



---

**City Council**

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

**Monday, March 8, 2021  
7:00 p.m.**

Pg. #      ITEM

MINUTES

1. *Motion to:*

- CNCL-7      (1) *adopt the **minutes** of the Regular Council meeting held on February 22, 2021; and*
- CNCL-18      (2) *receive for information the Metro Vancouver **'Board in Brief'** dated February 26, 2021.*

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

3. Delegations from the floor on Agenda items.

4. *Motion to rise and report.*

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
- 2021 Community Mural Program Projects
- Steveston Community Park Playground Renewal Next Steps
- Youth Strategy Guiