south: is McKay neighbourhood park on park property zoned “School & Institutional Use (SI)”. Further to the south is Donald E. McKay Elementary School on property zoned “School & Institutional Use (SI)”.
- To the west: is a single detached home fronting onto Granville Avenue on a property zoned “Single Detached (RS1/E)”. Further to the west is a 155-unit townhouse development (RZ 93-290) at 7111 Lynnwood Drive fronting onto the Lynnwood Drive cul-de-sac and Granville Avenue and a 12-unit townhouse development (RZ 07-361266) at 7140 Railway Drive, both on property zoned “Town Housing (ZT23) – Laurelwood”.

### **Related Policies & Studies**

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), Laurelwood Sub-Area Plan, Flood Plain Designation and Protection Bylaw 8204, the 2007 Affordable Housing Strategy, Public Art Program and the City’s Townhouse Energy Efficiency and Renewable Energy Policy as noted below.

#### Official Community Plan (OCP) - Proposed Amendments

The site is located in the Blundell planning area and is subject to the 2041 Official Community Plan (OCP) and the Laurelwood Sub-Area Plan. The City of Richmond 2041 OCP Land Use Map identifies a future triangular shaped expansion for the McKay neighbourhood park across the south end of the proposed development site (5320 Granville Avenue and 7260 Lynnwood Drive) as well as the south end of the neighbouring property at 5300 Granville Avenue (Attachment 3). The older Blundell Area Laurelwood Sub-Area Plan Land Use Map only identifies this triangular park expansion across the south ends of 5320 Granville Avenue and 7260 Lynnwood Drive (Attachment 5).

Parks staff have reviewed the existing McKay neighbourhood park and have identified the need for a smaller 9 m wide expansion along the entire north edge of the park to meet future neighbourhood needs (Attachments 4 & 6). Specifically, this expansion would include the south edge of all three (3) properties that abut the north edge of the park (5320 Granville Avenue and 7260 Lynnwood Drive in the proposed development site as well as the neighbouring property at 5300 Granville Avenue).

Both OCP land use maps are proposed to be amended to identify park expansion across the entire north edge of McKay neighbourhood park, to reduce the amount of park expansion and to remedy the discrepancy between the City of Richmond 2041 OCP Land Use Map and the older Land Use Map in the Blundell Area Laurelwood Sub-Area Plan (Attachments 4 & 6). The land use maps are also proposed to be amended to reflect the new road development and configuration with new roads, which provides the transition between single-family and townhouse land use designation and is shifted to the east (Attachments 4, 6, 7 & 8).

Two (2) separate OCP amendment bylaws are provided for Council consideration. Bylaw 9114 includes proposed OCP amendments regarding the subject development site. The proposed townhouse development complies with the proposed OCP amendments. Bylaw 9230 includes proposed OCP amendments regarding the neighbouring property at 5300 Granville Avenue.

### Orphaned Single-Family Site

A residual single-family lot with less than 50 m frontage and approximately 4,026 m<sup>2</sup> lot area will be created at 5300 Granville Avenue by the proposed development. Staff requested the applicant acquire 5300 Granville Avenue as part of this application. The applicant provided written confirmation that they have presented an offer to purchase the property but were unable to come to an agreement with the owners. The applicant has requested that this application proceed without the acquisition of the adjacent property.

While the proposed development would create an orphan lot situation on the west side of the subject site, staff support the proposed development, as it will not restrict redevelopment of the adjacent property based on:

- the adjacent property owners have not expressed interest in redeveloping their property at this time;
- the proposed OCP amendments would decrease the amount of park dedication envisioned for the property and would increase the area of townhouse development envisioned for the property;
- a legal agreement on the subject site will be secured to provide vehicle access to future development at 5300 Granville Avenue; and
- a development concept plan for 5300 Granville Avenue has been prepared and is on file; the future development at 5300 Granville Avenue can be considered as an extension of the subject townhouse development.

### Flood Plain Designation and Protection Bylaw 8204

The development proposal is required to comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is a consideration of rezoning.

### 2007 Affordable Housing Strategy

The developer has agreed to participate in the City's affordable housing strategy through a voluntary contribution as a consideration of rezoning. The contribution rate for townhouse developments is \$2.00 per buildable square foot (e.g., \$117,694.11).

### Public Art Program

The developer has agreed to participate in the City's public art program through a voluntary contribution as a consideration of rezoning. The contribution rate for residential developments is \$0.79 per buildable square foot (e.g., \$46,489).

### Townhouse Energy Efficiency and Renewable Energy Policy

The developer has agreed to comply with the City's Townhouse Energy Efficiency and Renewable Energy Policy. The development would be designed to achieve an EnerGuide rating of at least 82 and pre-ducted to accommodate future solar hot water heating. The developer has

agreed to enter into a legal agreement as a consideration of rezoning. As part of the Development Permit application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an evaluation report to confirm details of construction requirements needed to achieve the rating.

**Consultation**

Staff have reviewed the proposal, with respect to the BC Local Government Act and City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Table 2 below clarifies this recommendation. Public notification for the Public Hearing will be provided as per the Local Government Act. Nevertheless, for informational purposes, staff recommend the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.

<b>Table 2: OCP Consultation Summary</b>	
<b>Stakeholder</b>	<b>Referral Comment (No Referral necessary)</b>
BC Land Reserve Commission	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
Richmond School Board	No referral necessary as the application does not have the potential to generate 50 or more school aged children (e.g., typically around 295 multiple-family housing units). This application only involves forty-three (43) multiple-family housing units. Nevertheless, for informational purposes, staff recommend the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and density changes are proposed, along with formatting changes.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
TransLink	No referral necessary, as no transportation road network changes are proposed, only minor land use and density changes, along with formatting changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
Richmond Coastal Health Authority	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.

Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
All relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.

## Public Input

Informational signage is posted on the subject site to notify the public of the subject application and the statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment.

At the time of writing this report, the City has received public correspondence (Attachment 10), which includes the following concerns (staff comments are included in *'bold italics'*):

- Concern that the 2041 OCP Land Use Map designates a portion of the adjacent property at 5300 Granville Avenue as Park. *The OCP City of Richmond 2041 OCP Land Use Map designates future Park expansion over portions of the properties along the north edge of McKay neighbourhood park, including 5300 Granville Avenue. City Parks Department staff reviewed the park and determined that a smaller 9 m wide expansion is needed. As part of the subject application, the OCP is proposed to be amended to reflect this. Information about the proposed OCP amendment has been shared with the neighbouring family at 5300 Granville Avenue.*
- Concern regarding the safety of the proposed roads for children of families using the dead end portion of Lynwood Drive for school and preschool pick up and drop off. *The OCP Laurelwood Sub-Area Plan includes a road network vision that includes road extensions to connect the two isolated portions of Lynnwood Drive and providing a road extension to connect to Lynas Lane. The proposed roads comply with the OCP and the Laurelwood Sub-Area Plan and are designed to professional engineering standards through a required Servicing Agreement and the functional design has been reviewed and accepted by staff. In addition, pick up, drop off and parking areas are provided on the school property, accessed by the school driveway on Lombard Road.*
- Concern regarding the introduction of construction and truck traffic on Ledway Road and Lynnwood Road close to the school playground. *As part of the Building Permit application process, the developer is required to submit a Construction Parking and Traffic Management Plan to the Transportation Department. As the development site is within 400 m of the McKay Elementary School property, the developer is required to consult with the School District. The plan is required to include locations for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls in accordance with the Ministry of Transportation and Infrastructure's Traffic Control Manual for works on Roadways and professional engineering standards.*
- Single-family redevelopment with park land use on the south side of the east-west road extension preferred. *The Laurelwood Sub-Area plan designates the site for Residential (Townhouses) and Public Open Space uses. The proposal complies with the amended plan and McKay neighbourhood park needs.*



## Analysis

### Proposal Details

#### a) Built Form and Architectural Character:

The applicant has provided conceptual development plans for a townhouse development with approximately 43 two and three-storey townhouse units and bi-sected by a new road (Attachment 2). Two-storey buildings are proposed along the north edge of McKay neighbourhood park and a two-storey townhouse unit is also proposed adjacent to the existing neighbouring home at 5300 Granville Avenue. The remainder of the townhouse units are proposed to be three-storey height.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. The review of the future Development Permit application will include examining:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000.
- Detailed architectural and landscape designs, including provision of on-site outdoor amenity spaces in the north and south development areas and design development to building massing to provide articulation, visual interest and to strengthen the compatibility of end units with future single family homes across the new road.
- Detailed site layout review, including site access, internal drive aisles, vehicular parking, bicycle parking, garbage/recycling/organics collection and loading.
- Sustainability strategy for the development proposal.
- The provision of two (2) convertible townhouse units and aging in place features in all townhouse units.
- The provision of on-site indoor amenity space or a contribution of cash-in-lieu as per the Official Community Plan (OCP) and Council Policy.
- Crime Prevention through Environmental Design.

#### b) Transportation and Site Access:

- i) The development proposal includes two (2) driveways from the new east-west road extension. The long-term objective is for the driveway accesses to be utilized by the adjacent property to the west when they redevelop in the future. A legal agreement over the entire area of the proposed driveways and internal manoeuvring aisles will be secured as a consideration of rezoning.
- ii) The conceptual architectural design includes a mix of standard side by side garages and tandem garages. The developer has agreed to enter into a legal agreement to prohibit the conversion of tandem garage area into habitable space as a consideration of rezoning.

c) Tree Retention and Replacement:

- i) A tree survey and a certified arborist's report were submitted in support of the application. A tree retention/removal plan is attached (Attachment 11). Tree retention and removal in the park expansion area and Lynnwood Drive will be further reviewed through the Servicing Agreement application processes.
  - Seven (7) trees on site are recommended for removal based on health and general condition of the trees;
  - One (1) tree on site is in good condition and is to be retained and protected in the future park expansion area, subject to park design needs to be determined through the Servicing Agreement;
  - Two (2) trees located in the Lynnwood Drive frontage are in fair to good condition and are to be retained and protected, subject to park and road extension needs to be determined through the Servicing Agreement;
  - Two (2) city trees along with a cedar hedgerow located in the Granville Avenue frontage of the site should be removed based on health and general condition of the trees. This includes a Chestnut tree that is listed on the City's significant tree inventory. Being listed on the inventory identifies the tree as significant contribution to the streetscape landscaping, but does not afford any legal protection. Both trees were assessed by the project arborist and also Parks staff and unfortunately are recommended for removal as they both have internal decay, poor canopy structure, historical topping cuts and one of the trees also has limb decay. The developer has agreed to provide a voluntary contribution in the amount of \$2600 to the City's tree compensation account. The developer has also agreed to include in the required Servicing Agreement the planting of a larger specimen tree in McKay neighbourhood park (with a value of at least \$1950). This proposal has been reviewed and is supported by Parks Arboriculture and Parks Planning staff; and
  - Ten (10) trees located on the neighbouring property to the west are to be protected.
- ii) Tree Replacement – Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 14 replacement trees are required. According to the conceptual development plans (Attachment 2), the developer is proposing to plant 95 new trees on site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.
- iii) Tree Protection – Tree protection fencing is required prior to any construction activities (including demolition) occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within tree protection zones is a consideration or rezoning.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree

protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$7,000 to ensure the replacement planting will be provided.

d) Proposed Zoning Amendment

The proposed development site is located within the area designated for park expansion and townhouse development in the Laurelwood Sub-Area Plan. The proposed rezoning of a 9 m wide area along the south edge of the site to “School & Institutional Use (SI)” would apply to the proposed McKay neighbourhood park expansion. The proposed rezoning of the remainder of the development site to “Medium Density Townhouses (RTM3)” would allow a maximum density of 0.7 FAR on the net site after road dedications. The zone includes density bonus provisions for indoor amenity space and the affordable housing strategy. This density would be in keeping with the range of density of other arterial road townhouse projects in the City.

Staff support the proposed density based on the following:

- The City’s Affordable Housing Strategy approved by Council in 2007 predicates the use of density bonusing to achieve the objectives for the Affordable Housing Strategy. The applicant has agreed to provide a voluntary cash contribution at the townhouse rate of \$2.00 per buildable square foot to the City’s Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments. The “Medium Density Townhouses (RTM3)” zone includes an affordable housing density bonus provision.
- The proposal will provide a 9 m wide expansion to McKay neighbourhood park as envisioned in the proposed amended Laurelwood Sub-Area Plan.
- The proposal will provide two (2) new roads to service the neighbourhood as envisioned in the Laurelwood Sub-Area Plan, a new intersection with traffic signals at Lynas Lane and Granville Avenue frontage improvements.
- The proposal will provide a voluntary contribution towards the City’s Public Art program.

e) VariANCES Requested

The proposed development is generally in compliance with the “Medium Density Townhouses (RTM3)” zone. The applicant has requested variances to:

- Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building located at the Granville Avenue intersection with the road extension; and
- Reduce the front yard setback from 6 m to 4.5 m along the south side of the future east-west road extension.

Formal details and consideration of the variances will be provided in the report to Development Permit Panel in the future.

- f) **Infrastructure Improvements:** The developer has agreed to enter into the City's standard Servicing Agreement as a consideration of rezoning for the design and construction of infrastructure improvements. Works include:
- i) **Road Network Improvements:** two (2) new road extensions to connect to Lynas Lane and Lynnwood Drive; frontage improvements along Granville Avenue; new crosswalk to McKay neighbourhood park; and improvements to the Granville Avenue and Lynas Lane intersection, including full traffic signalization.
  - ii) **Engineering Improvements:** storm, sanitary and water infrastructure.
  - iii) **Park Improvements:** the proposed 9 m wide addition to the McKay neighbourhood park; improvements to the existing park pathway system; frontage improvements, including fencing and service vehicle access; and planting a larger specimen tree (with a value of at least \$1950) in compensation for the removal of the inventory Chestnut tree from Granville Avenue.

There are road works DCC credits available for the road works for the north-south road connecting to Lynas Lane. There are also parks development DCC credits available for all works, planting, trees and park fencing in the city-owned McKay neighbourhood park (to be determined through detail park design). The exact DCC credits for the road and park works will be determined through the required Servicing Agreement process.

- g) Proposed Sale of City-Owned 7117 Lindsay Road and Expansion of City-owned McKay Neighbourhood Park

As part of rezoning application RZ 93-290 (Bylaw 6616), the City acquired a ± 19,795 sq. ft. Lot from Townline Homes Inc. addressed as 7117 Lindsay Road and zoned "Town Housing (ZT23) – Laurelwood". The rezoning staff report for the Townline project advised that the lot was being provided to allow the City to 'exchange' the land for park dedication in the future. Since the Townline project was not located adjacent to the nearby McKay neighbourhood park, it was not able to directly provide the park expansion shown in the OCP.

The proposed rezoning application would provide roughly two thirds (± 5,441 sq. ft.) of the needed park dedication for the 9 m wide expansion to McKay neighbourhood park. As a requirement of the proposed rezoning, the applicant has agreed to concurrent purchase and sales agreements for 7117 Lindsay Road and the 9 m wide park expansion area at fair market value.

The applicant would purchase the city-owned lot at 7117 Lindsay Road. The City would purchase a 9 m wide portion of the subject development site to expand McKay neighbourhood park. Since the 7117 Lindsay Road lot is larger than the proposed park expansion area, there will be excess funds from the sale which would fund future park land acquisition in the City at the discretion of Council. The primary business terms of the purchase and sales agreements will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

Through future redevelopment of the neighbouring property at 5300 Granville Avenue, the City could consider purchasing the rear 9 m of that property ( $\pm$  2,369 sq. ft.) to complete the McKay neighbourhood park expansion with funds received from the proposed sale of 7117 Lindsay Road as envisioned in the proposed OCP amendments being considered as a part of this application.

h) Proposed Sale of City-Owned 5360 Granville Avenue

The City owns 5360 Granville Avenue for the purpose of facilitating road extension to connect to Lynas Lane. As a requirement of the proposed rezoning, the applicant will be constructing the road extension and has agreed to purchase the city-owned lot at fair market value. These funds could be used to fund other roads projects. The primary business terms of the purchase and sales agreements will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. As a consideration of rezoning, after the sale of this lot, most of this lot would become road dedication for the proposed north-south road connecting to Lynas Lane and a small portion of the west edge of this lot would be consolidated into the proposed townhouse development site.

**Existing Legal Encumbrances**

The following charges are registered on title, are no longer needed and Staff recommend that they be discharged. Discharge of the following is a consideration of rezoning (Attachment 12):

- Utilities right-of-way (AD179045) registered on title of 5430 Granville Avenue, which does not contain any infrastructure.
- ‘No development’ covenant (AD179047) registered on title of 7260 Lynnwood Drive, which is no longer needed with the proposed redevelopment.

**Financial Impact or Economic Impact**

As a result of the proposed development, the City will take ownership of developer contributed assets such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$10,400 and this will be considered as part of the 2017 Operating budget.

**Conclusion**

The proposal provides a medium density residential development with approximately 43 townhouses fronting onto Granville Avenue and new north-south and east-west road extensions.

While the proposal can be considered under the City’s 2041 Official Community Plan (OCP) regarding multi-family developments, amendments are required to the land use designations for portions of the site in the 2041 OCP Land Use Map and Laurelwood Sub-Area Plan, as well as the circulation map in the Laurelwood Sub-Area Plan. The development proposal is consistent with the “Medium Density Townhouses (RTM3)” zone, with the exception of setback variance requests which will be reviewed through the required Development Permit application. Overall, the proposed land use, density, site plan and building massing respects the surrounding single detached homes and townhouse developments. Further review of the project design is required to be completed as part of the Development Permit application review process. The park

expansion proposal is consistent with the “School & Institutional Use (SI)” zone. The proposed roadway improvements will enhance pedestrian, cycling, rolling and vehicle movement safety in the neighbourhood.

To remedy discrepancies in the OCP and provide clarity for future redevelopment, amendments are also proposed to the land use designations for a portion of the neighbouring property to the west at 5300 Granville Avenue in the 2041 OCP Land Use Map and Laurelwood Sub-Area Plan.

It is recommended that Official Community Plan Bylaw 7100 and 9000, Amendment Bylaws 9114 and 9230 and Zoning Bylaw 8500, Amendment Bylaw 9115 be introduced and given first reading.



Sara Badyal  
Planner 2

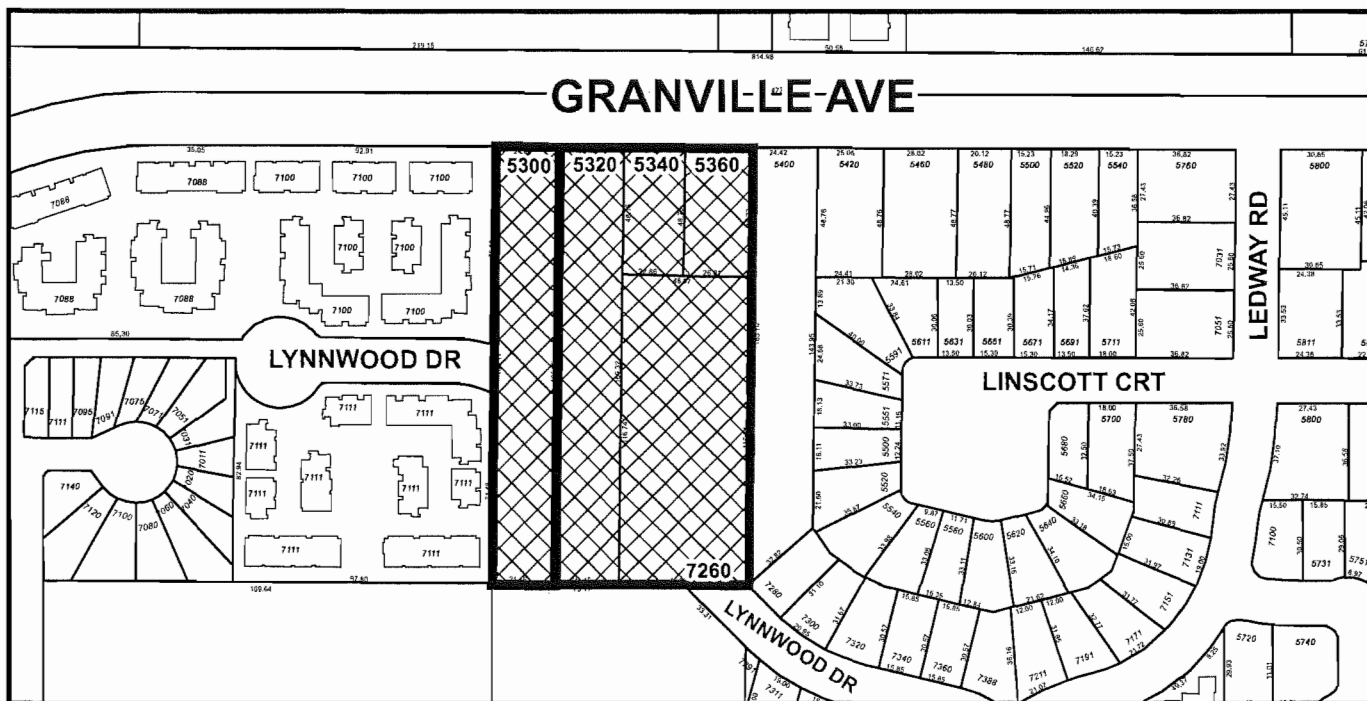
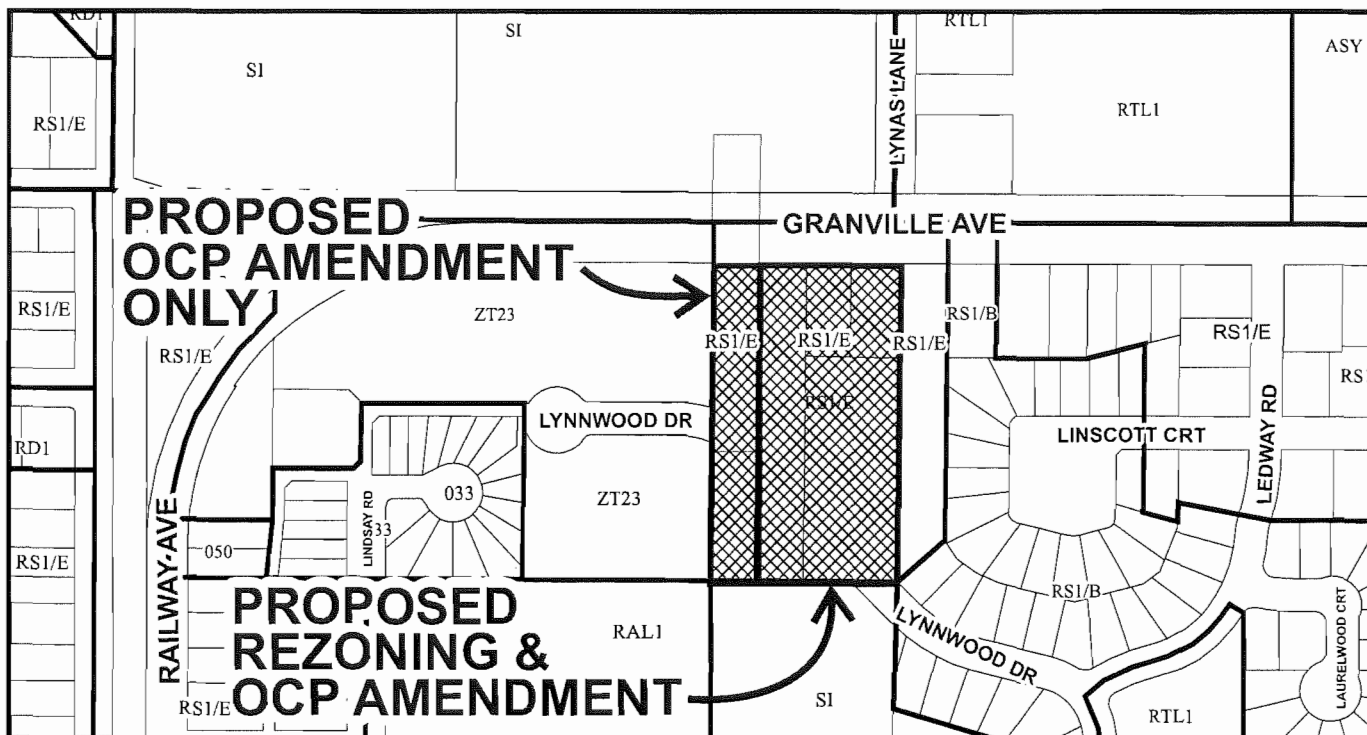


Terry Crowe  
Manager, Policy Planning

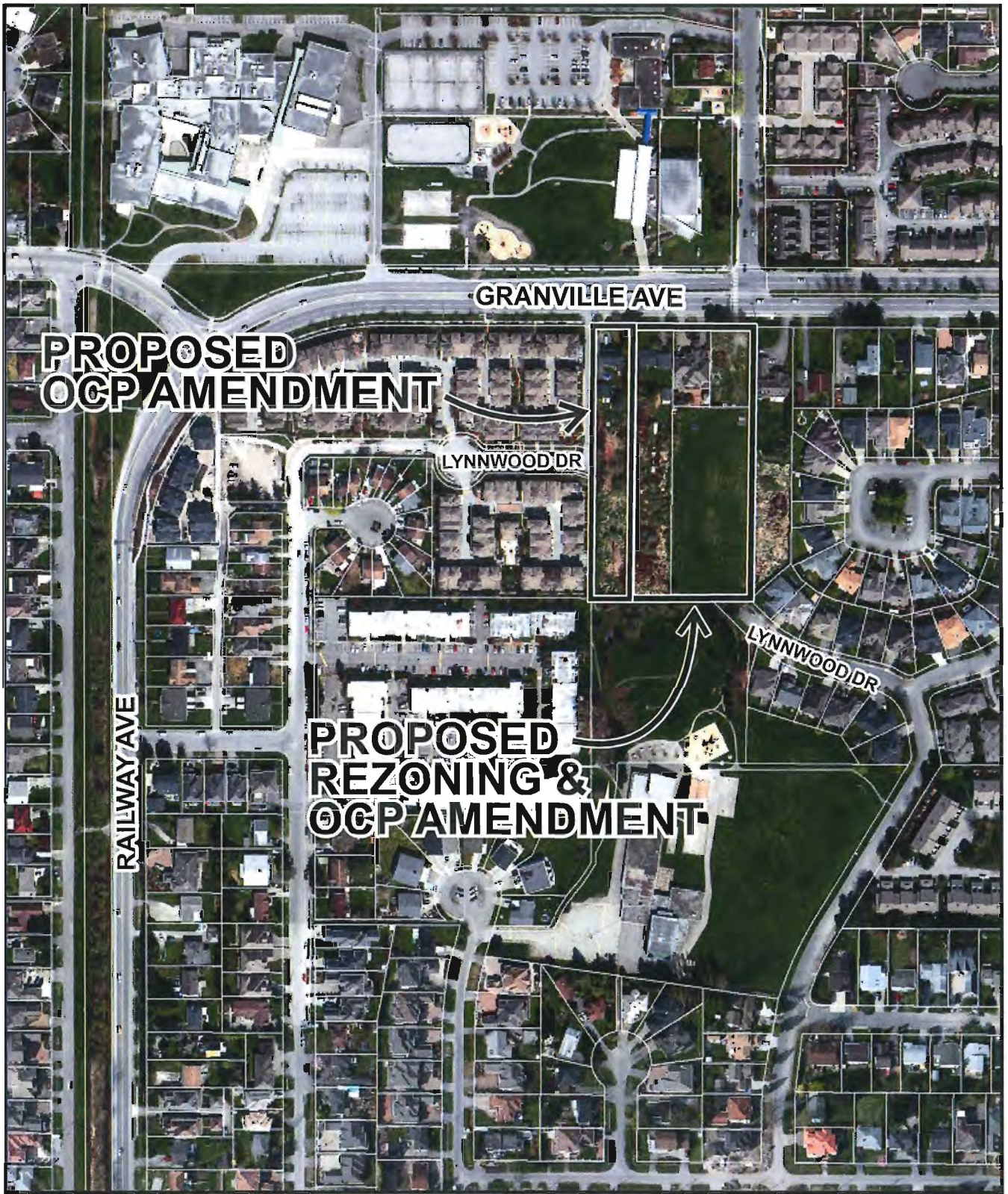
- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Context Land Use Map – City of Richmond 2041 OCP Land Use Map
- Attachment 4: Context Land Use Map – Proposed City of Richmond 2041 OCP Land Use Map
- Attachment 5: Blundell Area Laurelwood Sub-Area Plan Land Use Context Map
- Attachment 6: Proposed Blundell Area Laurelwood Sub-Area Plan Land Use Map
- Attachment 7: Blundell Area Laurelwood Sub-Area Plan Circulation Context Map
- Attachment 8: Proposed Blundell Area Laurelwood Sub-Area Plan Circulation Map
- Attachment 9: Development Application Data Sheet
- Attachment 10: Public Input
- Attachment 11: Tree Retention/Removal Plan
- Attachment 12: Rezoning Considerations



# City of Richmond



	<p><b>Proposed OCP Amendment &amp; RZ 12-610630</b></p>	<p>Original Date: 01/29/15 Revision Date: 03/06/15 Note: Dimensions are in METRES</p>
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**PROPOSED  
OCP AMENDMENT**

LYNNWOOD DR

**PROPOSED  
REZONING &  
OCP AMENDMENT**

LYNNWOOD DR

RAILWAY AVE

GRANVILLE AVE



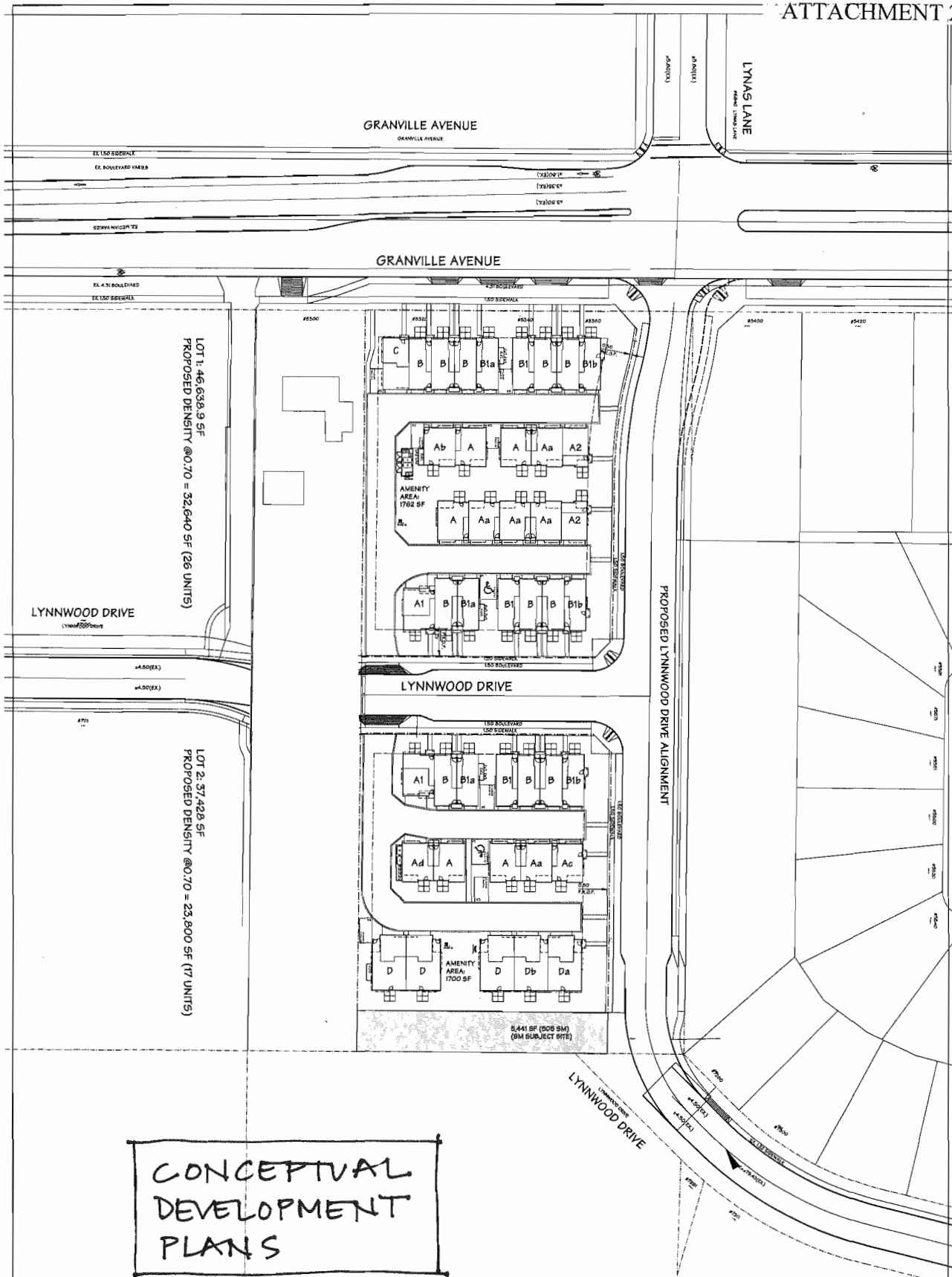
**RZ 12-610630**

Original Date: 05/30/12

Amended Date: 02/26/15

Note: Dimensions are in METRES





DATE	11-14-24	SHEET NO.	
DATE	05-14-24	SCALE	A0.0
SCALE	1" = 10'	DATE	02
PROJECT	174A	DATE	174A

220 S. MAIN STREET, SUITE 100  
 GRANVILLE, OHIO 43031-4127  
 614.885.1177 FAX 614.885.1177

KEY PLAN  
 ROADWAY ALIGNMENT

Yamamoto  
 Architecture Inc.

3301 S.W. RAINBOW BLVD. SUITE 100  
 TOWNSHIPS DEVELOPMENT, INC.

PROJECT: TOWNSHIPS DEVELOPMENT, INC.  
 3301 S.W. RAINBOW BLVD. SUITE 100  
 TOWNSHIPS DEVELOPMENT, INC.

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 3301 S.W. RAINBOW BLVD. SUITE 100  
 TOWNSHIPS DEVELOPMENT, INC.

DATE	11-14-24	PROJECT	TOWNSHIPS DEVELOPMENT, INC.
DATE	05-14-24	PROJECT	TOWNSHIPS DEVELOPMENT, INC.
DATE	02-14-24	PROJECT	TOWNSHIPS DEVELOPMENT, INC.
DATE	02-14-24	PROJECT	TOWNSHIPS DEVELOPMENT, INC.

CNCL - 225



**SITE PLAN**  
SCALE: 1/8"=1'-0"

**ADDITIONAL NOTES:**

- ONE CONVERTIBLE UNIT PROVIDED - UNIT 'Aa' IN BUILDING 4
  - 5/8" CURB IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS
  - 5/8" CURB BLOCKING IN WARDROOM WALLS TO FACILITATE FUTURE THROUGH-FRONT-SITE CONSTRUCTION
  - LEAVE-TYPE HANDLES FOR FLUMING AND DOOR HANDLES
- EX. 4.31 BOULEVARD  
EX. 150 SIDEWALK
- STATISTICS:  
 CIVIC CORPSE: 250.00 SQ.M. (3060.00 SQ.FT.)  
 LEGAL VOLUMIZATION: 150.00 SQ.FT.  
 ZONING: RTH3  
 GROSS SITE AREA: 32,096.3 SQ.M. (13,918.0 SQ.FT.)  
 NET SITE AREA: 4,302.8 SQ.M. (1,663.9 SQ.FT.)  
 MAX. LOT COVERAGE: 46,000.9 SQ.FT. (407.18 666.6 SQ.FT. (1,735.2 SQ.M.))  
 PROPOSED: 1870.0 SQ.FT. (RESIDENS)  
 407.0 SQ.FT. (COMMERS)  
 1870.0 SQ.FT. (CARPORT/RECYCLING ENCLOSURE)  
 TOTAL: 46,000.9 SQ.FT. (407.18 666.6 SQ.FT. (1,735.2 SQ.M.))

**F.A.R.:**  
MAX. ALLOWED FLOOR AREA (G.70): 46,639.8 SQ.FT. (407.18 666.6 SQ.FT. (1,735.2 SQ.M.))

**PROPOSED FLOOR AREA:**

UNIT TYPE	NO. OF UNITS	AREA (SQ.FT.)
UNIT-A (1 BRK)	3	1287.0 SQ.FT.
UNIT-B (2 BRK)	3	1962.4 SQ.FT.
UNIT-C (3 BRK)	1	1580.0 SQ.FT.
UNIT-D (4 BRK)	1	1580.0 SQ.FT.
UNIT-E (5 BRK)	1	1580.0 SQ.FT.
UNIT-F (6 BRK)	1	1580.0 SQ.FT.
UNIT-G (7 BRK)	1	1580.0 SQ.FT.
UNIT-H (8 BRK)	1	1580.0 SQ.FT.
UNIT-I (9 BRK)	1	1580.0 SQ.FT.
UNIT-J (10 BRK)	1	1580.0 SQ.FT.
UNIT-K (11 BRK)	1	1580.0 SQ.FT.
UNIT-L (12 BRK)	1	1580.0 SQ.FT.
UNIT-M (13 BRK)	1	1580.0 SQ.FT.
UNIT-N (14 BRK)	1	1580.0 SQ.FT.
UNIT-O (15 BRK)	1	1580.0 SQ.FT.
UNIT-P (16 BRK)	1	1580.0 SQ.FT.
UNIT-Q (17 BRK)	1	1580.0 SQ.FT.
UNIT-R (18 BRK)	1	1580.0 SQ.FT.
UNIT-S (19 BRK)	1	1580.0 SQ.FT.
UNIT-T (20 BRK)	1	1580.0 SQ.FT.
UNIT-U (21 BRK)	1	1580.0 SQ.FT.
UNIT-V (22 BRK)	1	1580.0 SQ.FT.
UNIT-W (23 BRK)	1	1580.0 SQ.FT.
UNIT-X (24 BRK)	1	1580.0 SQ.FT.
UNIT-Y (25 BRK)	1	1580.0 SQ.FT.
UNIT-Z (26 BRK)	1	1580.0 SQ.FT.
UNIT-AA (27 BRK)	1	1580.0 SQ.FT.
UNIT-AB (28 BRK)	1	1580.0 SQ.FT.
UNIT-AC (29 BRK)	1	1580.0 SQ.FT.
UNIT-AD (30 BRK)	1	1580.0 SQ.FT.
UNIT-AE (31 BRK)	1	1580.0 SQ.FT.
UNIT-AF (32 BRK)	1	1580.0 SQ.FT.
UNIT-AG (33 BRK)	1	1580.0 SQ.FT.
UNIT-AH (34 BRK)	1	1580.0 SQ.FT.
UNIT-AI (35 BRK)	1	1580.0 SQ.FT.
UNIT-AJ (36 BRK)	1	1580.0 SQ.FT.
UNIT-AK (37 BRK)	1	1580.0 SQ.FT.
UNIT-AL (38 BRK)	1	1580.0 SQ.FT.
UNIT-AM (39 BRK)	1	1580.0 SQ.FT.
UNIT-AN (40 BRK)	1	1580.0 SQ.FT.
UNIT-AO (41 BRK)	1	1580.0 SQ.FT.
UNIT-AP (42 BRK)	1	1580.0 SQ.FT.
UNIT-AQ (43 BRK)	1	1580.0 SQ.FT.
UNIT-AR (44 BRK)	1	1580.0 SQ.FT.
UNIT-AS (45 BRK)	1	1580.0 SQ.FT.
UNIT-AT (46 BRK)	1	1580.0 SQ.FT.
UNIT-AU (47 BRK)	1	1580.0 SQ.FT.
UNIT-AV (48 BRK)	1	1580.0 SQ.FT.
UNIT-AW (49 BRK)	1	1580.0 SQ.FT.
UNIT-AX (50 BRK)	1	1580.0 SQ.FT.
UNIT-AY (51 BRK)	1	1580.0 SQ.FT.
UNIT-AZ (52 BRK)	1	1580.0 SQ.FT.
UNIT-AA (53 BRK)	1	1580.0 SQ.FT.
UNIT-AB (54 BRK)	1	1580.0 SQ.FT.
UNIT-AC (55 BRK)	1	1580.0 SQ.FT.
UNIT-AD (56 BRK)	1	1580.0 SQ.FT.
UNIT-AE (57 BRK)	1	1580.0 SQ.FT.
UNIT-AF (58 BRK)	1	1580.0 SQ.FT.
UNIT-AG (59 BRK)	1	1580.0 SQ.FT.
UNIT-AH (60 BRK)	1	1580.0 SQ.FT.
UNIT-AI (61 BRK)	1	1580.0 SQ.FT.
UNIT-AJ (62 BRK)	1	1580.0 SQ.FT.
UNIT-AK (63 BRK)	1	1580.0 SQ.FT.
UNIT-AL (64 BRK)	1	1580.0 SQ.FT.
UNIT-AM (65 BRK)	1	1580.0 SQ.FT.
UNIT-AN (66 BRK)	1	1580.0 SQ.FT.
UNIT-AO (67 BRK)	1	1580.0 SQ.FT.
UNIT-AP (68 BRK)	1	1580.0 SQ.FT.
UNIT-AQ (69 BRK)	1	1580.0 SQ.FT.
UNIT-AR (70 BRK)	1	1580.0 SQ.FT.
UNIT-AS (71 BRK)	1	1580.0 SQ.FT.
UNIT-AT (72 BRK)	1	1580.0 SQ.FT.
UNIT-AU (73 BRK)	1	1580.0 SQ.FT.
UNIT-AV (74 BRK)	1	1580.0 SQ.FT.
UNIT-AW (75 BRK)	1	1580.0 SQ.FT.
UNIT-AX (76 BRK)	1	1580.0 SQ.FT.
UNIT-AY (77 BRK)	1	1580.0 SQ.FT.
UNIT-AZ (78 BRK)	1	1580.0 SQ.FT.
UNIT-AA (79 BRK)	1	1580.0 SQ.FT.
UNIT-AB (80 BRK)	1	1580.0 SQ.FT.
UNIT-AC (81 BRK)	1	1580.0 SQ.FT.
UNIT-AD (82 BRK)	1	1580.0 SQ.FT.
UNIT-AE (83 BRK)	1	1580.0 SQ.FT.
UNIT-AF (84 BRK)	1	1580.0 SQ.FT.
UNIT-AG (85 BRK)	1	1580.0 SQ.FT.
UNIT-AH (86 BRK)	1	1580.0 SQ.FT.
UNIT-AI (87 BRK)	1	1580.0 SQ.FT.
UNIT-AJ (88 BRK)	1	1580.0 SQ.FT.
UNIT-AK (89 BRK)	1	1580.0 SQ.FT.
UNIT-AL (90 BRK)	1	1580.0 SQ.FT.
UNIT-AM (91 BRK)	1	1580.0 SQ.FT.
UNIT-AN (92 BRK)	1	1580.0 SQ.FT.
UNIT-AO (93 BRK)	1	1580.0 SQ.FT.
UNIT-AP (94 BRK)	1	1580.0 SQ.FT.
UNIT-AQ (95 BRK)	1	1580.0 SQ.FT.
UNIT-AR (96 BRK)	1	1580.0 SQ.FT.
UNIT-AS (97 BRK)	1	1580.0 SQ.FT.
UNIT-AT (98 BRK)	1	1580.0 SQ.FT.
UNIT-AU (99 BRK)	1	1580.0 SQ.FT.
UNIT-AV (100 BRK)	1	1580.0 SQ.FT.
UNIT-AW (101 BRK)	1	1580.0 SQ.FT.
UNIT-AX (102 BRK)	1	1580.0 SQ.FT.
UNIT-AY (103 BRK)	1	1580.0 SQ.FT.
UNIT-AZ (104 BRK)	1	1580.0 SQ.FT.
UNIT-AA (105 BRK)	1	1580.0 SQ.FT.
UNIT-AB (106 BRK)	1	1580.0 SQ.FT.
UNIT-AC (107 BRK)	1	1580.0 SQ.FT.
UNIT-AD (108 BRK)	1	1580.0 SQ.FT.
UNIT-AE (109 BRK)	1	1580.0 SQ.FT.
UNIT-AF (110 BRK)	1	1580.0 SQ.FT.
UNIT-AG (111 BRK)	1	1580.0 SQ.FT.
UNIT-AH (112 BRK)	1	1580.0 SQ.FT.
UNIT-AI (113 BRK)	1	1580.0 SQ.FT.
UNIT-AJ (114 BRK)	1	1580.0 SQ.FT.
UNIT-AK (115 BRK)	1	1580.0 SQ.FT.
UNIT-AL (116 BRK)	1	1580.0 SQ.FT.
UNIT-AM (117 BRK)	1	1580.0 SQ.FT.
UNIT-AN (118 BRK)	1	1580.0 SQ.FT.
UNIT-AO (119 BRK)	1	1580.0 SQ.FT.
UNIT-AP (120 BRK)	1	1580.0 SQ.FT.
UNIT-AQ (121 BRK)	1	1580.0 SQ.FT.
UNIT-AR (122 BRK)	1	1580.0 SQ.FT.
UNIT-AS (123 BRK)	1	1580.0 SQ.FT.
UNIT-AT (124 BRK)	1	1580.0 SQ.FT.
UNIT-AU (125 BRK)	1	1580.0 SQ.FT.
UNIT-AV (126 BRK)	1	1580.0 SQ.FT.
UNIT-AW (127 BRK)	1	1580.0 SQ.FT.
UNIT-AX (128 BRK)	1	1580.0 SQ.FT.
UNIT-AY (129 BRK)	1	1580.0 SQ.FT.
UNIT-AZ (130 BRK)	1	1580.0 SQ.FT.
UNIT-AA (131 BRK)	1	1580.0 SQ.FT.
UNIT-AB (132 BRK)	1	1580.0 SQ.FT.
UNIT-AC (133 BRK)	1	1580.0 SQ.FT.
UNIT-AD (134 BRK)	1	1580.0 SQ.FT.
UNIT-AE (135 BRK)	1	1580.0 SQ.FT.
UNIT-AF (136 BRK)	1	1580.0 SQ.FT.
UNIT-AG (137 BRK)	1	1580.0 SQ.FT.
UNIT-AH (138 BRK)	1	1580.0 SQ.FT.
UNIT-AI (139 BRK)	1	1580.0 SQ.FT.
UNIT-AJ (140 BRK)	1	1580.0 SQ.FT.
UNIT-AK (141 BRK)	1	1580.0 SQ.FT.
UNIT-AL (142 BRK)	1	1580.0 SQ.FT.
UNIT-AM (143 BRK)	1	1580.0 SQ.FT.
UNIT-AN (144 BRK)	1	1580.0 SQ.FT.
UNIT-AO (145 BRK)	1	1580.0 SQ.FT.
UNIT-AP (146 BRK)	1	1580.0 SQ.FT.
UNIT-AQ (147 BRK)	1	1580.0 SQ.FT.
UNIT-AR (148 BRK)	1	1580.0 SQ.FT.
UNIT-AS (149 BRK)	1	1580.0 SQ.FT.
UNIT-AT (150 BRK)	1	1580.0 SQ.FT.
UNIT-AU (151 BRK)	1	1580.0 SQ.FT.
UNIT-AV (152 BRK)	1	1580.0 SQ.FT.
UNIT-AW (153 BRK)	1	1580.0 SQ.FT.
UNIT-AX (154 BRK)	1	1580.0 SQ.FT.
UNIT-AY (155 BRK)	1	1580.0 SQ.FT.
UNIT-AZ (156 BRK)	1	1580.0 SQ.FT.
UNIT-AA (157 BRK)	1	1580.0 SQ.FT.
UNIT-AB (158 BRK)	1	1580.0 SQ.FT.
UNIT-AC (159 BRK)	1	1580.0 SQ.FT.
UNIT-AD (160 BRK)	1	1580.0 SQ.FT.
UNIT-AE (161 BRK)	1	1580.0 SQ.FT.
UNIT-AF (162 BRK)	1	1580.0 SQ.FT.
UNIT-AG (163 BRK)	1	1580.0 SQ.FT.
UNIT-AH (164 BRK)	1	1580.0 SQ.FT.
UNIT-AI (165 BRK)	1	1580.0 SQ.FT.
UNIT-AJ (166 BRK)	1	1580.0 SQ.FT.
UNIT-AK (167 BRK)	1	1580.0 SQ.FT.
UNIT-AL (168 BRK)	1	1580.0 SQ.FT.
UNIT-AM (169 BRK)	1	1580.0 SQ.FT.
UNIT-AN (170 BRK)	1	1580.0 SQ.FT.
UNIT-AO (171 BRK)	1	1580.0 SQ.FT.
UNIT-AP (172 BRK)	1	1580.0 SQ.FT.
UNIT-AQ (173 BRK)	1	1580.0 SQ.FT.
UNIT-AR (174 BRK)	1	1580.0 SQ.FT.
UNIT-AS (175 BRK)	1	1580.0 SQ.FT.
UNIT-AT (176 BRK)	1	1580.0 SQ.FT.
UNIT-AU (177 BRK)	1	1580.0 SQ.FT.
UNIT-AV (178 BRK)	1	1580.0 SQ.FT.
UNIT-AW (179 BRK)	1	1580.0 SQ.FT.
UNIT-AX (180 BRK)	1	1580.0 SQ.FT.
UNIT-AY (181 BRK)	1	1580.0 SQ.FT.
UNIT-AZ (182 BRK)	1	1580.0 SQ.FT.
UNIT-AA (183 BRK)	1	1580.0 SQ.FT.
UNIT-AB (184 BRK)	1	1580.0 SQ.FT.
UNIT-AC (185 BRK)	1	1580.0 SQ.FT.
UNIT-AD (186 BRK)	1	1580.0 SQ.FT.
UNIT-AE (187 BRK)	1	1580.0 SQ.FT.
UNIT-AF (188 BRK)	1	1580.0 SQ.FT.
UNIT-AG (189 BRK)	1	1580.0 SQ.FT.
UNIT-AH (190 BRK)	1	1580.0 SQ.FT.
UNIT-AI (191 BRK)	1	1580.0 SQ.FT.
UNIT-AJ (192 BRK)	1	1580.0 SQ.FT.
UNIT-AK (193 BRK)	1	1580.0 SQ.FT.
UNIT-AL (194 BRK)	1	1580.0 SQ.FT.
UNIT-AM (195 BRK)	1	1580.0 SQ.FT.
UNIT-AN (196 BRK)	1	1580.0 SQ.FT.
UNIT-AO (197 BRK)	1	1580.0 SQ.FT.
UNIT-AP (198 BRK)	1	1580.0 SQ.FT.
UNIT-AQ (199 BRK)	1	1580.0 SQ.FT.
UNIT-AR (200 BRK)	1	1580.0 SQ.FT.

**PARKING:**

2.0 SPACES X 26 UNITS	=	52 SPACES (RESIDENTS)
0.5 SPACES X 38 UNITS	=	19 SPACES (RESIDENTS)
TOTAL	=	71 SPACES
2.0 CAR GARAGES X 11 UNITS	=	22 SPACES (RESIDENTS)
2.0 CAR TRAILER GARAGES X 15 UNITS	=	30 SPACES (RESIDENTS)
0.5 SPACES X 26 UNITS	=	13 SPACES (RESIDENTS)
0.5 SPACES X 38 UNITS	=	19 SPACES (RESIDENTS)
TOTAL	=	84 SPACES

NOTE: 11 ACCESSIBLE PARKING SPACE IS PROVIDED.

**RECYCLED BIKE:**

1.25 SPACES X 26 UNITS	=	32.5 SPACES (CLASS 1)
0.2 SPACES X 26 UNITS	=	5.2 SPACES (CLASS 2)
TOTAL	=	37.7 SPACES

**PROVIDED BIKE:**

2 SPACES X 11 GARAGES	=	22 SPACES (CLASS 1)
1 SPACES X 16 GARAGES	=	16 SPACES (CLASS 1)
1 SPACES X 16 GARAGES	=	16 SPACES (CLASS 2)
TOTAL	=	54 SPACES

**AMENITY AREA:**

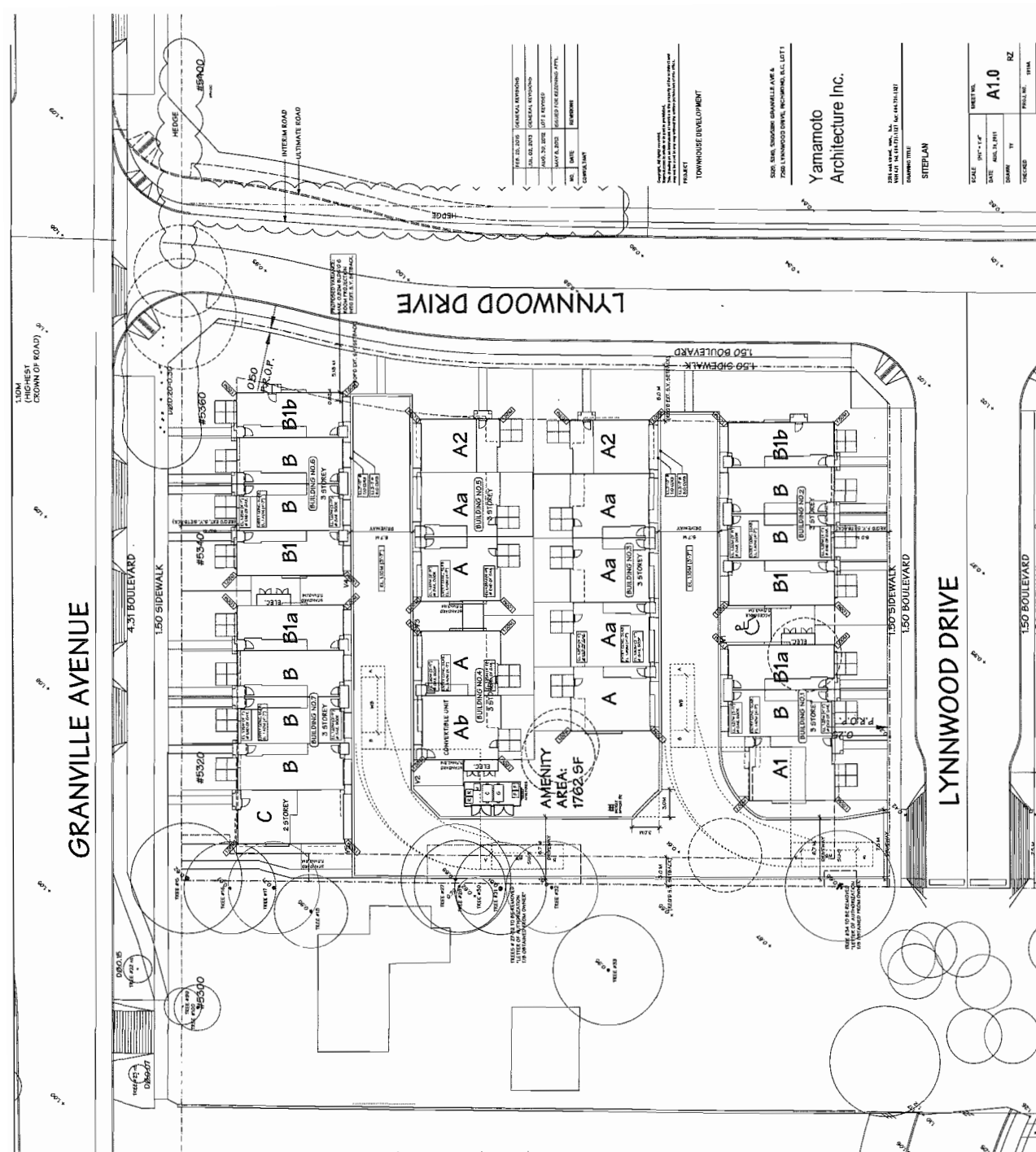
- INDOOR: 1762.5 SQ.FT.
- OUTDOOR: 167.5 SQ.FT.
- TOTAL: 1930.0 SQ.FT.

**LYNNWOOD DRIVE**  
LYNNWOOD DRIVE

FIN. AREA - HIGHEST CROWN OF ROAD 1.0M  
FINISHED SLAB GRADE 1.0M

#4.50(EX)  
#4.50(EX)

#7111



**LYNNWOOD DRIVE**

150 BOULEVARD  
150 SIDEWALK  
4.31 BOULEVARD

GRANVILLE AVENUE

LYNNWOOD DRIVE

150 BOULEVARD  
150 SIDEWALK  
4.31 BOULEVARD

Yamamoto  
Architecture Inc.

150 BOULEVARD, SUITE 101  
700 LYNNWOOD DRIVE, RICHMOND, BC V6Y 1X1

DATE: 11/11/2024  
SCALE: 1/8"=1'-0"  
PROJECT: TOWNHOUSE DEVELOPMENT

1.0M (HIGHEST CROWN OF ROAD)  
1.0M (HIGHEST CROWN OF ROAD)

150 BOULEVARD

150 SIDEWALK

4.31 BOULEVARD

150 BOULEVARD

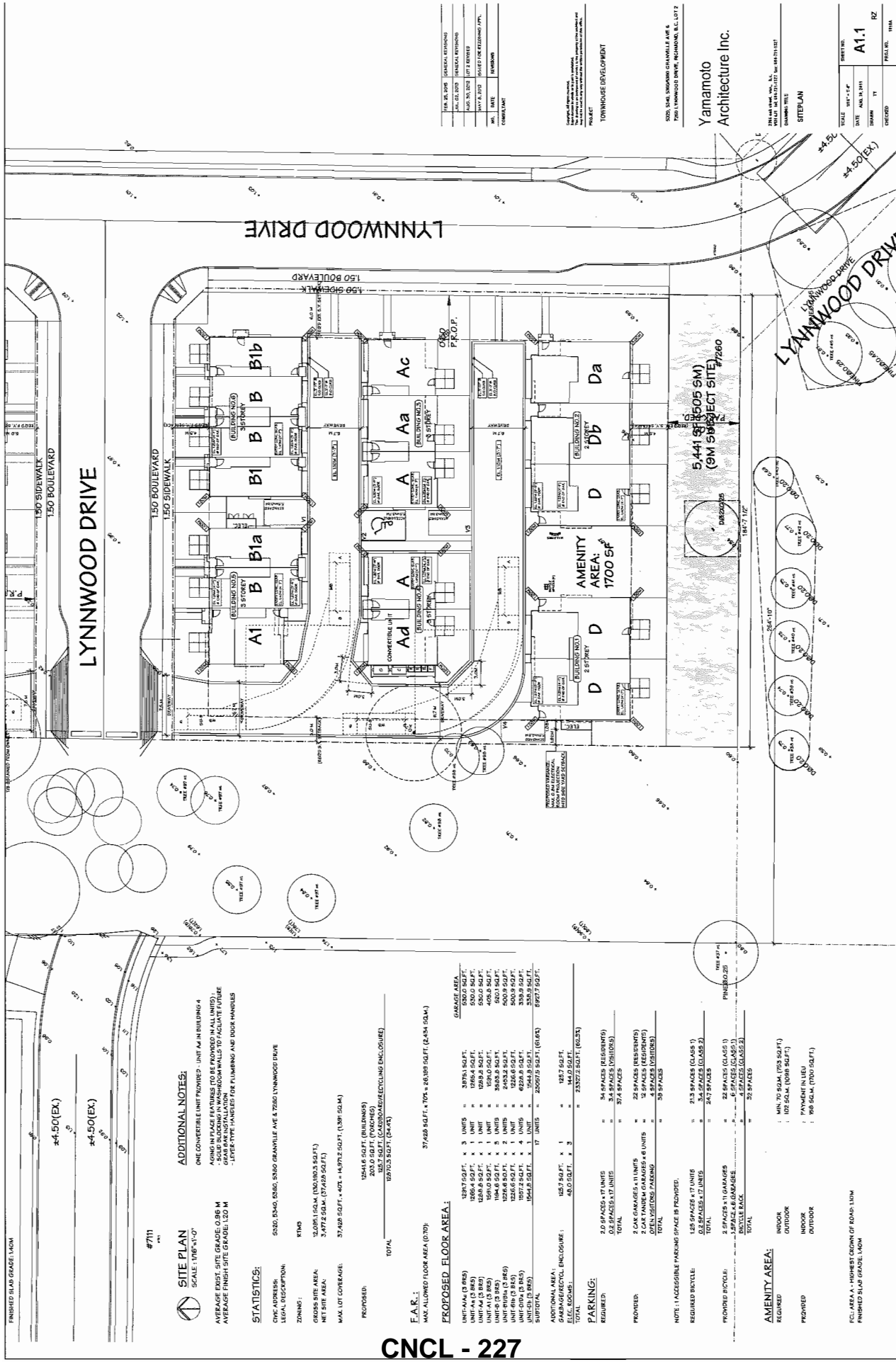
150 SIDEWALK

4.31 BOULEVARD

150 BOULEVARD

150 SIDEWALK

4.31 BOULEVARD



DATE	BY	DESCRIPTION
JAN. 01, 2019	CHENKAI KISHINO	PRELIMINARY REVIEW
JAN. 01, 2019	CHENKAI KISHINO	PRELIMINARY REVIEW
MAR. 30, 2017	LOT 2 REVIEW	
MAY 7, 2017	SHARED USE ZONING APPL.	
MAY 7, 2017	REVISION	
	DATE	REVISION

PROJECT: TOWNHOUSE DEVELOPMENT  
 SHEET NO.: 11.1  
 DATE: APR. 11, 2017  
 DRAWN BY: STIEPLAN  
 CHECKED: STIEPLAN  
 SCALE: 1/8" = 1'-0"  
 PROJECT: 111A  
 REVISION: A1.1  
 YAMAMOTO ARCHITECTURE INC.  
 700 LYNWOOD DRIVE, RICHMOND, B.C. V6X 1R7  
 TEL: 604.271.1111 FAX: 604.271.1107

**ADDITIONAL NOTES:**  
 ONE CONVERTIBLE UNIT PROVIDED - UNIT A1 IN BUILDING A  
 AGING IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS:  
 - SOLID BUILDING IN WASHROOM WALLS TO FACILITATE FUTURE  
 - LOWER-TYPE HANDLES FOR TURNING AND DOOR HANDLES

**STATISTICS:**  
 CMC ADDRESS: 5250, 5340, 5340, 5340 GRANVILLE AVE & 7260 LYNWOOD DRIVE  
 ZONING: R110  
 GROSS SITE AREA: 13,081.5 SQ.M. (320,183.5 SQ.FT.)  
 NET SITE AREA: 3,972.5 SQ.M. (97,459.5 SQ.FT.)  
 MAX. LOT COVERAGE: 37,428 SQ.FT. ± 40% ± 14,872.5 SQ.FT. (1,300 SQ.M.)

**PROPOSED FLOOR AREA:**  
 125,750 SQ.FT. (BUILDINGS)  
 125,750 SQ.FT. (GARAGE/RECYCLING ENCLOSEURE)  
 125,750 SQ.FT. (24-43)  
 TOTAL: 37,428 SQ.FT. ± 40% ± 14,872.5 SQ.FT. (2,434 SQ.M.)

UNIT TYPE (S)	NUMBER OF UNITS	AREA (SQ. FT.)
UNIT A1 (S)	1	1,375.0 SQ. FT.
UNIT Aa (S)	1	1,375.0 SQ. FT.
UNIT Ab (S)	1	1,375.0 SQ. FT.
UNIT Ad (S)	1	1,375.0 SQ. FT.
UNIT B1a (S)	1	1,375.0 SQ. FT.
UNIT B1b (S)	1	1,375.0 SQ. FT.
UNIT B (S)	1	1,375.0 SQ. FT.
UNIT C (S)	1	1,375.0 SQ. FT.
UNIT D (S)	1	1,375.0 SQ. FT.
UNIT Da (S)	1	1,375.0 SQ. FT.
UNIT Db (S)	1	1,375.0 SQ. FT.
SUBTOTAL	17 UNITS	22,925.0 SQ. FT. (6,674)

TYPE	AREA (SQ. FT.)	REMARKS
GARAGE AREA	125,750	
AMENITY AREA	1,700	
RECYCLING ENCLOSEURE	125,750	
TOTAL	253,200	

TYPE	REQUIREMENTS	PROVIDED	REMARKS
PARKING:	20 SPACES ± 17 UNITS	23 SPACES (RESIDENTS)	
	5 SPACES ± 5 UNITS	5 SPACES (RESIDENTS)	
PARKING:	20 SPACES ± 17 UNITS	23 SPACES (RESIDENTS)	
	5 SPACES ± 5 UNITS	5 SPACES (RESIDENTS)	
BIKE:	100 SPACES ± 17 UNITS	100 SPACES (RESIDENTS)	
	100 SPACES ± 17 UNITS	100 SPACES (RESIDENTS)	
BIKE:	100 SPACES ± 17 UNITS	100 SPACES (RESIDENTS)	
	100 SPACES ± 17 UNITS	100 SPACES (RESIDENTS)	

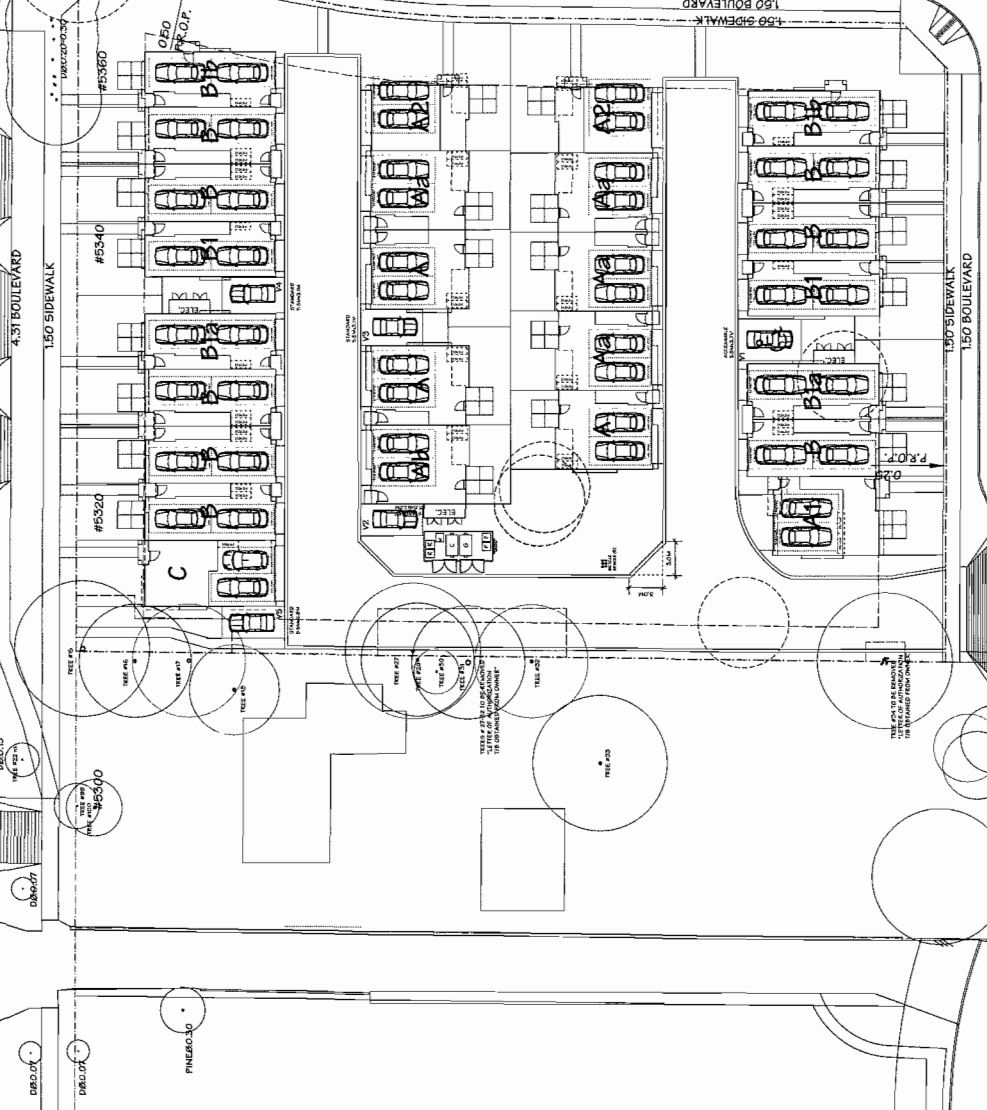
**AMENITY AREA:**  
 RECYCLING ENCLOSEURE: 1,700 SQ.FT.  
 AMENITY AREA: 1,700 SQ.FT.



PARKING PLAN  
SCALE: 1/8"=1'-0"

GRANVILLE AVENUE

EX. 4.31 BOULEVARD  
EX. 150' SIDEWALK



LYNNWOOD DRIVE  
LYNNWOOD DRIVE

#4.50'(EX)  
#4.50'(EX)

SEE THE PLAN SET FOR THE LOCATION OF ALL UTILITY LINES. THE LOCATION OF ALL UTILITY LINES IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO CONSTRUCTION.

#7111

LYNNWOOD DRIVE  
150' BOULEVARD

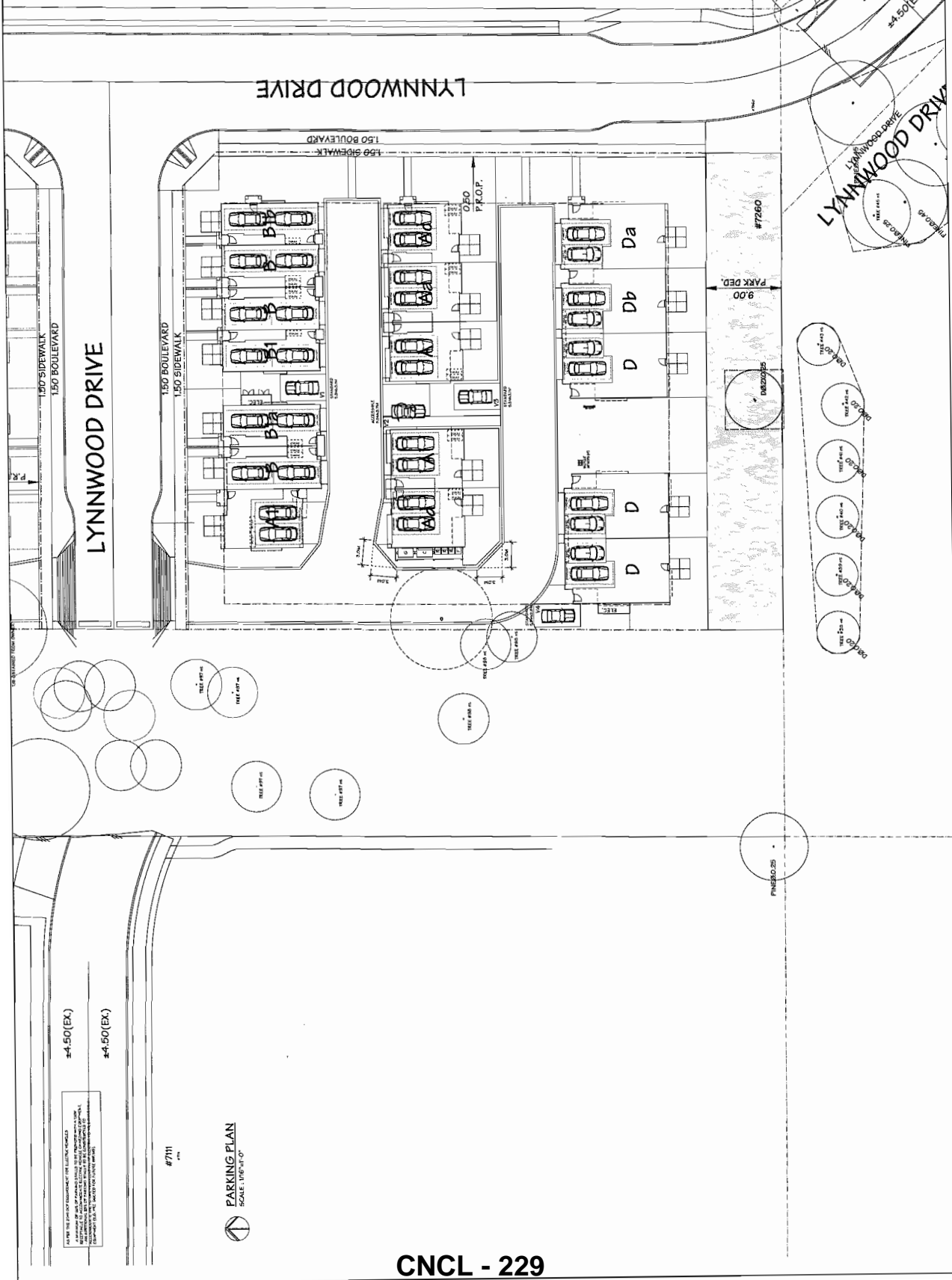
LYNNWOOD DRIVE

150' BOULEVARD  
150' SIDEWALK

DATE	DESCRIPTION
10.15.11	GENERAL REVIEWING
10.15.11	GENERAL REVIEWING
10.15.11	GENERAL REVIEWING
10.15.11	GENERAL REVIEWING
10.15.11	GENERAL REVIEWING
10.15.11	GENERAL REVIEWING
10.15.11	GENERAL REVIEWING
10.15.11	GENERAL REVIEWING
10.15.11	GENERAL REVIEWING
10.15.11	GENERAL REVIEWING

PROJECT: TOWNHOUSE DEVELOPMENT  
OWNER: YAMAMOTO ARCHITECTURE INC.  
DATE: 10.15.11  
DRAWN: [Name]  
CHECKED: [Name]

SCALE	1/8"=1'-0"
DATE	10.15.11
DRAWN	[Name]
CHECKED	[Name]
PROJECT NO.	11111
SHEET NO.	A2.0
REVISION	RZ



±4.50(EX)  
±4.50(EX)

NOTE: THE SHOWN DIMENSIONS OF THE ELECTRICAL SYMBOLS ARE FOR INFORMATION ONLY. THE ELECTRICAL SYMBOLS ARE NOT TO BE USED FOR CONSTRUCTION. THE ELECTRICAL SYMBOLS ARE TO BE USED FOR CONSTRUCTION. THE ELECTRICAL SYMBOLS ARE TO BE USED FOR CONSTRUCTION.

#7111

PARKING PLAN  
SCALE: 1/8"=1'-0"



CNCL - 229

DATE	DESCRIPTION	
JUN. 28, 2019	CONCEPT DEVELOPMENT	
JUN. 28, 2019	CONCEPT DEVELOPMENT	
JUN. 28, 2019	LOT 2 EXHIBIT	
JUN. 28, 2019	PACKED FOR REVISIONS	
NO.	DATE	DESCRIPTION
1	06/28/19	CONCEPT PLAN

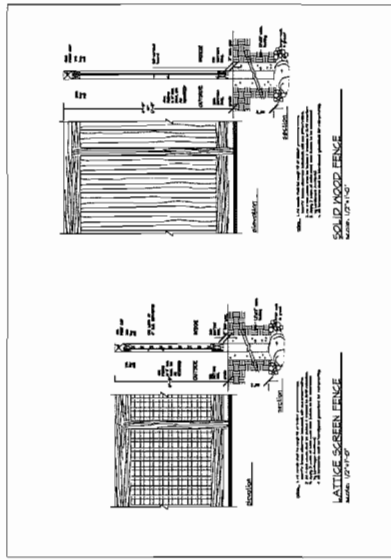
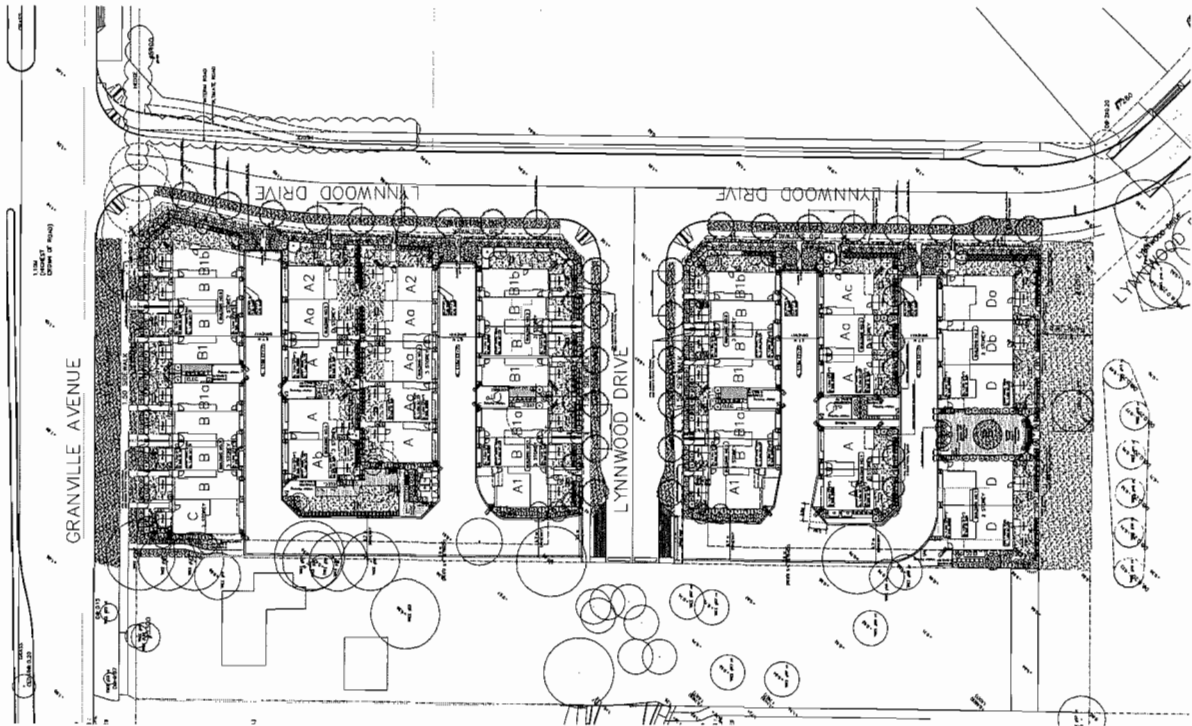
PROJECT: TOWNHOUSE DEVELOPMENT

5500 S. 150TH STREET, CHANDLER, AZ 85226

Yamamoto Architecture Inc.

DATE: 06/28/2019  
DRAWING TITLE: PARKING PLAN

SCALE	1/8" = 1'-0"	SHEET NO.	A2.1
DATE	06/28/2019	DRAWN BY	RZ
CHECKED		TOTAL IN.	1/14A



Project No. 10/028/YAM updated #2019-01-02

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
1	1	AGER PALMATIVE BLOSSWOOD	Biological Japanese Maple	B18 2.0m Ht. Solid Branching
2	1	AGER PALMATIVE BLOSSWOOD	Biological Japanese Maple	B18 2.0m Ht. Solid Branching
3	1	CORNUS KOSOA SATONI	Scrub Dogwood	B18 80cm Ht. 2.0m Ht.
4	1	MANGLIA SOLANIANA BUSTICA RUBRA	Salvia Rubra Magnolia	B18 70cm Ht. 1.0m Ht. 1.0m Ht.
5	1	PRUNUS YEDONENSIS AKERONG	Doornak Fowering Cherry	B18 80cm Ht. 1.0m Ht.
6	1	SPYNA LUCIDUS KOSBA	Flr. Japanese Starburst	B18 80cm Ht. 1.0m Ht.
7	1	ABELIA EDWARDI GOSCHE	Doorn' Abdo's	42 post 40cm Ht.
8	1	ARCTOSTAPHYLOS DVA-JRESI VANG. JADE	Kvintarnok	42 post 40cm Ht.
9	1	CLIMATIS MONTANA WERENS	Large Flower Clematis	42 post 40cm Ht.
10	1	ERGOMIS ALATA GOMFACTA	Doorn' Burning Bush	42 post 40cm Ht.
11	1	MYRSINEA ASPERA	Aspero Hydrangea	42 post 40cm Ht.
12	1	LAVENDULA SPICA HARTMAD	English Lavender	42 post 40cm Ht.
13	1	LEUCORICE ANILLARD	Leucorice Clematis	42 post 40cm Ht.
14	1	PERIS JAVONICA 'M. Fire	Light-of-the-Valley Spub	42 post 40cm Ht.
15	1	RHOISODENDRON DRUMF (M. TB2)	Doorn' Rhododendron	42 post 40cm Ht.
16	1	RHOISODENDRON STD (M. TB2)	Standard Rhododendron	42 post 40cm Ht.
17	1	SPYNA LUCIDUS KOSBA	Flr. Japanese Starburst	42 post 40cm Ht.
18	1	SPYNA LUCIDUS KOSBA	Flr. Japanese Starburst	42 post 40cm Ht.
19	1	VIOLA OCA 'PASTORINA'	Viola Oca	42 post 40cm Ht.
20	1	VIBURNUM BODINANTENSE DANF	Fire Dawn Viburnum	42 post 40cm Ht.
21	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.
22	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.
23	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.
24	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.
25	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.
26	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.
27	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.
28	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.
29	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.
30	1	VIBURNUM BODINANTENSE DANF	Viola Oca	42 post 40cm Ht.

NOTE: 1. All plants indicated shall meet or exceed BSIS AGS/104 Standard.  
 2. All grass areas shall be seeded unless otherwise indicated.  
 3. 'High TB2' denotes hybrids to be determined at the nursery during plant material inspection.  
 4. 'High TB2' denotes hybrids to be determined at the nursery during plant material inspection.  
 5. 'High TB2' denotes hybrids to be determined at the nursery during plant material inspection.  
 6. 'High TB2' denotes hybrids to be determined at the nursery during plant material inspection.

LANDSCAPE SITE PLAN  
 - KEY PLAN & DETAILS  
 PRELIMINARY

Yamamoto Architecture Inc.  
 1505 St. George Street, Suite 100  
 780 Lynnwood Drive, Richmond, B.C.

DATE: 10/02/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"

DATE: October 2019

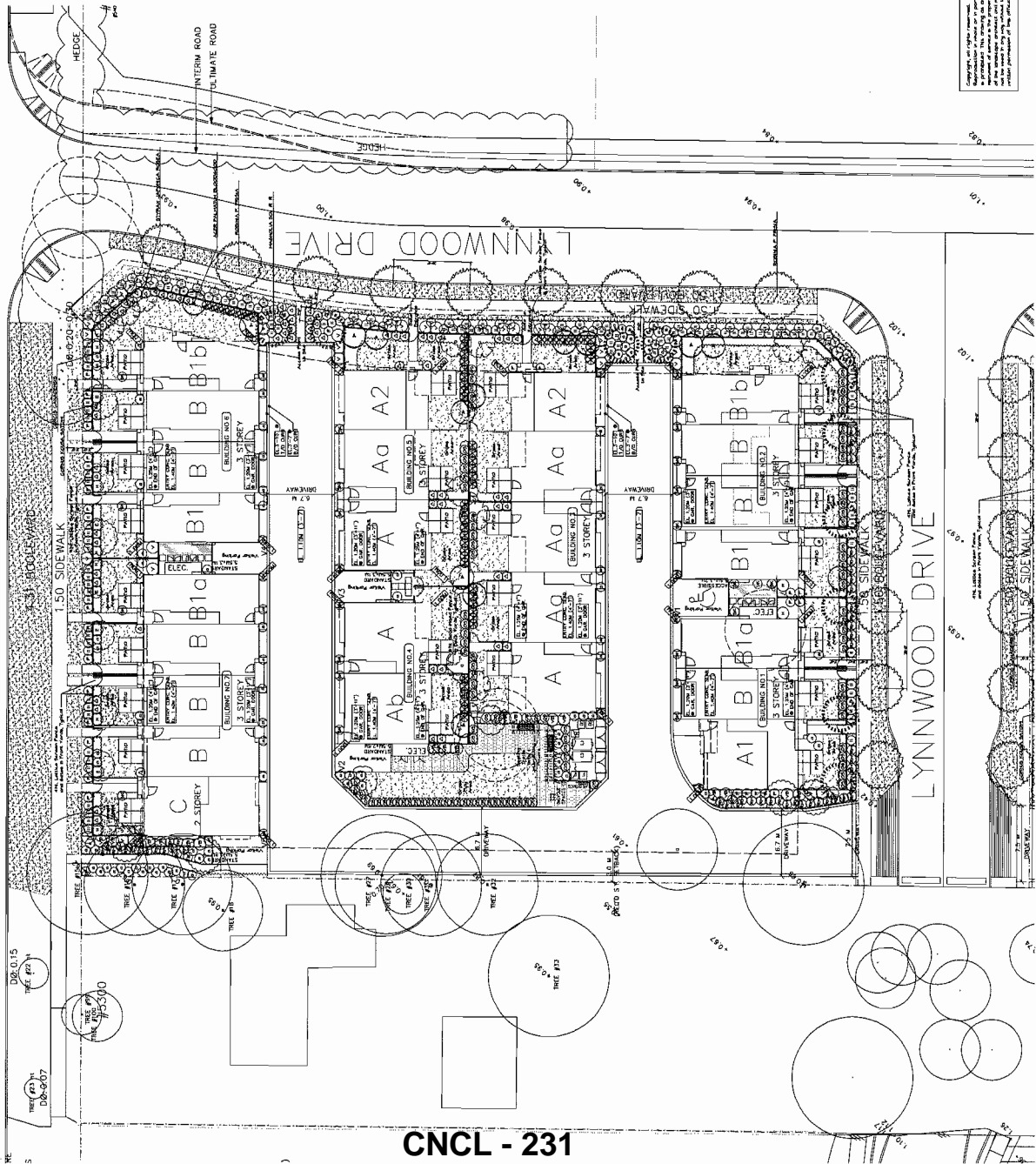
SHEET NO. L1

OF 3

PROJECT: [Name]

FRED LIU & ASSOCIATES INC.  
 2080 Steeles Avenue East, Unit 203  
 Scarborough, Ontario M1S 1T7  
 TEL: (416) 291-1541

GRANVILLE AVENUE



CNCL - 231

NO.	DATE	REVISIONS

CONSULTANT

PROJECT

TOWNHOUSE DEVELOPMENT

3270 W. 52ND GRANVILLE AVENUE AND 7250 LYNNWOOD DRIVE, RICHMOND, B.C.

Yamamoto Architecture Inc.

2540 W. 10TH AVE. S.W.  
 VANCOUVER, B.C. V6P 4Y1

LANDSCAPE SITE / PLANTING PLAN - North

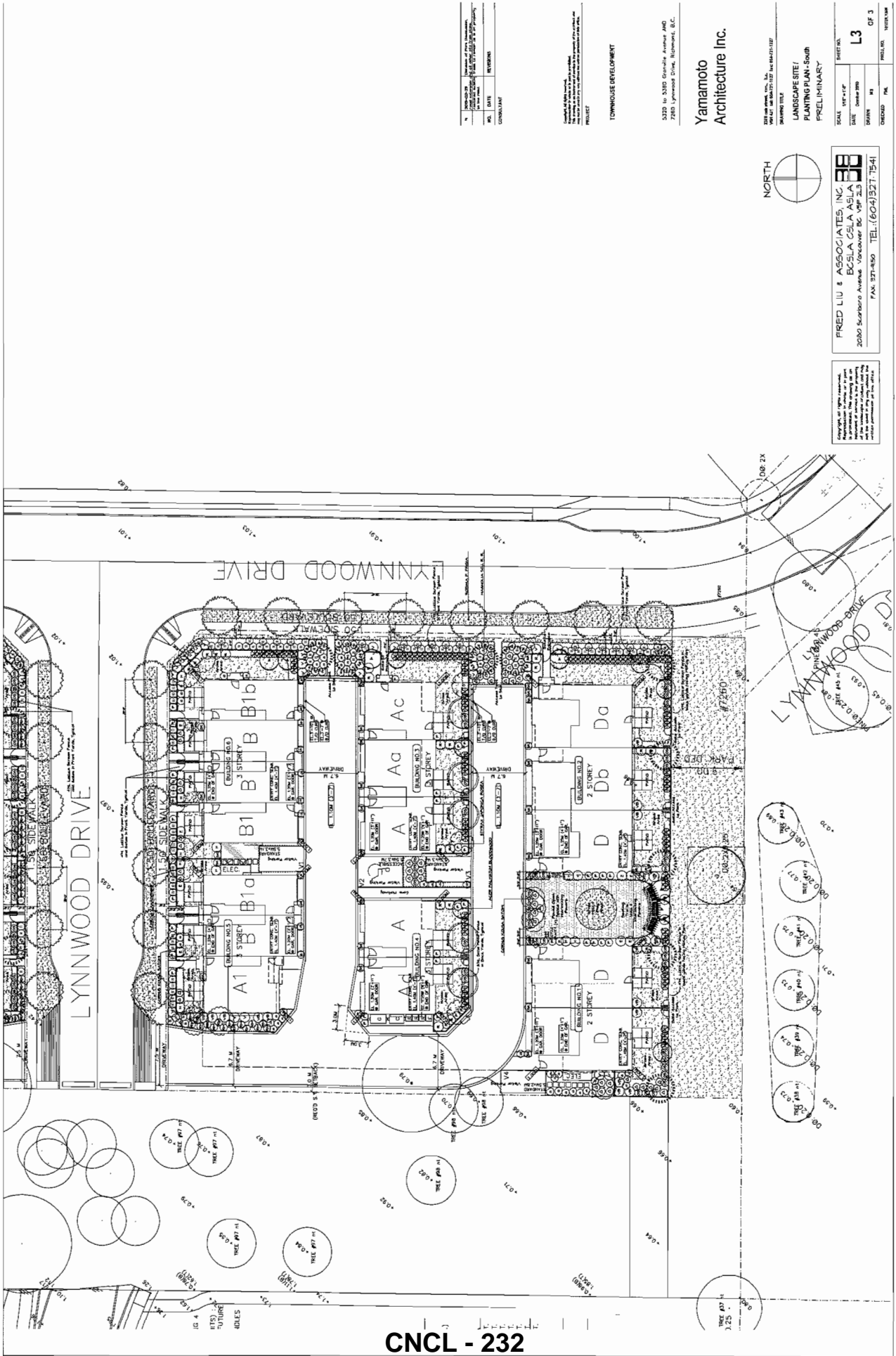
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 CHECKED BY: [Name]

SHEET NO.	L2
DATE	10/01/2014
DRAWN BY	[Name]
CHECKED BY	[Name]
PROJECT	TOWNHOUSE DEVELOPMENT

FRED LIU & ASSOCIATES, INC.  
 BCCLA C5LA ASLA  
 2080 Sutherland Avenue Vancouver BC V6P 2L3  
 FAX: 377-1850 TEL: (604)321-1541



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CNCL - 232

NO.	DATE	REVISION
1	08/14/13	ISSUE FOR PERMIT
2	08/14/13	ISSUE FOR PERMIT
3	08/14/13	ISSUE FOR PERMIT
4	08/14/13	ISSUE FOR PERMIT
5	08/14/13	ISSUE FOR PERMIT
6	08/14/13	ISSUE FOR PERMIT
7	08/14/13	ISSUE FOR PERMIT
8	08/14/13	ISSUE FOR PERMIT
9	08/14/13	ISSUE FOR PERMIT
10	08/14/13	ISSUE FOR PERMIT

PROJECT: TOWNHOUSE DEVELOPMENT  
 CONSULTANT: YAMAMOTO ARCHITECTURE INC.  
 5325 TO 5385 GRANVILLE AVENUE AND  
 7385 LYNNWOOD DRIVE, RICHMOND, B.C.

Yamamoto  
 Architecture Inc.

SCALE: 1/4" = 1'-0"  
 DATE: 08/14/13  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]

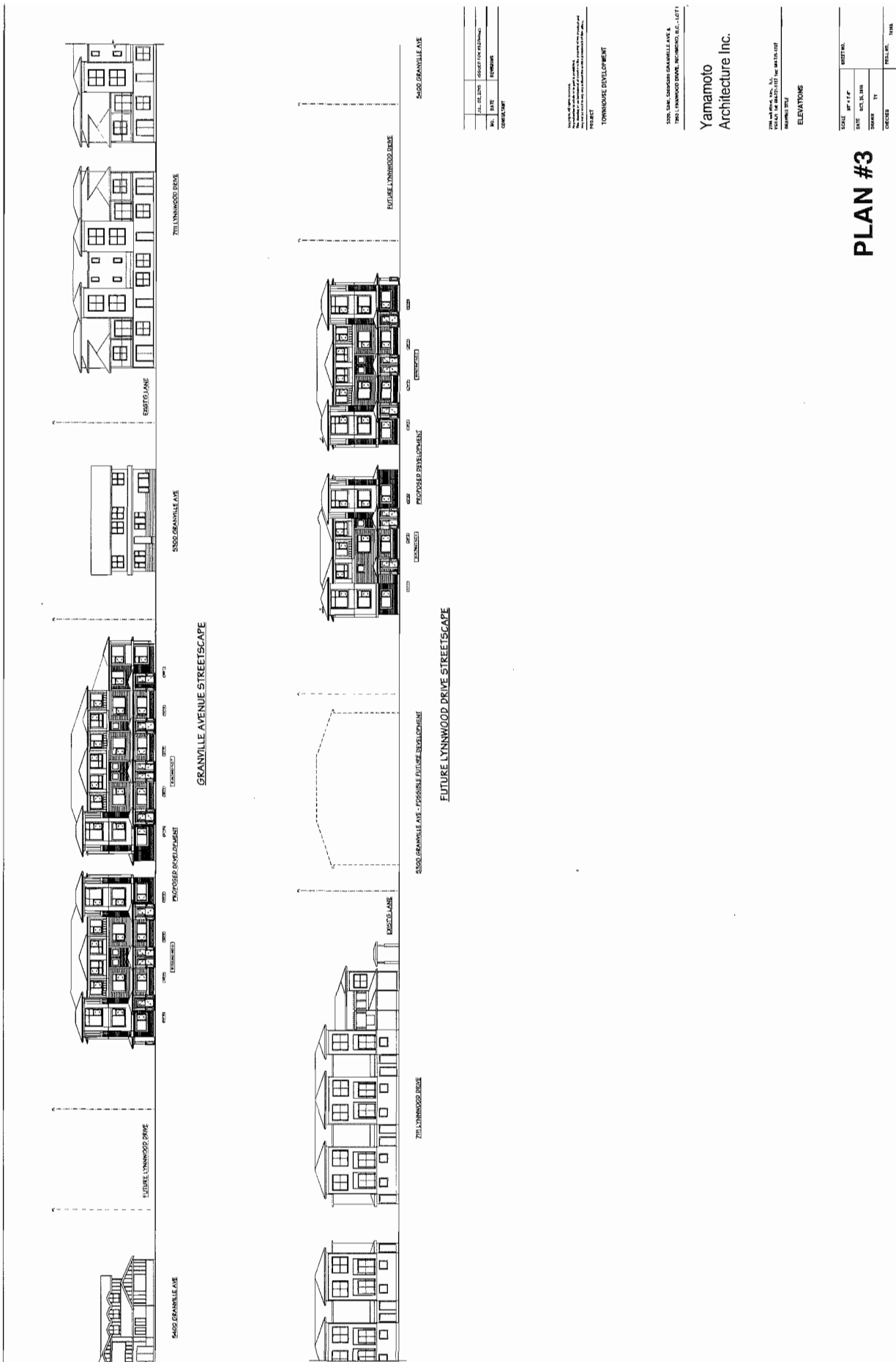
FRED LIU & ASSOCIATES, INC.  
 BCSLA CSLA ASLA  
 2080 SURREY AVENUE, SURREY, B.C. V3R 2S1  
 TEL: (604) 927-7541



PROJECT TITLE: LANDSCAPE SITE / PLANTING PLAN - South PRELIMINARY  
 SCALE: 1/4" = 1'-0"  
 DATE: 08/14/13  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: L3  
 OF 3

REGISTRATION INFORMATION: [Text]  
 PROFESSIONAL SEAL: [Text]





ALL RELATIONS	PROJECT FOR FUTURE DEVELOPMENT
NO. DATE	REVISIONS
CONTRACT	

THIS PLAN IS THE PROPERTY OF YAMAMOTO ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF YAMAMOTO ARCHITECTURE INC.

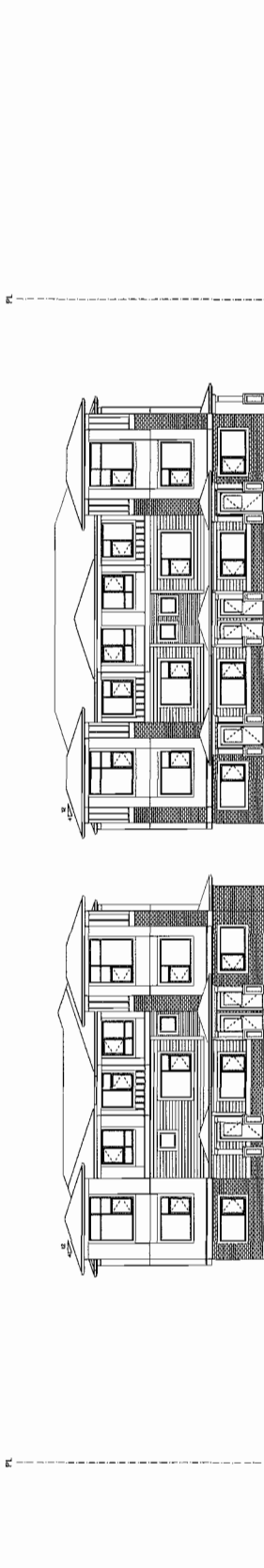
3000 GRANVILLE AVENUE & FUTURE LYNNWOOD DRIVE, RICHMOND, B.C., V6V 1L1

**Yamamoto Architecture Inc.**

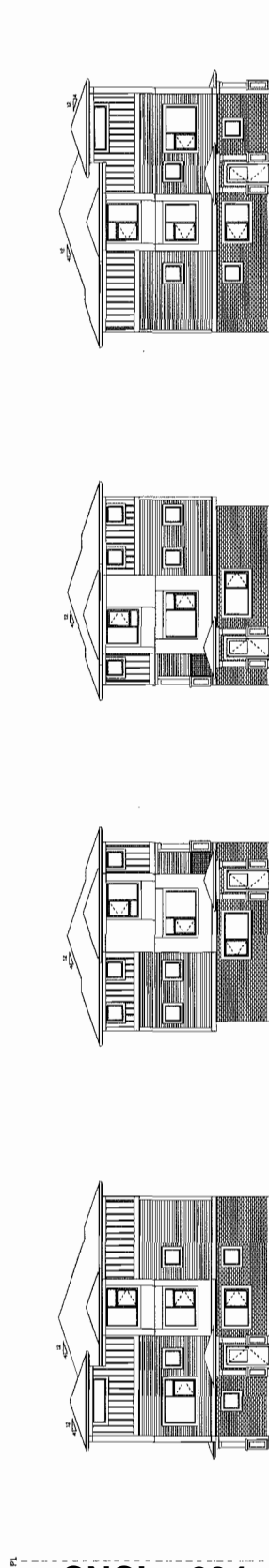
2700 GRANVILLE AVENUE, SUITE 100, RICHMOND, B.C. V6V 1L1  
 TEL: 604.273.1111 FAX: 604.273.1112  
 WWW.YAMAMOTOARCHITECTURE.COM

SCALE	1/4" = 1'-0"
DATE	NOV 15, 2018
DRAWN BY	TT
CHECKED BY	TT
PROJECT NO.	1804

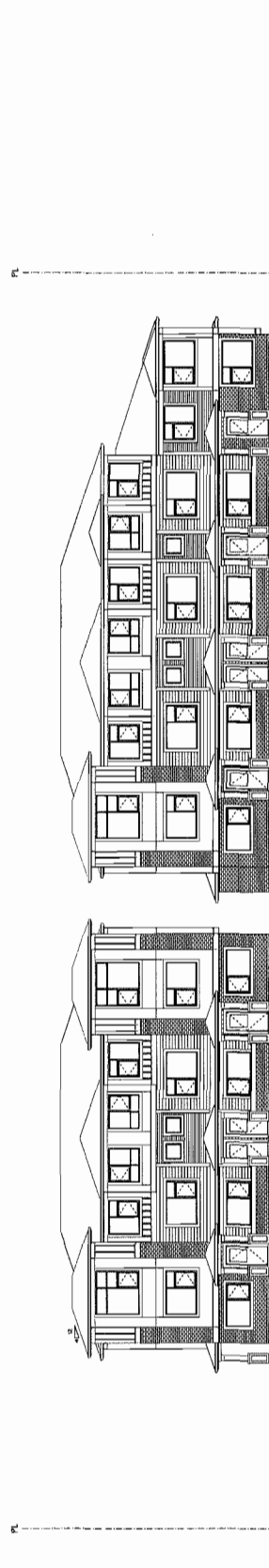
# PLAN #3



SOUTH ELEVATION - LYNNWOOD DRIVE



EAST ELEVATION - LYNNWOOD DRIVE



NORTH ELEVATION - GRANVILLE AVENUE

CNCL - 234

DATE	DESCRIPTION
JAN. 02, 2008	PROJECT START
MAR. 04, 2008	PROJECT END
NO. 001	REVISIONS
NO. 002	REVISIONS
NO. 003	REVISIONS
NO. 004	REVISIONS
NO. 005	REVISIONS
NO. 006	REVISIONS
NO. 007	REVISIONS
NO. 008	REVISIONS
NO. 009	REVISIONS
NO. 010	REVISIONS
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NO. 100	REVISIONS

PROJECT: TOWNHOUSE DEVELOPMENT

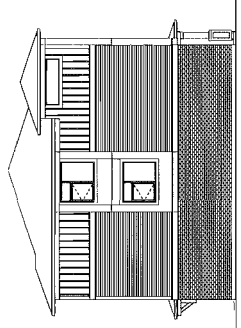
1326 S. 104th, LINCOLN, NE 68504  
 7801 LYNNWOOD DRIVE, LINCOLN, NE 68504 - LOT 1

Yamamoto  
 Architecture Inc.

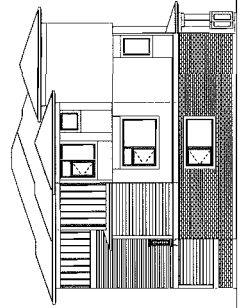
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 CHECKED BY: JY  
 SCALE: 1/8" = 1'-0"

ELEVATIONS

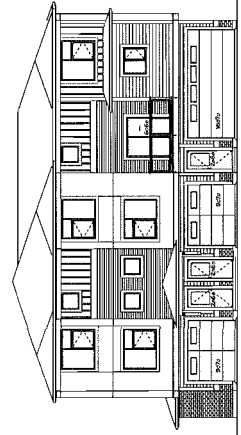
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DATE	01/14/08
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SCALE	1/8" = 1'-0"
TITLE	PLAN #4



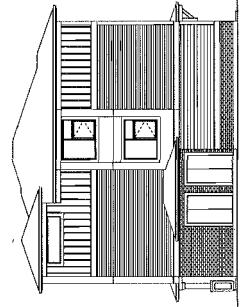
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WEST ELEVATION



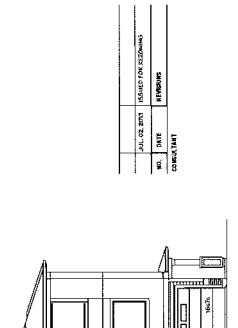
BUILDING NO. 1  
WEST ELEVATION



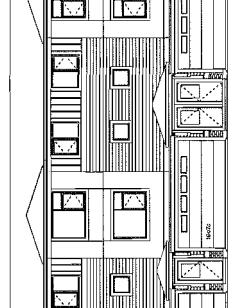
BUILDING NO. 1  
NORTH ELEVATION



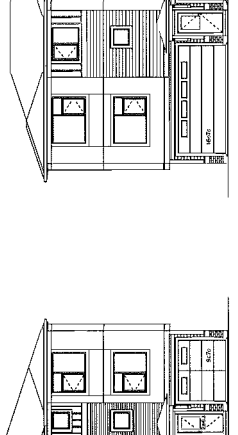
BUILDING NO. 1  
EAST ELEVATION



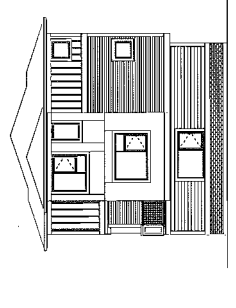
BUILDING NO. 3  
SOUTH ELEVATION



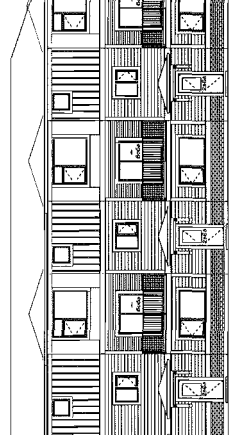
BUILDING NO. 2  
NORTH ELEVATION



BUILDING NO. 1  
NORTH ELEVATION



BUILDING NO. 3  
WEST ELEVATION



BUILDING NO. 3  
NORTH ELEVATION

- ROOF PANEL  
E.L. 10.284 (27.94')
- 1ST FLOOR  
E.L. 10.284 (27.94')
- 2ND FLOOR  
E.L. 11.714 (29.57')
- 3RD FLOOR  
E.L. 13.144 (31.20')
- 4TH FLOOR  
E.L. 14.574 (32.83')
- 5TH FLOOR  
E.L. 16.004 (34.46')
- 6TH FLOOR  
E.L. 17.434 (36.09')
- 7TH FLOOR  
E.L. 18.864 (37.72')
- 8TH FLOOR  
E.L. 20.294 (39.35')
- 9TH FLOOR  
E.L. 21.724 (40.98')
- 10TH FLOOR  
E.L. 23.154 (42.61')
- 11TH FLOOR  
E.L. 24.584 (44.24')
- 12TH FLOOR  
E.L. 26.014 (45.87')
- 13TH FLOOR  
E.L. 27.444 (47.50')
- 14TH FLOOR  
E.L. 28.874 (49.13')
- 15TH FLOOR  
E.L. 30.304 (50.76')
- 16TH FLOOR  
E.L. 31.734 (52.39')
- 17TH FLOOR  
E.L. 33.164 (54.02')
- 18TH FLOOR  
E.L. 34.594 (55.65')
- 19TH FLOOR  
E.L. 36.024 (57.28')
- 20TH FLOOR  
E.L. 37.454 (58.91')
- 21ST FLOOR  
E.L. 38.884 (60.54')
- 22ND FLOOR  
E.L. 40.314 (62.17')
- 23RD FLOOR  
E.L. 41.744 (63.80')
- 24TH FLOOR  
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- 25TH FLOOR  
E.L. 44.604 (67.06')
- 26TH FLOOR  
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- 27TH FLOOR  
E.L. 47.464 (70.32')
- 28TH FLOOR  
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- 29TH FLOOR  
E.L. 50.324 (73.58')
- 30TH FLOOR  
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- 32ND FLOOR  
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- 33RD FLOOR  
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- 37TH FLOOR  
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- 38TH FLOOR  
E.L. 63.194 (88.25')
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- 40TH FLOOR  
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- 42ND FLOOR  
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- 43RD FLOOR  
E.L. 70.344 (96.40')
- 44TH FLOOR  
E.L. 71.774 (98.03')
- 45TH FLOOR  
E.L. 73.204 (99.66')
- 46TH FLOOR  
E.L. 74.634 (101.29')
- 47TH FLOOR  
E.L. 76.064 (102.92')
- 48TH FLOOR  
E.L. 77.494 (104.55')
- 49TH FLOOR  
E.L. 78.924 (106.18')
- 50TH FLOOR  
E.L. 80.354 (107.81')
- 51ST FLOOR  
E.L. 81.784 (109.44')
- 52ND FLOOR  
E.L. 83.214 (111.07')
- 53RD FLOOR  
E.L. 84.644 (112.70')
- 54TH FLOOR  
E.L. 86.074 (114.33')
- 55TH FLOOR  
E.L. 87.504 (115.96')
- 56TH FLOOR  
E.L. 88.934 (117.59')
- 57TH FLOOR  
E.L. 90.364 (119.22')
- 58TH FLOOR  
E.L. 91.794 (120.85')
- 59TH FLOOR  
E.L. 93.224 (122.48')
- 60TH FLOOR  
E.L. 94.654 (124.11')
- 61ST FLOOR  
E.L. 96.084 (125.74')
- 62ND FLOOR  
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- 63RD FLOOR  
E.L. 98.944 (129.00')
- 64TH FLOOR  
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- 65TH FLOOR  
E.L. 101.804 (132.26')
- 66TH FLOOR  
E.L. 103.234 (133.89')
- 67TH FLOOR  
E.L. 104.664 (135.52')
- 68TH FLOOR  
E.L. 106.094 (137.15')
- 69TH FLOOR  
E.L. 107.524 (138.78')
- 70TH FLOOR  
E.L. 108.954 (140.41')
- 71ST FLOOR  
E.L. 110.384 (142.04')
- 72ND FLOOR  
E.L. 111.814 (143.67')
- 73RD FLOOR  
E.L. 113.244 (145.30')
- 74TH FLOOR  
E.L. 114.674 (146.93')
- 75TH FLOOR  
E.L. 116.104 (148.56')
- 76TH FLOOR  
E.L. 117.534 (150.19')
- 77TH FLOOR  
E.L. 118.964 (151.82')
- 78TH FLOOR  
E.L. 120.394 (153.45')
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E.L. 121.824 (155.08')
- 80TH FLOOR  
E.L. 123.254 (156.71')
- 81ST FLOOR  
E.L. 124.684 (158.34')
- 82ND FLOOR  
E.L. 126.114 (160.00')
- 83RD FLOOR  
E.L. 127.544 (161.63')
- 84TH FLOOR  
E.L. 128.974 (163.26')
- 85TH FLOOR  
E.L. 130.404 (164.89')
- 86TH FLOOR  
E.L. 131.834 (166.52')
- 87TH FLOOR  
E.L. 133.264 (168.15')
- 88TH FLOOR  
E.L. 134.694 (169.78')
- 89TH FLOOR  
E.L. 136.124 (171.41')
- 90TH FLOOR  
E.L. 137.554 (173.04')
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- 92ND FLOOR  
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- 94TH FLOOR  
E.L. 143.274 (179.56')
- 95TH FLOOR  
E.L. 144.704 (181.19')
- 96TH FLOOR  
E.L. 146.134 (182.82')
- 97TH FLOOR  
E.L. 147.564 (184.45')
- 98TH FLOOR  
E.L. 148.994 (186.08')
- 99TH FLOOR  
E.L. 150.424 (187.71')
- 100TH FLOOR  
E.L. 151.854 (189.34')

NO.	DATE	REVISIONS
1	JUL 15 2011	ISSUED FOR EXAMINATION
2	AUG 15 2011	REVISIONS
CONSULTANT		

PROJECT: TOWNHOUSE DEVELOPMENT

3000 S.W. 15TH AVENUE, SUITE 100  
MIAMI, FLORIDA 33135

3000 S.W. 15TH AVENUE, SUITE 100  
MIAMI, FLORIDA 33135

Yamamoto  
Architecture Inc.

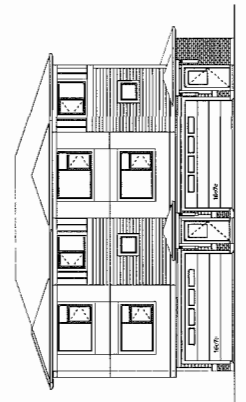
3000 S.W. 15TH AVENUE, SUITE 100  
MIAMI, FLORIDA 33135

ELEVATIONS

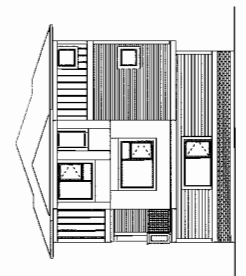
SCALE	SHEET NO.
DATE	DATE
DESIGNED BY	CHECKED BY
DRAWN BY	DATE

PLAN #5

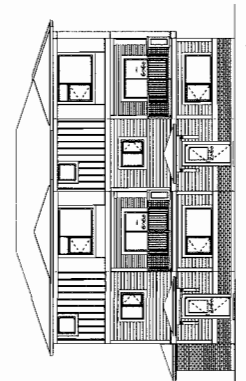
- ROOF SLOPE  
12:12 (45°)
- UP OF ROOF TRUSSES  
12:12 (45°)
- FRONT PORCH  
12:12 (45°)
- FRONT DOOR  
12:12 (45°)
- FRONT WINDOW  
12:12 (45°)
- FRONT BALCONY  
12:12 (45°)



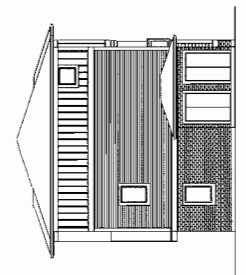
BUILDING NO. 1  
NORTH ELEVATION



BUILDING NO. 1  
EAST ELEVATION

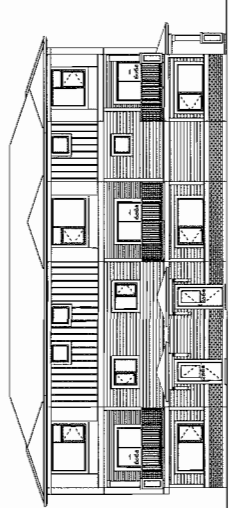


BUILDING NO. 1  
SOUTH ELEVATION

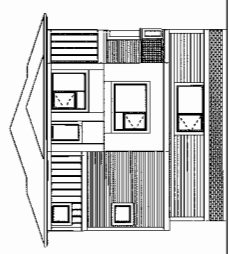


BUILDING NO. 1  
WEST ELEVATION

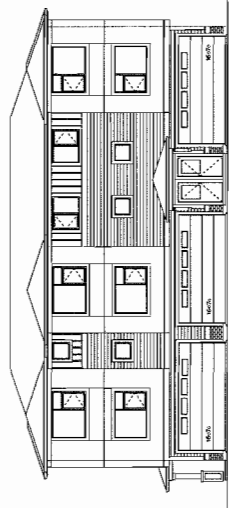
- ROOF SLOPE  
12:12 (45°)
- UP OF ROOF TRUSSES  
12:12 (45°)
- FRONT PORCH  
12:12 (45°)
- FRONT DOOR  
12:12 (45°)
- FRONT WINDOW  
12:12 (45°)
- FRONT BALCONY  
12:12 (45°)



BUILDING NO. 2  
SOUTH ELEVATION

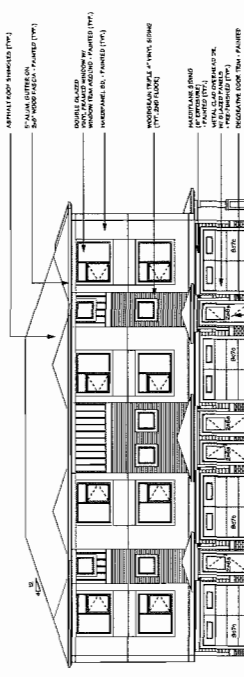


BUILDING NO. 2  
WEST ELEVATION

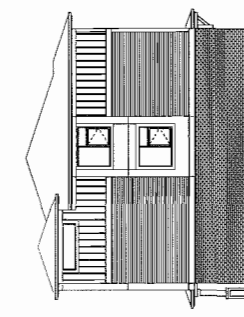


BUILDING NO. 2  
NORTH ELEVATION

- ROOF SLOPE  
12:12 (45°)
- UP OF ROOF TRUSSES  
12:12 (45°)
- FRONT PORCH  
12:12 (45°)
- FRONT DOOR  
12:12 (45°)
- FRONT WINDOW  
12:12 (45°)
- FRONT BALCONY  
12:12 (45°)



BUILDING NO. 3  
SOUTH ELEVATION



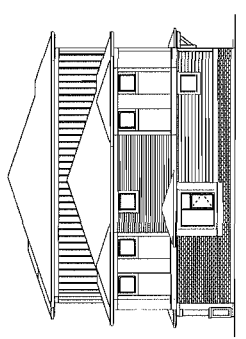
BUILDING NO. 3  
WEST ELEVATION

NO.	DATE	REVISIONS

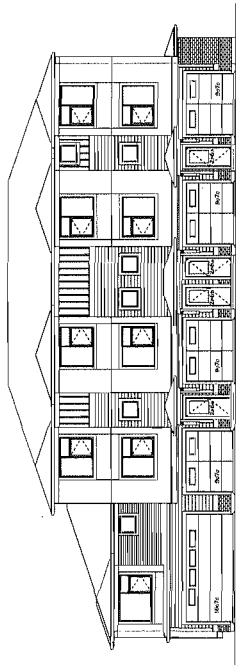
Yamamoto  
Architecture Inc.  
1308 13th Avenue, Suite 100  
Richmond, BC V6X 1S1  
TEL: 604.273.1111  
WWW.YAMAMOTOARCHITECTURE.COM

SCALE	1/4" = 1'-0"
DATE	06.14.19
DRAWN	TT
CHECKED	
TITLE	PLAN #6
PROJECT	TOWNHOUSE DEVELOPMENT

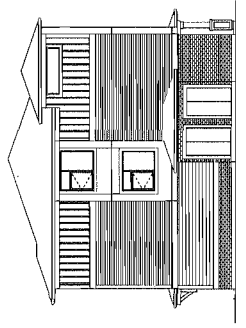
- 1. NEW FLOOR FINISH (CONCRETE)
- 2. UP TO FLOOR FINISH (CONCRETE)
- 3. FINISH (CONCRETE)
- 4. FINISH (CONCRETE)
- 5. FINISH (CONCRETE)
- 6. FINISH (CONCRETE)
- 7. FINISH (CONCRETE)
- 8. FINISH (CONCRETE)
- 9. FINISH (CONCRETE)
- 10. FINISH (CONCRETE)



[ BUILDING #07 ]  
WEST ELEVATION



[ BUILDING #07 ]  
SOUTH ELEVATION



[ BUILDING #07 ]  
EAST ELEVATION

DATE	NO.	DESCRIPTION
JAN. 12, 2010	01	ISSUED FOR PERMITTING
	02	REVISED
	03	REVISED
	04	REVISED
	05	REVISED
	06	REVISED
	07	REVISED
	08	REVISED
	09	REVISED
	10	REVISED
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PROJECT: TOWNHOUSE DEVELOPMENT  
 SHEET NO.: 01  
 DATE: 01/12/10

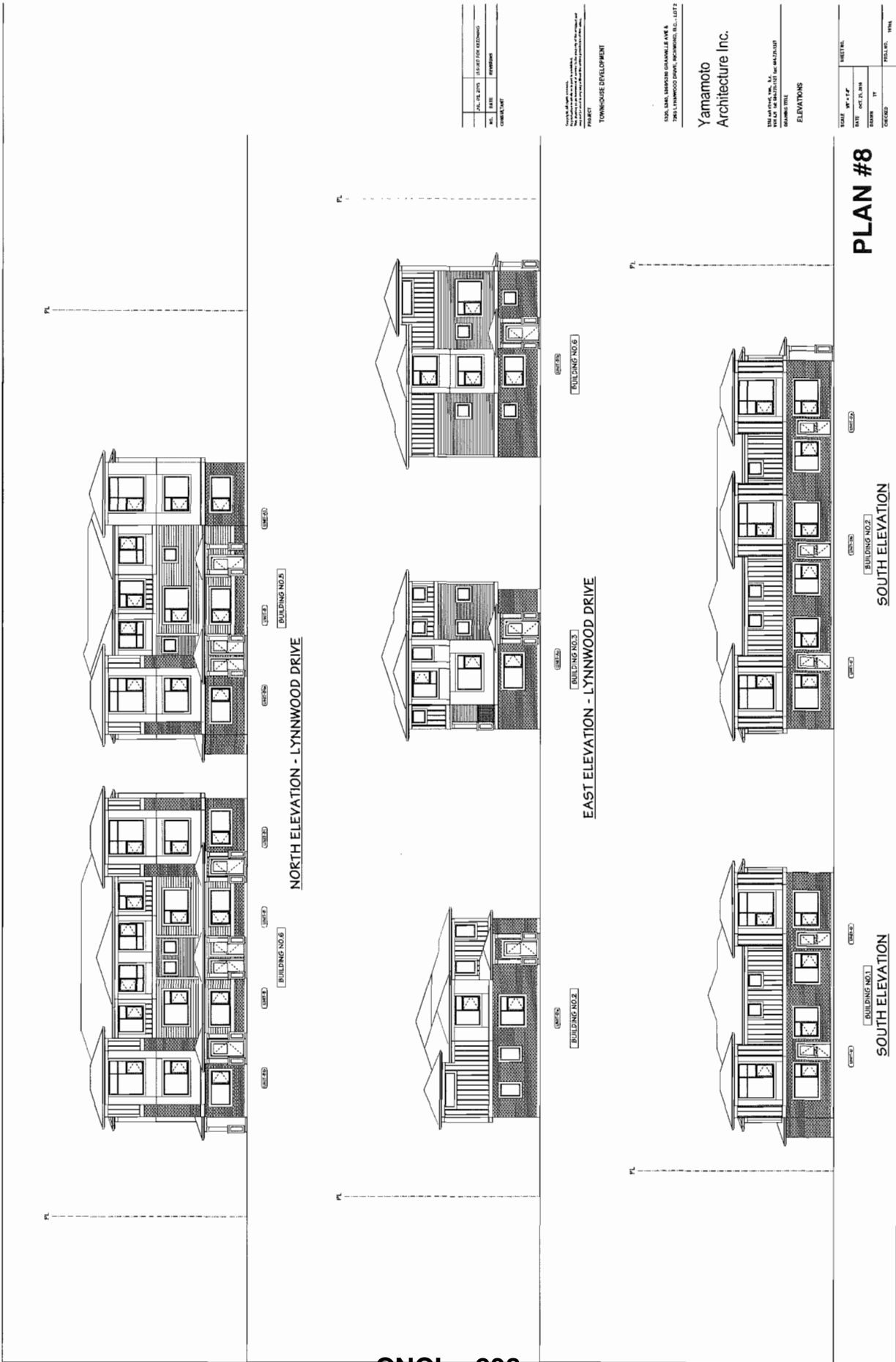
3304 S.W. 10TH AVENUE, SUITE 100  
 MIAMI, FLORIDA 33135  
 TEL: 305.444.1111  
 WWW.YAMAMOTOARCH.COM

Yamamoto  
 Architecture Inc.

DATE: 01/12/10  
 DRAWN BY: [NAME]  
 CHECKED BY: [NAME]

TITLE	SCALE	SHEET NO.
PLAN #7	1/8" = 1'-0"	01
DATE	01/12/10	01
DRAWN BY	[NAME]	[NAME]
CHECKED BY	[NAME]	[NAME]
PROJECT	TOWNHOUSE DEVELOPMENT	

# PLAN #7



DATE	DESCRIPTION
JAN. 10, 2015	ISSUED FOR PERMITTING
NO. DATE	REVISIONS
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2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
7	ISSUED FOR PERMITTING
8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING

PROJECT: TOWNHOUSE DEVELOPMENT  
 ARCHITECT: Yamamoto Architecture Inc.  
 1000 WEST 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6H 2Y6  
 TEL: 604.271.1111  
 WWW.YAMAMOTOARCHITECTURE.COM

DATE: 01.10.2015  
 TIME: 10:00 AM  
 DRAWN: TT  
 CHECKED: YMA

SCALE: 1/8" = 1'-0"  
 DATE: 01.10.2015  
 DRAWN: TT  
 CHECKED: YMA

PROJECT: TOWNHOUSE DEVELOPMENT  
 ARCHITECT: Yamamoto Architecture Inc.  
 1000 WEST 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6H 2Y6  
 TEL: 604.271.1111  
 WWW.YAMAMOTOARCHITECTURE.COM

DATE: 01.10.2015  
 TIME: 10:00 AM  
 DRAWN: TT  
 CHECKED: YMA

SCALE: 1/8" = 1'-0"  
 DATE: 01.10.2015  
 DRAWN: TT  
 CHECKED: YMA

PLAN #8

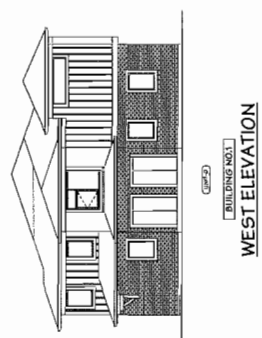
SOUTH ELEVATION

SOUTH ELEVATION

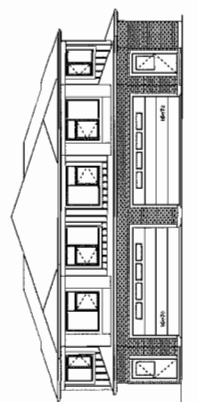
EAST ELEVATION - LYNNWOOD DRIVE

NORTH ELEVATION - LYNNWOOD DRIVE

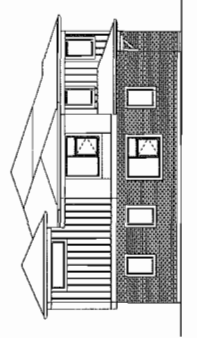
- ROOF FINISH  
N. 11' 0" (10' 0" FINISH)
- TOP OF ROOF FINISH  
N. 11' 0" (10' 0" FINISH)
- SECOND FLOOR  
N. 11' 0" (10' 0" FINISH)
- GROUND FLOOR  
N. 11' 0" (10' 0" FINISH)



BUILDING NO. 1  
WEST ELEVATION

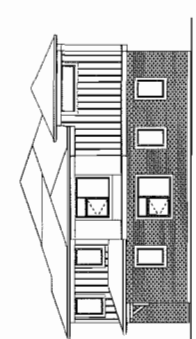


BUILDING NO. 1  
NORTH ELEVATION

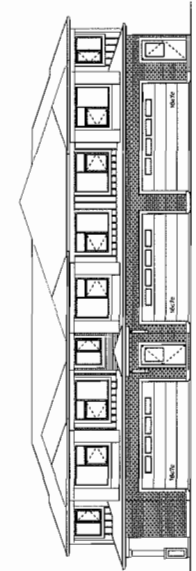


BUILDING NO. 1  
EAST ELEVATION

- ROOF FINISH  
N. 11' 0" (10' 0" FINISH)
- TOP OF ROOF FINISH  
N. 11' 0" (10' 0" FINISH)
- SECOND FLOOR  
N. 11' 0" (10' 0" FINISH)
- GROUND FLOOR  
N. 11' 0" (10' 0" FINISH)

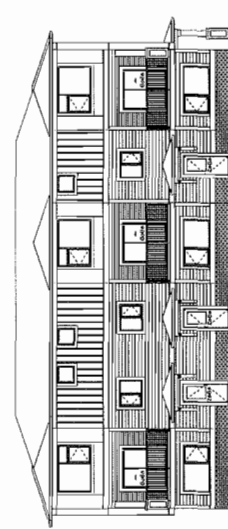


BUILDING NO. 2  
WEST ELEVATION

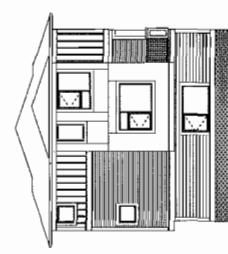


BUILDING NO. 2  
NORTH ELEVATION

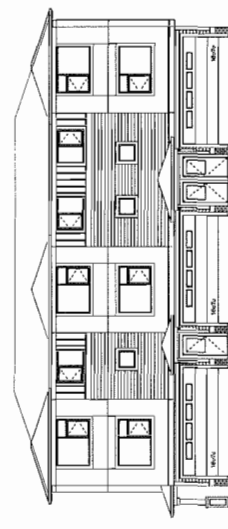
- ROOF FINISH  
N. 11' 0" (10' 0" FINISH)
- TOP OF ROOF FINISH  
N. 11' 0" (10' 0" FINISH)
- SECOND FLOOR  
N. 11' 0" (10' 0" FINISH)
- GROUND FLOOR  
N. 11' 0" (10' 0" FINISH)



BUILDING NO. 3  
SOUTH ELEVATION



BUILDING NO. 3  
WEST ELEVATION



BUILDING NO. 3  
NORTH ELEVATION

DATE	DESCRIPTION
11/11/11	ISSUED FOR PERMITS
11/11/11	ISSUED FOR PERMITS
11/11/11	ISSUED FOR PERMITS

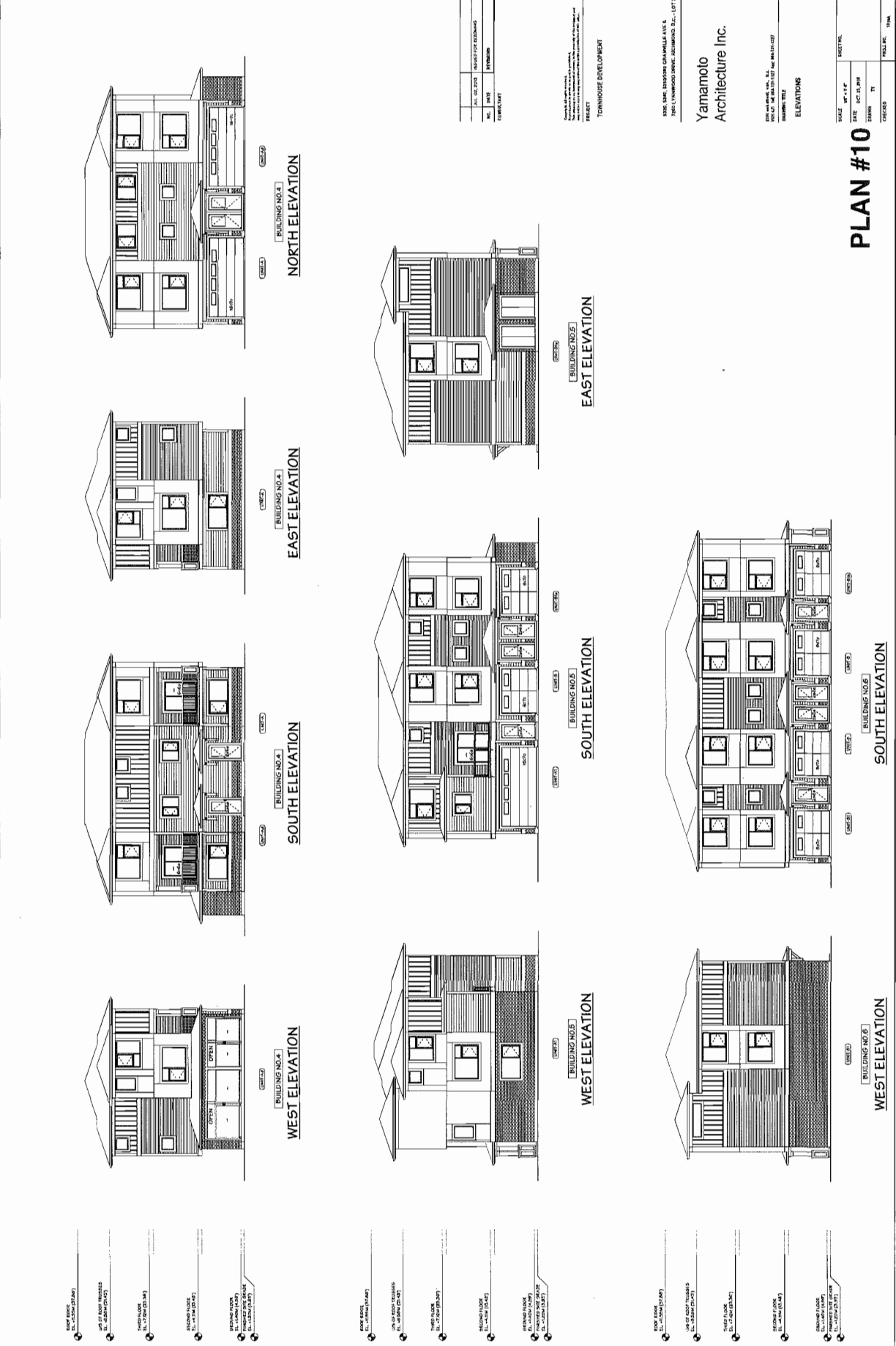
PROJECT  
TOWNHOUSE DEVELOPMENT

3200 N.W. 10TH AVENUE  
MIAMI, FL 33142

Yamamoto  
Architecture Inc.

SCALE  
1/4" = 1'-0"

DATE	DESCRIPTION
11/11/11	ISSUED FOR PERMITS
11/11/11	ISSUED FOR PERMITS
11/11/11	ISSUED FOR PERMITS



DATE	REVISION

3205 S.W. 13TH AVENUE  
 MIAMI, FL 33135  
 TEL: 305.351.1000  
 FAX: 305.351.1001  
 WWW.YAMAMOTOARCHITECTURE.COM

3205 S.W. 13TH AVENUE  
 MIAMI, FL 33135  
 TEL: 305.351.1000  
 FAX: 305.351.1001  
 WWW.YAMAMOTOARCHITECTURE.COM

**Yamamoto**  
 Architecture Inc.

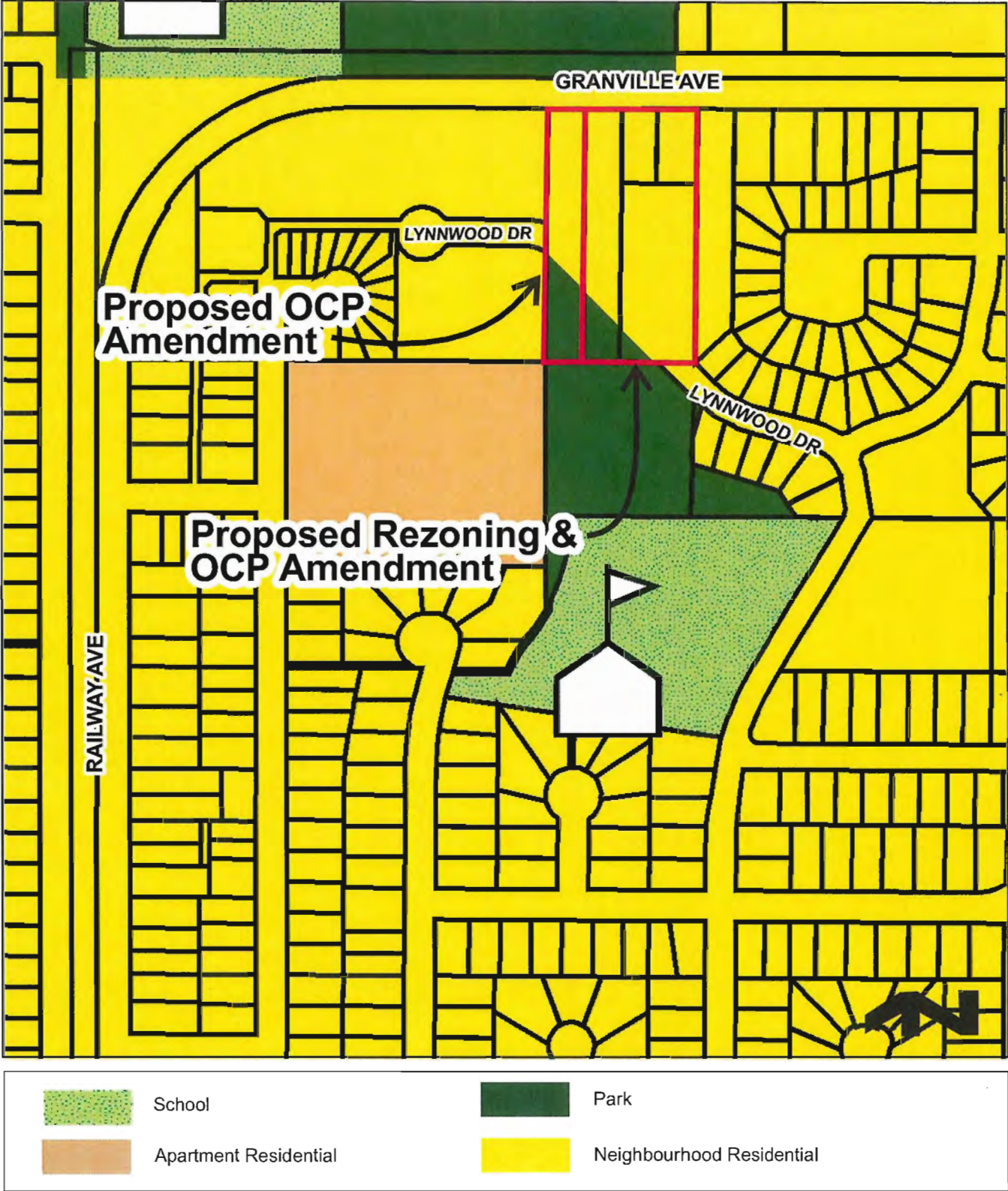
ELEVATIONS  
 SHEET NO. 10  
 PLAN #10

DATE	REVISION

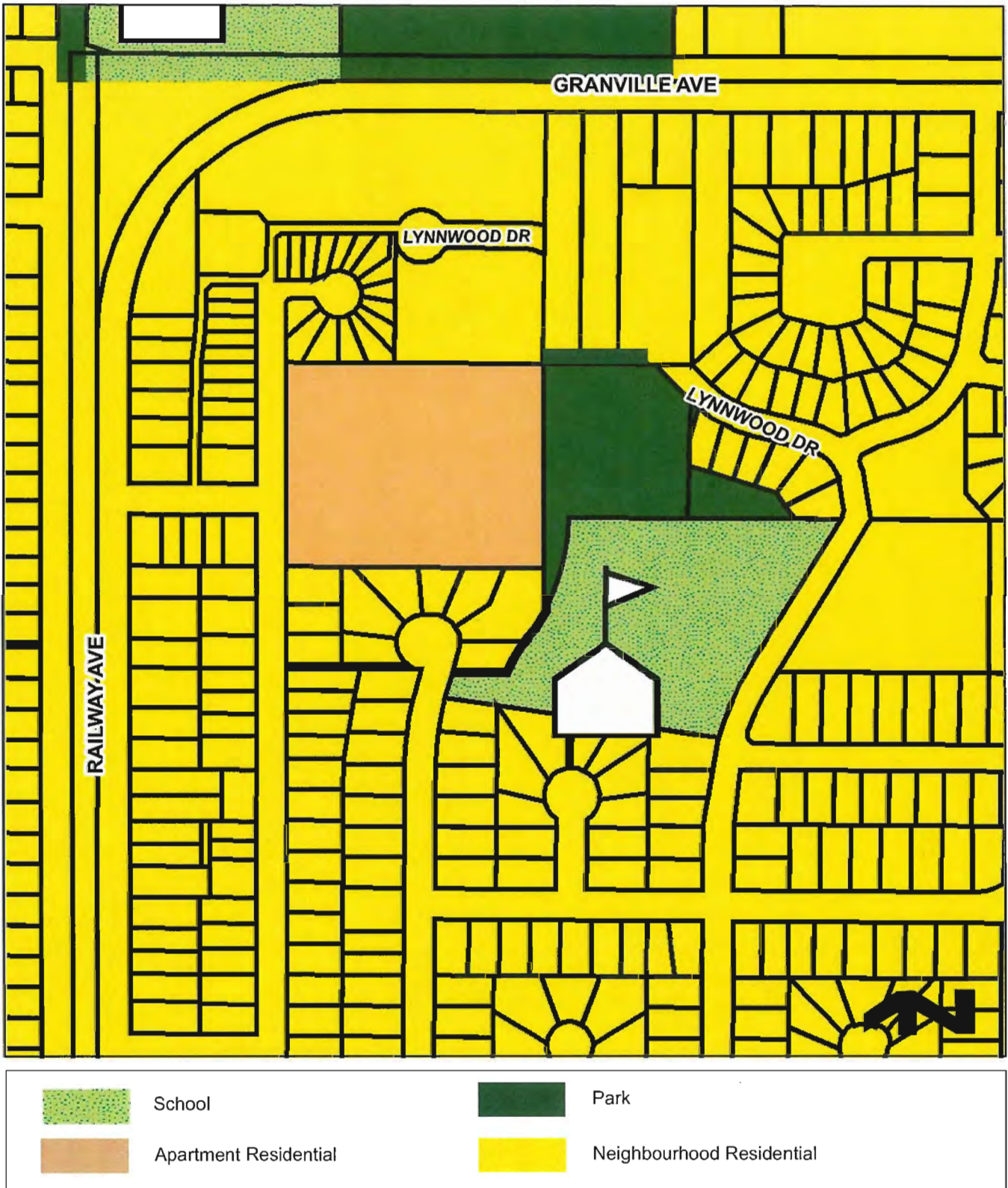
# PLAN #10



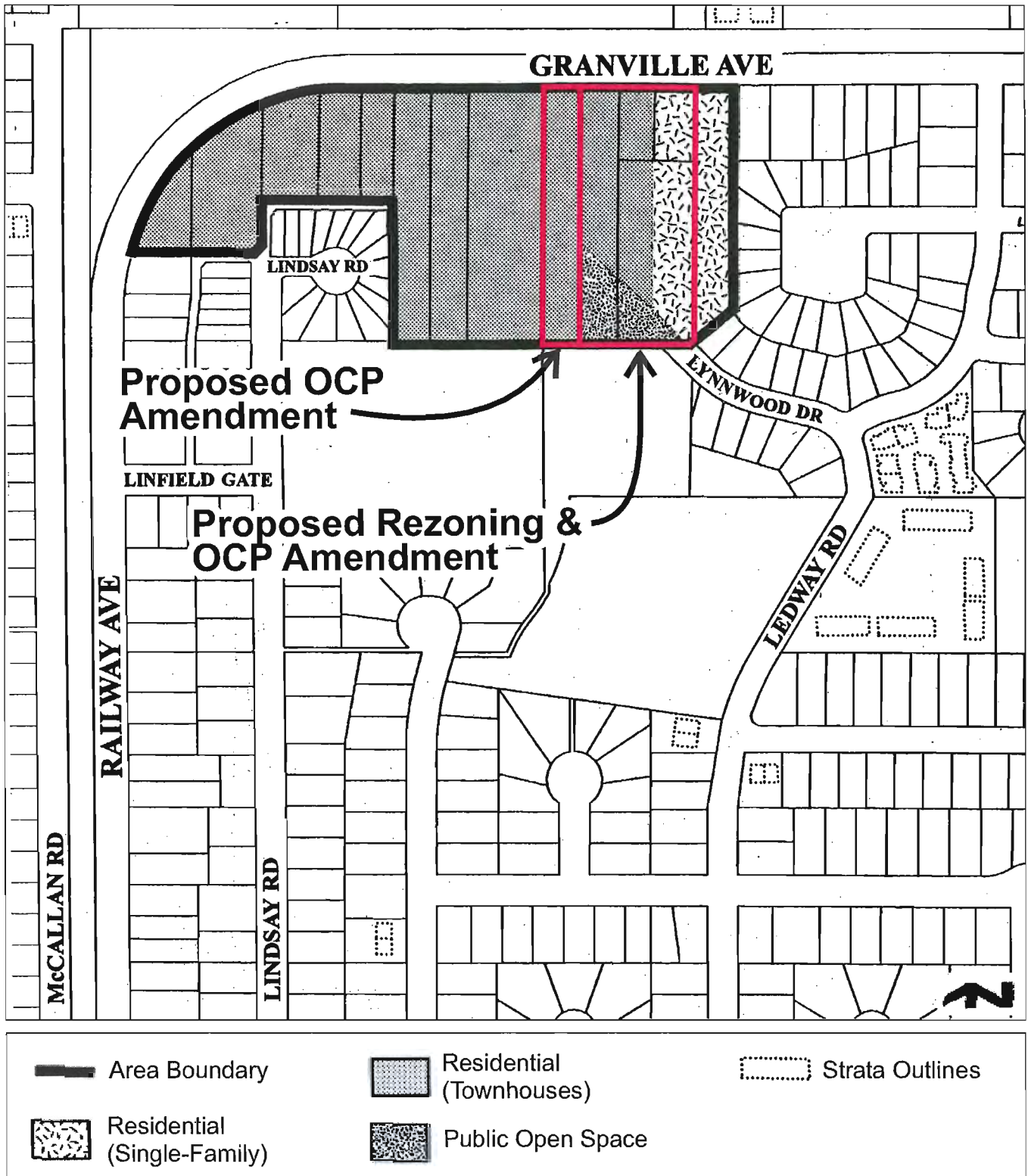
Context Land Use Map  
2041 OCP Land Use Map (RZ 12-610630)



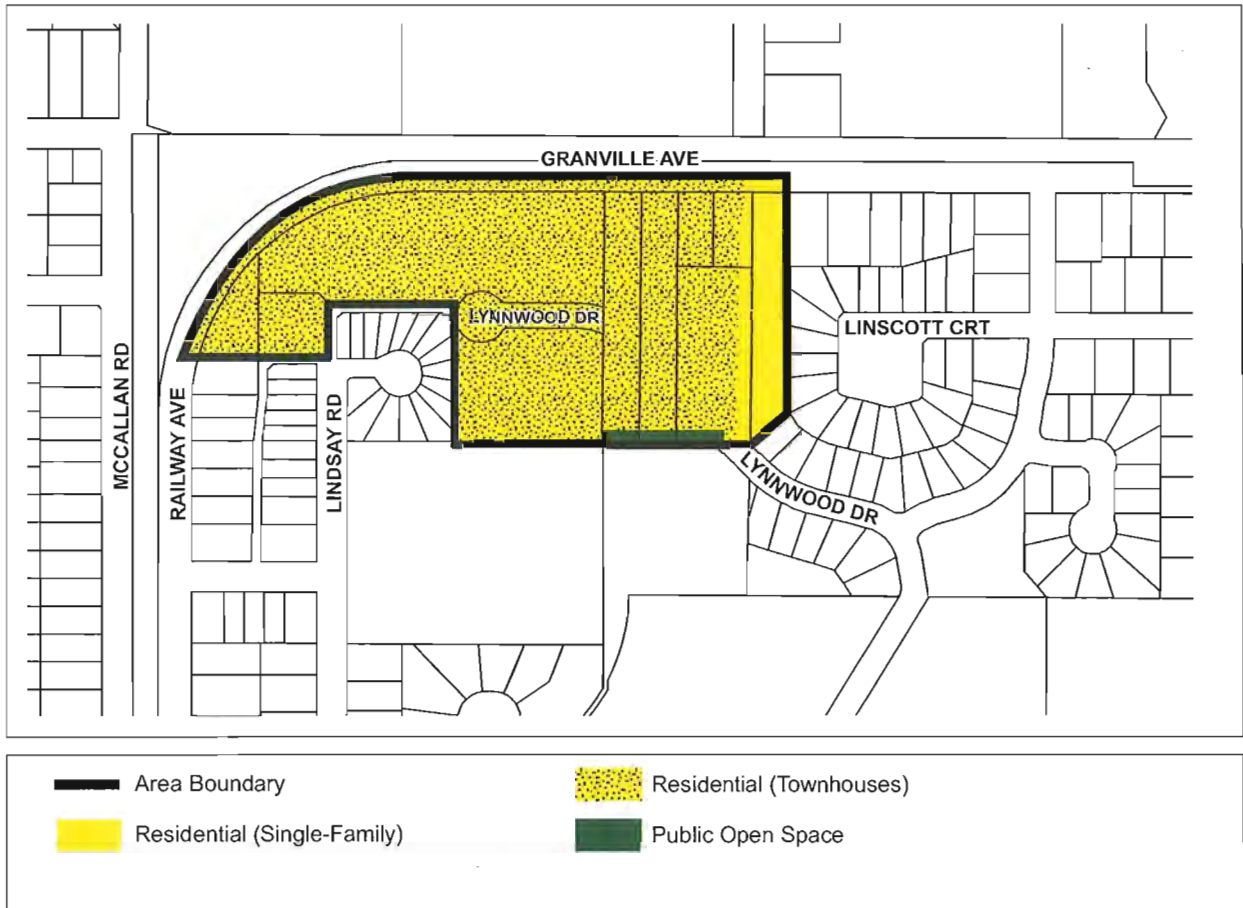
Context Land Use Map  
Proposed 2041 OCP Land Use Map (RZ 12-610630)



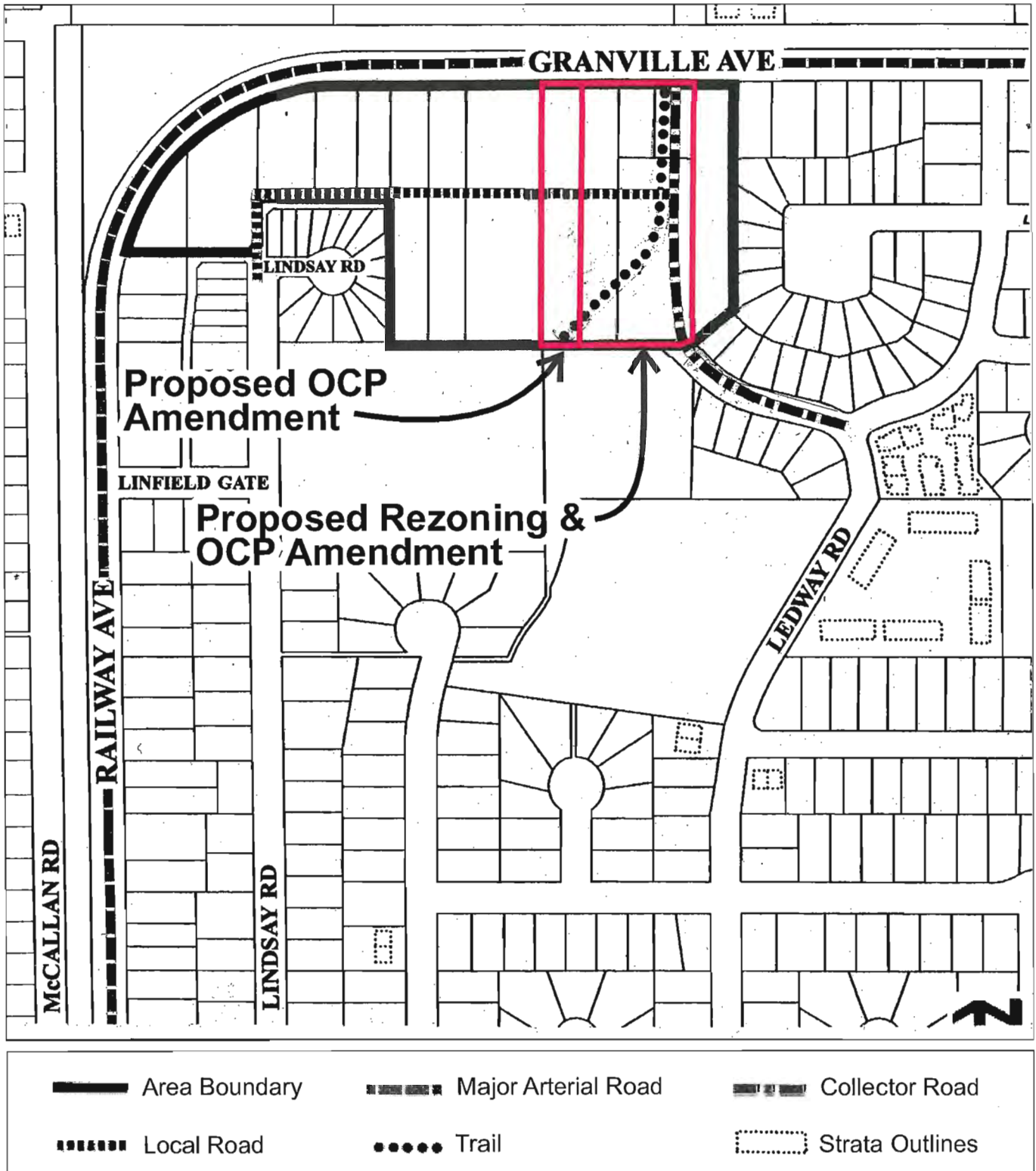
# Laurelwood Sub-Area Plan Land Use Map



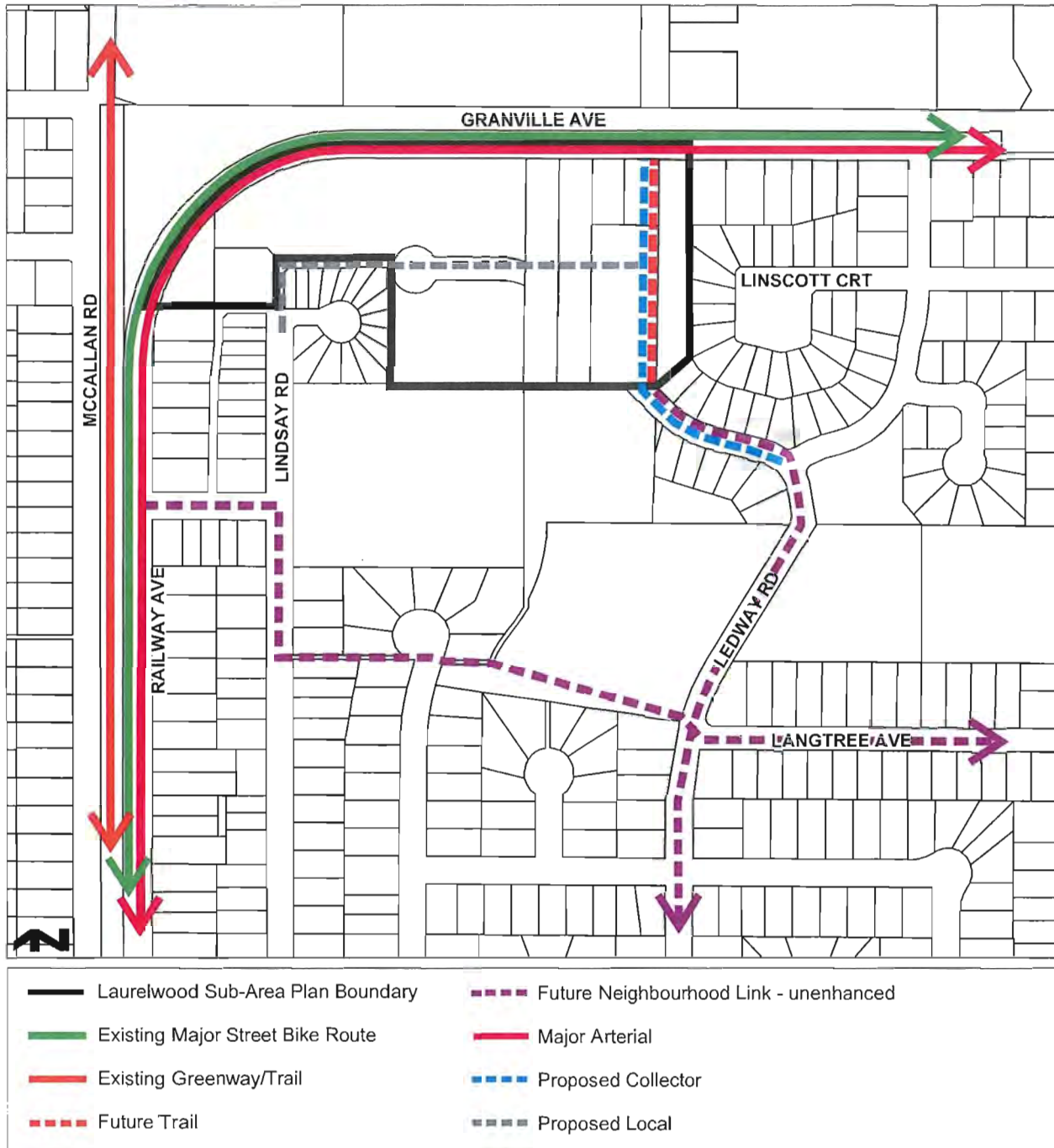
### Proposed Laurelwood Sub-Area Plan Map Land Use Map



# Laurelwood Sub-Area Plan Circulation Map



# Proposed Laurelwood Sub-Area Plan Circulation Map





**RZ 12-610630**

**Attachment 9**

Address: 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Laurelwood Sub-Area (Blundell)

	Existing		Proposed			
<b>Owner</b>	Grandsun Investment & Trading Inc. City of Richmond (5360 Granville Ave)		Unknown			
<b>Site Size</b>	5320 Granville Ave	4,030 m <sup>2</sup>	North Development Site	4,332.9 m <sup>2</sup>		
	5340	1,106 m <sup>2</sup>	South Development Site	3,477.2 m <sup>2</sup>		
	5360	1,264 m <sup>2</sup>	Road Dedication	3,764.9 m <sup>2</sup>		
	7260 Lynnwood Dr	5,680 m <sup>2</sup>	Park Expansion	505 m <sup>2</sup>		
	<b>Total</b>	<b>12,080 m<sup>2</sup></b>	<b>Total</b>	<b>12,080 m<sup>2</sup></b>		
<b>Land Uses</b>	Residential (Single Detached) and vacant land		Residential (Townhouses) and Public Open Space			
<b>OCP Designation</b>	Neighbourhood Residential and Park		Neighbourhood Residential and Park			
<b>Sub-Area Plan Designation</b>	Residential (Townhouses) and Public Open Space		Residential (Townhouses) and Public Open Space			
<b>Zoning</b>	Single Detached (RS1/E)		Medium Density Townhouses (RTM3)			
<b>Number of Units</b>	2 homes & 1 vacant lot		43 Townhouses			
	Bylaw Requirement		Proposed		Variance	
Floor Area Ratio (FAR)	Max. 0.7		0.7		None permitted	
Lot Coverage	Max. 40%		40%		None	
Lot Size:						
Minimum Lot Depth	Min. 35 m		156 m		None	
Minimum Lot Width	Min. 50 m		56 m			
Setbacks:						
Granville Avenue	Min. 6 m		6 m			
<b>North-South road</b>	<b>Min. 6 m</b>		<b>5.2 m to 6 m</b>		<b>0.8 m Reduction</b>	
<b>East-West road</b>	<b>Min. 6 m</b>		<b>4.5 m to 6 m</b>		<b>1.5 m Reduction</b>	
McKay park	Min. 3 m		4.5 m			
<b>Interior Side Yard</b>	<b>Min. 3 m</b>		<b>1.9 m to 14 m</b>		<b>1.1 m Reduction</b>	
Building Height	Max. 12 m & three-storey		10.4 m Max. & three-storey		None	
Parking Spaces:						
Resident	86		86			
Visitor	9		9		None	
Accessible	(2)		(2)			
Total	95		95			
Tandem Parking Spaces	Max. 50% Permitted		47% (40 spaces)		None	
Indoor Amenity Space	Min. 100 m <sup>2</sup>		Cash-in-lieu		None	
Outdoor Amenity Space	Min. 258 m <sup>2</sup>		315 m <sup>2</sup>		None	

Public Input

Carol Felker Snaden

July 21, 2014

Karen McDonald

January 13, 2014

Ric Pearce

April 16, 2013



## Badyal, Sara

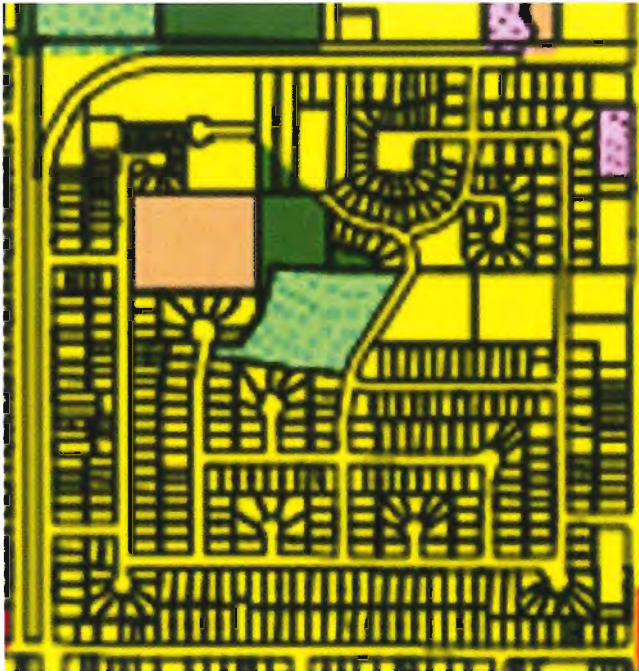
---

**From:** Badyal, Sara  
**Sent:** Monday, 21 July 2014 11:58 AM  
**To:** Badyal, Sara  
**Subject:** 5300 Granville Ave - Dec 10, 2012

Att: June Christy  
Senior Planner, Policy Planning

I am writing this on behalf of my parents Andy and Nora Felker who own the property at 5300 Granville Ave. in Richmond. They live there and would like to know why their property has been designated as partial park with a diagonal line running through the lot. My parents have not requested this OCP designation and believe it will impact their ability to sell their home in the future. Their acre lies next to the fire lane which is used as a main driveway into the Laurelwood condo development. They are long time Richmond residents. I will forward your answer to them.

Thank you,  
Carol Felker Snaden



## Badyal, Sara

---

**From:** Karen McDonald [luckycat@shaw.ca]  
**Sent:** Monday, 13 January 2014 04:46 PM  
**To:** Badyal, Sara  
**Cc:** Karen McDonald  
**Subject:** Fwd: RZ 12-610630  
**Attachments:** image.png; ATT00001.txt; image.png

>>>>

>>>> To : Sarah Badyal:

>>>>

>>>> I am writing in concern to the proposals to change from single home to town home. The proposal leaves far too little parkland on the south side of proposed Lynnwood drive extension. When I bought my place at 24 7111 Lynnwood which is the most southeast unit in the complex, it was due to the fact that in the future the end of Lynnwood Drive would eventually be extended but that the land south side of of the road would be left as Park land. As you can see from my sent images that left me with parkland to my east. This re zoning not only adds to more congestion and additional squeeze on lack of parking in the area it is not compliant with what I was told would be the future plans for this land . This will also reduce the value of my home. Please keep it single family and if the roads get connected dedicate the south side to parkland.

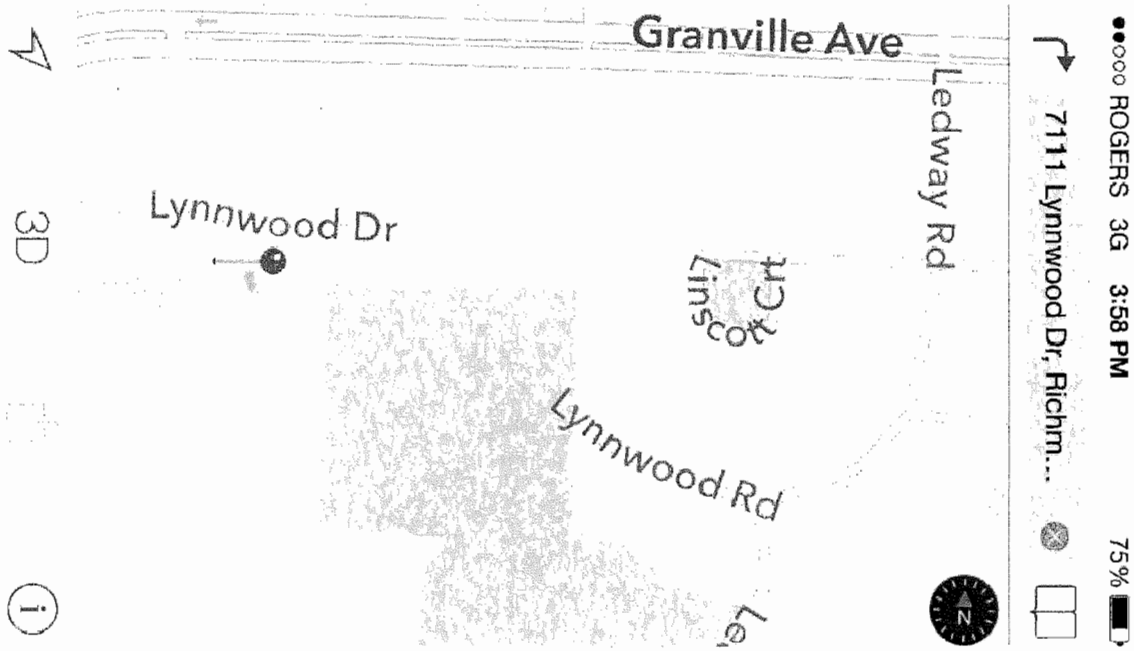
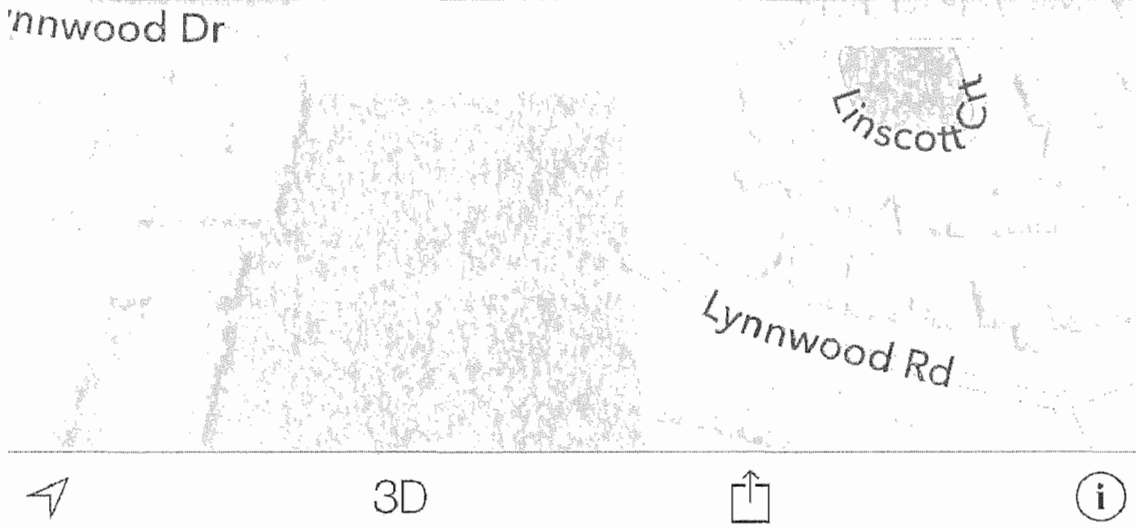
Please hit reply so I know you received this with google maps included. Thanks.

ROGERS

12:26 PM

83%

7111 Lynnwood Dr, Richmond BC V7C 5S9, Canada



## DONALD MCKAY SCHOOL COMMUNITY

RECEIVED APR 16/13

Ric Pearce  
7391 Lynnwood Drive  
Richmond, B.C.  
[Chric@shaw.ca](mailto:Chric@shaw.ca)  
604-307-3522

Re:  
Centro Terrawest Development Ltd  
Yamamoto Architecture Inc Taizo Yamamoto  
Centro Terrawest Development Ltd Kush Panatch  
6042411422  
Yamamoto 6047311127 Architecture Inc Taizo Yamamoto  
YAMAMOTO ARCHITECTURE INC has applied to the City of Richmond for permission to rezone 5320, 5340, 5360, 5380 Granville Ave and 7280 Lynnwood Dr from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) in order to construct 42 three storey multi-family townhouse units.

To Sara Badyal,

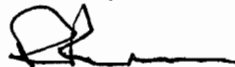
I am writing on behalf of the neighbours and families of Donald McKay School Community. We have some concerns about the above Rezoning Permit Application. Our concerns are centered on the safety of our children and families of our small, yet well knitted community.

The above permit application is going to open up the current dead end road on Lynnwood Drive and allow access to Granville. The playground where the children play is within fifty meters of Lynnwood Drive, and blocked with a wooden barrier. Children and parents use this dead end road for pickup and drop off for the school and the preschool. With a through road, traffic will increase and that puts our children and families at peril.

When the construction begins there will be a major change in the traffic pattern. The use of Dump Trucks and Construction Vehicles will greatly increase down Ledway and Lynnwood. Once again, these vehicles will be crossing very close to a well-attended playground.

Richmond is in a huge growth stage and we understand that open land will ultimately be re-developed. We appreciated you hearing some of our initial concerns and we would encourage open dialogue about the proposal and what options there are. If we could arrange a meeting with others and myself within the community it would be greatly appreciated.




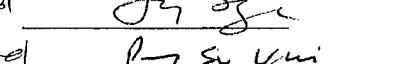

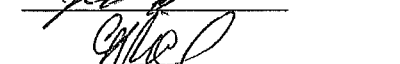
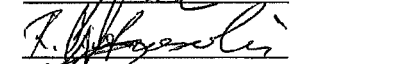
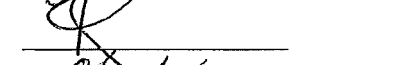

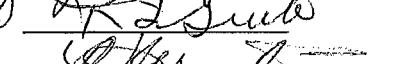
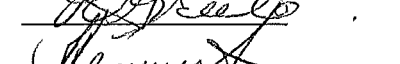
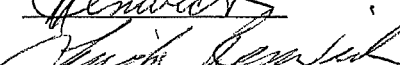
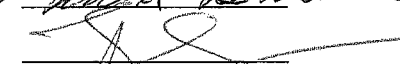

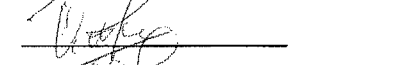
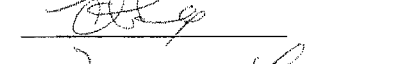




Sincerely,



Ric Pearce

Cc: Cameron Robertson Traffic Technician

# DONALD MCKAY SCHOOL COMMUNITY

Name	Address	Signature
SZYMAN CHANG	7171 LEDWAY RD RICHMOND V7E512	
NORM McPHERDRIAN	7160 LEDWAY RD. RICHMOND	
PAT McPHERDRIAN	7160 LEDWAY RD., RICHMOND	
LILY SZE	2-7200 ledway Rd. Richmond	
SU VUI PANG	2-7200 Ledway Rd, Richmond	
Joyce Pang	2-7200 Ledway Rd, Richmond	
GREG. PIETRUSINSKI	5-7200 Ledway Rd, Richmond	
Reggie PIETRUSINSKI	5-7200 Ledway Rd, Richmond	
(2) Mertyz Gony	1220 ledway Rd, Richmond	
(2) OTTAWA & Carol	7240 Ledway Rd Richmond	
R GRUTA	7260 Hedeway Rd, Rmd	
Herraine Grute	7260 Hedeway Rd., Rmd	
ROSS RENWICK	7280 LEDWAY RD, RMD.	
RINDA RENWICK	7280 LEDWAY RD RMD	
P McKennie	7131 ledway rd	
AARON PAN	7151 LEDWAY ROAD	
ANTONIO LEE	7191 LEDWAY ROAD	
CAROL LEE	7191 LEDWAY ROAD	
FANNY LAI	7311 LYNNWOOD DR RMD	
KEN HAM	7340 Lynnwood Dr. Rd	

# DONALD MCKAY SCHOOL COMMUNITY

Name

Address

Signature

Francine Ng	<del>2508</del> 7360 Lombard Rd.	Francine Ng
Kathy Zemke	3640 Ullsmore Ave.	K. Zemke
Linda Goncalves	6677 Dickens St bby	Linda
Janet Trahey	#169-4340 Steveston Hwy	Janet
Mika Livingston	#18-11291 7th Ave.	Mika
Regan Janz	310-250 Salter St. New West.	Regan
Lisa Duncan	7420 Langton Rd	Lisa
Jennifer Shabits	10420 Blundell Rd.	Jennifer
Jocelyn Rodricks	202 7200 Lindsay	Jocelyn
Melissa Zhang	7031 McCallan Rd	Melissa
Tammy ZORNES	5291 Ludlow Rd	Tammy
Sandra Skerchak	9780 Penelope Rd Road	Sandra
Marilyn Turnbull	7360 Lombard Rd.	Marilyn

**DONALD MCKAY SCHOOL COMMUNITY**

Name

Address

Signature

Michael He

21-7300 Ledway Rd

JENNY LEE

7388 LYNNWOOD DRIVE

HENRY LEE

7388 LYNNWOOD DR.

Yoko Aiki

7360 Lynnwood Dr

WAYNE CHI

7280 LYNNWOOD DR

NELLY LAW

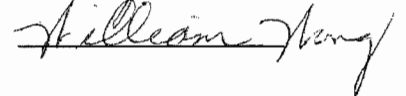
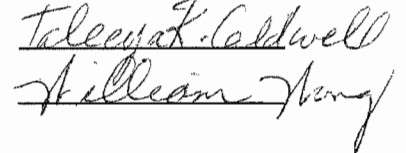
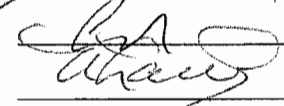
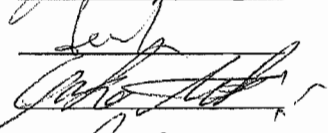
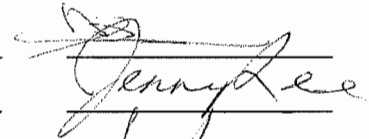
7371 LYNNWOOD DR

Taleeyah K. Caldwell

7320 Lynnwood Dr.

WILLIAM WONG

7320 Lynnwood Dr



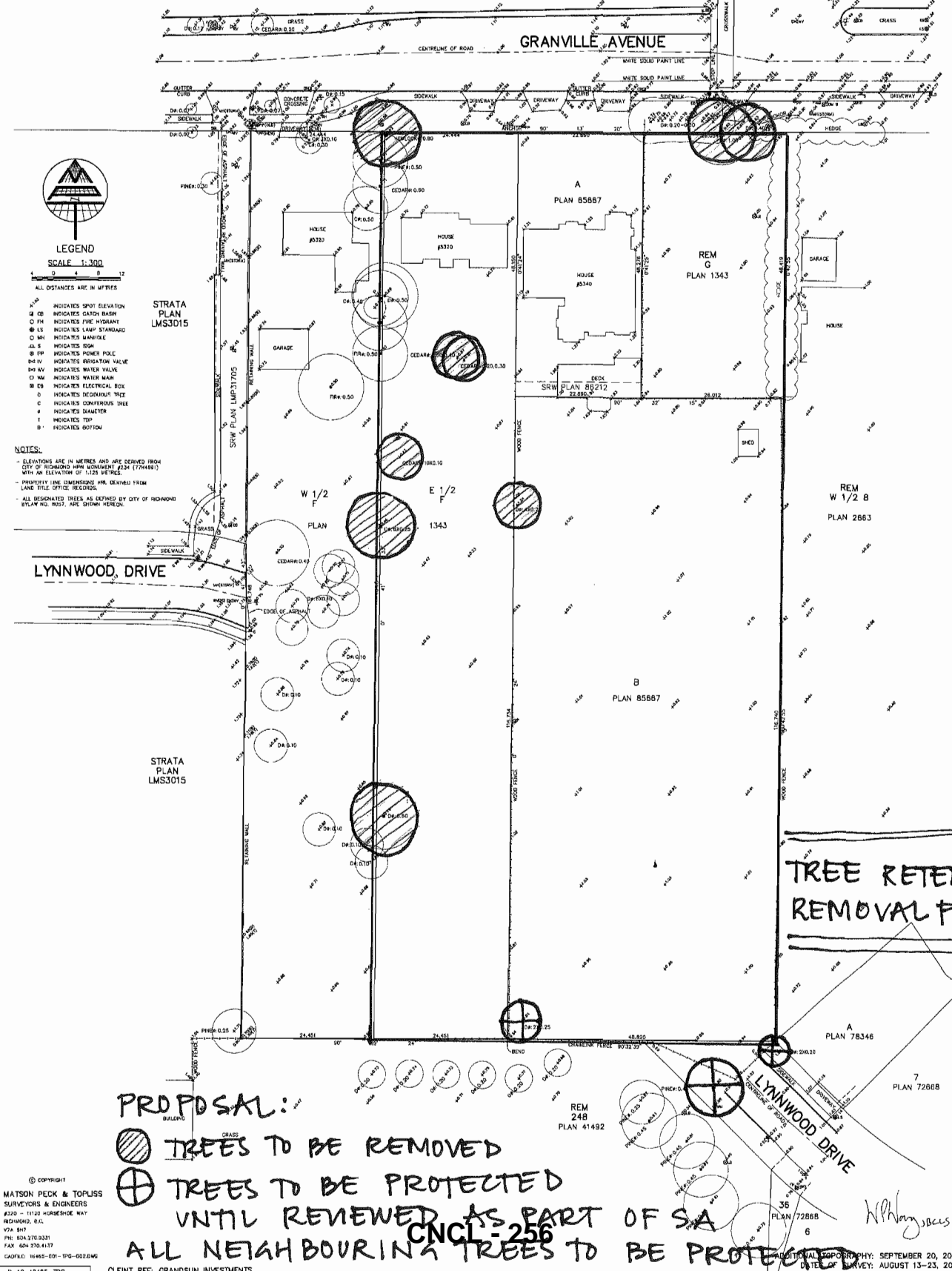
**SURVEY PLAN OF PART OF SECTION 13 BLOCK 4 NORTH  
RANGE 7 WEST NEW WESTMINSTER DISTRICT**

**ATTACHMENT 11**

PARCEL IDENTIFIER (PID): 012-165-140 (W 1/2 OF LOT "F")  
012-165-116 (E 1/2 LOT OF "F")  
016-157-368 (LOT "A")  
009-606-424 (LOT "G")  
016-167-376 (LOT "B")

**CIVIC ADDRESSES:**  
#5300 GRANVILLE AVENUE (W 1/2 OF LOT "F")  
#5320 GRANVILLE AVENUE (E 1/2 OF LOT "F")  
#5340 GRANVILLE AVENUE (LOT "A")  
#5360 GRANVILLE AVENUE (LOT "G")  
#7260 LYNNWOOD DRIVE (LOT "B")  
RICHMOND, B.C.

**LANDS DEALT WITH:**  
WEST HALF OF LOT "F" Sec 13 Bk4N R7W NWD PLAN 1343  
EAST HALF OF LOT "F" Sec 13 Bk4N R7W NWD PLAN 1343  
LOT "A" Sec 13 Bk4N R7W NWD PLAN 85867  
LOT "G" EXCEPT: FIRSTLY WEST 75 FEET SECONDLY: PART ON  
REFERENCE PLAN 12056, Sec 13 Bk4N R7W NWD PLAN 1343  
LOT "B" Sec 13 Bk4N R7W NWD PLAN 85867



**LEGEND**  
SCALE 1:300  
ALL DISTANCES ARE IN METRES

- INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- FH INDICATES FIRE HYDRANT
- LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- INDICATES SIGN
- PP INDICATES POWER POLE
- IV INDICATES IRRIGATION VALVE
- WV INDICATES WATER VALVE
- WM INDICATES WATER MAIN
- EB INDICATES ELECTRICAL BOX
- DC INDICATES DECK CORNER
- C INDICATES CONCRETE SLAB
- Ø INDICATES DIAMETER
- T INDICATES TOP
- B INDICATES BOTTOM

**NOTES:**  
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HIGH WIDENMENT #234 (179480) WITH AN ELEVATION OF 1125 METRES.  
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS.  
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BY-LAW NO. 2057 ARE SHOWN HEREON.

**PROPOSAL:**

- ⊗ TREES TO BE REMOVED
  - ⊕ TREES TO BE PROTECTED UNTIL REVIEWED AS PART OF SA
- CNCL-256**  
ALL NEIGHBOURING TREES TO BE PROTECTED

**TREE RETENTION/  
REMOVAL PLAN**

© COPYRIGHT  
MATSON PECK & TOPLISS  
SURVEYORS & ENGINEERS  
#230 - 1120 HORSESHOE WAY  
RICHMOND, B.C.  
V7X 8H7  
PH: 604.278.2331  
FAX: 604.278.1437  
CADFILE: 18485-091-TPG-022.BWG

R-10-18485-TPG

CLIENT REF: GRANDSUN INVESTMENTS

DATE OF SURVEY: AUGUST 13-23, 2010





**Address:** 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive **File No.:** RZ 12-610630

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9115, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 9114.
2. The developer shall be required to enter into purchase and sales agreements with the City for the concurrent purchase and sale of the following Lands, which is to be based on business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreements shall be borne by the developer. The Lands include:
  - a) Acquisition of city-owned lands at 5360 Granville Avenue;
  - b) Acquisition of city-owned lands at 7117 Lindsay Road; and
  - c) Sale of 9 m wide area measured along the entire south property lines (after the road dedication) of 5320 Granville Avenue and 7260 Lynnwood Drive for McKay neighbourhood park expansion.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Road dedication for new road extensions connecting to Lynas Lane and Lynnwood Drive. Road dedication is to include 4m x 4m corner cuts at all road intersections. Exact road dedication dimensions are to be determined from a detailed Final Ultimate Road Plan to the satisfaction of the Director of Transportation. Road dedications and road cross sections illustrated on attached Draft Interim Road Functional Plan:
  - a) North-South Road Extension: 17m wide road dedication and additional 0.5m SRW PROP. Road extension narrows as it approaches Granville Avenue to align the ultimate curbs with the north leg of the intersection with Lynas Lane.
  - b) East-West Road Extension: 17m wide road dedication and additional 0.5m SRW PROP.
5. The granting of 0.5 wide PROP SRW along all new roads for new City Sidewalk. Owner responsible for construction via required Servicing Agreement as noted below. City responsible for future maintenance and liability.
6. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive aisles of both the north and south development areas in favour of 5300 Granville Avenue to accommodate shared access for future multi-family redevelopment. This includes the installation of way-finding signage on the subject property.
7. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
8. Registration of a flood indemnity covenant on title (Area A).
9. Registration of a legal agreement on title prohibiting the conversion of tandem parking areas into habitable space.
10. Discharge obsolete utilities right-of-way (AD179045) from the title of 5340 Granville Avenue.
11. Discharge obsolete no development covenant (AD179047) from the title of 7260 Lynnwood Drive.
12. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot towards Public Art, or participation in the City's Public Art program (e.g., \$46,489).
13. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot to the City's Affordable Housing Reserve Fund (e.g., \$117,694.11).
14. City acceptance of the developer's offer to voluntarily contribute \$2,600.00 to the City's tree compensation account in compensation for the removal of cedar hedgerow in the Granville Avenue boulevard.
15. Incorporation of indoor amenity space in the Development Permit plans or contribution in-lieu of on-site indoor amenity space in accordance with the OCP and Council Policy (e.g., \$71,000 for 43 units).

16. Incorporation of new replacement trees in the Development Permit Landscape plan at a ratio of 2:1 for each existing bylaw tree proposed for removal, or a combination of new replacement trees and City acceptance of the developer's offer to voluntarily contribute to the City's Tree Compensation Fund for the planting of replacement trees within the City at a rate of \$500 per replacement tree not accommodated onsite.
17. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
18. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
19. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
20. Enter into a Servicing Agreement\* for the design and construction of frontage improvements, park improvements, new roads and services which shall be registered on Title. Works include, but may not be limited to:
  - a) New Roads – New roads are required, connecting to Granville Avenue and Lynnwood Drive, including:
    - i.) North-South Road Extension: 17.5m wide cross-section (including 0.5m wide SRW PROP). New road works to include but not limited to: 11.2m asphalt pavement, curb and gutter, Min. 1.5m grass boulevard with trees and 1.5m concrete sidewalk. Road extension narrows as it approaches Granville Avenue to align the ultimate curbs with the north leg of the intersection. The south leg of the intersection will be widened to the ultimate cross section as part of future redevelopment of 5400 Granville Avenue.
    - ii.) East-West Road Extension: 17.5m wide cross-section (including 0.5m wide SRW PROP). New road works to include but not limited to: 11.2m asphalt pavement, curb and gutter, Min. 1.5m grass boulevard with trees and 1.5m concrete sidewalk. Road to be extended further west and completed in the future with future redevelopment of 5300 Granville Avenue.
    - iii.) Decorative paving treatments, alignment of sidewalks, and traffic calming measures such as curb extensions and boulevards will be reviewed and included if deemed necessary through the Servicing Agreement process.
  - b) McKay neighbourhood park frontage improvements – Continuation of sidewalk on west side of Lynnwood Drive to park entry with letdown for service vehicles to Park, and a crosswalk to connect the McKay neighbourhood park pathway system to the existing sidewalk on the north side of Lynnwood Drive.
  - c) Granville Avenue frontage improvements – New 1.5 m concrete sidewalk located closer to the property line on the same alignment/offset as the existing sidewalk located west of 5300 Granville Avenue, complete with street lighting and a grass boulevard with trees.
  - d) Installation of a new traffic signal at the intersection of Granville Avenue and Lynas Lane. Existing special crosswalk to be upgraded to a full traffic signal. The work shall include, but not be limited to:
    - i) Type "P" controller cabinet.
    - ii) UPS (Uninterrupted Power Supply) & service panel cabinet/base
    - iii) Video detection
    - iv) Illuminated street name signs
    - v) Type "S" and/or type "L" poles/bases to suit site conditions
    - vi) APS (Accessible Pedestrian Signals)
    - vii) Fibre optic communications cable and associated equipment
    - viii) In-ground vehicle detection
    - ix) Removal of existing signal poles, bases, etc to be returned to City Works Yard
    - x) All associated costs to upgrade this system to be borne by the Developer.

The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners. As well, signage and pavement markings, are required.

- e) Street Lighting – Roadway lighting system shall be based on City’s current design standard.
- f) Storm sewer works – provide a 600mm diameter storm sewer system in the future north-south and east-west roads, with manholes to tie into the existing storm sewers in Granville Avenue to the north and Lynnwood Drive to the southeast (approximately 255 m in length).
- i) Sanitary sewer works – provide 200mm diameter sanitary sewer in the future north-south and east-west roads, with a manhole to tie into the existing sanitary sewer in Lynnwood Drive to the southeast (approximately 255 m in length).
- j) Water works – provide 200mm diameter water main in the future north-south and east-west roads, tying into the existing water mains in Granville Avenue to the north (400 mm diameter) and Lynnwood Drive to the southeast (approximately 255 m in length).
- k) Fire hydrants – provide 2 new fire hydrants, one in the new north-south road and one on the site’s Granville Avenue frontage (i.e., on the south side of Granville Avenue).
- l) McKay neighbourhood park improvements, to City of Richmond Parks specifications and to the satisfaction of the Senior Manager, Parks, including:
  - i) Clearing, levelling, and landscaping of new 9 m wide addition to the north edge of the park.
  - ii) Planting a larger specimen tree (with a value of at least \$1950) in compensation for the removal of the inventory Chestnut tree from Granville Avenue.
  - iii) Providing drainage at north edge of park, taking into consideration future potential park land at 5300 Granville Avenue.
  - iv) Repairing existing park pathway system and extending to tie into the new sidewalk.
  - v) Upgrading service vehicle entry and parking pad from gravel to asphalt, with curb drop.
  - vi) Installing fencing along road frontage – 1.2 m height Black vinyl coated chain link fence at the property line along the road frontage from the new north PL to the north edge of the service vehicle pad, substantial posts with rings on both sides of vehicle pad (for locked chain to prevent vehicle entry to the park), and a pedestrian opening to connect new sidewalk to the park pathway system.
- m) General Items:
  - i) Private Utilities – Developer is responsible to coordinate with private utility companies to provide services. All private utility equipment (e.g., PMT, LPTs, Telus Kisok, Shaw cabinet, etc.) is required to be accommodated on the development site, with rights-of-way as needed. There are BC Hydro poles near the northeast corner of the proposed site (i.e., Granville Avenue frontage) that may need to be relocated or removed to accommodate the future north-south road extension connecting to Lynas Lane. Removal of existing poles and undergrounding of its overhead lines will be BC Hydro's discretion. Removal of the existing poles and undergrounding of the overhead lines may require private utility aboveground structures (e.g., Vista, PMT, etc.)
  - ii) All control cabinets/kiosks (e.g., street light kiosk, traffic signal kiosk, UPS, etc.) required to service the new street lights and traffic signals shall be accommodated on the development site, with rights-of-way as needed.
  - iii) Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission.
  - iv) Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
  - v) The proposed works must be under arborist supervision, as needed. The arborist must assess the impact of the proposed works to the protected trees at the Servicing Agreement stage or Development Permit stage (whichever comes first), and will conduct root pruning, if required. A summary report including future

recommendations must be provided to the City as part of the Servicing Agreement or Development Permit process (whichever comes first).

n) DCC Credits

There are road works DCC credits available for the road works for the north-south road extension connecting to Lynas Lane. There are also parks development DCC credits available for all works, planting, trees and park fencing in the city-owned McKay neighbourhood park. The parks development DCC credits will be determined through the Servicing Agreement and do not apply toward road works inside road dedication area, or townhouse fencing on the property line shared with the park.

The recoverable amount in the DCC program for the complete construction of the north-south road extension connecting to Lynas Lane is \$599,000. However, credits will only be applied to portion(s) of work that achieve the ultimate design. If the Servicing Agreement does not achieve the ultimate design, the credits will be lower (i.e., if frontage improvements behind the east curb, and completion of intersection SE corner are constructed with future redevelopment of 5400 Granville Ave). The final recoverable amount will be based on the Servicing Agreement drawings. Once this amount is determined, the actual Roads DCC credits given to the developer will be the lesser of:

- DCC Program as noted above;
- Roads DCC Payable - to be determined through the future Building Permit; or
- Actual roads related costs - to be determined through the Servicing Agreement.

**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to complete the following:**

1. Submit a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

**Prior to a Development Permit\* being forwarded to Council for approval, the developer is required to complete the following:**

1. Landscaping Letter of Credit (amount determined by Landscape Architect in sealed cost estimate including materials, installation and 10% contingency).

**Prior to Building Permit Issuance, the developer is required to complete the following:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

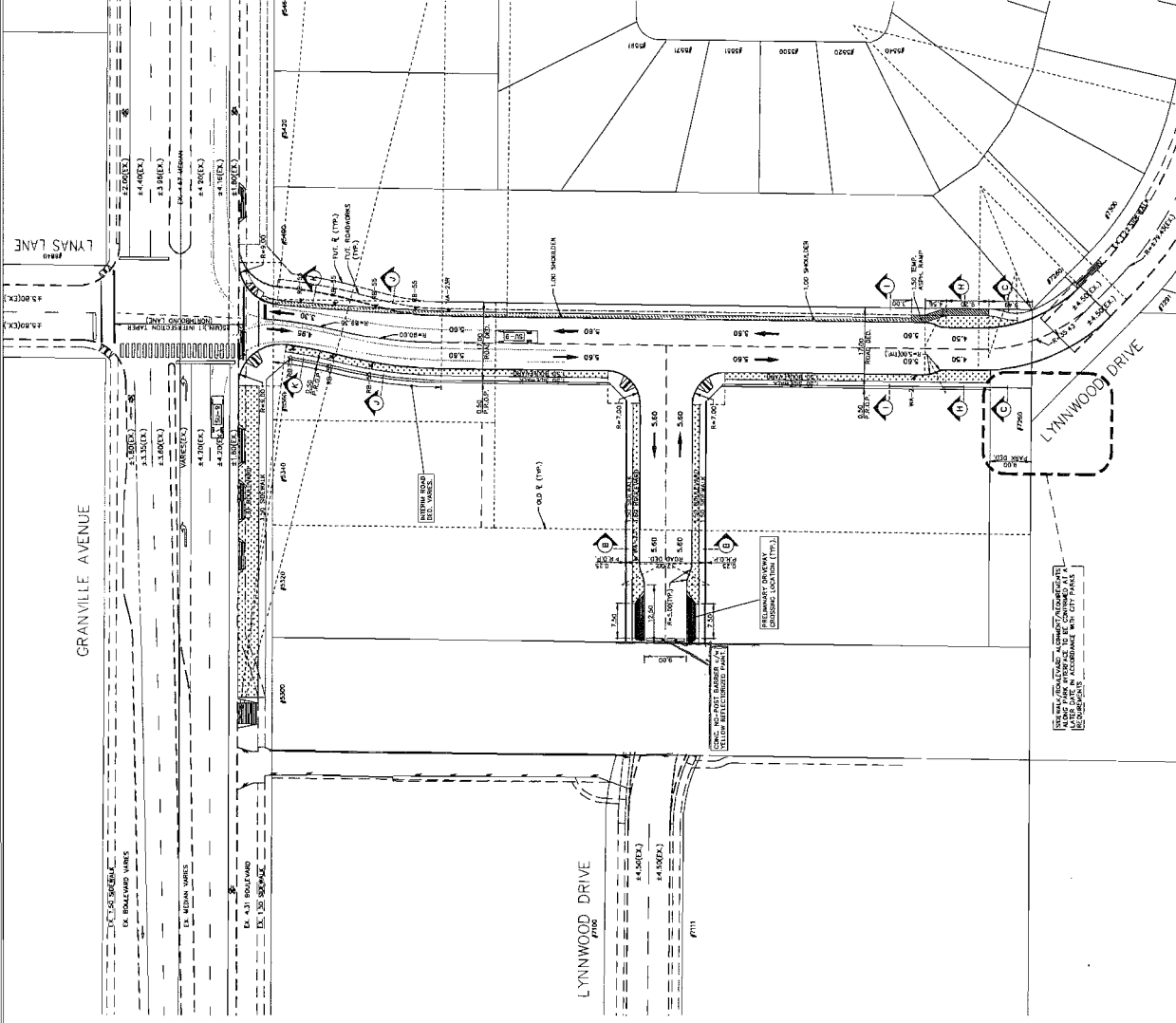
[Signed copy on file]

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Signed

---

Date



GRANVILLE AVENUE

LYNWOOD DRIVE

USE THIS PLAN AS A CONSTRUCTION GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION. THE CITY OF RICHMOND DOES NOT WARRANT THE ACCURACY OF THIS PLAN.

**City of Richmond**  
 8111 N. J. ROAD - RICHMOND, VA 23217

**FUNCTIONAL PLAN  
 (INTERIM)**

5320, 5340 AND 5360 GRANVILLE AVENUE  
 CITY FILE: RZ 12-610630

DESIGN: MPT  
 DRAWN: JWC  
 CHECKED: AC  
 ENGINEER: MPT

DWG. No.:  
 SCALE: 1/8"=1'-0"  
 DATE: JUL/12

SEC. Nos. 13, 4-7 SPT. Nos. 2 OF 4

REV#	DATE	BY	CHK	DESCRIPTION

**MPT ENGINEERING CO. LTD.**  
 #503-110 HARRISONWAY, RICHMOND, VA 23221 TEL: 804-271-7411 FAX: 804-271-4147

**GRANDSUN INVESTMENT & TRADING INC.**

MPT DWG. NO.: R'15802-FP  
 SPT. NO.: 3 OF 4

- NOTES:**
- ELEVATIONS ARE IN METERS AND ARE BASED ON CITY OF RICHMOND IPM MONUMENT DATUM.
  - CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO CONFIRM LOCATIONS OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO MPT ENGINEERING PRIOR TO CONSTRUCTION.
  - MINERAL CONSTRUCTION DOCUMENTS (MCD) AND THE CURRENT CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS.

**DESIGNER SERVICES**  
 THE CLIENT OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION.

**FORWARD SERVICE RECORDS DEPARTMENT**  
 TEL: 804-241-8832

**NOTE:** ANY WORK REQUIRED TO BE DONE PRIOR TO THE COMMENCEMENT OF THIS WORK.



**Richmond Official Community Plan Bylaws 7100 and 9000  
Amendment Bylaw 9114 (RZ 12-610630)  
5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
  - a) Repealing the existing land use designation for the following area.

P.I.D. 012-165-115  
East Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368  
Lot "A" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424  
Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376  
Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867
  - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9114", designating it "Neighbourhood Residential".
  - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9114", designating it "Park".
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5A (Blundell Area Laurelwood Sub-Area Plan) is amended by:
  - a) Repealing the existing land use designation in the Land Use Map thereof for the following area.

P.I.D. 012-165-115  
East Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368  
Lot "A" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424

Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376

Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

- b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9114", designating it "Residential (Townhouses)".
  - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9114", designating it "Public Open Space".
  - d) Making related minor map and text amendments to ensure consistency with the Schedule 2.5A of Official Community Plan Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan) and Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map).
3. This Bylaw may be cited as "**Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9114**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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MAYOR

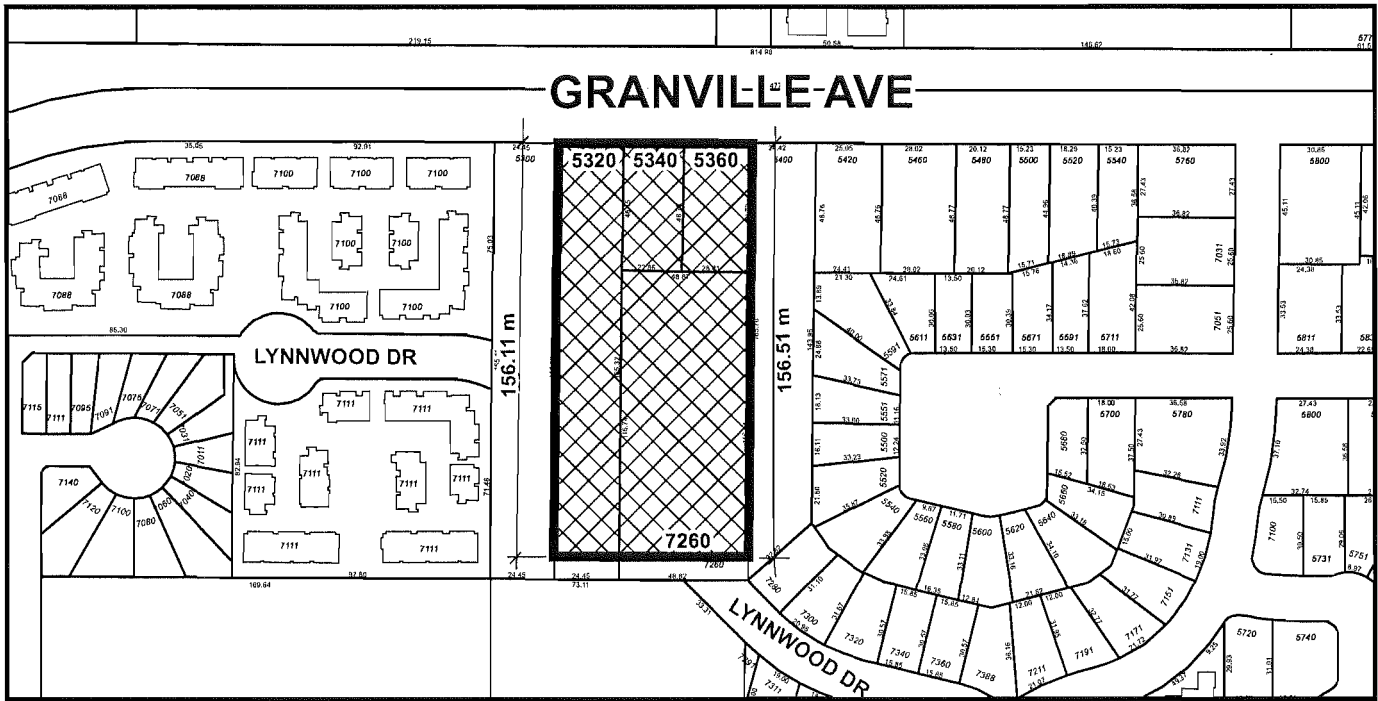
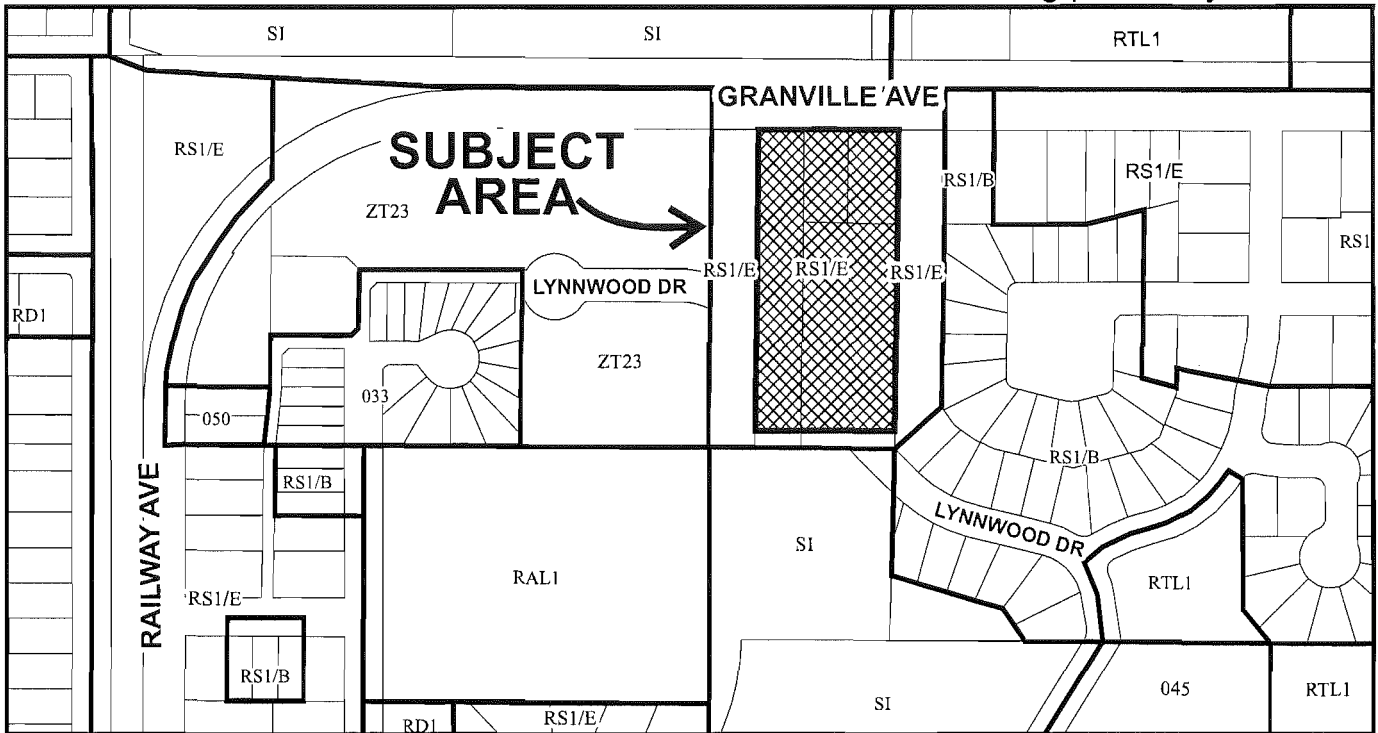
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CORPORATE OFFICER





# City of Richmond

"Schedule A attached to and forming part of Bylaw 9114"



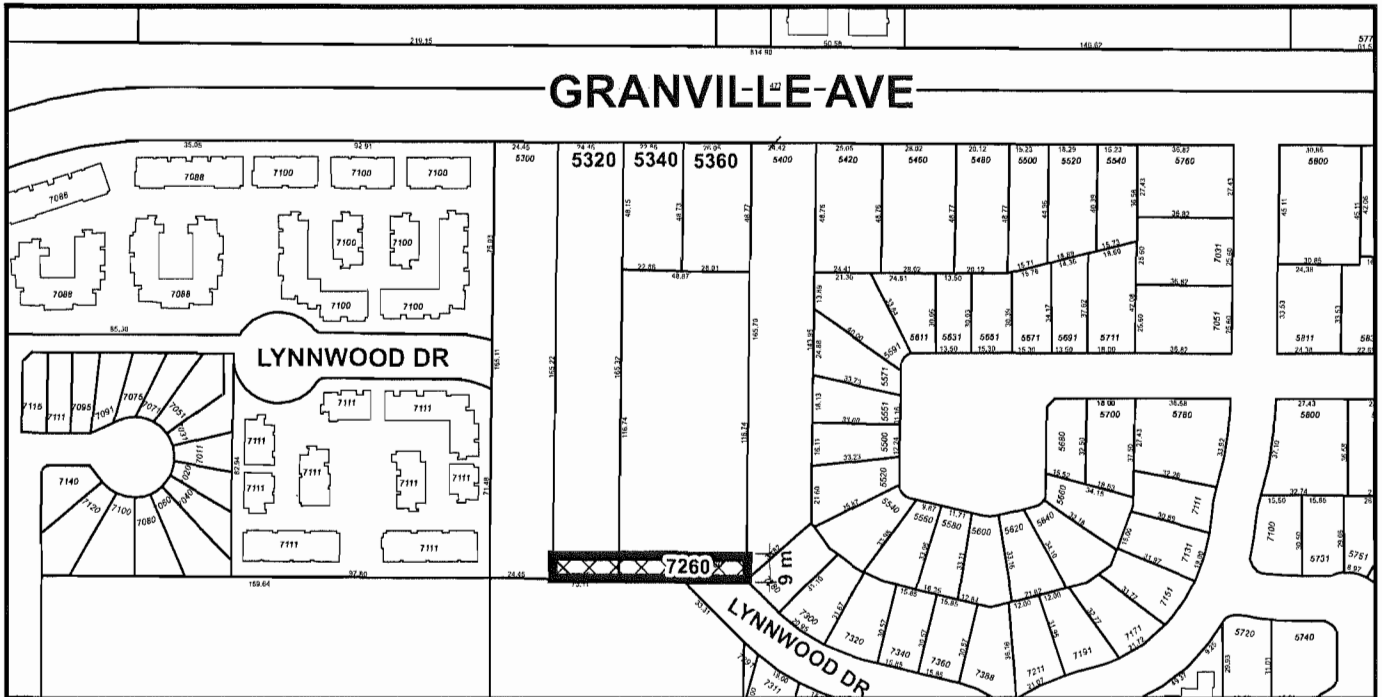
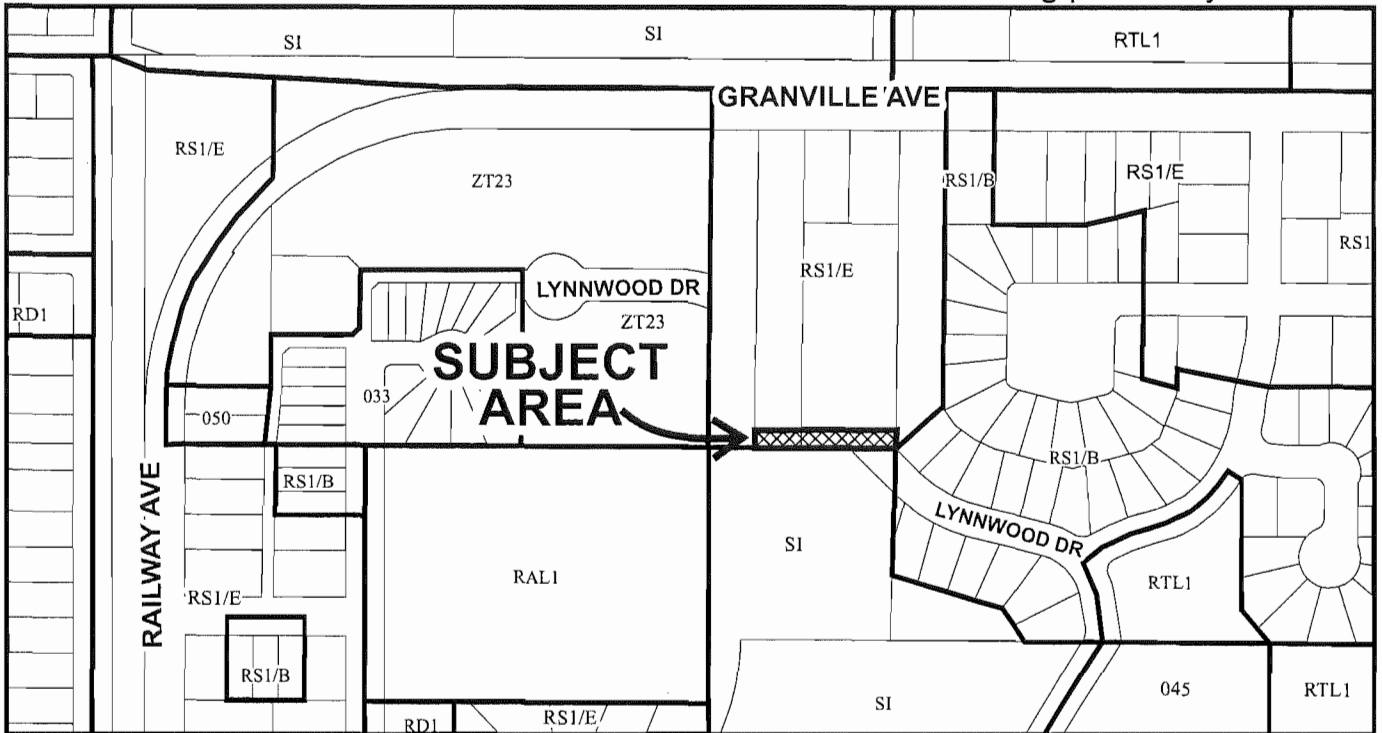
## RZ 12-610630

Original Date: 01/29/15  
 Revision Date: 03/03/15  
 Note: Dimensions are in METRES



# City of Richmond

"Schedule B attached to and forming part of Bylaw 9114"



## RZ 12-610630

Original Date: 01/29/15  
Revision Date: 03/03/15  
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9115 (RZ 12-610630)  
5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by:
  - a) Repealing the existing zoning designation of the following area.
    - P.I.D. 012-165-115  
East Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
    - P.I.D. 016-167-368  
Lot "A" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867
    - P.I.D. 009-606-424  
Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
    - P.I.D. 016-167-376  
Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867
  - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9115", designating it "**MEDIUM DENSITY TOWNHOUSES (RTM3)**".
  - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9115", designating it "**SCHOOL & INSTITUTIONAL USE (SI)**".

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9115**”.

FIRST READING

\_\_\_\_\_

A PUBLIC HEARING WAS HELD ON

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SECOND READING

\_\_\_\_\_

THIRD READING

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OTHER CONDITIONS SATISFIED

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ADOPTED

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MAYOR

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

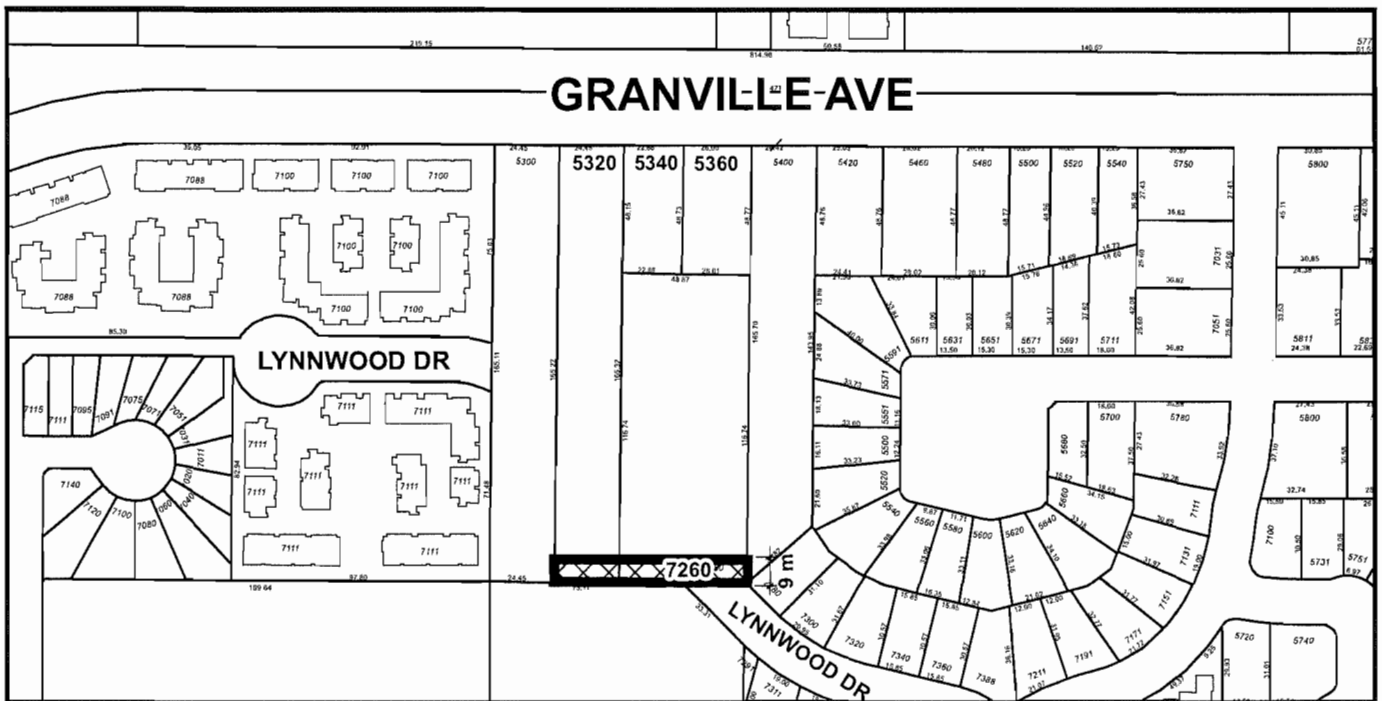
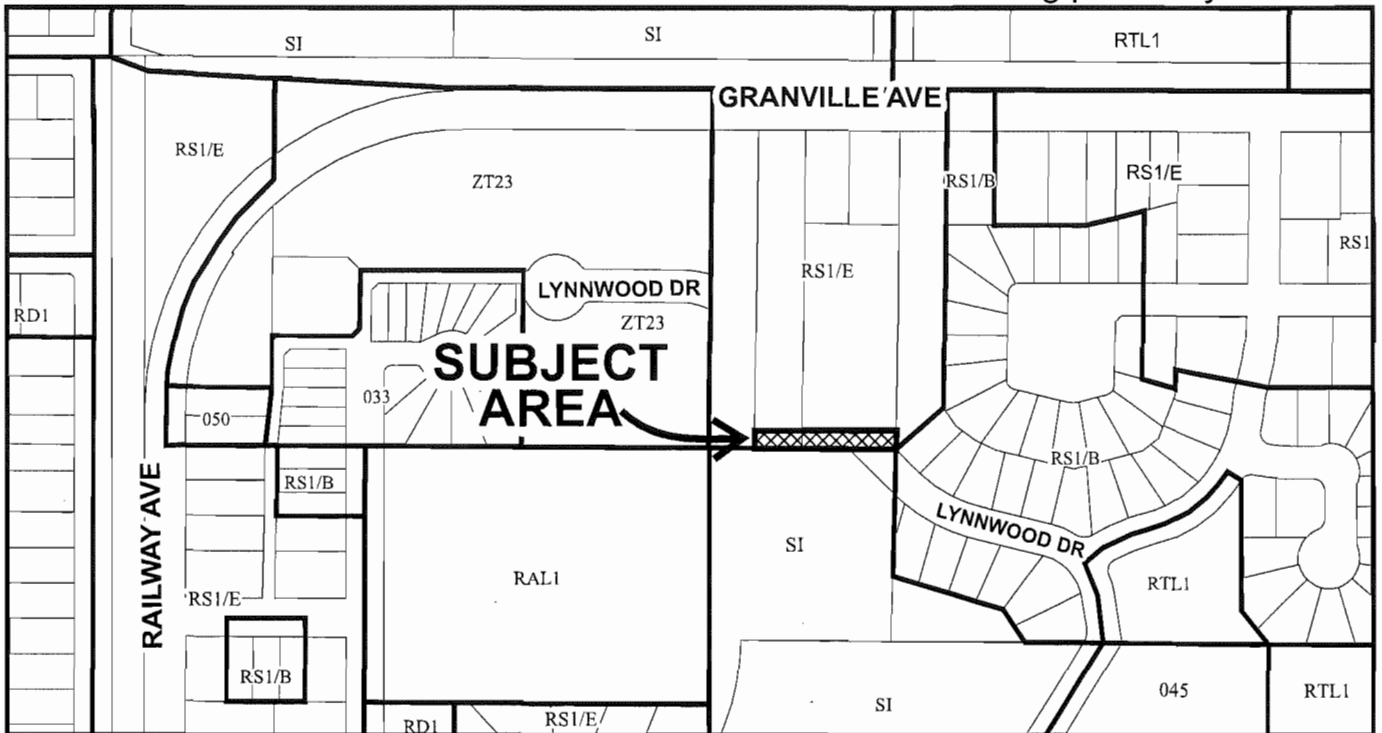
CITY OF RICHMOND
APPROVED by <i>RK</i>
APPROVED by Director or Solicitor <i>al</i>





# City of Richmond

"Schedule B attached to and forming part of Bylaw 9115"



## RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/09/15

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaws 7100 and 9000  
Amendment Bylaw 9230 (RZ 12-610630)  
5300 Granville Avenue**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
  - a) Repealing the existing land use designation for the following area:

P.I.D. 012-165-140  
West Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
  - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9230", designating it "Neighbourhood Residential".
  - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9230", designating it "Park".
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5A (Blundell Area Laurelwood Sub-Area Plan) is amended by:
  - a) Repealing the existing land use designation in the Land Use Map thereof for the following area.

P.I.D. 012-165-140  
West Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
  - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9114", designating it "Residential (Townhouses)".
  - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9114", designating it "Public Open Space".

- 3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9230”**.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

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THIRD READING

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OTHER CONDITIONS SATISFIED

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ADOPTED

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MAYOR

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

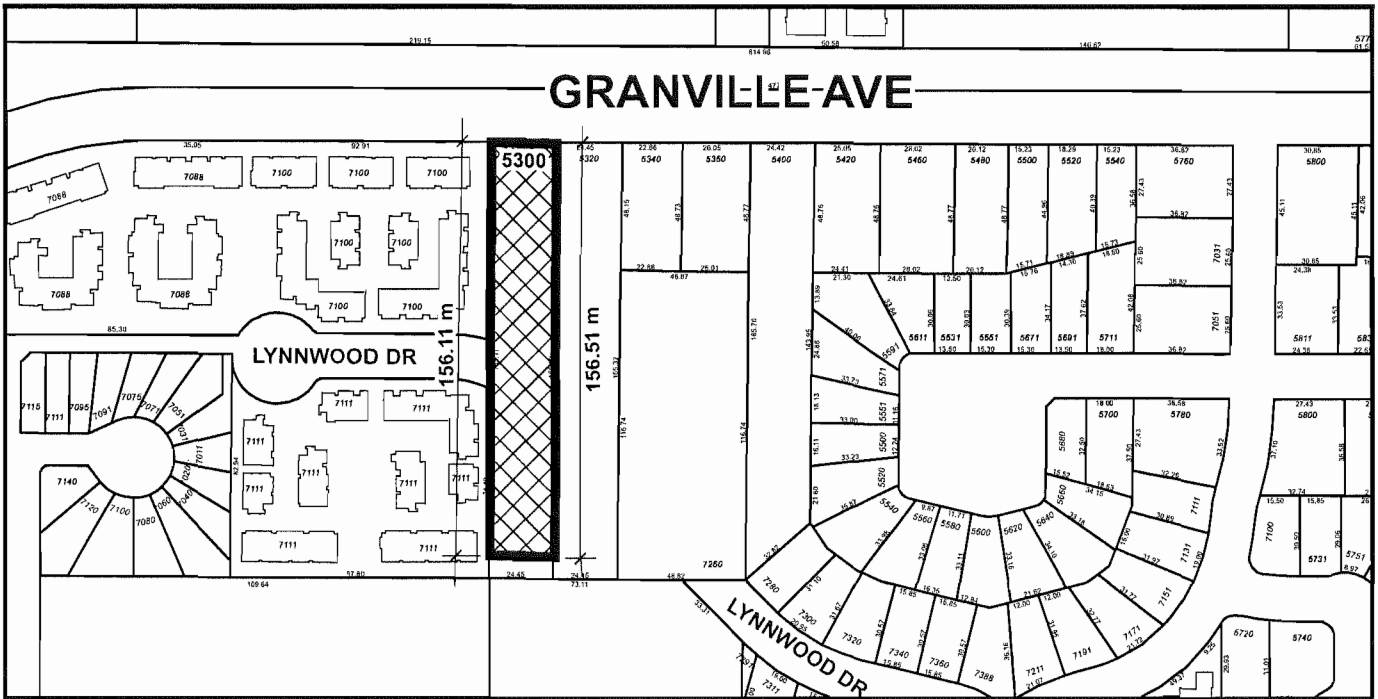
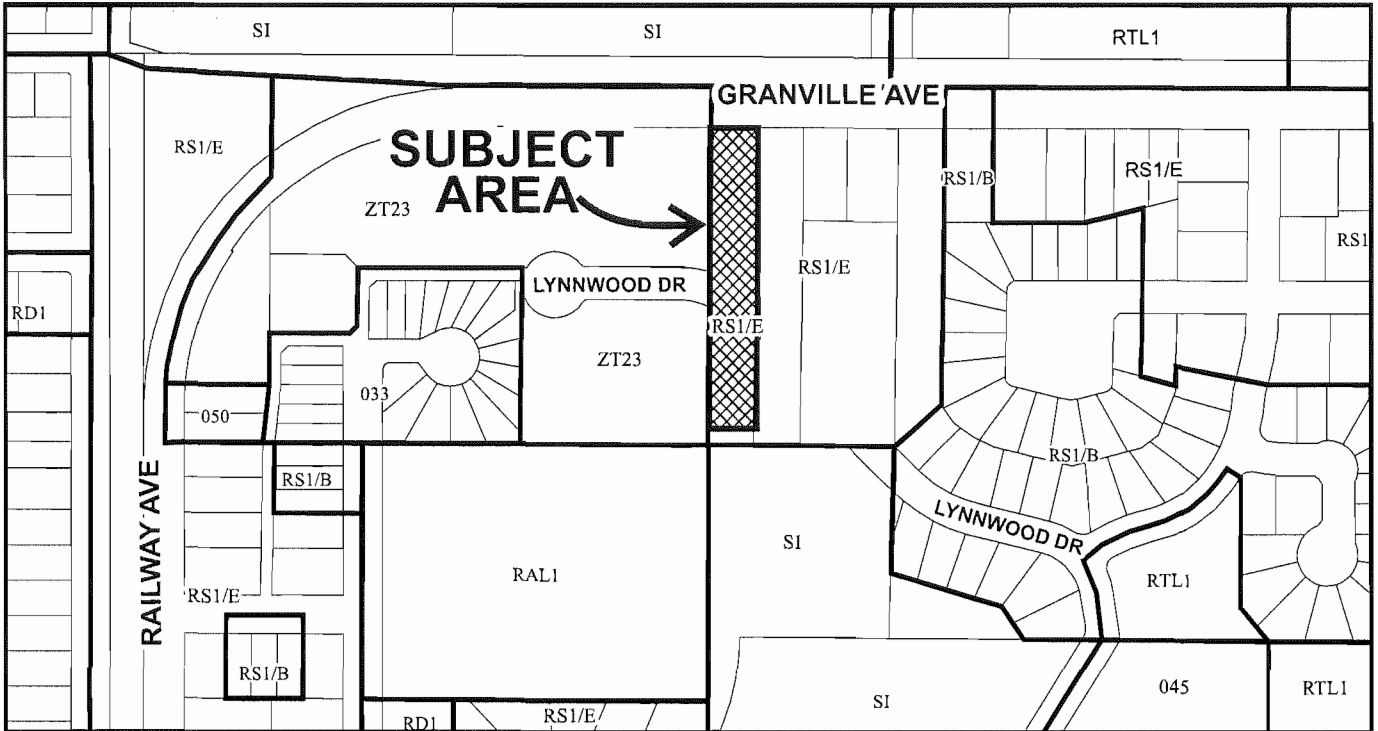






# City of Richmond

"Schedule A attached to and forming part of Bylaw 9230"



## RZ 12-610630

Original Date: 01/29/15

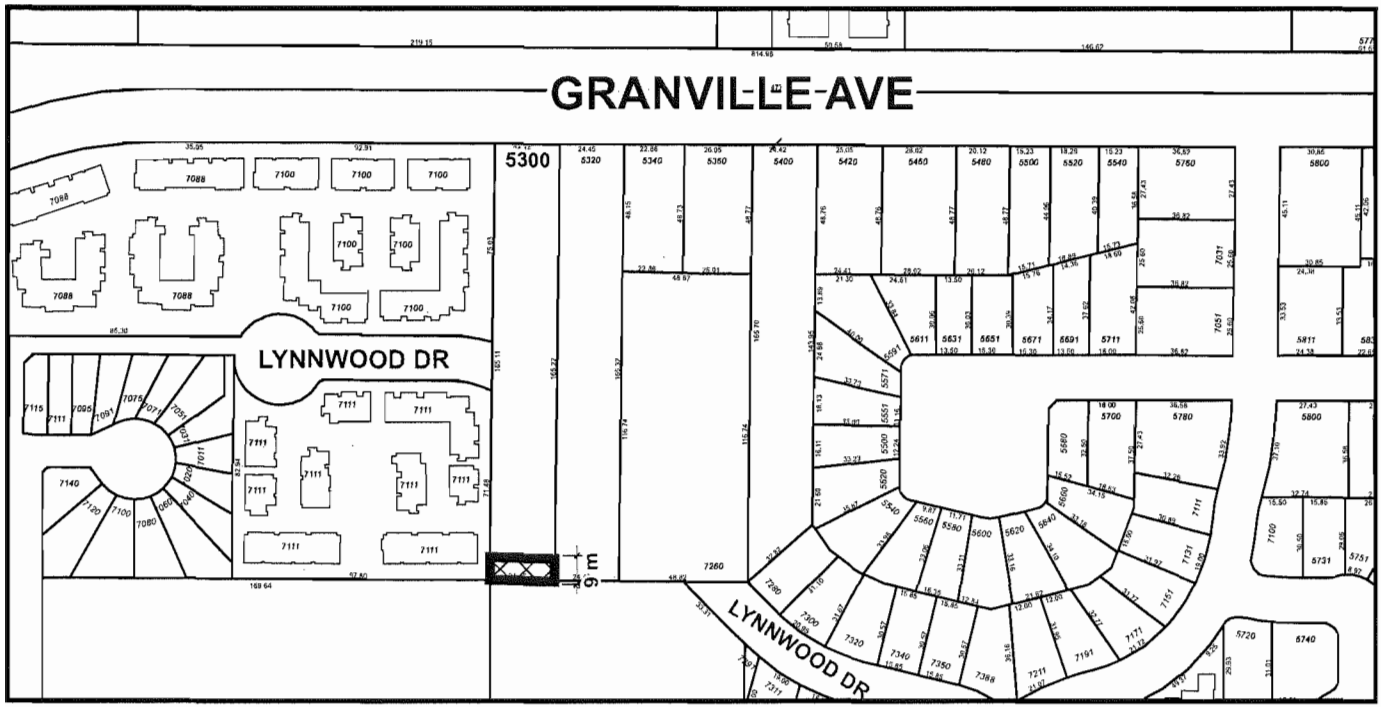
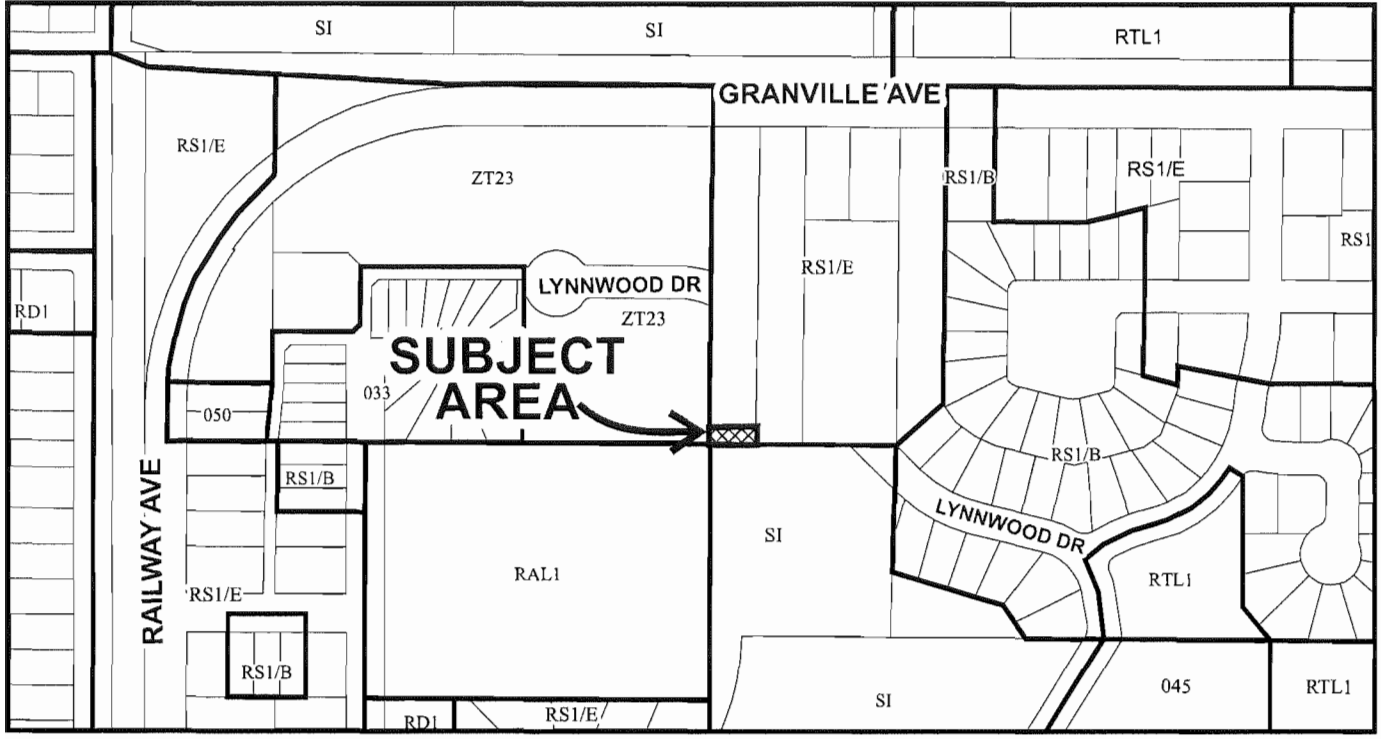
Revision Date: 03/03/15


Note: Dimensions are in METRES



# City of Richmond

"Schedule B attached to and forming part of Bylaw 9230"



	<h2>RZ 12-610630</h2>	<p>Original Date: 01/29/15</p> <p>Revision Date: 03/03/15</p> <p>Note: Dimensions are in METRES</p>
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**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** March 5, 2015  
**File:** 08-4430-01/2015-Vol 01

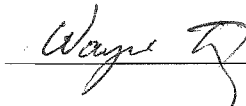


**Re: Proposed Revisions to Single-Family and Two-Unit Dwellings Building Height and Half-Storey Building Area Regulations**

**Staff Recommendations**

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 amend the regulations for “Storey, half (1/2)” and Building Height within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and
2. That staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment prior to the Public Hearing on April 20, 2015.

  
Wayne Craig  
Director of Development

WC:bk  
Att.

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Building Approvals Policy Planning	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

On February 17, 2015, Planning Committee passed the following referral motion:

*That staff:*

- (1) review potential amendments to the zoning bylaw to address concerns related to overall building height and massing of new two and two and a half-storey homes;*
- (2) review existing half-storey regulations to strengthen requirements that the upper half storey be fully enclosed within a pitched roof line; and*
- (3) examine potential restrictions for flat roofs on two and two and a half-storey homes; and report back.*

This report responds to this referral, and brings forward an amendment bylaw to amend Richmond Zoning Bylaw No. 8500 to:

- i. Revise the definition of “Storey, half (½)”;
- ii. Amend the height regulations in all single-family, compact single-family, two-unit dwelling and single-family with coach house zones to establish a lower height for flat-roof designs.

### Background

The Planning Committee referral motion was made in response to comments raised by members of the Committee in regards to recent single-family house construction in the community. These comments echo similar concerns raised by residents through email submissions to Mayor and Council, and comments made at recent Public Hearings.

The issues relating to the compatibility of new infill single-family development (largely relating to house size, height and massing) is not unique to Richmond, as many municipalities throughout Metropolitan Vancouver are facing similar challenges. Residents’ concerns typically include the height, massing and dominant appearance of houses in the context of older established single-family neighbourhoods.

This report only deals with lots regulated under Richmond Zoning Bylaw No. 8500.

### Analysis

#### Existing Zoning Regulations

Current single-family and two-unit dwelling zoning districts regulate building height through a combination of zoning provisions, and permit the construction of a 2½-storey building provided that:

- the maximum building height does not exceed 9 m (29.5 ft.);
- the interior habitable floor area is contained within a residential vertical building envelope which is dependent on a lot’s width and depth;

- the floor area constructed above the second storey does not exceed 50% of the floor area situated immediately below;
- wall height above the second floor ceiling is limited to reduce the wall area on two (2) of the half-storey areas.

The regulations and definitions were last amended in 2008 by Bylaw 8319, to fine tune the definition of half-storey including the limits to wall height above the second floor.

### 1. Existing Half-Storey Definition

The existing definition of ‘Storey, half (½)’ in Richmond Zoning Bylaw 8500 is:

*Storey, half (½) means the uppermost storey of a building meeting the following criteria:*

- a) the habitable space is situated wholly under the framing of the roof;*
- b) the habitable space does not exceed 50% of the storey situated immediately below;*
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls; and*
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey.*

The ‘Storey, half (½)’ definition is referenced in a number of zoning districts, for both single-family and multiple residential uses. The definition has been crafted to allow a limited amount of usable floor area to be provided above the second floor of a residential building, provided that this floor area is concealed within a pitched roof form (Attachment 1). The increasing use of flat roof designs was not envisioned when the definition was amended.

The “Residential Vertical Envelope (Lot Width)” and “Residential Vertical Envelope (Lot Depth)” provisions further restrict where this floor area may be located on the lot in relation to the minimum setbacks requirements (see Attachment 2 for an excerpt from the Zoning Bylaw to illustrate these regulations).

### 2. Current Application of Definition of Half-Storey – Apparent Three-Storey Massing

Trends in single-family house construction throughout Richmond have resulted in home builders utilizing the existing zoning regulations to the fullest, which reflects current market land and construction prices. This includes utilizing the full potential for floor area on a lot, including a half-storey where desirable. This has resulted in roof design, house design and massing with an apparent three-storey character. Specifically, these designs include portions of the half-storey, which are contained within the roof line, but a flat roof has been used. These houses are typically built on larger lots, and the resulting homes are often in excess of 300 m<sup>2</sup> in area (3,230 ft<sup>2</sup>). Examples of recent single-family houses which meet the current zoning regulations are provided in Attachment 3.

### 3. Proposed Revised Half-Storey Definition

Staff propose revisions to the definition of ‘Storey, half (½)’ in order to better regulate the form and character of 2 ½-storey single-family and two-unit dwellings. It is also proposed to add an

additional level of detail to the definition by creating two (2) definitions: one (1) applicable to single-family and two-unit dwellings; and a second definition applicable to town housing.

Details on the proposed definitions are:

“Storey, half ( $\frac{1}{2}$ ) means the uppermost storey of a building meeting the following criteria:

For a single detached housing dwelling unit, or a two-unit housing dwelling:

- a) the habitable space is situated wholly under the framing of the roof;
- b) the habitable space does not exceed 50% of the storey situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls;
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey;
- e) roof framing proposed to contain a Storey, half ( $\frac{1}{2}$ ) must be a minimum of 5:12 pitch and a maximum pitch of 12:12 (i.e. no habitable space is permitted under the roof framing for a flat roof, a gambrel roof, or a mansard roof);
- f) the exterior wall plate of a Storey, half ( $\frac{1}{2}$ ) shall be set back a minimum of 1.2 m from an exterior side yard or interior side yard exterior wall plate of the storey below and a minimum of 1.5 m from a front yard or rear yard exterior wall plate of the storey below;
- g) the roof ridge of a gable end dormer or a shed dormer be no higher than 0.5 m below the roof ridge of the main roof;
- h) the slope of a shed dormer roof must be a minimum of 2.5:12; and
- i) No balcony or deck is permitted on a Storey, half ( $\frac{1}{2}$ ).

“For a housing, town:

- a) the habitable space is situated wholly under the framing of the roof;
- b) the habitable space does not exceed 50% of the storey situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls; and
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey.”

Proposed revisions are the addition of clauses e) through h), (applicable to single-family and two-unit dwellings) which are discussed in detail below.

Roof pitch: Roof framing for a proposed half storey must be a minimum 5:12 pitch and a maximum pitch of 12:12. Staff have reviewed various roof designs, and the 5:12 pitch minimum is a generally acceptable roof design, and is easily and affordably constructed.

Prohibition of Flat Roof for a Half-Storey: Staff have identified the use of flat roofs for half-storey as a contributing factor in unacceptable building massing. The proposed revisions will prohibit the construction of a flat roof, if the roof area is to contain habitable floor area. Flat roof designs will still be permitted, but the roof area cannot contain a habitable half-storey. This regulation is further reinforced by the proposed prohibition of two (2) roof lines commonly used in the construction of 2  $\frac{1}{2}$ -storey single-family homes: a gambrel (or barn) roof and a mansard roof. Graphic examples of these roof designs are provided in Attachment 4.

Additional Setbacks for Half-Storey Areas: Recent construction has seen half-storey areas constructed with exterior walls at the same setback as the exterior wall immediately below, creating large, flat wall planes, which result in a dominant appearance and contribute to the overall massing of new construction. Applying the proposed additional setback to half storey areas will result in a stepped facade above the second-storey, creating variation in the wall planes, and reducing the apparent massing of the building.

Dormer Regulations: Staff have identified massing issues arising from dormers (gable end and shed dormers) on half-storey on recently constructed 2 ½-storey houses. The proposed regulations in clauses g) and h) above are intended to establish a more appropriate building envelope for these design details, which should work in concert with the other proposed amendments to reduce the apparent massing of a half-storey.

Prohibition of Balconies and Decks for a Half-Storey: A number of recently constructed houses feature decks or balconies off the half-storey area. The physical height of these areas present challenges for privacy of adjacent lots. The proposed revisions will prohibit the construction of a balcony or deck on any area meeting the definition of 'Storey, half (½)'. Balconies and decks will still be permitted, but only on the first and second storey of a dwelling.

#### Storey, half (½) Definition for Townhouses:

The definition of 'Storey, half (½)' for townhouse zones is unchanged, but is defined separately from the regulations for single-family and two-unit dwellings.

#### Proposed Revision to Building Height in Single-Family and Two-Unit Housing Dwelling for Flat Roof Designs

Staff propose the following revision to address concerns with the massing of flat roof designs on family dwellings and two-unit housing dwellings (duplex):

The maximum height for principal buildings is 2 ½ storeys, but it shall not exceed the residential vertical lot width envelope and the residential vertical lot depth envelope. For a principal building with a flat roof, the maximum height is 7.5 m.

The proposed revision will apply to all Single-Family Residential (RS) zones, the two-unit housing (RD) zones, and the Compact Single Family (RC) zones, the Residential Coach House (RCH) zones, and the Edgemere Coach House / Granny Flat (RE1) zone. The proposed 7.5 m (25 ft) height limit will still allow construction of a two-storey home with generous ceiling heights, but will ensure that the home is not overly dominant, and massing is more compatible with surrounding single-family neighbourhoods. Attachment 5 provides sketches of how the roof massing might appear under these proposed revisions.

#### **Industry Consultation**

Staff will discuss the proposed bylaw amendments with the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group, at the next available regular meeting with these groups.

### **Financial Impact or Economic Impact**

None.

### **Conclusion**

The Planning Committee had asked staff to examine the issue of single-family dwelling height specifically as it relates to 2½-storey single-family dwellings. Staff have reviewed the zoning provisions related to the definition of “Storey, half (½)”, and have identified changes to the existing definition in the Richmond Zoning Bylaw 8500, and propose a new maximum height of 7.5 m (25 ft) for flat-roof two-storey houses.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 to amend the regulations for “Storey, half (½)” within single-family, coach house and two-unit dwelling zones be introduced and given first reading.

It is further recommended that staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment and discussion prior to the Public Hearing on April 20, 2015.

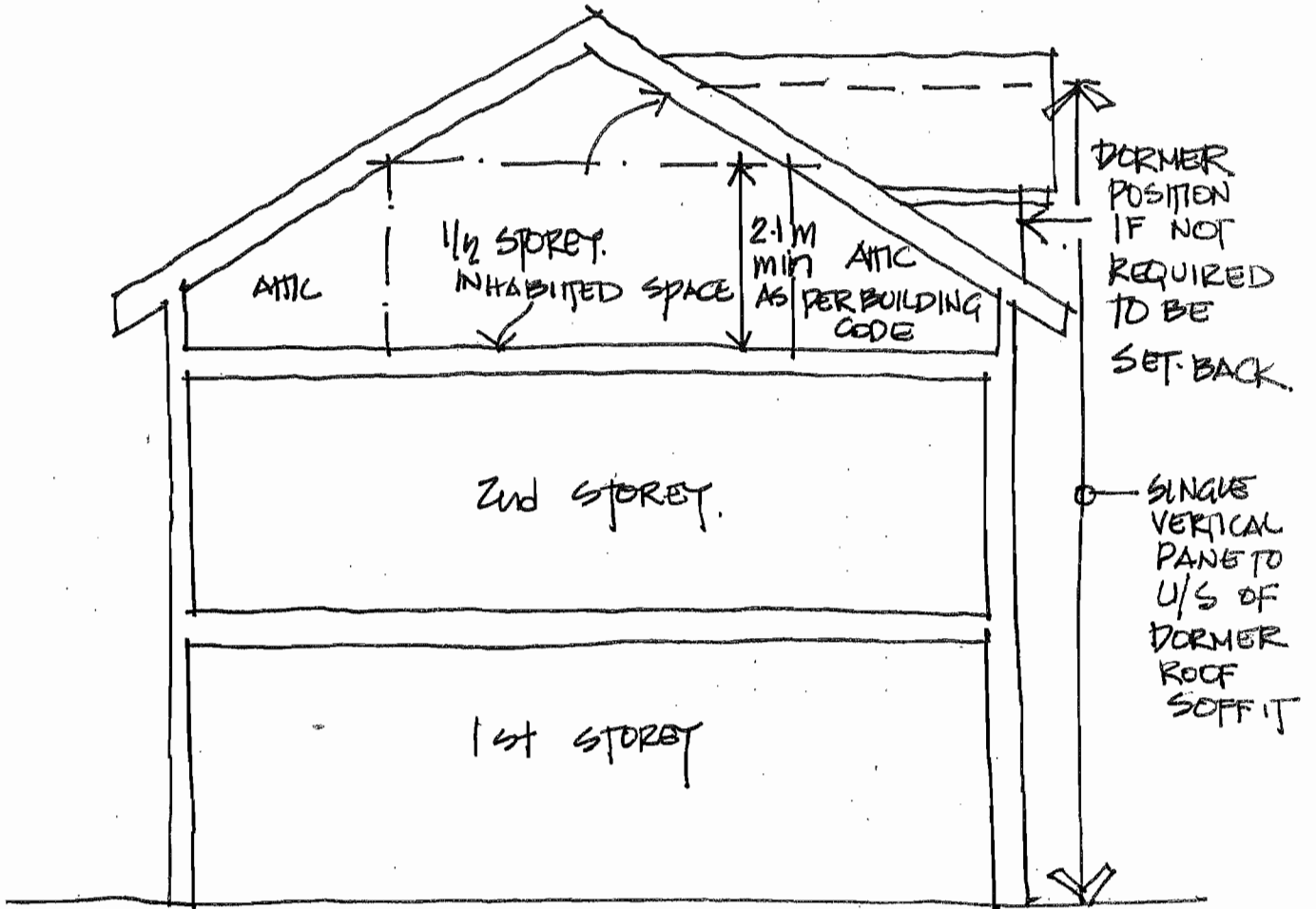


Barry Konkin  
Program Coordinator-Development

BK:rg

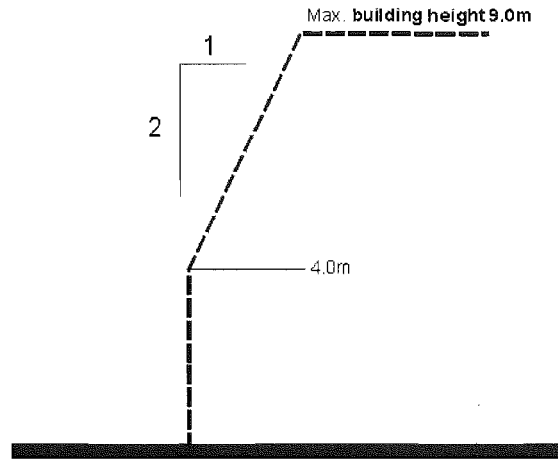
- Attachment 1: Intended Interpretation of ‘Storey, half (½)’ definition
- Attachment 2: Vertical and Horizontal Building Envelope Regulations
- Attachment 3: Recent 2 ½ Storey House Construction
- Attachment 4: Examples of Gambrel and Mansard Roof Design
- Attachment 5: Sketches Illustrating Potential Roof Massing Under Proposed Amendments





**Residential vertical lot depth envelope**

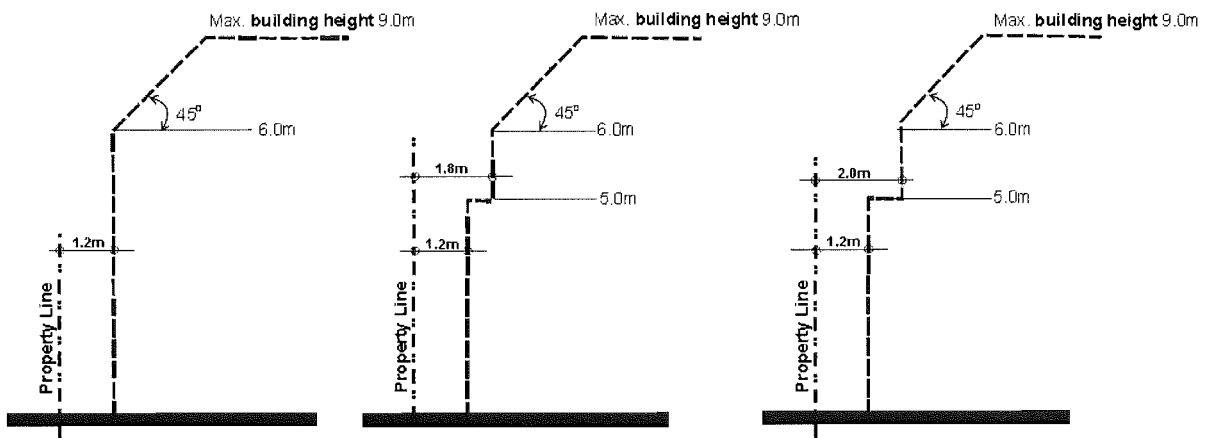
means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question used for **single detached housing** and **two-unit housing** only, calculated from the **finished site grade**, and formed by the plane rising vertically 4.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.



Residential Vertical Envelope (Lot Depth)

**Residential vertical lot width envelope**

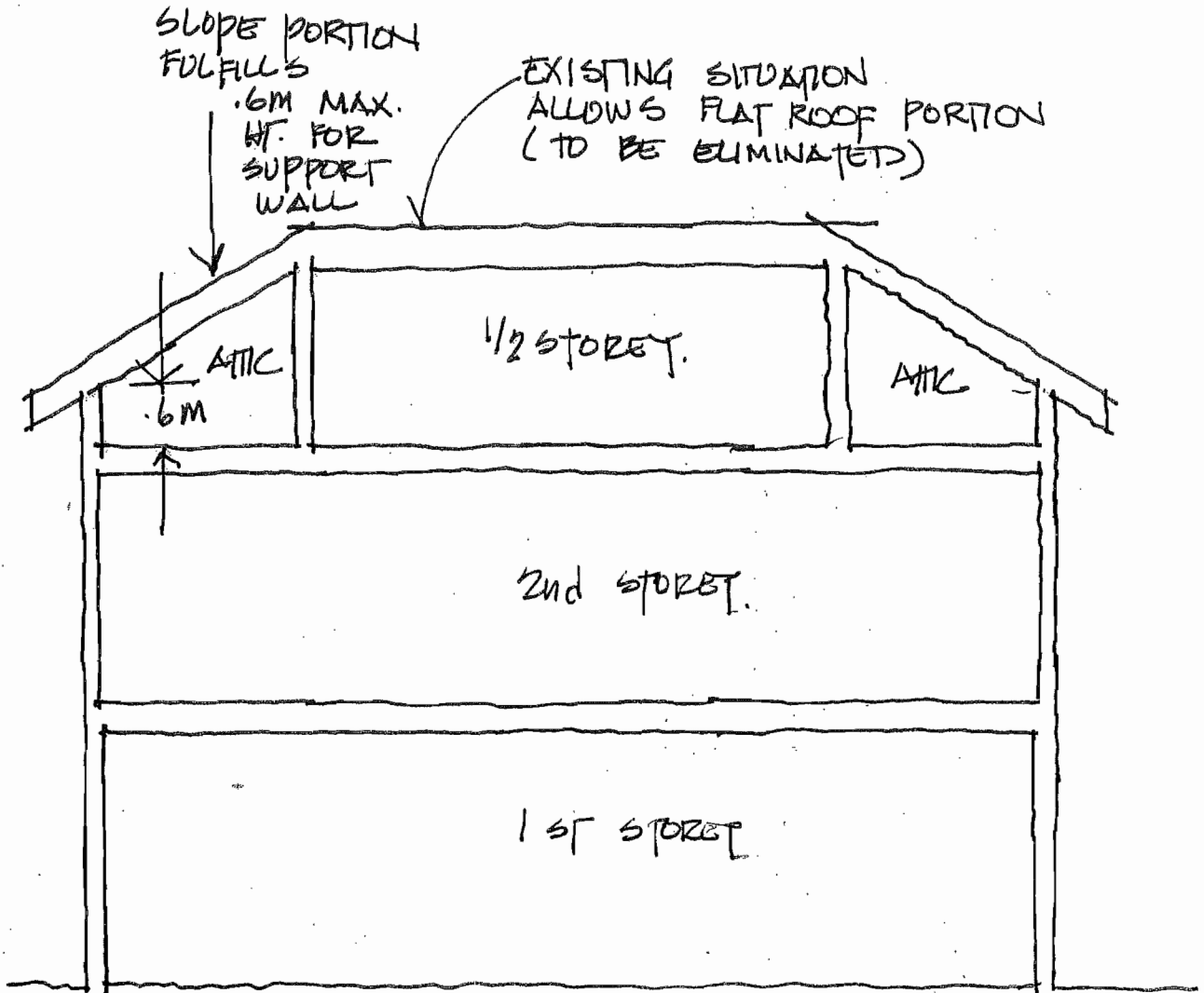
means a vertical envelope located parallel to and 1.2 m from the **side lot lines** of the **lot** used for **single detached housing** and **two-unit housing** only, calculated from the **finished site grade**, and formed by planes rising vertically 6.0 m to a point and then extending inward and upward at an angle of 45° from the horizontal to the point at which the planes intersect.



Residential Vertical Envelope (Lot Width)  
1.2m Sideyard Setback  
for lots less than 18m

Residential Vertical Envelope (Lot Width)  
1.8m Sideyard Setback  
for lots 18m to 20m

Residential Vertical Envelope (Lot Width)  
2.0m Sideyard Setback





Springwood Crescent



Springwood Crescent



Springwood Crescent



River Road

**CNCL - 287**

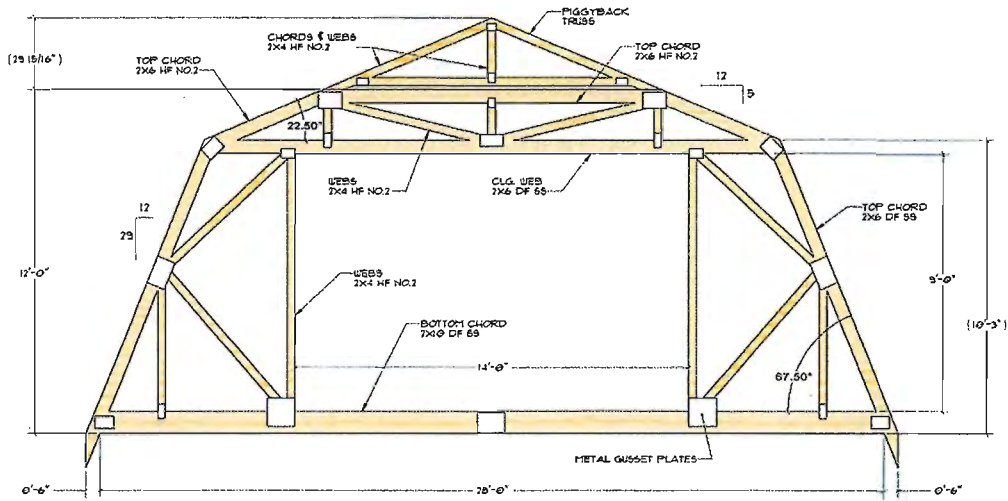


Springwood Crescent





Springwood Crescent



**28' GAMBREL ATTIC TRUSS W/ PIGGYBACK**

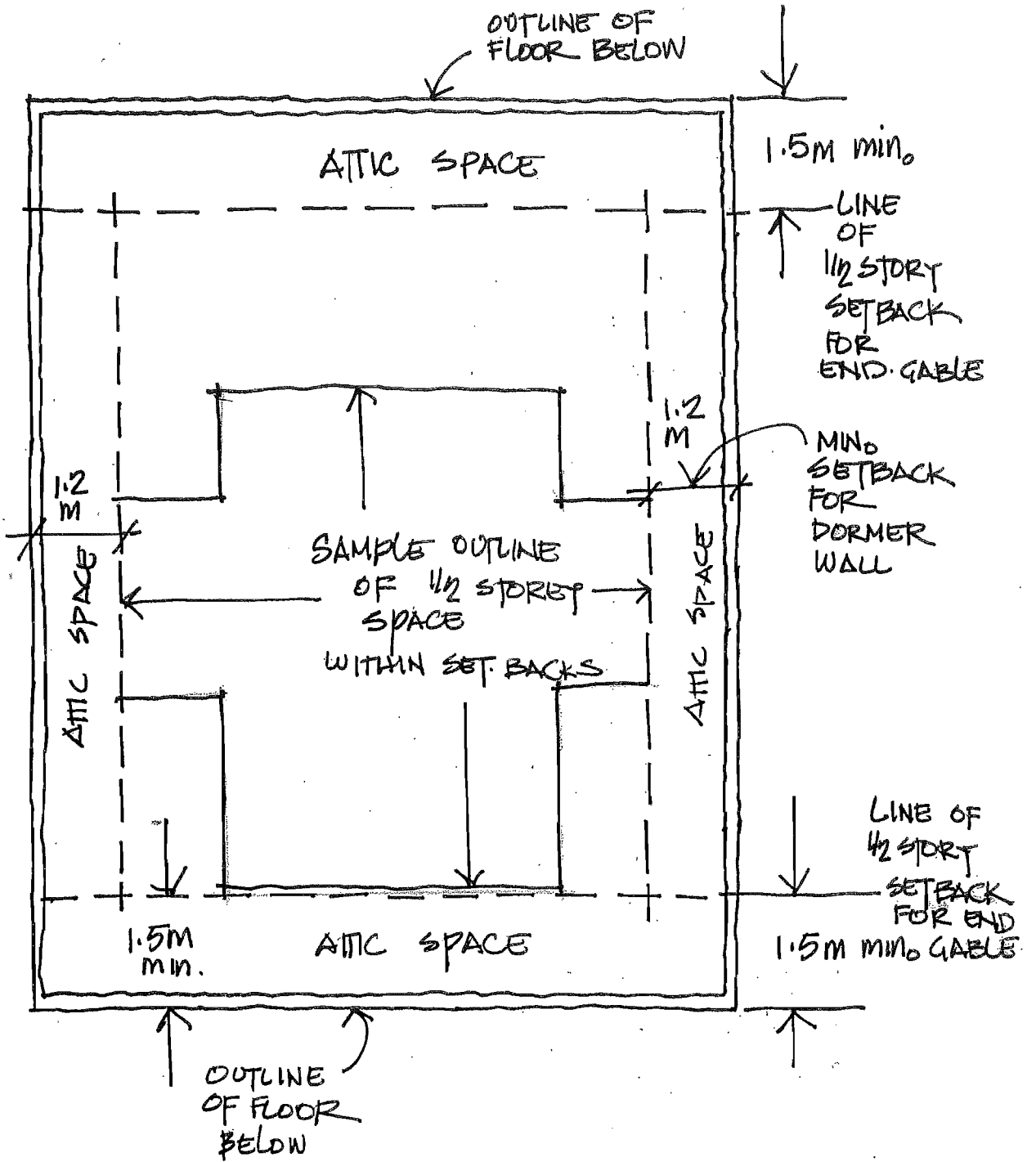
Gambrel (barn) Roof

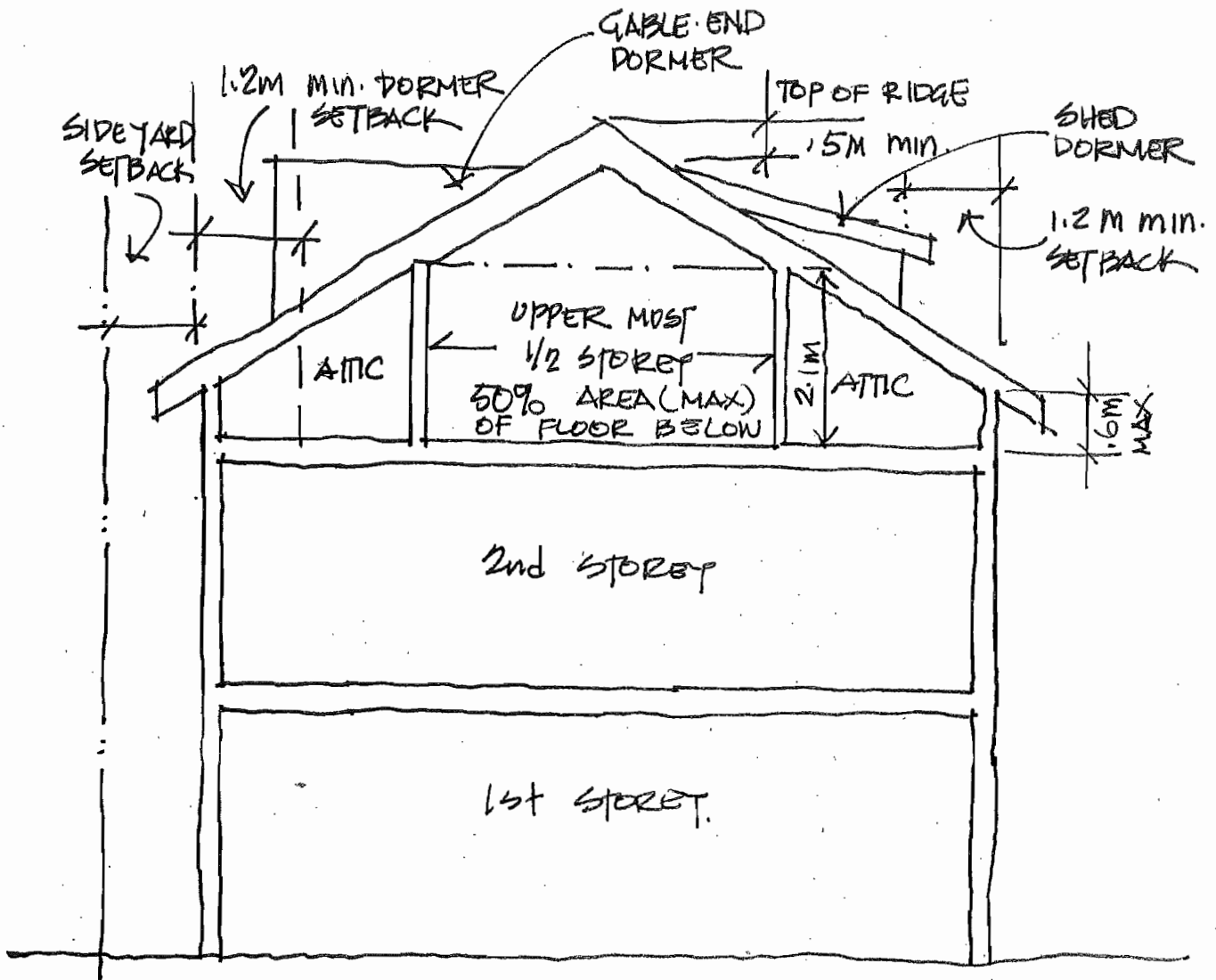


Mansard Roof



Mansard Roof







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**Richmond Zoning Bylaw 8500, Amendment Bylaw 9223  
Definition of Half-Storey in Single Family and Two-Unit Dwellings**

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

1. Richmond Zoning Bylaw 8500 is amended in Section 3.4 Use and Term Definitions, by deleting the definition of **Storey, half (½)** and substituting the following:

“ **Storey, half (½)** means the uppermost **storey** of a **building** meeting the following criteria:

For a **single detached housing dwelling unit**, or a **two-unit housing dwelling**:

- a) the **habitable space** is situated wholly under the framing of the roof;
- b) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such **storey** on any two **adjacent** exterior walls;
- d) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such **storey**;
- e) roof framing proposed to contain a **Storey, half (½)** must be a minimum pitch of 5:12 and a maximum pitch of 12:12 (i.e. no **habitable space** is permitted under the roof framing for a flat roof, a gambrel roof, or a mansard roof);
- f) the exterior wall plate of a **Storey, half (½)** shall be set back a minimum of 1.2 m from an **exterior side yard** or **interior side yard** exterior wall plate of the **storey** below and a minimum of 1.5 m from a **front yard** or **rear yard** exterior wall plate of the **storey** below;
- g) the roof ridge of a gable end dormer or a shed dormer shall be no higher than 0.5 m below the roof ridge of the main roof;
- h) the slope of a shed dormer roof must be a minimum of 2.5:12; and
- i) no **balcony** or deck is permitted on a **Storey, half (½)**.

For **housing, town**:

- a) the **habitable space** is situated wholly under the framing of the roof;
- b) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such **storey** on any two **adjacent** exterior walls; and

- d) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such **storey.**”
2. Richmond Zoning Bylaw 8500 is amended in Section 8.1.7.1 by deleting this section in its entirety and replacing it with the following:  
  
“The maximum height for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
  3. Richmond Zoning Bylaw 8500 is amended in Section 8.2.7.1 by deleting this section in its entirety and replacing it with the following:  
  
“The maximum height for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
  4. Richmond Zoning Bylaw 8500 is amended in Section 8.3.7.1 by deleting this section in its entirety and replacing it with the following:  
  
“The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential lot depth vertical envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
  5. Richmond Zoning Bylaw 8500 is amended in Section 8.4.7.1 by deleting this section in its entirety and replacing it with the following:  
  
“The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
  6. Richmond Zoning Bylaw 8500 is amended in Section 8.13.7.1 by deleting this section in its entirety and replacing it with the following:  
  
“The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
  7. Richmond Zoning Bylaw 8500 is amended in Section 8.14.7.1 by deleting this section in its entirety and replacing it with the following:  
  
“The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”



8. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9223”**

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee


**To:** Public Works and Transportation Committee      **Date:** March 2, 2015  
**From:** Tom Stewart, ASCT.      **File:** 11-7000-09-20-101/Vol  
Director, Public Works      01

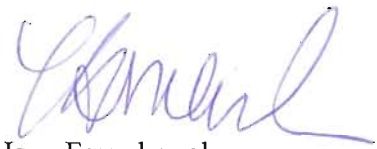
Jane Fernyhough  
Director, Arts, Culture and Heritage Services

**Re:** **City of Richmond Utility Box Art Wrap Program Implementation**




### Staff Recommendation

That the implementation of integrating artwork on City of Richmond utility boxes, as outlined in the staff report from the Director, Public Works and Director, Arts, Culture and Heritage Services, dated March 2, 2015, be endorsed.

  
Tom Stewart, ASCT.  
Director, Public Works  
(604-233-3301)

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

Att. 3

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

## Staff Report

### Origin

On July 28, 2014, Council endorsed the City of Richmond Utility Box Art Wrap Program to engage local artists in the design of art wraps for utility boxes across the city.

The purpose of this report is to provide Council with information regarding the Utility Box Art Wrap Program Artist Roster Request for Qualifications, the results of the artist design selection process and recommendations for incorporating the designs onto existing utility boxes.

This initiative is in line with Council Term Goal #9 Arts and Culture:

*9.1 Build culturally rich public spaces across Richmond through a commitment to strong urban design, investment in public art and place making.*

### Analysis

#### Background

There are many ordinary looking utility boxes throughout the city, many in highly visible public locations adjacent to sidewalks in urban areas or in natural settings beside trails and in parks. The utility boxes for sanitary pump station equipment and traffic controls are utilitarian in design, however, inexpensive vinyl wraps can be applied to improve their appearance. By incorporating art into the design of utility boxes there is an opportunity to make these undistinguished civic utility boxes a unique source of beauty and civic pride. Art wraps are also effective in reducing graffiti.

City staff from Engineering, Public Works, Arts, Culture & Heritage Services, Planning, and Production have been collaborating on the development of this program. The Richmond Heritage Commission and the Richmond Public Art Advisory Committee have also been consulted on this project and recommend its support.

#### 2014-2016 Art Wrap Program Artist Roster Request for Qualifications

The Public Art Terms of Reference for the City of Richmond Utility Box Art Wrap Program, describes the art opportunity, project themes, entry requirements, and selection process. The request was officially launched on August 25, 2014, with a posting of application information on the City website (Attachment 1).

#### Artist Selection Process

Following the administrative procedures for artist selection for civic public art projects, a five person selection panel convened on November 6, 2014 to review the artist submissions. The panel was comprised of:

- Kathleen Beaumont, Richmond Heritage Commission Member
- Jennifer Heine, Artist

- Jeannette Jarville, Artist
- Steve Jedreicich, Vice President, Townline Group of Companies
- Carrie Walker, Artist

Forty-five (45) submissions from throughout Metro Vancouver were received by the contest closing date on September 25, 2014.

### Recommended Artist Roster

The selection panel recommended twenty-three (23) artists for the Art Wrap Artist Roster (Attachment 2). The artists were ranked for consideration for upcoming wrap projects, with the highest ranked artists to be selected first. Artists were also identified for specific themes: Steveston Heritage, Urban City Centre and Rural Nature. Placement on the roster does not guarantee that an artist will be selected for a wrap project.

### Recommendations for Implementation

The recommended artists were selected for each utility box opportunity by a City interdepartmental staff team based on the ranking established by the Selection Panel, availability of the artist, appropriateness of the artist's media and past work, and their experience with specific project requirements. The artists recommended for the initial series of utility box commissions and the selected locations are as follows:

- David Pacholko, Van Horne Sanitary Pump Station, 9080 Van Horne Way
- Ross Munro, Odlin West Sanitary Pump Station, 9288 Odlin Road
- Elia Mishkis, Richmond Centre Sanitary Pump Station, 6451 No. 3 Road
- Andrew Briggs, Moncton Street and No. 1 Road Kiosks, 4011 Moncton Street

The proposed artworks for the utility box art wraps are shown in Attachment 3.

### **Financial Impact**

The total project budget is estimated at up to \$20,000 over two years, to be cost shared between Engineering & Public Works and Community Services. Public Works has allocated up to \$10,000 through Minor Capital over two years for fabrication and installation costs for this project. The Public Art Program has allocated the remaining \$10,000 for selection panel honorariums and artist fees from the approved 2014 Capital Budget to support public art programs for City streets and public works for this two year period.

### **Conclusion**

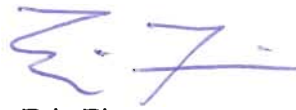
The City of Richmond Utility Box Art Wrap Program represents an opportunity for local artists from a variety of creative practices to participate in the public art program for integration of their artworks in the public realm. Incorporating art into functional objects is an affordable, high-impact method of integrating the arts into everyday life by making art accessible to the public and benefitting the city through beautification of the public realm.

The utility box art wrap project builds on other programs for successfully integrating art with civic infrastructure, such as drainage pumps stations, the district energy utility and manhole covers and is a low cost opportunity to continue this practice. Integration of public art with utility boxes is consistent with the vision and strategic directions of the Richmond Arts Strategy, to broaden the diversity of arts experiences and opportunities and to expand public awareness and understanding of the arts through continued City support.

Upon endorsement, staff will select a fabricator from competitive proposals for the supply and installation of the utility box wraps for installation in late spring of 2015.



Romeo Bicego  
Manager, Sewerage & Drainage  
(604-244-1209)



Eric Fiss  
Public Art Planner  
(604-247-4612)

EF:ef

- Att. 1: 2014-2016 Art Wrap Program Artist Roster Request for Qualifications
- 2: Recommended Art Wraps Artist Roster
- 3: Recommended Art Wraps for Implementation

## 2014-2016 Art Wrap Program Artist Roster Request for Qualifications

# call to artists

PUBLIC ART  
RICHMOND



Figure 1. Example utility box tagged with graffiti.

## 2014-2016 Art Wrap Program Artist Roster

### (RFQ) Request For Qualifications

September 2014

#### OPPORTUNITY

The Richmond Public Art Program invites artists residing in the BC Lower Mainland to submit applications to be considered for a 30-member artist roster for 2014–2016. The artists on the roster will be automatically considered for commission, to provide one original artwork in a digital format for a series of art wraps on utility boxes located in and around Richmond. Artists may be selected for one or more utility boxes. All information about the project is contained herein.

**Artist Fee:** \$1,000 CAD per utility box. [Reproduction and installation costs will be paid by the City of Richmond]

**Eligibility:** Artists residing in the Lower Mainland of British Columbia

**Deadline:** Thursday September 25, 2014 by 5:00pm PST.

**Installation:** Fall 2014 to 2016

# call to artists

## BACKGROUND

While large utility boxes are a necessity in today's world, they do not have to mar the landscape or be targets for graffiti (Figure 1). In many municipalities, they are now frequently transformed into artistic objects that enhance the urban realm, reflect community identity and contribute to building culturally rich places. (Figure 2).

The City of Richmond wishes to wrap several City-owned utility boxes from 2014 to 2016. The artists will be expected to work with City staff and the City's printing contractor to wrap the boxes with original artwork. The artwork will be digitally reproduced on special film and then adhered to utility boxes throughout the City. It is the expectation that the art wrap will last for approximately three or more years.

## THEMES

This is an opportunity for artists to examine these boxes through a different lens. Could they be imagined as precious sculptures, fragile ornaments or iconic place markers? We are looking for artists who can produce artwork that is mindful of the diverse historical, geographical and cultural heritage of different sites and communities in Richmond. Heritage considerations are particularly relevant for art wrap opportunities in Steveston Village. In addition to urban locations, many of the utility boxes are situated in terrestrial and marine shoreline natural areas and may reflect Richmond's natural heritage and ecological network.



Figure 2. *Untitled*, Jeanette Jarville. 2010

# call to artists

PUBLIC ART  
RICHMOND

## LOCATIONS

Priority will be given to utility boxes located in highly visible pedestrian areas in Richmond. They will include the urban villages that make up Richmond's City Centre and Steveston Village, Figure 3.

## DESIGN CONSIDERATIONS

- The utility boxes vary in dimensions and shape, ranging from approximately 45x75x150cm to 60x250x130cm.
- Commissioned artists will be required to provide the City with artworks in a digital format for printing and reproduction. The artwork can be a reproduction of an original painting, sculpture or installation. Equally acceptable would be an original photographic image or new media artwork.
- Commissioned artists shall not promote goods and services of any businesses and shall not violate any federal, provincial or local laws. Additionally, the artwork shall not convey partisan politics, negative imagery, religion and sexual content.
- Commissioned artists should keep in mind that busier designs are more successful in deterring graffiti and vandalism, while open spaces in the design are often targets for tagging by graffiti artists.



Figure 3. Examples of existing utility boxes in Richmond.



# call to artists

PUBLIC ART  
RICHMOND

## ARTIST ROSTER SELECTION PROCESS

[SELECTION FOR THE ROSTER DOES NOT GUARANTEE SELECTION FOR A PROJECT COMMISSION]

The artists will be chosen for inclusion on the Artist Roster through a one-stage selection process. A five-person Selection Panel will convene to review all artist packages and recommend up to thirty (30) artists for the Artist Roster. The Selection Panel will be composed of artists, community representatives and art and design professionals.

The Artist Roster will remain in effect until 2016. Artists selected for the Roster will be notified prior to being placed into consideration for specific projects. Qualified artists will be evaluated for each project opportunity by an interdepartmental staff team, based on a ranking and established by the Selection Panel, including availability, appropriateness of the artist's media and experience for specific project requirements. The selected artist will ultimately be commissioned for the project on the combined strength of a proposal, interview and references. Commissioned artists will enter into a contract with the City of Richmond.

## ARTIST ROSTER SELECTION CRITERIA:

[THE CRITERIA LISTED BELOW WILL ASSIST THE SELECTION PANEL TO EVALUATE SUPPORTING ARTIST DOCUMENTATION]

- Qualifications and proven capability to produce work of the highest quality.\*
- Capacity and experience to work with communities, diverse groups and other design professionals.
- Capacity and experience to produce work that will reflect community identity and assist in building rich cultural places, taking into consideration scale, colour, material, texture, content and the existing social dynamics of the community, including Richmond's unique diversity, history and environment.
- Demonstrated capacity and experience in producing sustainable and technically feasible work.
- Demonstrated capacity and experience to complete work within established project schedules and timelines.

**\*Note:** Additional consideration will be given to artists who have not received commissions from the City of Richmond in the past three years.

# call to artists

PUBLIC ART  
RICHMOND

## SUBMISSION REQUIREMENTS

[E-MAIL ALL DOCUMENTATION AS ONE (1) PDF DOCUMENT, NOT TO EXCEED A FILE SIZE OF 5MB TO: [publicart@richmond.ca](mailto:publicart@richmond.ca)]

## CHECKLIST:

- INFORMATION FORM** - Please complete the information form attached to this document.
- STATEMENT OF INTEREST** - 300 words or less, explaining artistic practice, why the artist is interested in this opportunity and how their practice relates to this project and the selection criteria.
- CV** - One page (maximum) current professional CV. Teams should include one-page CV's for all members as one document.
- REFERENCES** - Applicants must provide the names, titles, contact telephone and e-mail of three (3) references who can speak to the artist's ability, skills and experience.
- WORK SAMPLES** - Five (5) image examples of previous work. One image per page for a total of five (5) pages. This work should not be the proposed design for utility wraps, but should respond to the selection criteria on page 4.
  - Please include artist name(s), title, year, location and medium information to be on each image page (Note: Multiple images of a work may be shown on each page to provide context and details, if desired).

**ALL MATERIALS MUST BE RECEIVED BY:**

**Thursday September 25, 2014 by 5:00pm PST.**

**[LATE SUBMISSIONS WILL NOT BE CONSIDERED]**

**APPLICATIONS MUST BE SUBMITTED TO:**

**[publicart@richmond.ca](mailto:publicart@richmond.ca)**

**Questions?**

**[publicart@richmond.ca](mailto:publicart@richmond.ca)**

# call to artists

PUBLIC ART  
RICHMOND

2014-2016 ART WRAPS PROGRAM - ARTIST ROSTER

**Submission Deadline: Thursday September 25, 2014 by 5:00pm PST.**

Attach one (1) copy of this form as the first page of the submission.

Name: \_\_\_\_\_

Team Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

City/Postal Code \_\_\_\_\_

Primary Phone: \_\_\_\_\_ Secondary Phone: \_\_\_\_\_

Email \_\_\_\_\_ Website: \_\_\_\_\_

(one website or blog only)

**Incomplete submissions will not be accepted. E-mailed submissions over 5MB will not be accepted. Information beyond what is listed in the checklist will not be reviewed.**

List Team Member Names Here (Team Lead complete above portion):

\_\_\_\_\_

Please let us know how you found out about this opportunity:

\_\_\_\_\_

Would you like to receive direct emails from the Richmond Public Art Program? \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Submit applications by e-mail to: [publicart@richmond.ca](mailto:publicart@richmond.ca)**

**Additional Information:**

Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the RFQ as required. All submissions to this RFQ become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright of the submitted documents. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.



Recommended Art Wraps Artist Roster

**Steveston Heritage**

Andrew Briggs

Bruce Walther

**Urban City Centre**

David Pacholko

Elia Mishkis

Andy McCready

Anita Lee

Zola Novak

Wilfrido Limavalencia

Naza del Rosal/Juan Rico

(Ollimoonsta)

Anita Vu

Jean Duguay

Viven Chiu

Claudia Segovia

Roselina Hung

**Rural Natural**

Ross Munro

Joanne Hastie

Don Li-Leger

Ronn Martin

Danny Chen

Eileen Fong

Ilsoo Kyung MacLaurin

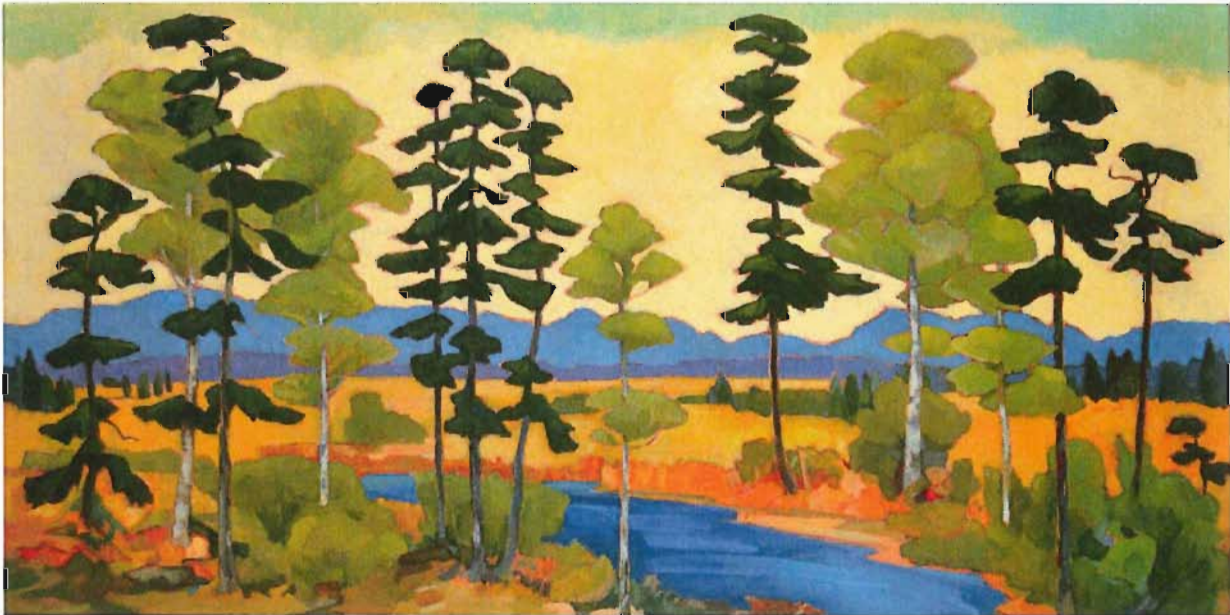
Dione Dolan

Terry Wong

Recommended Art Wraps for Implementation



David Pacholko, Van Horne Sanitary Pump Station, 9080 Van Horne Way



Ross Munro, Odlin West Sanitary Pump Station, 9288 Odlin Road

RICHMOND WRAP  
BOX SIZE:  
TOP: 67"x42"  
SIDES: 64"x44", 38"x44"  
SCALE OF MOCKUP - 1:10

"ISLAND CITY"



Elia Mishkis, Richmond Centre Sanitary Pump Station, 6451 No. 3 Road



Andrew Briggs, Moncton Street and No. 1 Road Kiosks, 4011 Moncton Street



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee

**Date:** February 17, 2015

**From:** John Irving, P.Eng. MPA  
Director, Engineering

**File:** 10-6650-02/2015-Vol  
01

**Re:** 2015 Clothes Washer Rebate Program

### Staff Recommendation

That:

1. the City partner with BC Hydro to offer a combined rebate program May 1 to June 30 and October 1 to October 31 of this year, which will provide a rebate of up to \$200, equally cost shared between BC Hydro and the City, for the replacement of an inefficient clothes washer with a new high efficiency one;
2. the scope of the existing toilet rebate program funding be expanded to include clothes washer rebates; and
3. the CAO and General Manager, Engineering and Public Works, be authorized to execute an agreement with BC Hydro to implement this program.

John Irving, P.Eng. MPA  
Director, Engineering  
(604-276-4140)

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

## Staff Report

### Origin

BC Hydro and local governments have an interest in encouraging the conservation of water and energy. Through PowerSmart, BC Hydro offers a variety of incentive programs that encourage uptake of energy-efficient technologies, including energy-efficient appliances.

Last year, the City partnered with BC Hydro on the clothes washer rebate program. The program offered a rebate of up to \$200, which was equally cost shared between BC Hydro and the City. Further rebates were offered by Home Depot and Samsung in the month of October.

BC Hydro is offering the program again in 2015.

The program supports the 2014 Official Community Plan (OCP), the Corporate Sustainability Framework, as well as the 2014 Community Energy and Emissions Plan, which includes “promoting building efficiency through outreach and education and providing incentives for building retrofit action.”

### Analysis

#### 2014 Clothes Washer Rebate Program

In 2014, the washing machine rebate program issued a total of 205 clothes washer rebates at a total cost of \$15,750 to the City.

Eight municipalities, including the City of Abbotsford and the City of Vancouver, participated in the partnership program with BC Hydro last year.

#### 2015 Clothes Washer Rebate Program

The proposed program offered by BC Hydro will run from May 1 to June 30 and October 1 to October 31 of this year. To date, thirteen municipalities are participating in this year’s partnership program with BC Hydro.

BC Hydro has also partnered with Samsung, Home Depot and Future Shop, with each of these organizations offering to match BC Hydro’s rebate. The Samsung rebate will apply to eligible Samsung models, and the Home Depot and Future Shop rebates will apply to eligible models purchased at each respective store. Including City participation, the rebate for a high-efficiency Samsung model purchased at Home Depot or Future Shop will be \$400.

Changes from last year are:

- BC Hydro has extended the spring campaign from one month to two months; and
- Energy and water performance metrics have been updated to align with new federal standards coming in effect March 7, 2015.



Staff recommend that the City partner with BC Hydro to match rebate offers on high efficiency washing machines similar to last year.

### *Estimated Savings*

Clothes washers rank second in indoor water use (after toilets), accounting for approximately 21% of indoor household water consumption. Table 1 outlines the estimated annual reduction in electrical consumption, water consumption, and GHG emissions per clothes washer replacement.

Table 1: Estimated Energy, Water, and GHG Savings

Total Rebate Amount	City Contribution	BC Hydro Contribution	Electricity Savings	Water Savings	GHG Savings
\$100 (Top-loading)	\$50	\$50	92 kWh/year	61,285 litres/year	0.03 tCO <sub>2</sub> e/year
\$100 (Front-loading)	\$50	\$50	160 kWh/year	63,787 litres/year	0.05 tCO <sub>2</sub> e/year
\$200 (Front-loading)	\$100	\$100	256 kWh/year	64,858 litres/year	0.07 tCO <sub>2</sub> e/year

The proposed \$100 rebate will be offered to front-loading clothes washers with IMEF of 2.76-2.94 and IWF of 3.5 or less and to top-loading clothes washers with IMEF of 2.30 or higher and IWF of 4.2 or less. The proposed \$200 rebate will be offered to clothes washers with IMEF of 2.94 or higher and IWF of 3.2 or less.

### *Roles and Responsibilities*

City and BC Hydro roles and responsibilities are outlined in Table 2. BC Hydro will be responsible for carrying out program administration and associated activities, and the City will be responsible for providing funding to supplement the BC Hydro rebate and advertising the rebate program within Richmond.

Table 2: City and BC Hydro Roles and Responsibilities

City of Richmond	BC Hydro
<ul style="list-style-type: none"> <li>• Provide funding to supplement the existing BC Hydro rebate</li> <li>• Advertise the rebate offer locally</li> </ul>	<ul style="list-style-type: none"> <li>• Answer email and phone inquiries about the program</li> <li>• Receive and process online applications</li> <li>• Verify applicants' eligibility, as determined by the City</li> <li>• Provide rebate directly to applicants, and invoice the City for its portion</li> <li>• Provide post campaign reporting to the City</li> </ul>

**Financial Impact**

Staff recommend that the rebates be funded from the approved toilet rebate program. The toilet rebate program has an annual budget of \$100,000, with \$88,800 remaining in 2015. The uptake on toilet and washing machine rebates has a high degree of variability. Staff will monitor participation and report back to Council after the May/June clothes washer promotion if there is higher than anticipated participation.

BC Hydro will cover all costs associated with program administration.

**Conclusion**

The City has an opportunity to partner with BC Hydro in providing rebate incentives to residents for purchasing efficient clothes washers. BC Hydro will be responsible for administering the rebates, which will be offered May, June and October of this year. Staff recommend that the City participates in this combined rebate program which provides a rebate of up to \$200, equally cost shared between BC Hydro and the City, and that the scope of the existing toilet rebate program funding be expanded to include clothes washer rebates.

Lloyd Bie, P.Eng.  
 Manager, Engineering Planning  
 (4075)

Corrine Doornberg, EIT  
 Project Engineer  
 (4026)

LB:cd



Richmond Zoning Bylaw 8500  
Amendment Bylaw 9061 (RZ 13-639817)  
6580 Francis Road

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

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

P.I.D. 002-682-711  
Lot 943 Section 30 Block 4 North Range 6 West  
New Westminster District Plan 61043

- This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9061”**.

FIRST READING

OCT 28 2013

A PUBLIC HEARING WAS HELD ON

NOV 18 2013

SECOND READING

NOV 18 2013

THIRD READING

NOV 18 2013

OTHER REQUIREMENTS SATISFIED

MAR 10 2015

ADOPTED

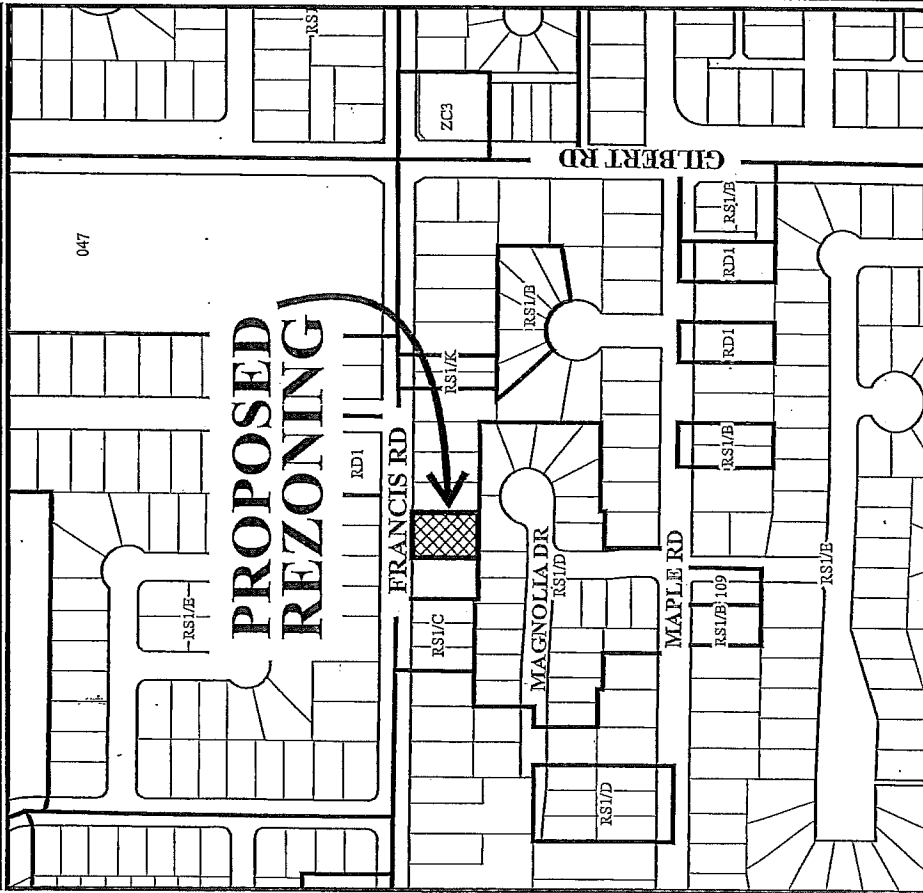


\_\_\_\_\_  
MAYOR

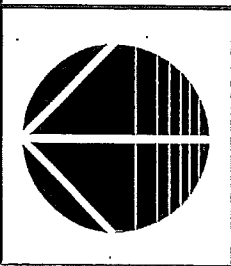
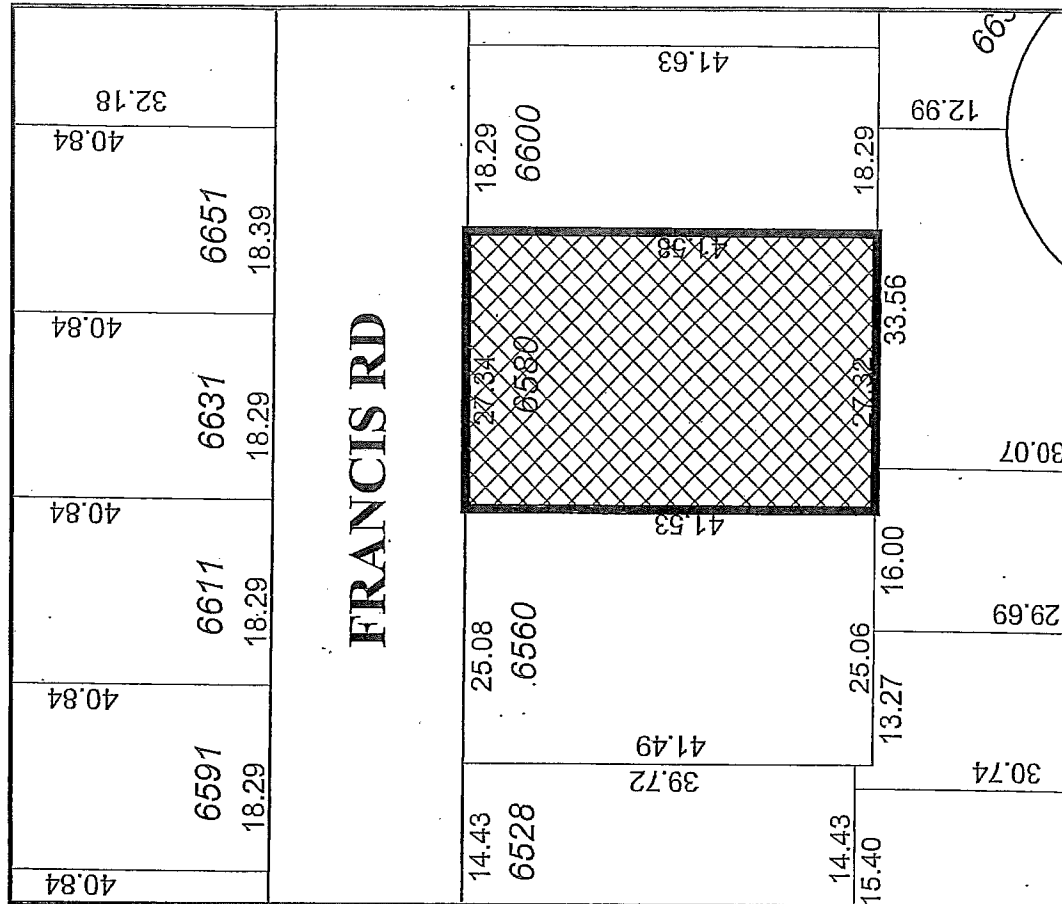
\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond



**PROPOSED  
REZONING**



**RZ 13-639817**

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



**Business Licence Bylaw No. 7360, Amendment Bylaw 9212**

The Council of the City of Richmond enacts as follows:

1. Business Licence bylaw No. 7360, as amended, is further amended by deleting subsections 2.1.27.3(a) and (b) and substituting the following:
  - (a) for use as Class A taxicabs is 107; and
  - (b) for use as Class N taxicabs is 41.
2. This Bylaw is cited as “**Business Licence Bylaw No. 7360, Amendment Bylaw No. 9212**”.

FIRST READING

FEB 23 2015

SECOND READING

FEB 23 2015

THIRD READING

FEB 23 2015

ADOPTED

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

\_\_\_\_\_  
MAYOR

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



Housing Agreement (6511 Buswell Street) Bylaw No. 9102

The Council of the City of Richmond enacts as follows:

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

PID: 029-294-312 Lot A Section 9 Block 4 North Range 6 West New Westminster District Plan EPP38302

- 2. This Bylaw is cited as "Housing Agreement (6511 Buswell Street) Bylaw No. 9102".

FIRST READING

MAR 09 2015

SECOND READING

MAR 09 2015

THIRD READING

MAR 09 2015

ADOPTED

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

\_\_\_\_\_  
MAYOR

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

Schedule A

To Housing Agreement (6511 Buswell Street) Bylaw No. 9102

HOUSING AGREEMENT BETWEEN the City of Richmond and Majorca International  
Investments Ltd.

**HOUSING AGREEMENT**  
**(Section 905 Local Government Act)**

**THIS AGREEMENT** is dated for reference the 06 day of FEBRUARY, 2015.

**BETWEEN:**

**MAJORCA INTERNATIONAL INVESTMENTS LTD. (Inc. No. BC0337525)**, a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 19th Floor, 885 West Georgia Street, Vancouver, British Columbia V6C 3H4

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

**AND:**

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

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

**WHEREAS:**

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

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

DM\_VAN/255636.00008/8848508.6

Housing Agreement (Section 905 Local Government Act)  
6511 Buswell Street  
Application No. DP 13-634111  
DP Consideration No. 10(a)



**ARTICLE 1  
DEFINITIONS AND INTERPRETATION**

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

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (e) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (f) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
  - (i) in respect to a bachelor unit, \$34,000 or less;
  - (ii) in respect to a one bedroom unit, \$38,000 or less;
  - (iii) in respect to a two bedroom unit, \$46,500 or less; or
  - (iv) in respect to a three or more bedroom unit, \$57,500 or less,

provided that, commencing July 1, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada

Mortgage Housing Corporation in the years when such data is released. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (h) **"Family"** means:
- (i) a person;
  - (ii) two or more persons related by blood, marriage or adoption; or
  - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption;
- (i) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on \_\_\_ day of \_\_\_\_\_, 20\_\_\_, under number \_\_\_\_\_, as it may be amended or replaced from time to time;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:
- PID: 029-294-312  
Lot A Section 9 Block 4 North Range 6 West New Westminster District Plan EPP38302;
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminister Land Title Office or its successor;
- (o) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (p) **"Permitted Rent"** means no greater than:
- (i) \$850.00 a month for a bachelor unit;
  - (ii) \$950.00 a month for a one bedroom unit;

- (iii) \$1,162.00 a month for a two bedroom unit; and
- (iv) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (q) "**Real Estate Development Marketing Act**" means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (r) "**Residential Tenancy Act**" means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (s) "**Strata Property Act**" means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (t) "**Subdivide**" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (u) "**Tenancy Agreement**" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (v) "**Tenant**" means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

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

## ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members or where the Owner is a corporation, the family members of any of the Owner's directors, officers or shareholders, (unless any of the aforementioned family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner or the Owner's property manager or duly appointed agent, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall

provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

**ARTICLE 3  
DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS**

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer Affordable Housing Units in a single or related series of transactions if the effect of such sale(s) or transfer(s) would be that either the Owner or the purchaser or the transferee will be the legal and beneficial owner of less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
  - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
  - (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
  - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
  - (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
  - (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:

- (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
- (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(g) of this Agreement;
- (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
- (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
- (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(g) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination or otherwise in accordance with section 47(2) of the *Residential Tenancy Act*. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

#### ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

4.1 The Owner will not demolish an Affordable Housing Unit unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, or the building in which the Affordable Housing Unit is located, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) the Affordable Housing Unit, or the building in which the Affordable Housing Unit is located, is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

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

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

#### **ARTICLE 5 STRATA CORPORATION BYLAWS**

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

**ARTICLE 6  
DEFAULT AND REMEDIES**

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

**ARTICLE 7  
MISCELLANEOUS**

**7.1 Housing Agreement**

The Owner acknowledges and agrees that:

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



strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

**7.2 Modification**

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

**7.3 Management**

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units, provided that so long as a professional property manager is appointed by the Owner or the strata corporation in respect of all strata lots created on the Lands, the City shall not require the Owner to hire a separate property management company specifically for the Affordable Housing Units.

**7.4 Indemnity**

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

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

**7.5 Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators,

personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

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

**7.6 Survival**

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

**7.7 Priority**

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

**7.8 City's Powers Unaffected**

This Agreement does not:

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

**7.9 Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;

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

**7.10 No Public Law Duty**

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

**7.11 Notice**

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

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

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

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

**7.12 Enuring Effect**

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

**7.13 Severability**

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

**7.14 Waiver**

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

**7.15 Sole Agreement**

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

**7.16 Further Assurance**

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

**7.17 Covenant Runs with the Lands**

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

**7.18 Equitable Remedies**

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

**7.19 No Joint Venture**

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

**7.20 Applicable Law**

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

**7.21 Deed and Contract**

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

**7.22 Joint and Several**

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


**7.23 Limitation on Owner's Obligations**

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

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

**MAJORCA INTERNATIONAL INVESTMENTS LTD.**

by its authorized signatory(ies):

Per:   
Name: ARPUSSO MINGOS

Per: \_\_\_\_\_  
Name: \_\_\_\_\_

**CITY OF RICHMOND**  
by its authorized signatory(ies):

Per: \_\_\_\_\_  
Malcolm D. Brodie, Mayor

Per: \_\_\_\_\_  
David Weber, Corporate Officer

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

Appendix A to Housing Agreement

STATUTORY DECLARATION

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

TO WIT:

I, \_\_\_\_\_ of \_\_\_\_\_, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner or an agent of the Owner of \_\_\_\_\_ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from \_\_\_\_\_ to \_\_\_\_\_, the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:  
  
*[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]*
4. The rent charged each month for the Affordable Housing Unit is as follows:
  - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$ \_\_\_\_\_ per month;
  - (b) the rent on the date of this statutory declaration: \$ \_\_\_\_\_; and
  - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$ \_\_\_\_\_.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of \_\_\_\_\_ )  
\_\_\_\_\_, in the Province of British )  
Columbia, this \_\_\_\_\_ day of )  
\_\_\_\_\_, 20\_\_\_\_. )

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

\_\_\_\_\_  
DECLARANT





**Development Permit Panel  
Tuesday, March 10, 2015**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Robert Gonzalez, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Cecilia Achiam, Director, Administration and Compliance

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, February 25, 2015, be adopted.*

**CARRIED**

**1. Development Permit 14-657872**  
(File Ref. No.: DP 14-657872) (REDMS No. 4491744)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue)

INTENT OF PERMIT:

permit the construction of 23 two-storey townhouse units at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)."

**Applicant's Comments**

Taizo Yamamoto, Yamamoto Architecture Inc. and Patricia Campbell, PMG Landscape Architects, provided a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, and (iii) landscape and open space design.

## Development Permit Panel Tuesday, March 10, 2015

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Mr. Yamamoto commented on site access and amenity areas, noting that access to the site will be via Dixon Avenue and Dayton Avenue and that there will be one amenity building, one amenity play area and one amenity gardening area.

Ms. Campbell spoke on the proposed landscape plan and noted the following:

- the children's play area will feature natural play elements;
- a small community garden will be located on the west side of the site;
- the applicant is proposing to plant 86 conifers on-site;
- the applicant has met with adjacent property owners to propose options for screening;
- screening options include a six-foot fence with a ten-foot cedar hedge, a chain-link fence with a ten-foot cedar hedge or standalone ten-foot cedar hedges;
- the proposed screening options are supplemented with hedges and trees.

### **Panel Discussion**

Discussion ensued with regard to the screening options chosen by adjacent property owners.

In reply to queries from the Panel regarding screening, Ms. Campbell noted that consultation was done with each adjacent property owner. Mr. Yamamoto added that options can be examined to retain the existing hedge.

Jackson Lee, Jacken Homes, commented on the proposed application noting that (i) the applicant consulted with adjacent property owners with regard to privacy matters by going door-to-door and through written correspondence, (ii) the applicant is proposing that the perimeter fence and hedges be installed in four weeks' time prior to construction, (iii) temporary fencing will be used during the installation of the new screening elements, (iv) the applicant has secured a source for the new hedges, and (v) the proposed fencing will be six feet tall and the hedges will be ten feet tall.

In reply to queries from the Panel, Ms. Campbell and Mr. Lee noted that (i) drip irrigation will be installed for the new hedges, (ii) the applicant will provide a landscape security as part of the development permit application, and (iii) the future maintenance of the hedges will be conducted by the development's strata corporation.

### **Gallery Comments**

Kathy Stephens, 8371 Heather Street, expressed concern with regard to (i) privacy matters, (ii) retaining the original perimeter hedging, (iii) the consultation and notification process related to the proposed application, (iv) perimeter drainage, and (v) potential negative effects of the proposed development to a tree on her property.

**Development Permit Panel**  
**Tuesday, March 10, 2015**

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The Chair advised that the applicant made the effort to consult adjacent property owners with regard to the proposed perimeter screening. He added that the retention of the perimeter hedging was not a condition to the rezoning of the site and that a tree retention condition was placed with a 2:1 tree replacement ratio for any tree removed. Also, the City holds security for one year to ensure landscaping is maintained.

Discussion ensued with regard to flooding concerns and site preloading. The Chair noted that the applicant will be required to provide perimeter drainage on the subject site as part of the building permit process.

Irene Webster, 8291 Heather Street, expressed concern regarding (i) historical flooding in the area from insufficient perimeter drainage, (ii) the proposed perimeter hedges, and (iii) potential negative effects of the proposed development to trees on her property and the possible replacement of damaged trees.

Discussion ensued with respect to the tree retention plan and in reply to queries from the Panel, Mr. Craig advised that Ms. Webster is expressing concern that the trees on her property could be damaged from the proposed development, but are identified for protection in the proposed Tree Retention Plan. Ms. Webster added that she was of the opinion that the City should be accountable if the trees cause any damage in the future.

Mike Thorne, 8371 Heather Street, expressed concern regarding possible flooding from the proposed development and retaining the existing hedges as habitat for wildlife.

**Panel Discussion**

Kerin Matthews, Mountain Maple Ltd., commented on the existing hedging on-site and noted that the existing hedge was not properly maintained and could not be trimmed back further, and as such, a heavy snow load could cause parts of the hedge to fail. She added that she was of the opinion that the existing hedges have reached maturity and that new plants cannot be added without damaging the existing hedges.

In reply to queries from the Panel, Ms. Campbell noted that the existing hedge was planted inside the property line.

Discussion ensued with respect to retaining sections of the existing hedge and installing new fencing. In reply to queries from the Panel, Mr. Yamamoto advised that in order to maintain continuity and visual screening; replacement of the entire perimeter hedging is the recommended option. Mr. Yamamoto added that due to its current state, the existing hedge would be difficult to maintain.

Discussion then ensued with regard to the visual screening from the proposed perimeter hedges and Ms. Matthews noted that the replacement hedges will grow over a few years and provide dense visual screening.

In reply to queries from the Panel, Mr. Craig advised that (i) the future strata corporation will not be able to remove the proposed perimeter hedges and will be responsible for its maintenance, (ii) staff are aware of the local flooding concerns in adjacent properties and, (iii) perimeter drainage is required for the proposed development.

**Development Permit Panel**  
**Tuesday, March 10, 2015**

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**Correspondence**

Wilson Leung, 9111 Dayton Avenue, (Schedule 1)

In reply to queries from the Panel, Mr. Yamamoto advised that the proposed heat pumps used on-site comply with noise bylaw guidelines. He added that there will be a heat pump located on the roof of the amenity building.

Mr. Yamamoto noted that information regarding the heat pumps and their proposed locations on-site is available from the applicant. The applicant was then directed to provide heat pump information to staff.

**Panel Discussion**

Discussion ensued regarding (i) the proposed replacement perimeter hedges, (ii) privacy concerns, and (iii) potential damage to the existing perimeter hedges.

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

It was moved and seconded

*That the staff report titled Application by Yamamoto Architecture Inc. for a Development Permit at 9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue), dated February 10, 2015, from the Director, Development, be referred back to staff to examine options to address:*

1. *privacy concerns of two adjacent property owners; and*
2. *a viable long-term perimeter hedge solution.*

**CARRIED**

**2. Development Permit 14-668373**

(File Ref. No.: DP 14-668373) (REDMS No. 4497027)

APPLICANT: Kirk Yuen of Cape Construction (2001) Ltd.

PROPERTY LOCATION: 13040 No. 2 Road

INTENT OF PERMIT:

1. Permit the construction of a four-storey mixed-use commercial/residential building containing approximately 55 residential units and 349.3 m<sup>2</sup> (3,760 ft<sup>2</sup>) of commercial space at 13040 No. 2 Road on a site zoned "Commercial Mixed Use (ZMU24) – London Landing (Steveston);" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required number of off-street loading spaces from two (2) to one (1).

4.

## Development Permit Panel Tuesday, March 10, 2015

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### **Applicant's Comments**

Tom Bell, GBL Architects Inc., gave a brief overview of the proposed development regarding (i) urban design, (ii) conditions of adjacency, (iii) architectural form and character, (iv) vehicle parking, and (v) building setbacks.

Mr. Bell noted that the proposed development is a four storey wood frame building with townhouse units on the first two floors and other apartment units on the upper floors. He added that the building is setback from all three shared property lines.

Mr. Bell spoke of the parkade and noted that the average height of the parkade wall along the north edge of the site will be five feet above grade and will feature a landscaped planter, walkway and railings above the wall. Also, the south edge of the parkade will be the same height as the neighbouring development.

Discussion ensued with regard to universal accessibility, and in reply to queries from the Panel, Mr. Bell advised that there will be ramp access at the rear of the site and that adaptable units will be interspersed throughout the proposed development.

Ms. Campbell spoke of the proposed landscape and open space design and noted the following:

- the proposed development will have an urban streetscape along No. 2 Road and will include street trees;
- access to the site will include ramps and stairs;
- amenity features will include community garden space, a child play area, child play structures and patio areas;
- landscaping will include hedges and a variety of trees; and
- the site will connect to the City's greenway to the northeast across a right-of-way on the neighbouring site.

### **Panel Discussion**

In reply to queries from the Panel, Ms. Campbell noted that (i) the commercial units will have access to a covered outdoor patio space, (ii) hosebibs will be installed in the common patio and in each residential patio space, (iii) irrigation will be installed for the landscaping on-site, and (iv) the orchard will be in a grassy area, however will be accessible via a ramp.

### **Staff Comments**

Mr. Craig advised that there is a variance associated with the proposed application to reduce the number of truck loading spaces from two to one. The loading space provided will be shared between residential and commercial units and appropriate legal agreements related to the shared use will be secured.

**Development Permit Panel**  
**Tuesday, March 10, 2015**

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Mr. Craig noted that there is a servicing agreement for frontage improvements along No. 2 Road.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

- 1. permit the construction of a four-storey mixed-use commercial/residential building containing approximately 55 residential units and 349.3 m<sup>2</sup> (3,760 ft<sup>2</sup>) of commercial space at 13040 No. 2 Road on a site zoned "Commercial Mixed Use (ZMU24) – London Landing (Steveston);" and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required number of off-street loading spaces from two (2) to one (1).*

**CARRIED**

**3. General Compliance Ruling for "Phase 2"  
Development Permit 13-642725**

(File Ref. No.: DP 13-642725) (REDMS No. 4486028)

APPLICANT: Amela Brudar - GBL Architects

PROPERTY LOCATION: 8888 Patterson Road and 3333 Hazelbridge Way

INTENT OF PERMIT:

That the attached plans involving changes to the design of the Phase 2 building at 8888 Patterson Road and 3333 Hazelbridge Way (addressed as 8988 Patterson Road) are considered to be in General Compliance with Development Permit (DP 13-642725).

**Applicant's Comments**

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2) Amela Brudar, GBL Architects, provided an overview of the proposed application and noted the following:

- proposed design changes will accommodate Vancouver Coastal Health (VCH) and structural design requirements, however the overall design of the proposed development would be sustained or improved;

6.

## Development Permit Panel Tuesday, March 10, 2015

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- design changes are proposed for the amenity areas, the roof top mechanical areas, and the landscaping and park;
- the basketball court has been relocated from level three to level two to raise the ceiling height;
- the swimming pool will be accessed through change rooms and will have adult and children areas;
- additional mechanical equipment for boilers, water tanks and HVAC components are located on the rooftop;
- the mechanical equipment on the roof top will be enclosed or screened using metal panels;
- straight columns will be used instead of V columns along the amenity area; and
- there will be a canopy on the swimming pool area for shading.

Grant Brumpton, PWL Partnerships, spoke of the proposed changes to the landscape and open space design and noted the following:

- amenity programming was reorganized to accommodate for the proposed design changes;
- elements of the swimming pool area were redesigned to comply with VCH requirements;
- the amenity space is three feet narrower, however all original programming remain in place;
- screening was added in the pavilion area to address privacy concerns in areas facing the pool and private residential units;
- patios and walls along the Garden City Road have been lifted by 0.67 metres and plant screening has been added to compensate for the lift;
- amenities such as play and urban agriculture areas remain but have been rearranged on Level 11 to accommodate for the added mechanical structures;
- the water feature will be flowing over a weir and will be located right up to the road;
- the Garden City Road frontage will have seating elements and a tiered landscape with multi layers of vegetation, including edible plants;
- the ramp system will utilize a 5% grade;
- air intake vents will be integrated into some of the park's play structure; and
- the electrical kiosk in the lobby has been replaced with a gas meter, which will be screened by plant material.

**Development Permit Panel**  
**Tuesday, March 10, 2015**

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**Panel Discussion**

In reply to queries from the Panel, Mr. Brumpton noted that (i) public and private areas will be defined by using the water feature and vegetation, (ii) paving material will be textured to deter any skateboarding activities on-site, (iii) the exposed wall adjacent to the Garden City Road ramp system will use a stone veneer and will feature vines, and (iv) the shrubbery along the Garden City Road frontage will not impact the adjacent sidewalk.

**Staff Comments**

Mr. Craig wished to acknowledge the applicant's effort in working with staff to maintain the original design intent. He added that the proposed changes to the park landscaping design were reviewed by the Parks Department.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That the attached plans involving changes to the design of the Phase 2 building at 8888 Patterson Road and 3333 Hazelbridge Way (addressed as 8988 Patterson Road) are considered to be in General Compliance with Development Permit (DP 13-642725).*

**CARRIED**

**4. Development Permit 14-660646**

(File Ref. No.: DP 14-660646) (REDMS No. 4498706)

APPLICANT: Treviso Development Ltd. (0954462 BC Ltd.)

PROPERTY LOCATION: 22691 and 22711 Westminster Highway

INTENT OF PERMIT:

1. Permit the construction of eleven (11) three-storey townhouse units at 22691 and 22711 Westminster Highway on a site zoned "Town Housing (ZT11) – Hamilton;" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eleven (11) townhouse units.

8.



## Development Permit Panel Tuesday, March 10, 2015

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### **Applicant's Comments**

Sig Toews, Jordan Kutev Architects, provided a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, and (iii) conditions of adjacency.

Mr. Toews noted that the proposed development will have 11 townhouse units. He added that access to the site is through Westminster Highway and the proposed development meets Hamilton Area Plan guidelines. Also, he advised that the site grade will be raised by two feet.

Mary Chan Yip, PMG Landscape Architects, commented on the proposed development's landscape and open space design and noted the following:

- units along Westminster Highway will have a semi-private yard and will feature a low fence, green buffer with shrub material and three layers of trees;
- the outdoor amenity space is located along the south edge of the site and will feature play elements, a community garden and fruit trees;
- McLean Park is within walking proximity;
- the small scale development allows opportunities for street play on site;
- the courtyard can offer play opportunities;
- the site elevation will be raised to address flood plain concerns;
- retaining walls will be used to meet grades of adjacent properties;
- the townhouses are elevated 1.55 metres, the street level is elevated 0.7 metres and entrance to the building is graded up; and
- perimeter drainage will handle run-off from the site.

### **Panel Discussion**

In reply to queries from the Panel, Ms. Yip noted that there will be perimeter fencing on-site and will have a contemporary design to reflect the proposed development's architectural form and character.

### **Staff Comments**

Mr. Craig advised that (i) a variance is associated with proposed development to increase the ratio of tandem parking on-site, (ii) rezoning of the site occurred prior to Council direction to limit tandem parking on new developments, (iii) the increase in tandem parking allows for lot coverage less than the maximum permitted, (iv) a covenant registered on title for all townhouse units ensures that tandem parking is not converted into habitable space, (v) there will be a servicing agreement for frontage improvements along Westminster Highway, and (vi) the proposed development will be designed to meet EnerGuide 82 standards.

**Development Permit Panel**  
**Tuesday, March 10, 2015**

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In reply to queries from the Panel, Mr. Craig advised that there will be one convertible unit proposed on-site.

**Panel Discussion**

Discussion ensued with regard to tandem parking and bicycle storage in the garage.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

Discussion ensued with regard to the proposed development's architectural form and character.

**Panel Decision**

It was moved and seconded

*That Development Permit be issued which would:*

1. *permit the construction of eleven (11) three-storey townhouse units at 22691 and 22711 Westminster Highway on a site zoned "Town Housing (ZT11) – Hamilton;" and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eleven (11) townhouse units.*

**CARRIED**

**5. Development Permit 14-671600**

(File Ref. No.: DP 14-671600) (REDMS No. 4500024)

APPLICANT: Am-Pri Developments (2012) Ltd.

PROPERTY LOCATION: 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road

INTENT OF PERMIT:

Permit the construction of 96 three storey townhomes at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road on a site zoned "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)."

**Development Permit Panel**  
**Tuesday, March 10, 2015**

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**Applicant's Comments**

Mr. Yamamoto briefed the Panel on the proposed development regarding (i) urban design, (ii) architectural form and character, (iii) conditions of adjacency, (iv) amenity spaces, and (v) public art.

Mr. Yamamoto noted that (i) the applicant is proposing 96 townhouse units over six lots along Alexandra Road and Alderbridge Way, (ii) there is a right-of-way greenway that runs along the northwest corner of the site and a wildlife corridor will be provided in the vegetation strip along the eastern edge of the site, (iii) most unit entrances will be off the street or common walkways, (iv) entrances will be off the driveway for units adjacent to the greenway, (v) there will be one amenity area on the centre of the site and a smaller amenity area on the eastern section of the site, and (vi) the developer has hosted a Public Art Studio at Emily Carr University of Art and Design as part of their Public Art response.

Darren Miller, Stantec, briefed the Panel on the landscape and open design and noted that (i) a three metre wide native species vegetation strip will run along the eastern edge of the site, (ii) the amenity area will include playground equipment and natural play elements, (iii) paving patterns are designed to give prominence to various crosswalk areas, (iv) the units will have higher shrub level planting, and (v) the two amenities spaces promote walking on-site.

**Panel Discussion**

In reply to queries from the Panel, Mr. Miller noted that seating benches will be installed throughout the site.

In reply to queries from the Panel, Mr. Yamamoto advised that the mailboxes will be located inside the amenity room.

Discussion ensued with regard to shared access with the adjacent property to the west and emergency access. In reply to queries from the Panel, Mr. Yamamoto noted that the proposed development will provide shared access, however the adjacent property will have a separate emergency access. He added that the site plan does not have provisions to create another driveway loop within the neighbouring site and that the ends of the drive aisles may be treated with bollards.

Discussion then ensued with regard to the design of the greenway on the northwest edge of the site, and Mr. Miller noted that landscape designs are in the preliminary stages and are under discussion with staff as the greenway will be part of the servicing agreement.

In reply to queries from the Panel, Mr. Miller noted that there will be a variety of play equipment in the amenity area that will suit all age groups. He added that the other amenity area will not have play equipment, but will have tables and seating elements.

In reply to queries from the Panel, Mr. Yamamoto, noted that there are 10 convertible units integrated throughout the proposed development.

**Development Permit Panel**  
**Tuesday, March 10, 2015**

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**Staff Comments**

In reply to queries from the Panel, Mr. Craig noted that (i) there is a greenway along the northwest corner of the site, (ii) the servicing agreement will provide for the greenway and frontage improvements along Alexandra Road, (iii) the proposed development will have indoor amenity space, (iv) the proposed development will be designed to achieve EnerGuide 82 standards, and (v) the proposed development is not in the West Cambie Alexandra District Energy Utility area, however will achieve the City's sustainability requirements.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 96 three storey townhomes at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road on a site zoned "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)."*

**CARRIED**

**6. New Business**

**7. Date of Next Meeting: Wednesday, March 25, 2015**

**8. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 5:28 p.m.*

**CARRIED**

**Development Permit Panel**  
**Tuesday, March 10, 2015**

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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 Tuesday, March 10, 2015.

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Robert Gonzalez  
Chair

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Evangel Biason  
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Tuesday, March  
10, 2015.

DP	
IN	
CP	

**CityClerk**

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**From:** Badyal, Sara  
**Sent:** March 6, 2015 14:26  
**To:** CityClerk  
**Subject:** Correspondence regarding March 10, 2015 Development Permit Panel meeting  
**Categories:** 08-4105-20-2014657872 - 9051 Dayton Ave - DP

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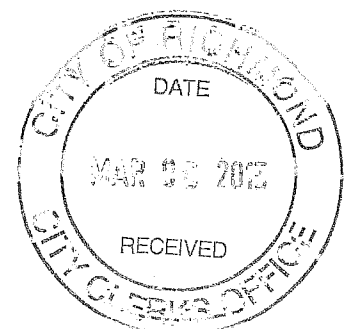
**From:** W L [mailto:wleungws@gmail.com]  
**Sent:** Friday, 06 March 2015 01:53 PM  
**To:** Badyal, Sara  
**Cc:** Re be  
**Subject:** Heat pump installation at 9055 Dayton Ave (DP 14-657872)

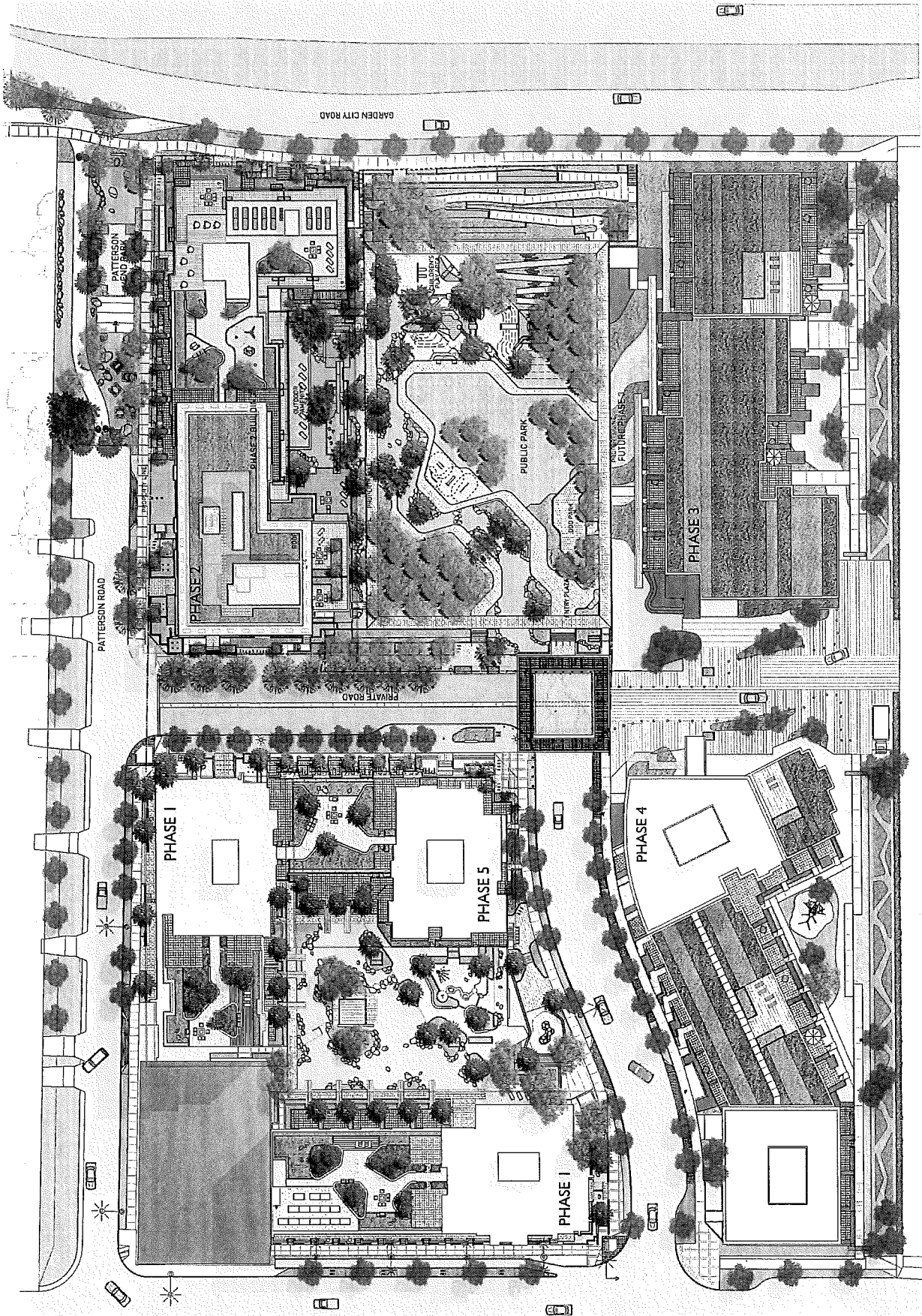
Hi Sara,

We learn from documents related to DP 14-657872 that, heat pumps will be installed on the property. We have some concerns regarding the operating noise from these devices:

1. Is there any by-law regarding these devices? For example, a sound level limit in decibels.
2. How are these by-laws inspected and enforced?
3. Does the plan drawing confirm the locations of these heat pumps? If yes, I would like to take a look at the drawing in person.

Wilson



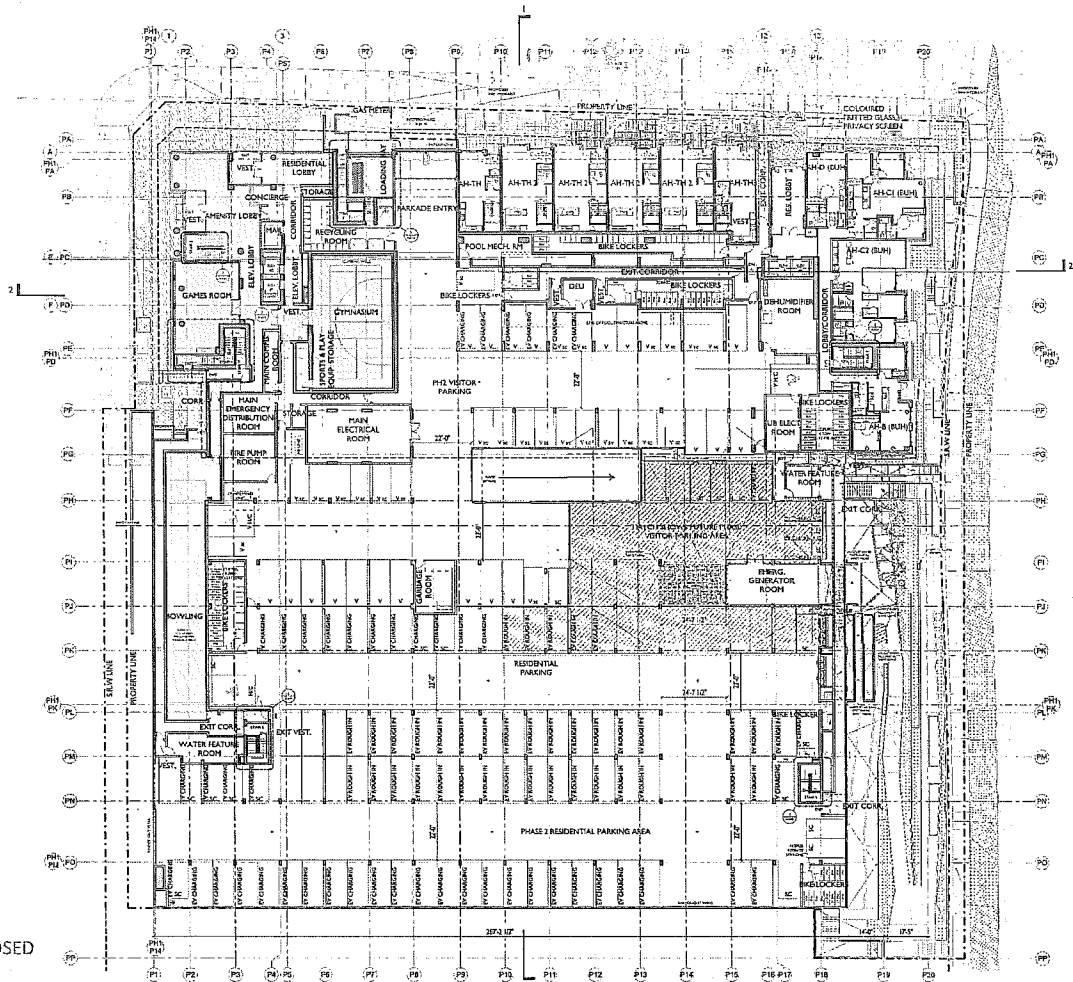


SITE/PHASING PLAN

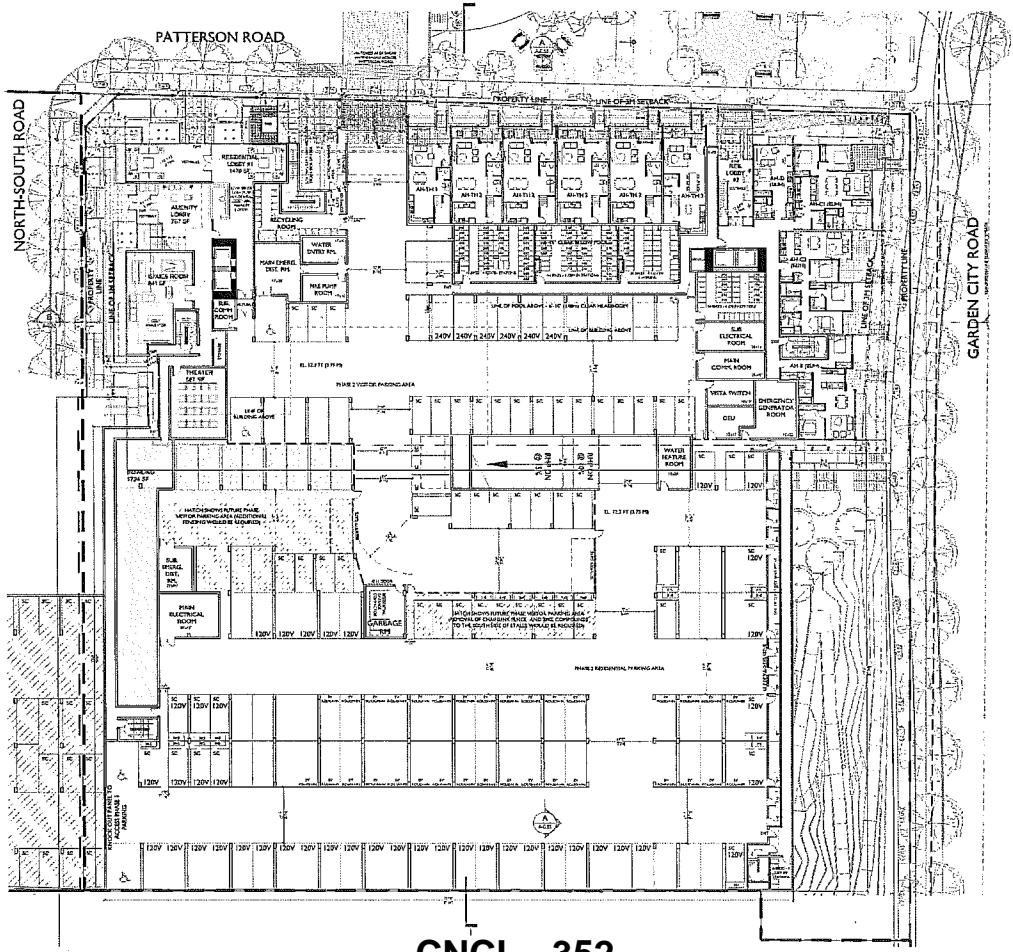
CONCORD GARDENS PHASE I

GBL ARCHITECTS

PWL partnership

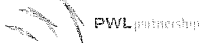


PROPOSED



ORIGINAL

**CNCL - 352**

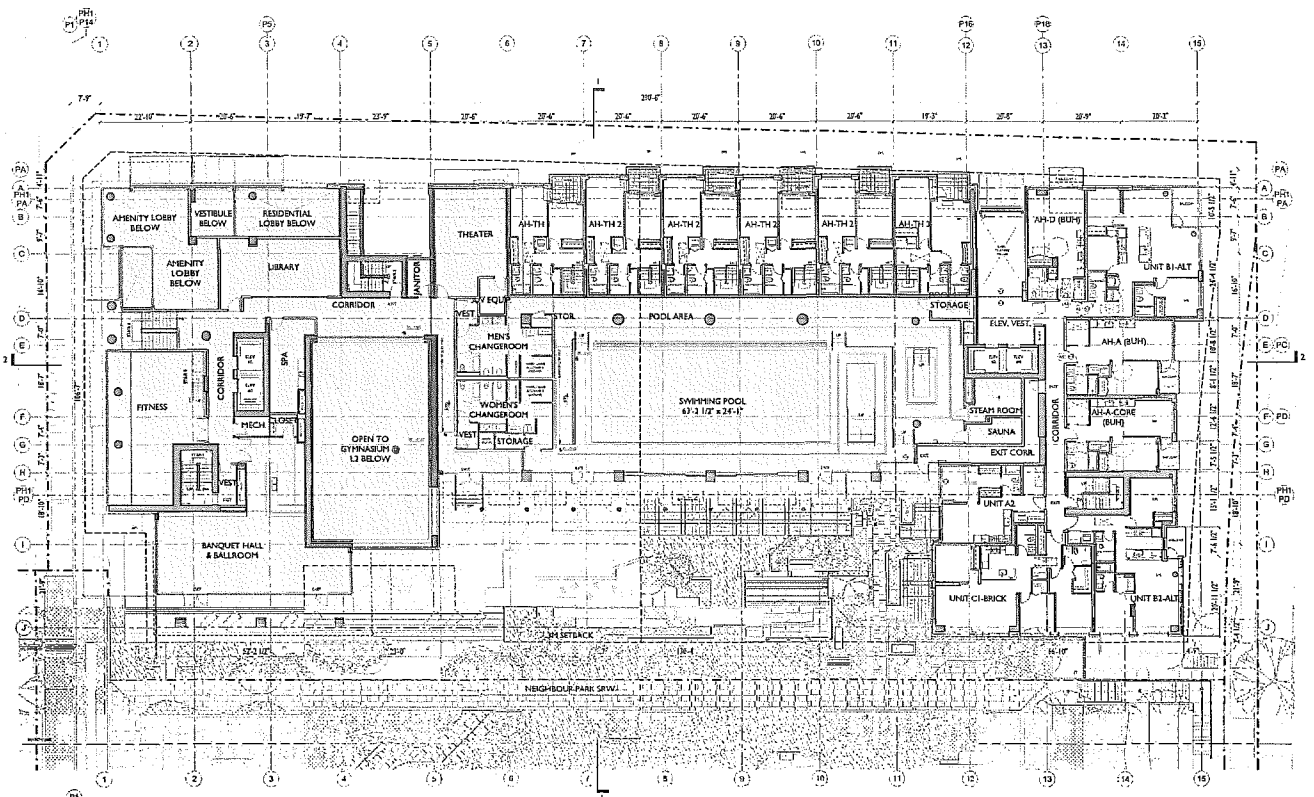


GBL ARCHITECTS

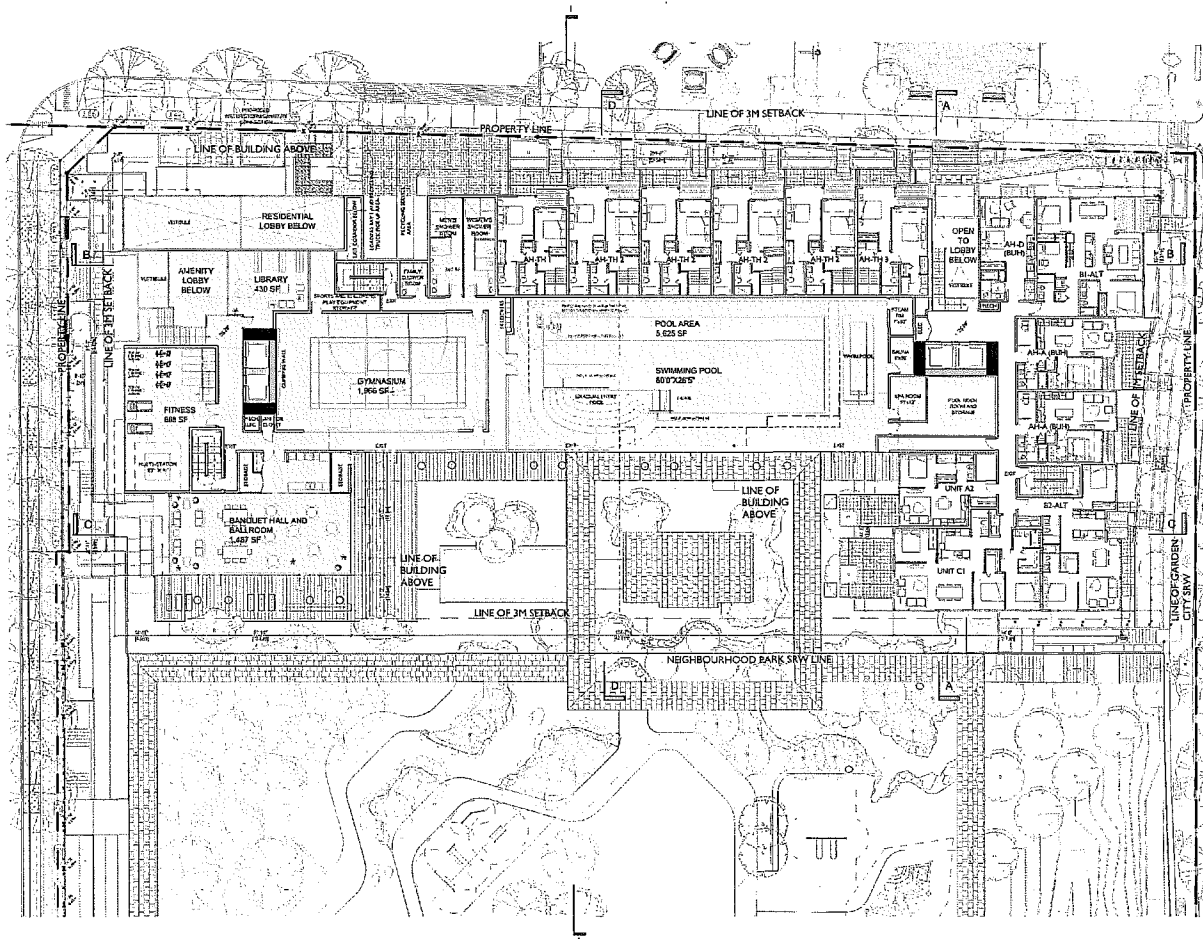
CONCORD GARDENS PHASE II

LEVEL 2 PLAN





PROPOSED



ORIGINAL

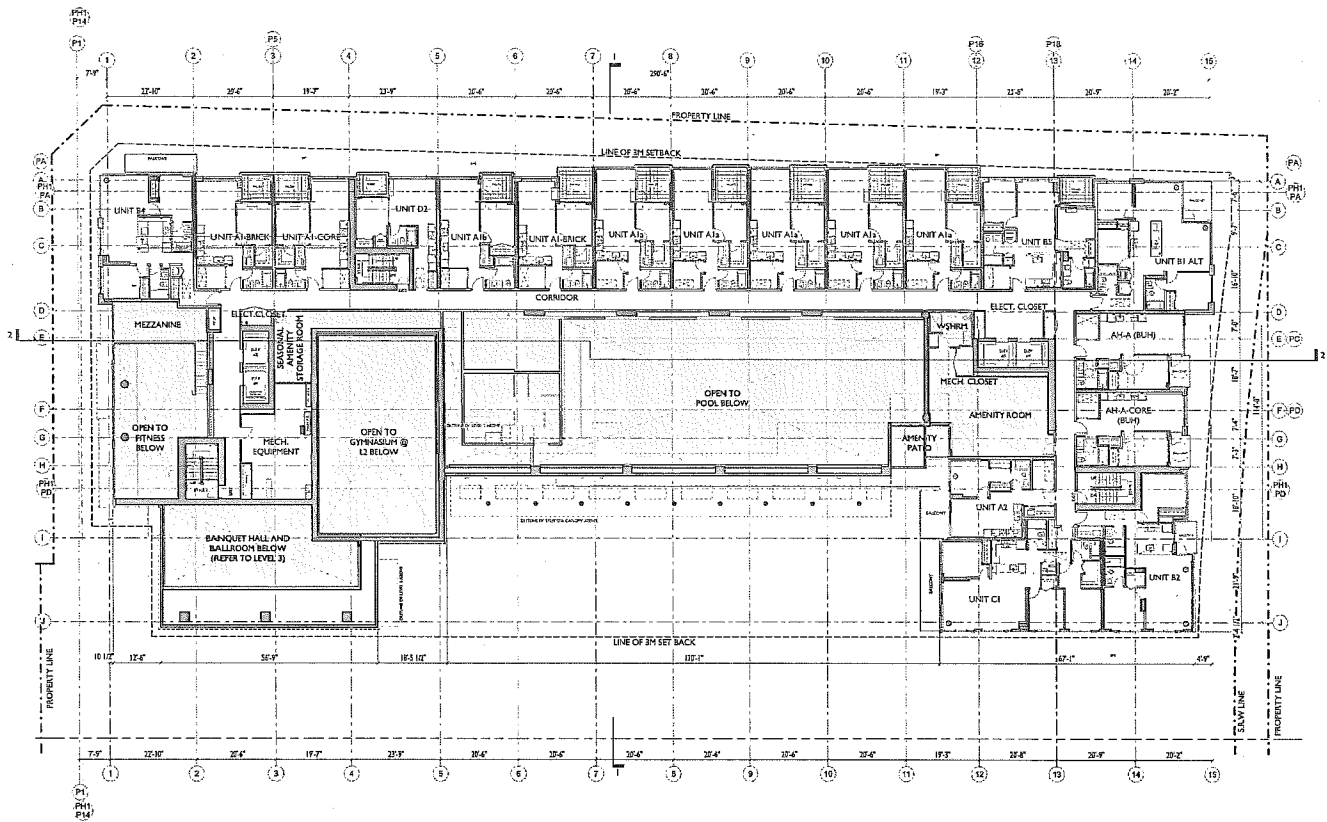
**CNCL - 353**



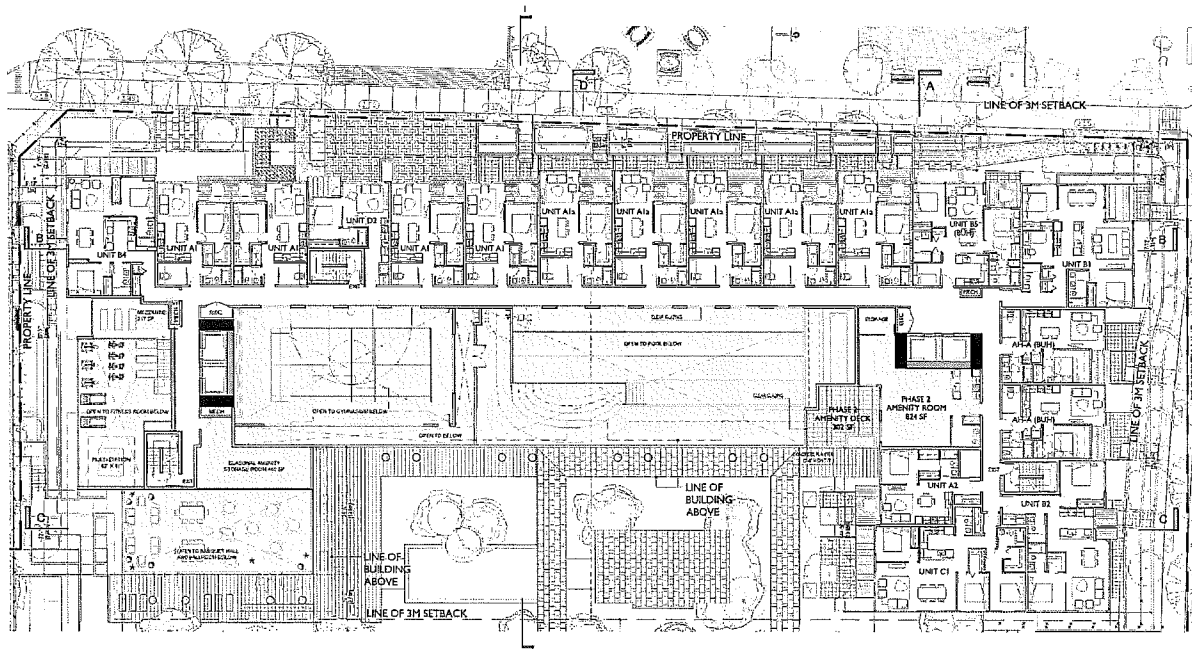
GBL ARCHITECTS

CONCORD GARDENS PHASE II

LEVEL 3 PLAN



PROPOSED



ORIGINAL

# CNCL - 354

CONCORD GARDENS PHASE II

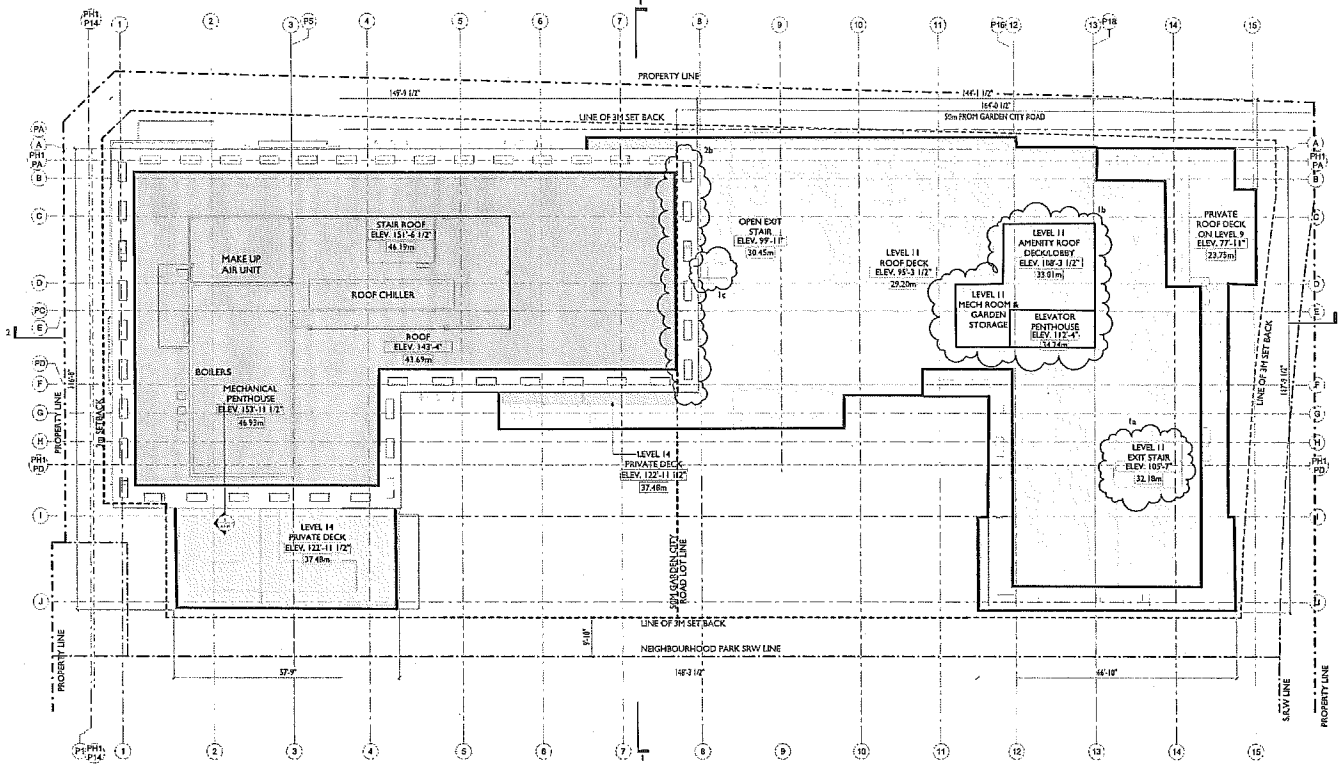
LEVEL 4 PLAN



GBL ARCHITECTS

Item	Description	By-Law	Variance
3a	Exit stair on level 11	max. 29.56m height	2.70m (max. 28.86m height)
3b	Entrance, lobby and garden shed on level 11	max. 29.56m height	4.87m (max. 24.69m height)
3c	Entrance (Open) exit stair from level 11 to level 11	max. 29.56m height	5.36m (max. 24.20m height)
2a	Conditioned balcony on level 11 and 13	Portions of the building greater than 20m in height must be setback at least 30.0m from Garden City Rd.	3.4m (25.5m setback to Garden City Rd.)
2b	Conditioned roof	Portions of the building greater than 20m in height must be setback at least 30.0m from Garden City Rd.	3.4m (25.5m setback to Garden City Rd.)

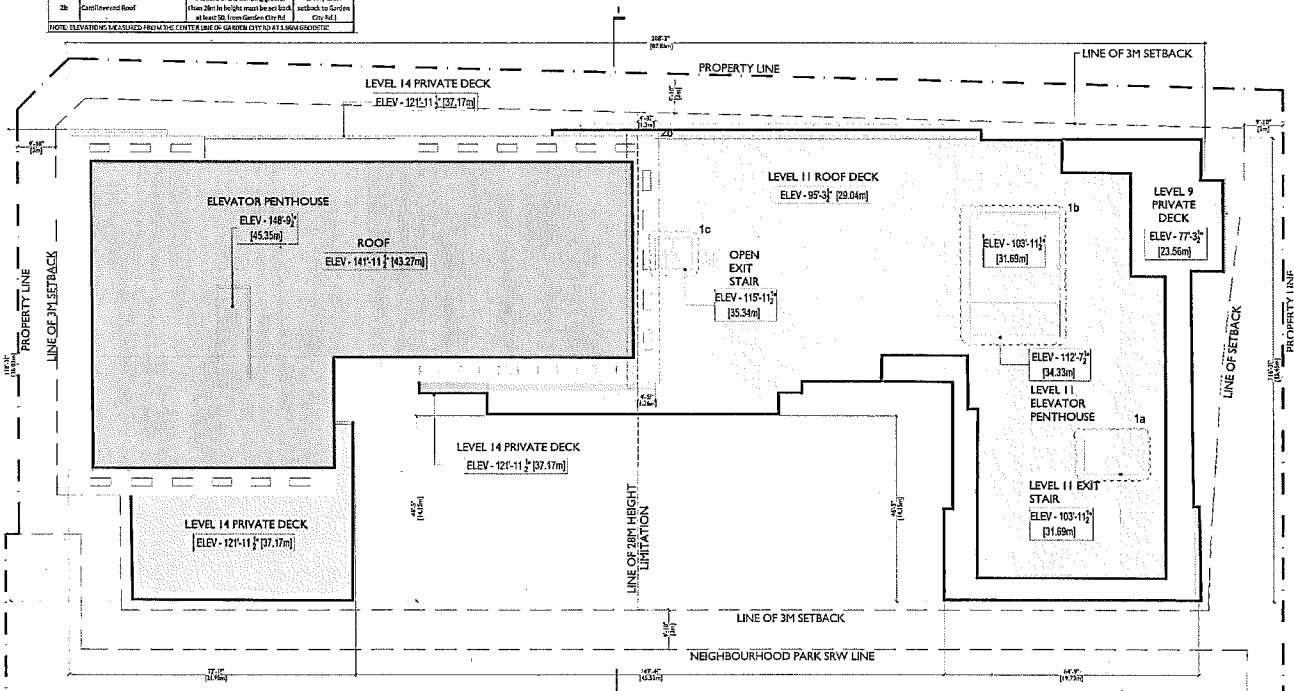
NOTE: ELEVATIONS ARE CALSED FROM THE CENTRAL LINE OF GARDEN CITY RD AT 1:20.00 GEODETIC



PROPOSED

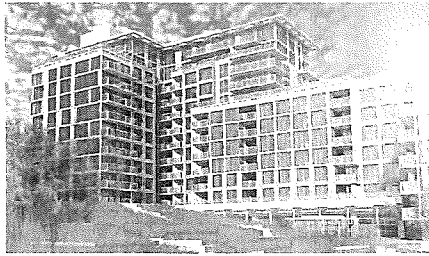
Item	Description	By-Law	Variance
3a	Exit stair on level 11	max. 29.56m height	2.70m (max. 28.86m height)
3b	Entrance, lobby and garden shed on level 11	max. 29.56m height	4.87m (max. 24.69m height)
3c	Entrance (Open) exit stair from level 11 to level 11	max. 29.56m height	5.36m (max. 24.20m height)
2a	Conditioned balcony on level 11 and 13	Portions of the building greater than 20m in height must be setback at least 30.0m from Garden City Rd.	3.4m (25.5m setback to Garden City Rd.)
2b	Conditioned roof	Portions of the building greater than 20m in height must be setback at least 30.0m from Garden City Rd.	3.4m (25.5m setback to Garden City Rd.)

NOTE: ELEVATIONS ARE CALSED FROM THE CENTRAL LINE OF GARDEN CITY RD AT 1:20.00 GEODETIC

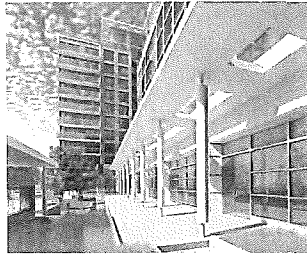


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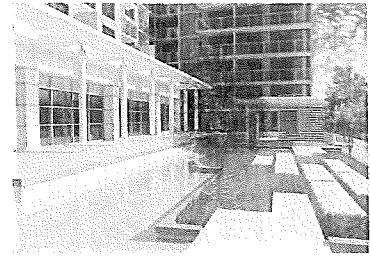
# CNCL - 355



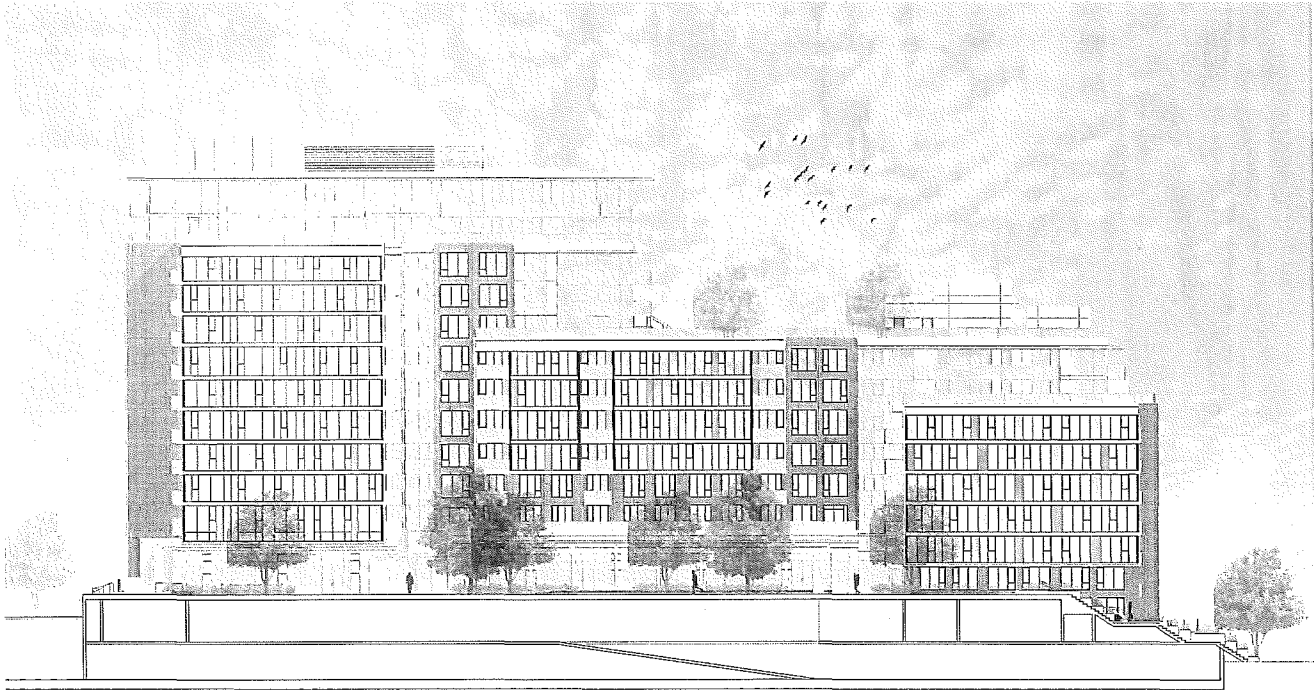
PERSPECTIVE VIEW - SOUTH ELEVATION FROM SE CORNER OF PUBLIC PARK



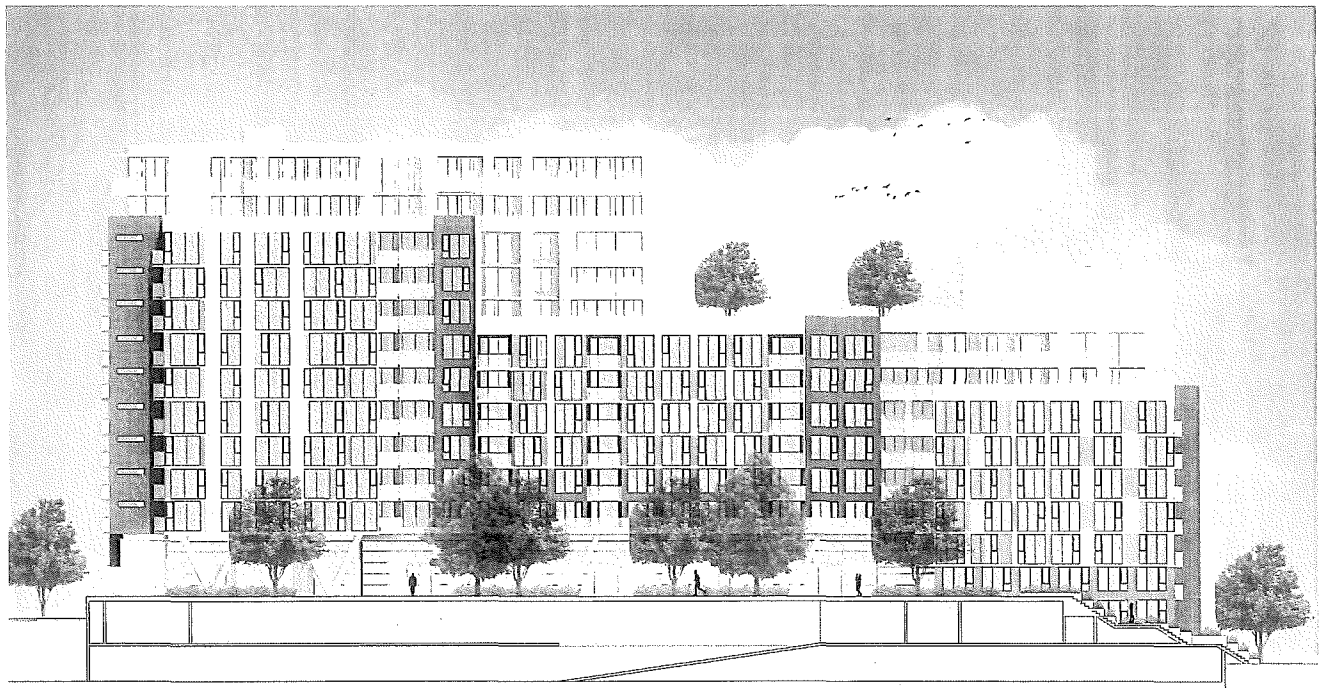
PERSPECTIVE VIEW - POOL PATIO EYEBROW & COLUMNS



PERSPECTIVE VIEW - LANDSCAPE PAVILION FROM BALLROOM PATIO



PROPOSED



ORIGINAL



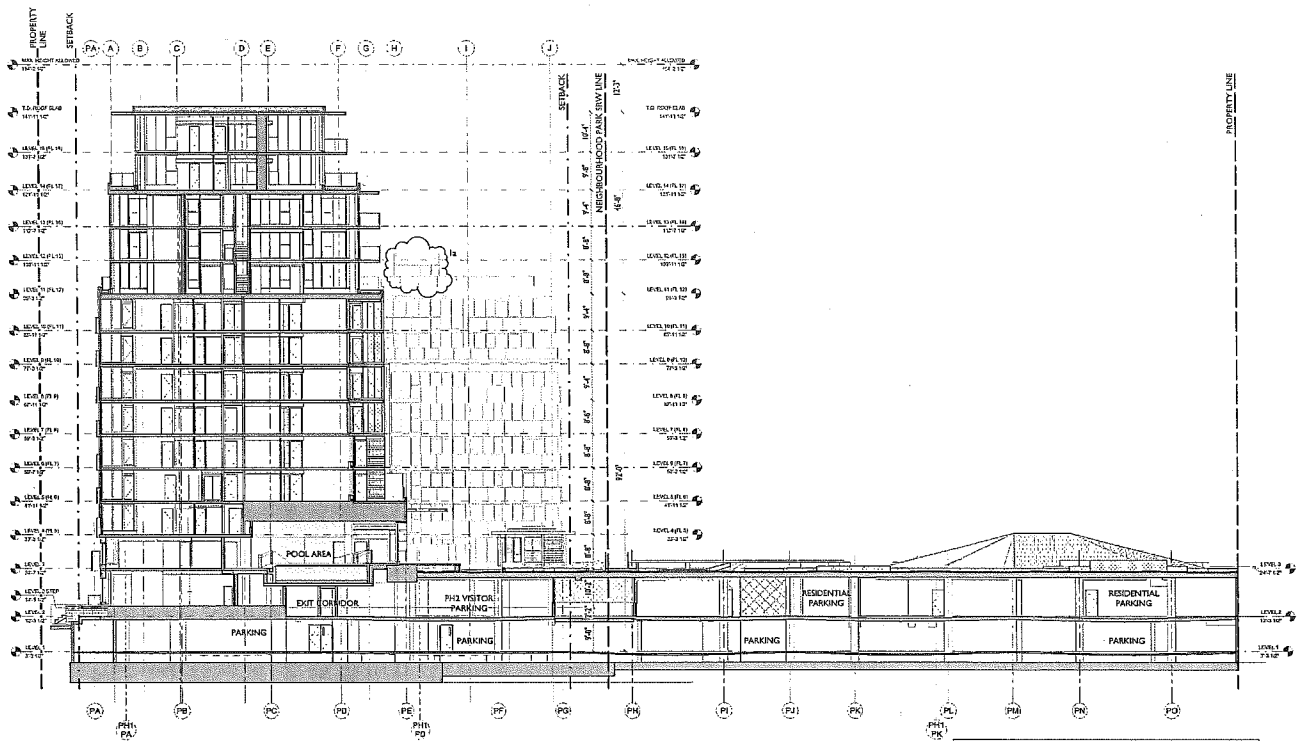
PWL partnership

GBL ARCHITECTS

**CNCL - 356**

CONCORD GARDENS PHASE II

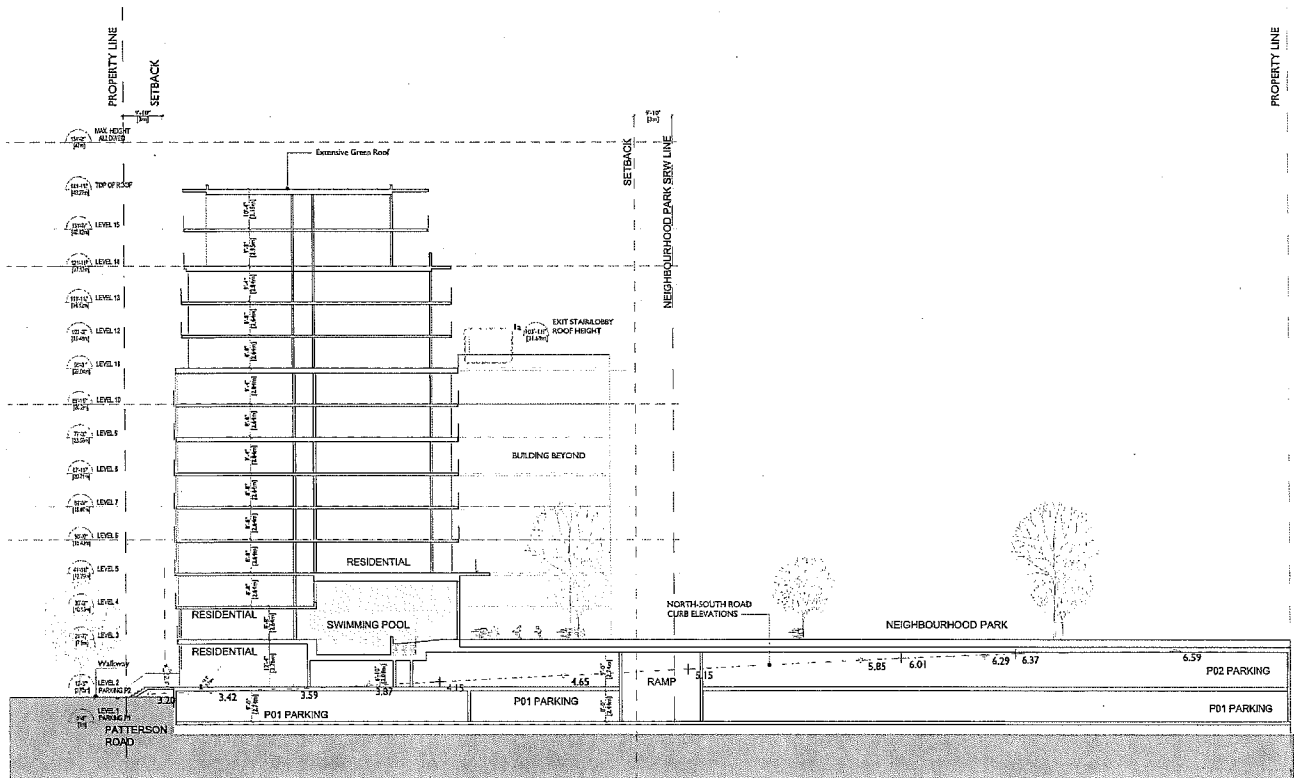
PARK ELEVATION



PROPOSED

Zoning By-Law Variance Table			
Item	Description	By-Law	Variance
14	Ball court on level 11	max. 23.90m height	3.70m (max. 33.60m height)
18	Receptor, lobby and garden shed on level 11	max. 29.50m height	4.37m (max. 33.87m height)
32	Elevator shaft and stair from level 23 to level 11	max. 29.50m height	5.20m (max. 34.70m height)
24	Carrievanced Balcony at level 12 and 13	Portions of the building greater than 20m in height must be set back at least 5% from Garden City Rd	1.0m (4.00m setback to Garden City Rd)
26	Carrievanced Roof	Portions of the building greater than 20m in height must be set back at least 5% from Garden City Rd	1.0m (4.00m setback to Garden City Rd)

NOTE: DIMENSIONS MEASURED FROM THE CENTERLINE OF GARDEN CITY RD AT 1:2000 SCALE.



ORIGINAL

# CNCL - 357

CONCORD GARDENS PHASE II

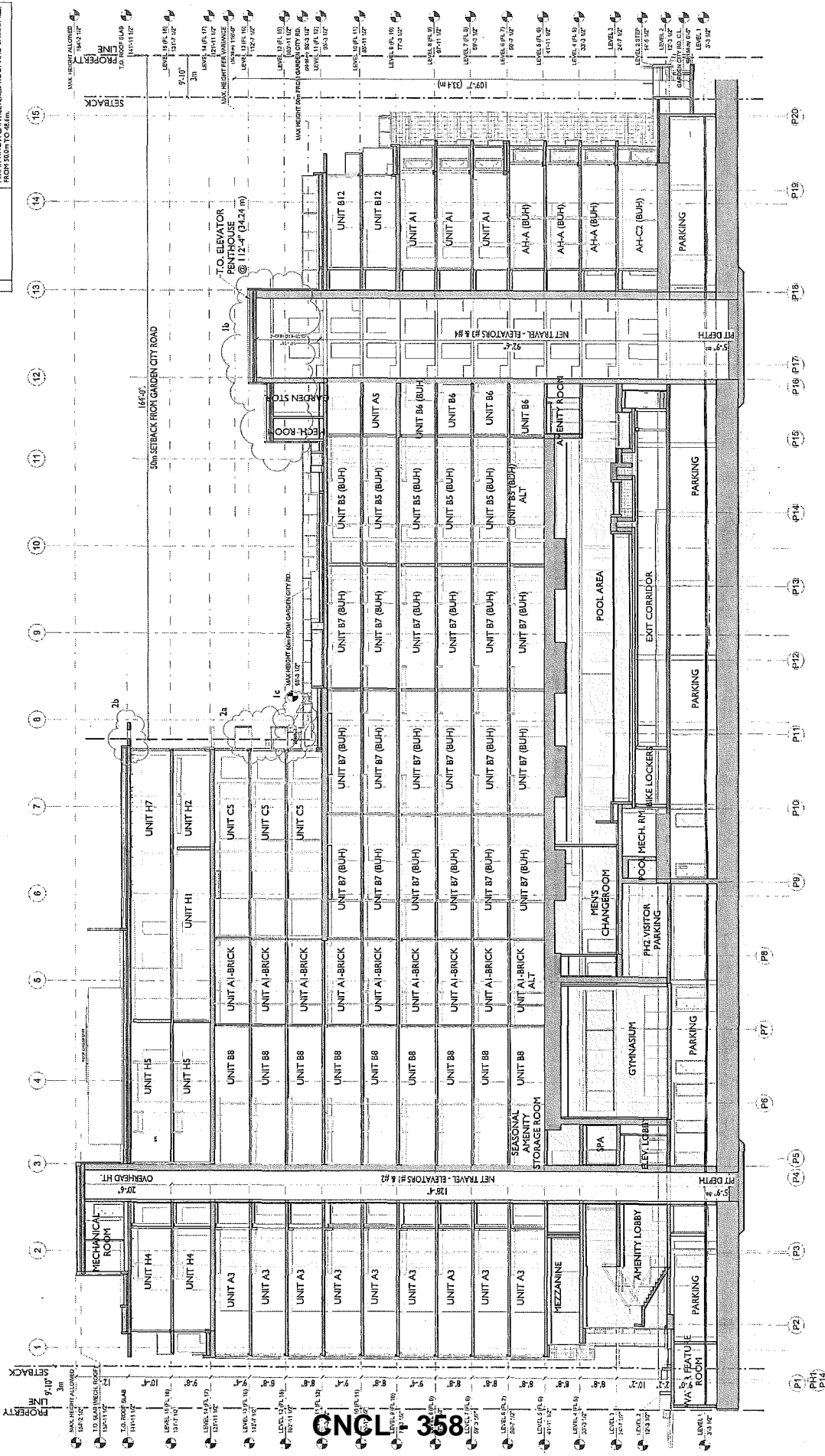
SECTION 1



GBL ARCHITECTS

ZONING BY-LAW VARIANCES

1a	EXIT STAIR @ LEVEL 1	INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FROM 100 FT TO 110 FT FROM GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTED UNIT TYPE.
1b	ELEVATOR & INDOOR AMENITY SPACE @ LEVEL 1	DECREASE THE MINIMUM ALLOWABLE SETBACK FROM 15 FT TO 10 FT FROM GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTED UNIT TYPE.
1c	UNENCLOSED EXIT STAIR @ LEVEL 1	PERMIT UNENCLOSED EXIT STAIR FROM GARDEN CITY ROAD AND AN INDOOR AMENITY SPACE FROM 28.0m TO 23.8m.
2a	BALCONIES @ LEVELS 12 & 13	REDUCE THE MINIMUM ALLOWABLE SETBACK FROM A LOT LINE ABUTTING GARDEN CITY ROAD FOR BALCONIES FROM 15 FT TO 10 FT FROM GARDEN CITY ROAD, FOR THE PURPOSE OF PERMITTED UNIT TYPE.
2b	CANTILEVERED ROOF	PERMIT CANTILEVERED ROOF AND BALCONIES FROM 28.0m TO 23.8m.

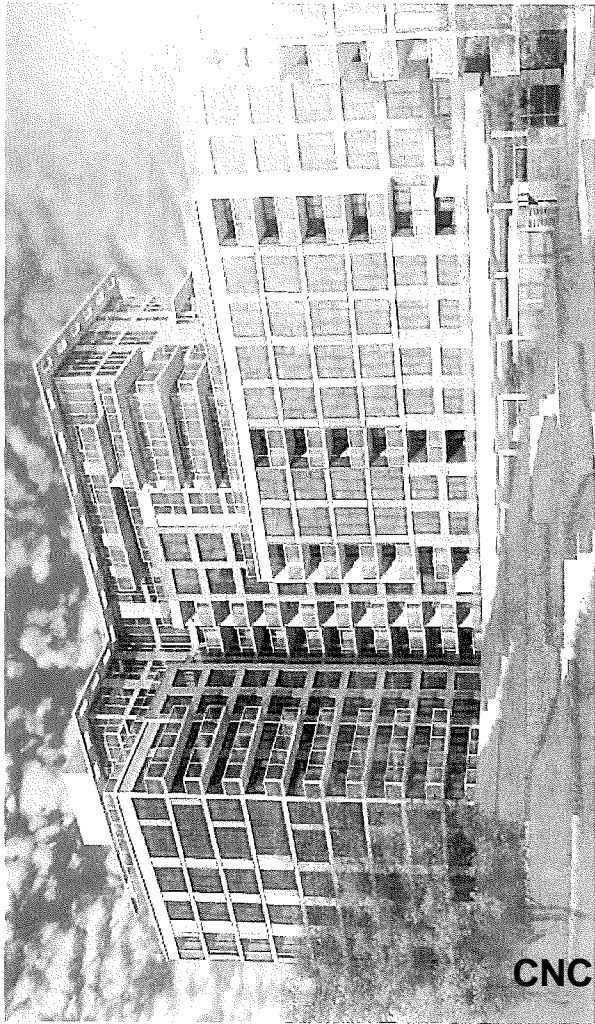
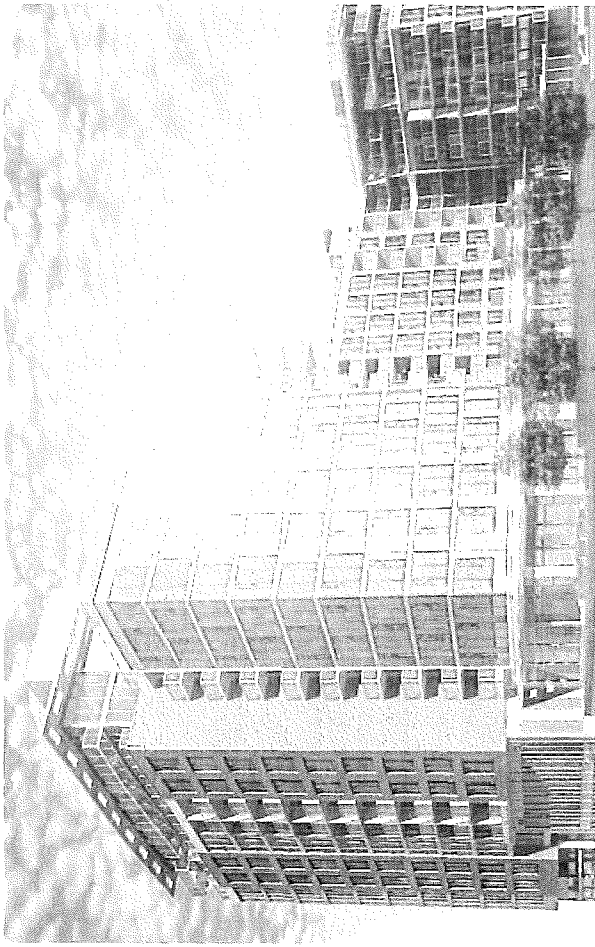




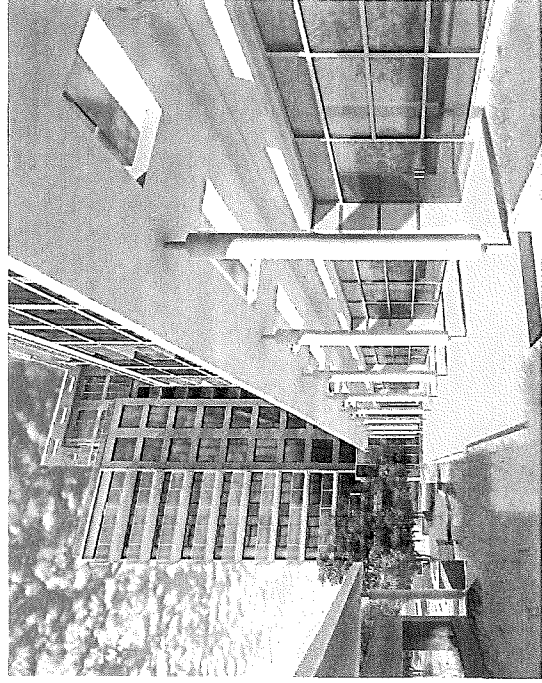
PROPOSED



ORIGINAL



CNCL - 360



GBL ARCHITECTS

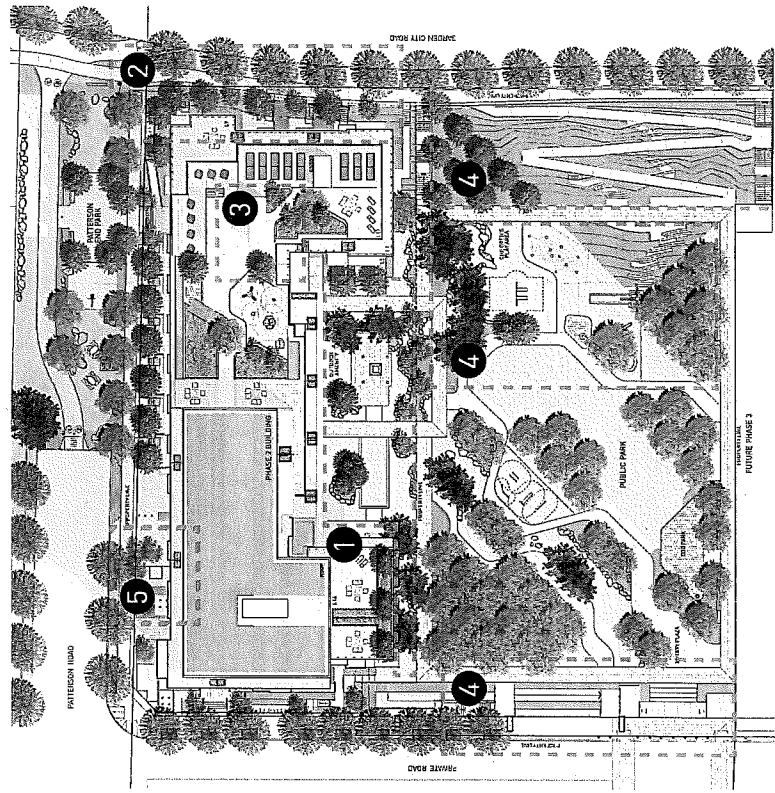
CONCORD GARDENS PHASE 1

PERSPECTIVES

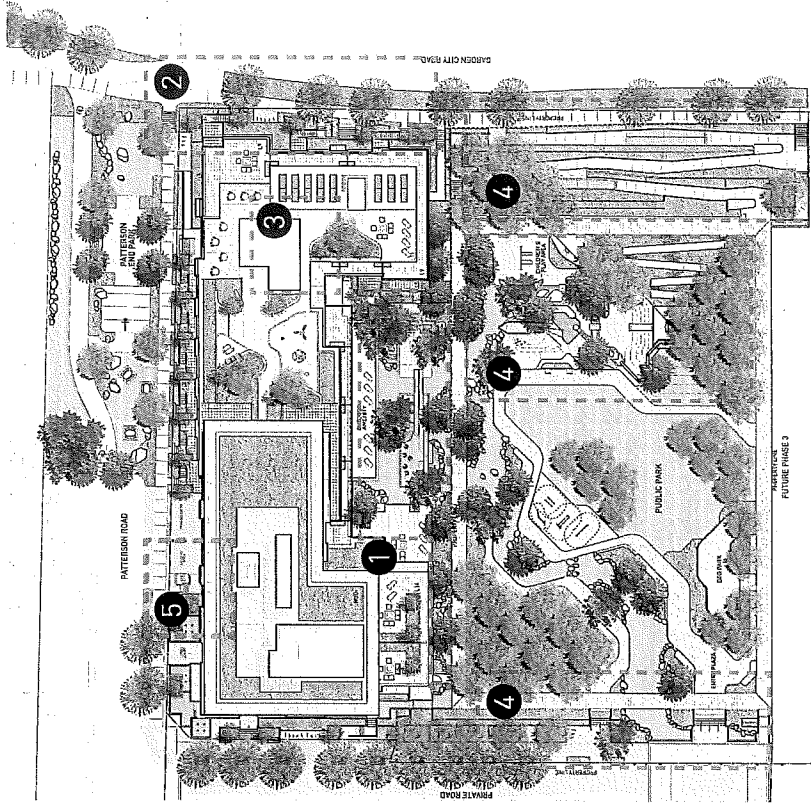


**GENERAL SCOPE OF PROPOSED LANDSCAPE CHANGES TO THE APPROVED DEVELOPMENT PERMIT**

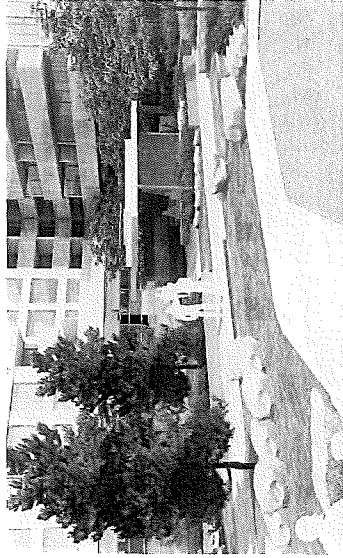
1. LEVEL 3 PRIVATE OUTDOOR AMENITY AREA
2. GARDEN CITY ROAD STREETSCAPE
3. LEVEL 11 PRIVATE OUTDOOR AMENITY AREA
4. NEIGHBOURHOOD PARK
5. ABOVE GROUND UTILITY AREA



APPROVED DP



PROPOSED AMENDMENT



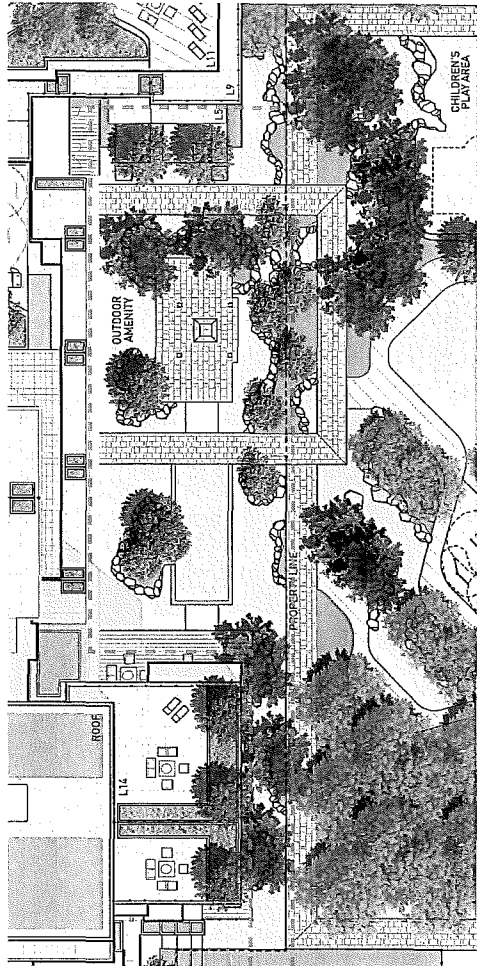
PROPOSED AMENDMENT - VIEW FROM PARK



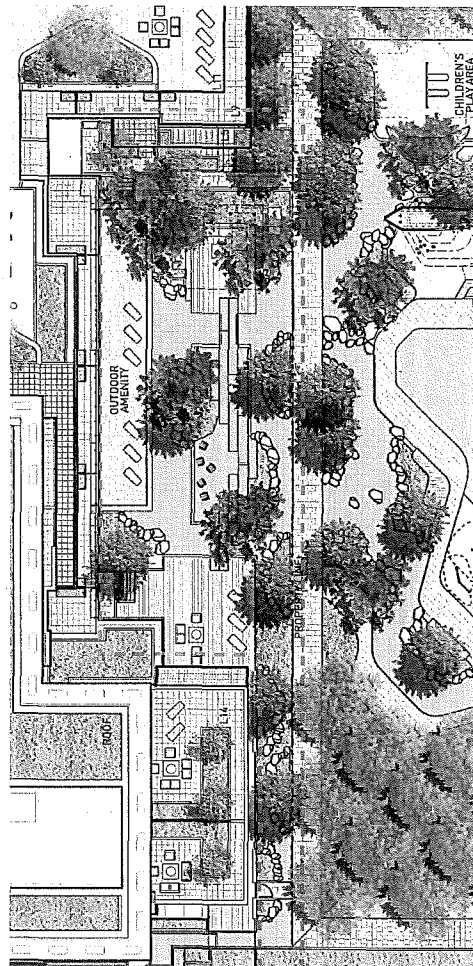
PROPOSED AMENDMENT - VIEW FROM AMENITY LAWN



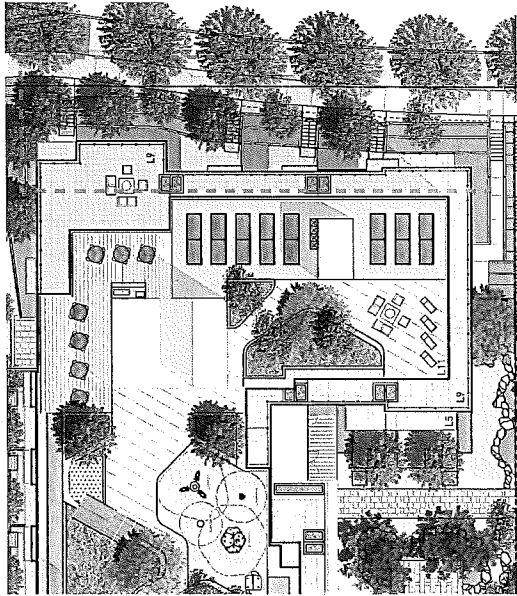
PROPOSED AMENDMENT - VIEW FROM POOL DECK



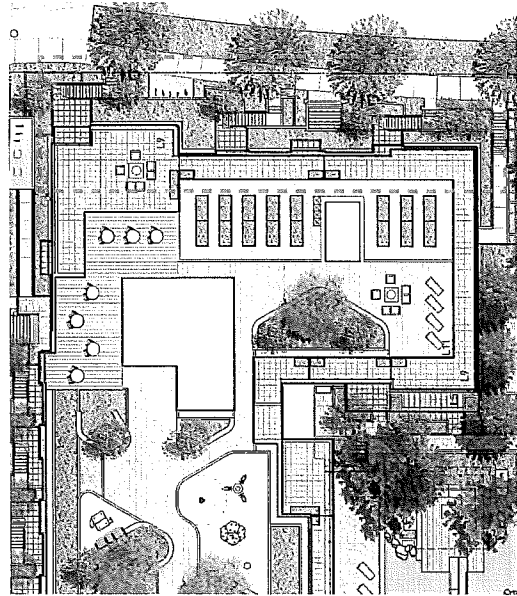
LEVEL 3 PRIVATE OUTDOOR AMENITY AREA APPROVED DP



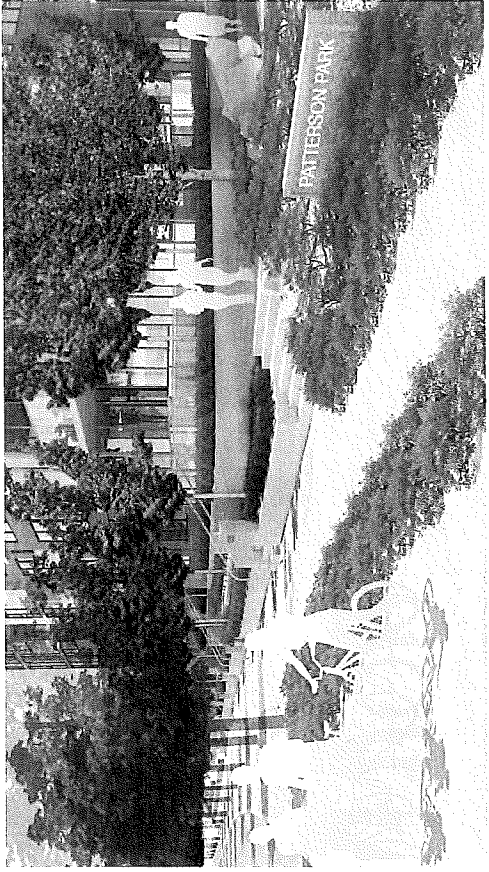
LEVEL 3 PRIVATE OUTDOOR AMENITY AREA PROPOSED AMENDMENT



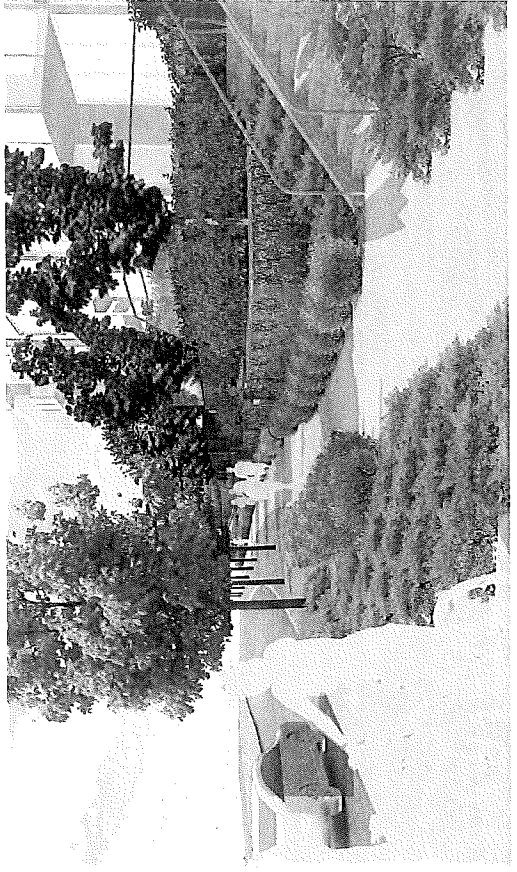
GARDEN CITY ROAD STREETSCAPE APPROVED DP



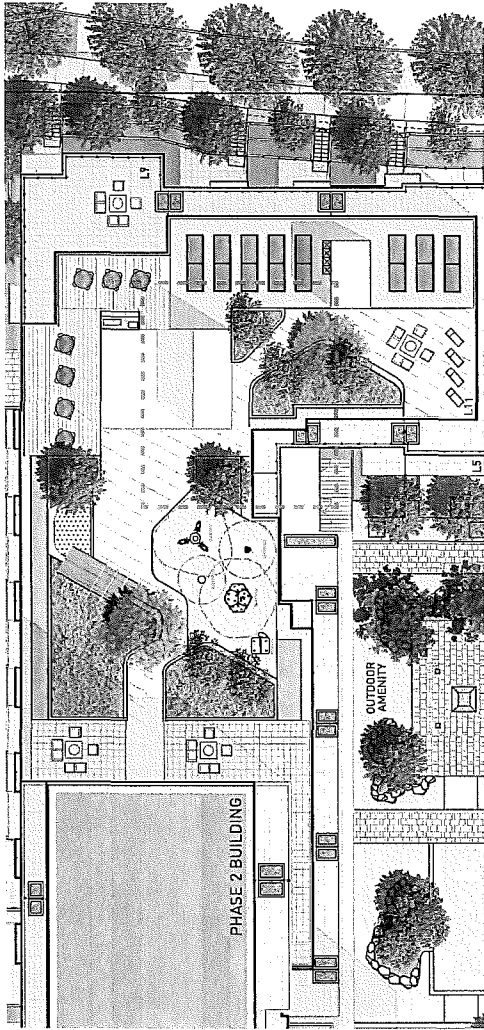
GARDEN CITY ROAD STREETSCAPE PROPOSED AMENDMENT



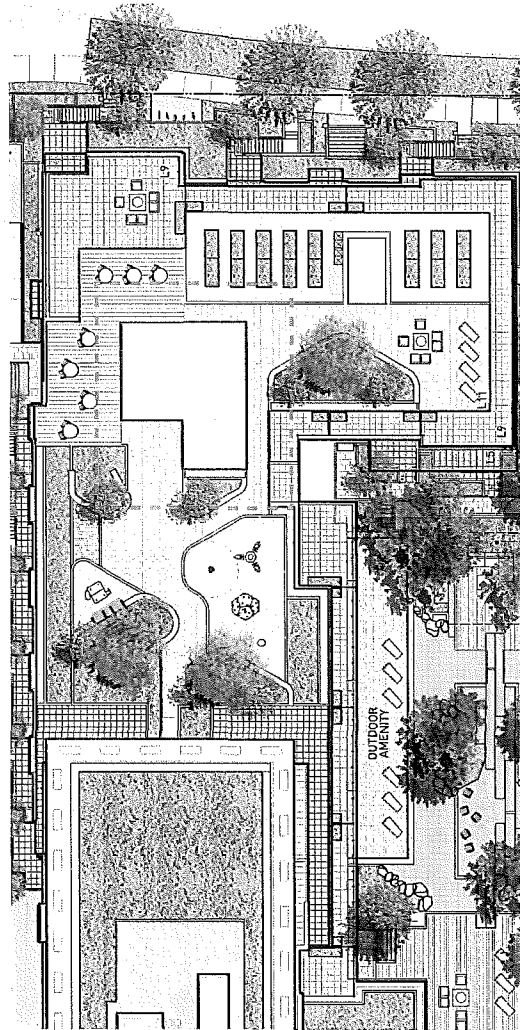
APPROVED DP - VIEW FROM SIDEWALK



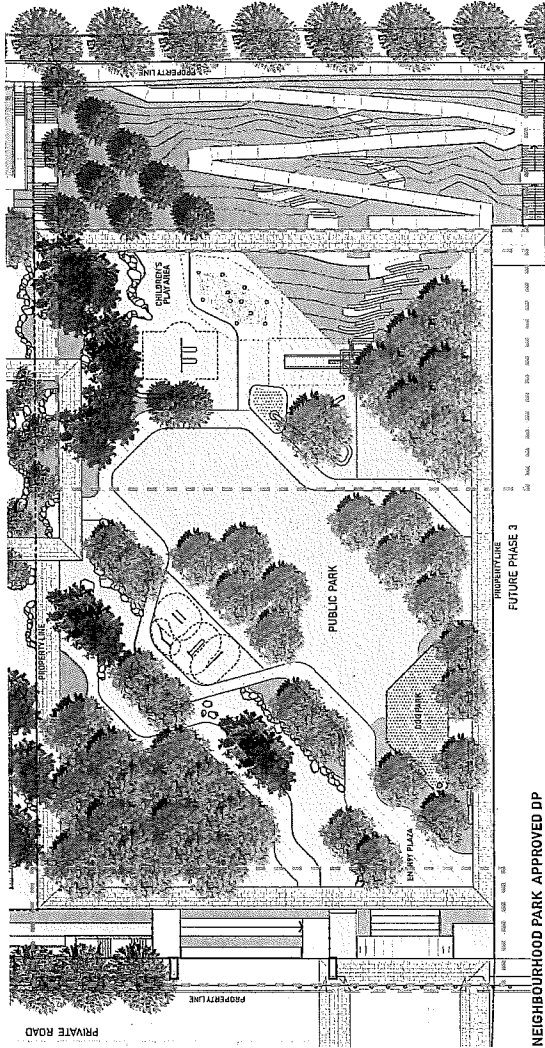
PROPOSED AMENDMENT - VIEW FROM SIDEWALK



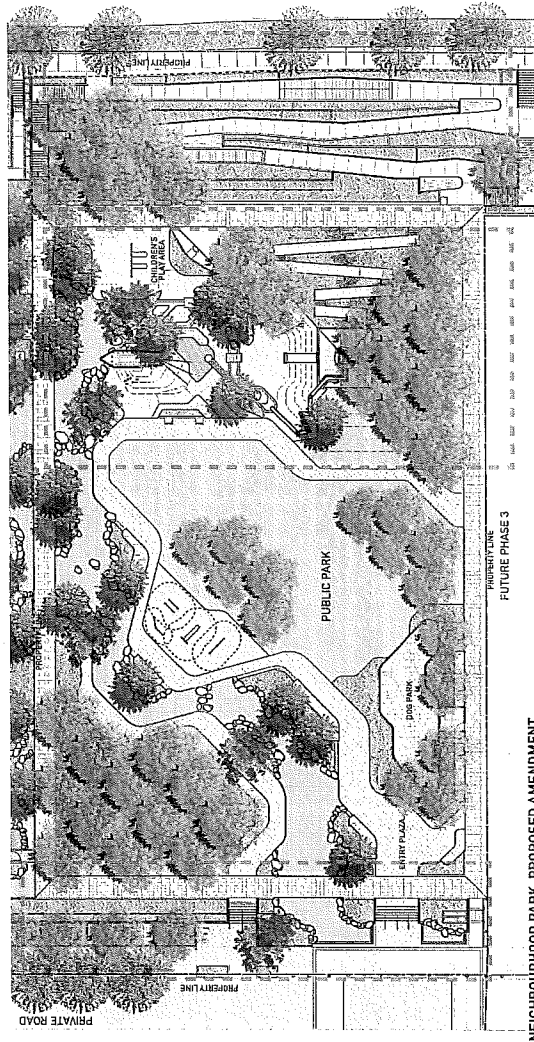
LEVEL 11 PRIVATE OUTDOOR AMENITY AREA APPROVED DP



LEVEL 11 PRIVATE OUTDOOR AMENITY AREA PROPOSED AMENDMENT

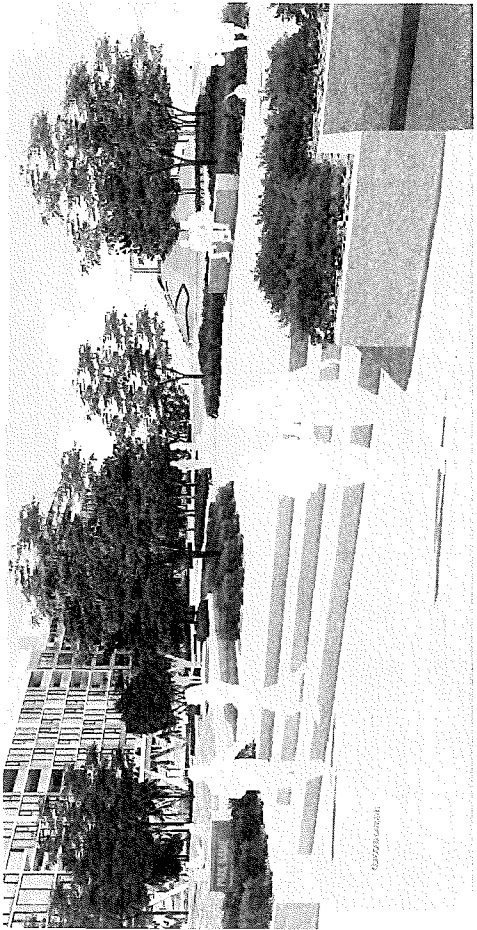


NEIGHBOURHOOD PARK APPROVED DP



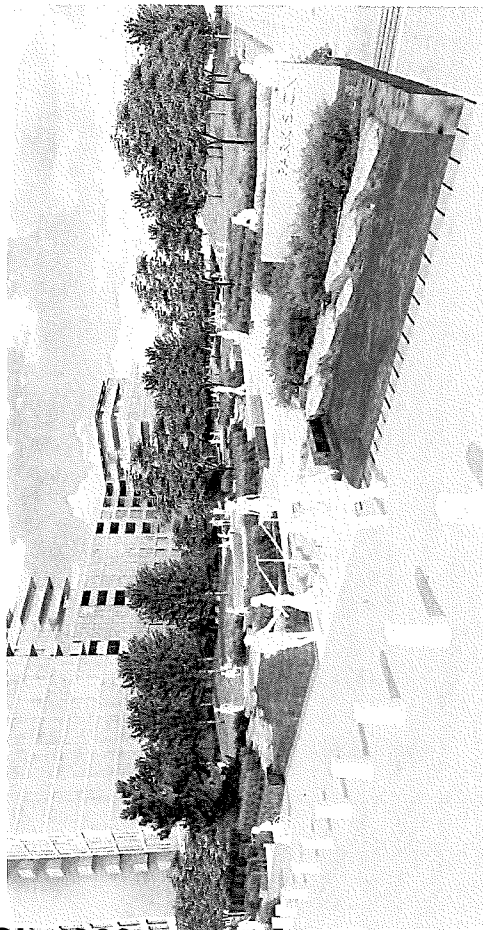
NEIGHBOURHOOD PARK PROPOSED AMENDMENT

CNCL - 365

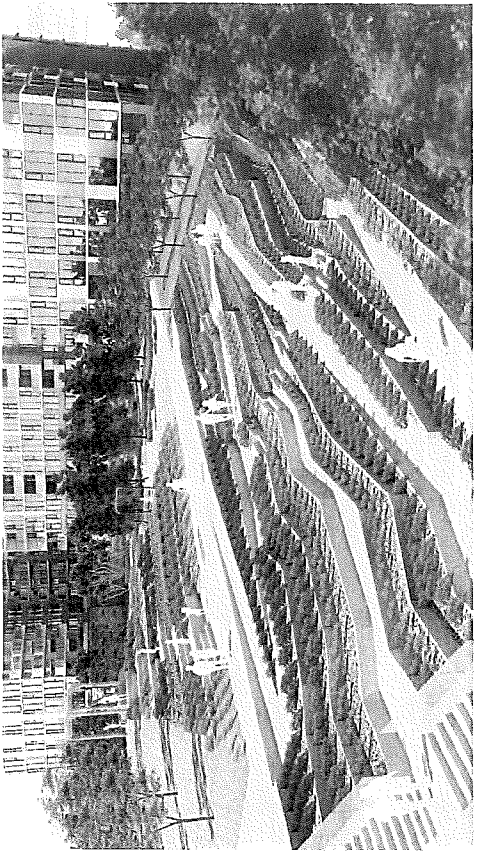


APPROVED DP- VIEW FROM PARK ENTRY

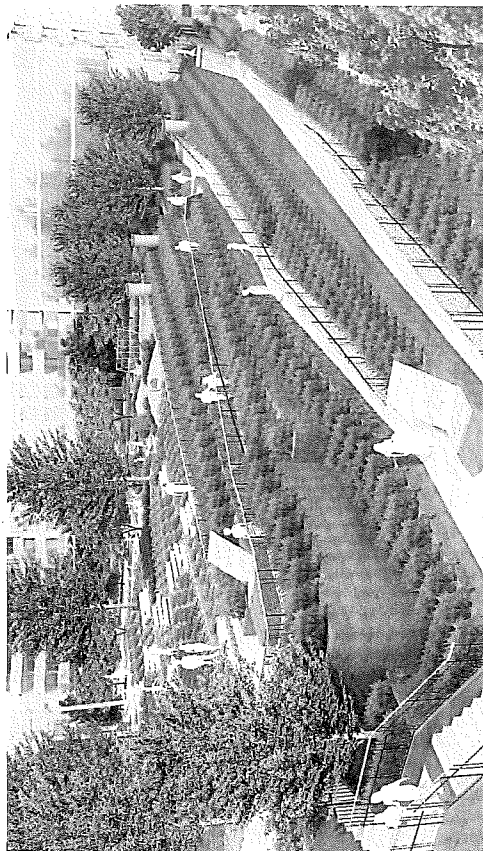
CNCL - 366



PROPOSED AMENDMENT - VIEW FROM PARK ENTRY



APPROVED DP- VIEW FROM PARK ENTRY

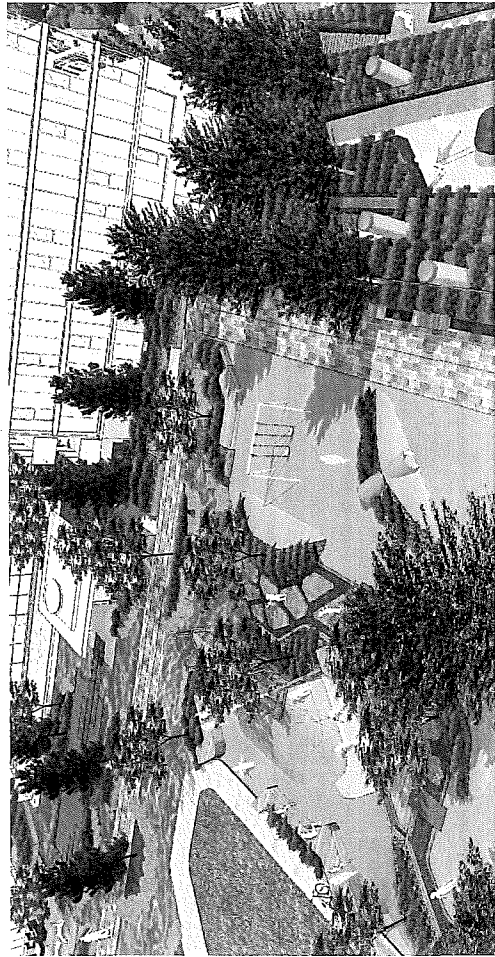


PROPOSED AMENDMENT - VIEW FROM GARDEN CITY TERRACE

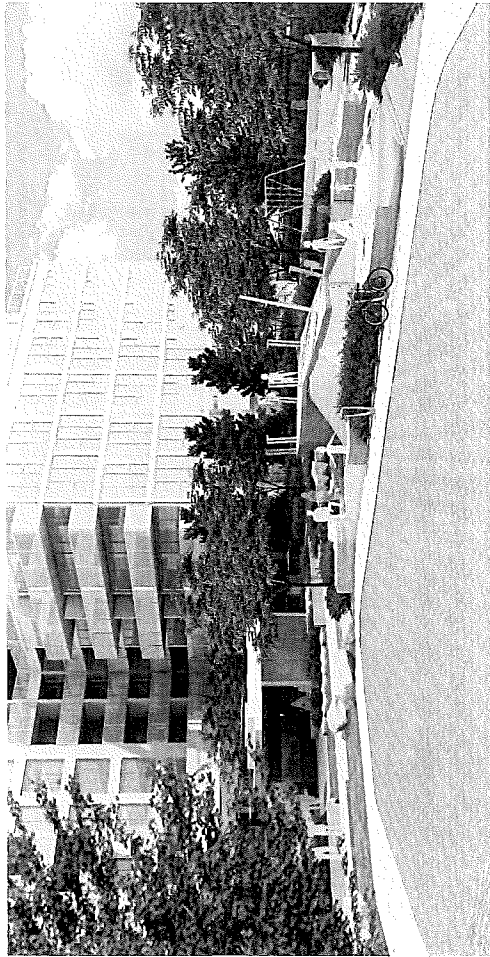


GBL ARCHITECTS

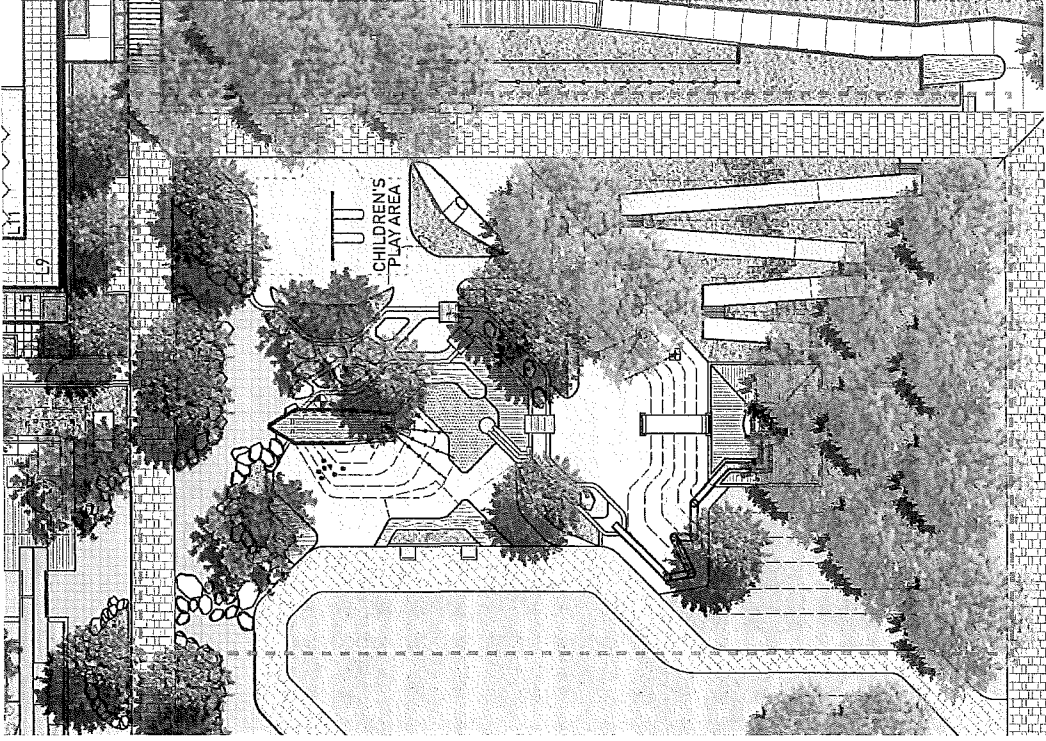
CONCORD  
PACIFIC



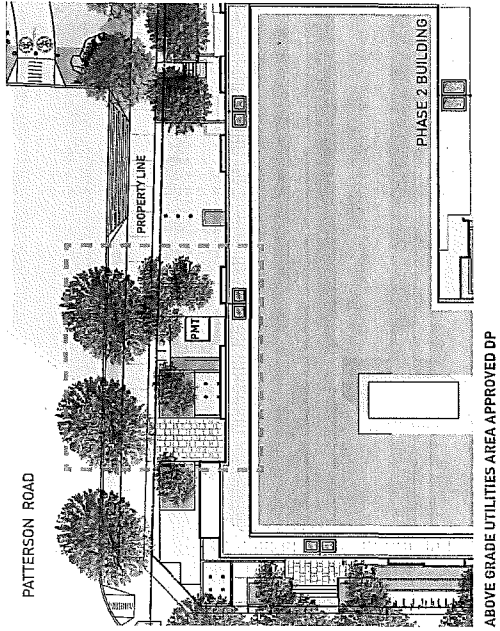
PROPOSED AMENDMENT - CHILDREN'S PLAY AREA



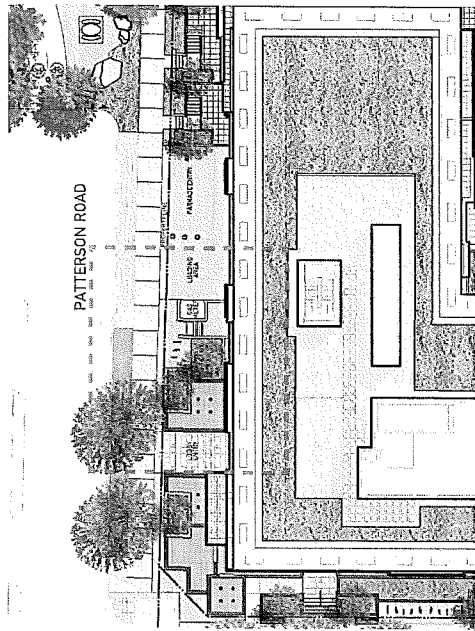
PROPOSED AMENDMENT - CHILDREN'S PLAY AREA



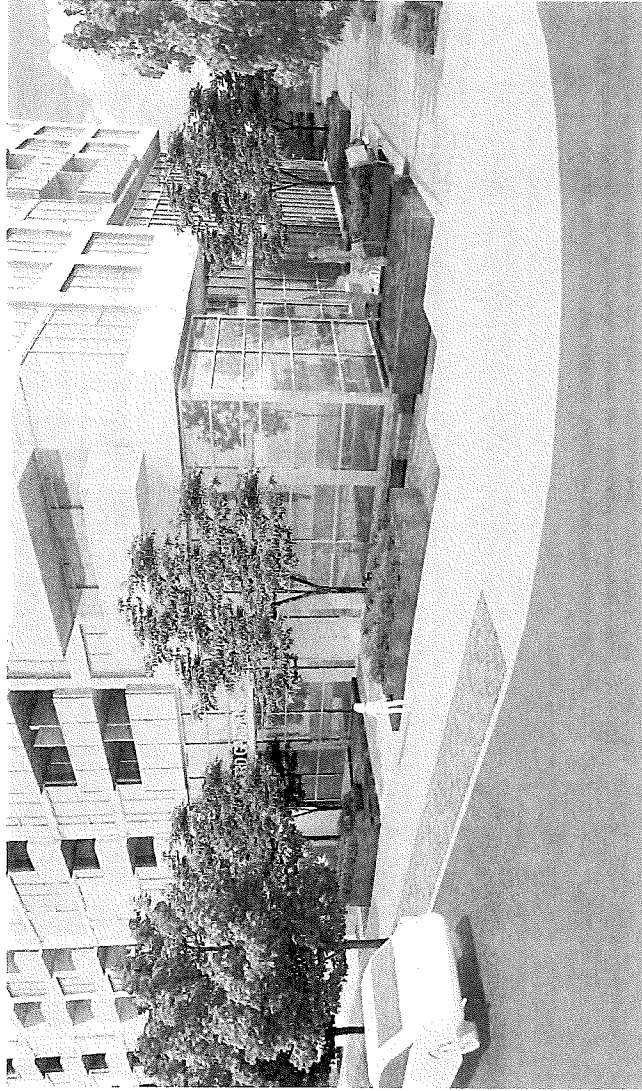
NEIGHBOURHOOD PARK PROPOSED AMENDMENT



ABOVE GRADE UTILITIES AREA APPROVED DP

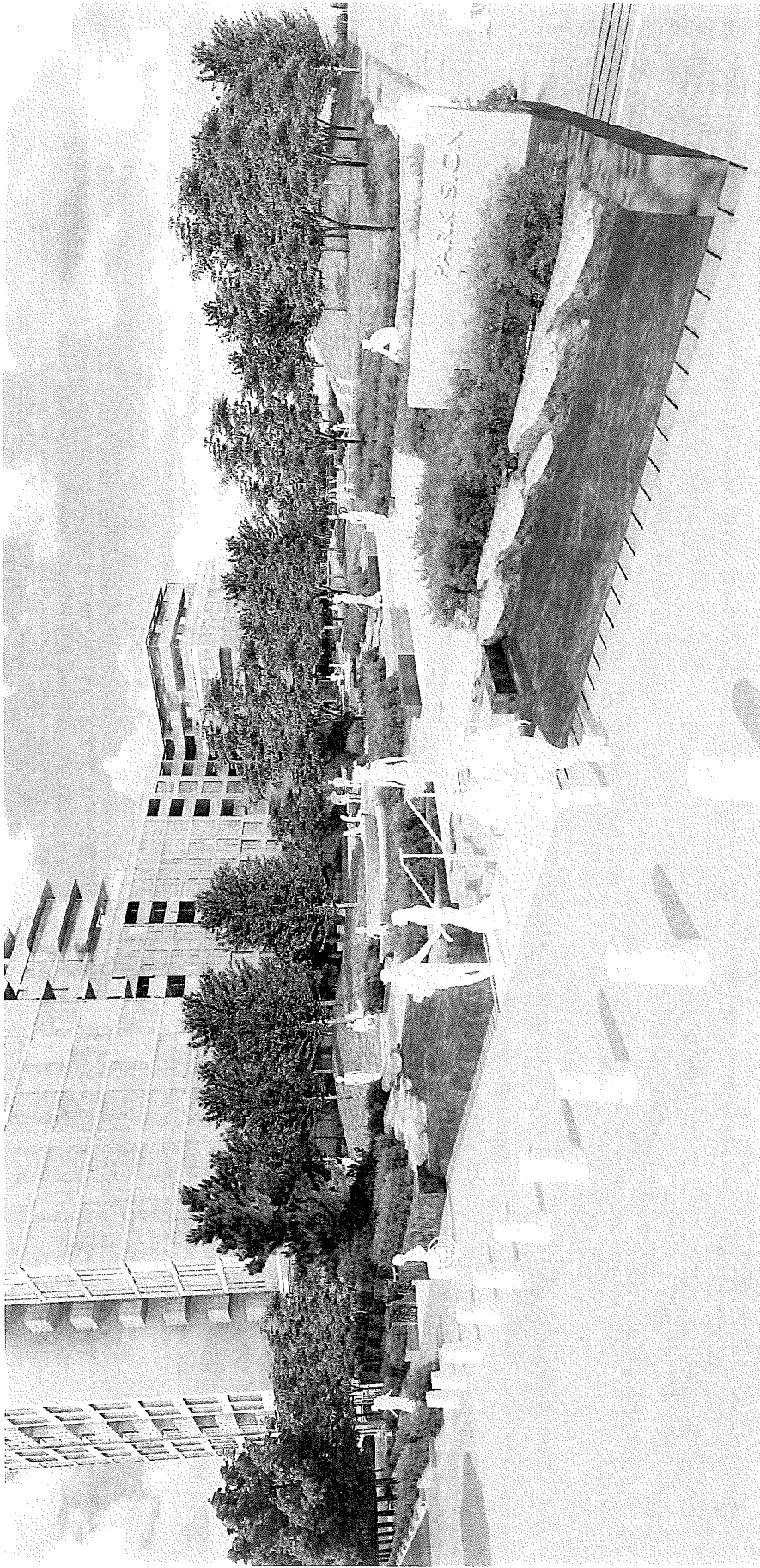


ABOVE GRADE UTILITIES AREA PROPOSED AMENDMENT



PROPOSED AMENDMENT - VIEW FROM PATTERSON ROAD





CNCL - 369

Concord Garden Phase 2  
Preliminary Plan

PROPOSED AMENDMENT  
February 2014



GBL ARCHITECTS

CONCORD  
PACIFIC



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Cathryn Volkering Carlile  
Development Permit Panel  
**Date:** March 18, 2015  
**File:** 01-0100-20-DPER1-  
01/2015-Vol 01  
**Re:** **Development Permit Panel Meeting held on March 10, 2015**

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### Staff Recommendation

1. That the changes to the design for "Phase 2" (addressed as 8988 Patterson Road) be deemed to be in General Compliance with the Development Permit (DP 13-642725) issued for the property at 8888 Patterson Road and 3333 Hazelbridge Way.

A handwritten signature in cursive script, appearing to read 'C. Carlile'.

Cathryn Volkering Carlile  
Development Permit Panel

SB:blg

### Staff Report

The Development Permit Panel considered the following item at its meeting held on March 10, 2015.

GENERAL COMPLIANCE TO DP 13-642725 – GBL ARCHITECTS  
– 8888 PATTERSON ROAD AND 3333 HAZELBRIDGE WAY  
(March 10, 2015)

The Panel considered an application for changes to the design of “Phase 2” (addressed as 8988 Patterson Road) to be considered in General Compliance with the approved Development Permit (DP 13-642725).

Architect, Amela Brudar, of GBL Architects, and Landscape Architect, Grant Brumpton, of PWL Partnerships, provided an overview of the proposed design changes and noted the following:

- Proposed design changes will accommodate Vancouver Coastal Health (VCH) and structural design requirements, however, the overall design of the proposed development would be sustained or improved.
- Design changes are proposed for the amenity areas, the roof top mechanical areas, and to the landscaping and park.
- The basketball court has been relocated from level three to level two to raise ceiling height.
- The swimming pool will be accessed through change rooms and will have separate adult and children areas as a result of VCH requirements.
- Additional mechanical equipment for boilers, water tanks and HVAC components are located on the rooftop and will be enclosed or screened using metal panels.
- Straight columns will be used instead of V columns along the amenity area.
- There will be a canopy on the swimming pool area for shading.
- Screening was added in the pavilion area to address privacy concerns in areas facing the pool and private residential units.
- Patios and walls along the Garden City Road have been lifted by 0.67 m and plant screening has been added to compensate for the lift.
- Amenities; such as play and urban agriculture areas remain, but have been rearranged on Level 11 to accommodate for the added mechanical structures.
- The water feature will be flowing over a weir and will be located right up to the road.
- The Garden City Road frontage will have seating elements and a tiered landscape with multi layers of vegetation and include edible plants and the ramp system will utilize a 5% grade.
- Air intake vents will be integrated into some of the park’s play structure.
- The electrical kiosk in the lobby has been replaced with a gas meter, which will be screened by plant material.

Staff supported the General Compliance request and acknowledged the applicant's effort in working with staff to maintain the original design intent. He added that the proposed changes to the park landscaping design were reviewed in consultation with Parks Department staff.

No correspondence was submitted to the Panel regarding the General Compliance application.

In response to Panel queries, Mr. Brumpton noted that: (i) public and private areas will be defined by using the water feature and vegetation; (ii) paving material will be textured to deter any skateboarding activities on-site; (iii) the exposed wall adjacent to Garden City Road ramp system will use a stone veneer and will feature vines; and (iv) the shrubbery along the Garden City Road frontage will not impact the adjacent sidewalk.

The Panel recommends that the revisions be approved.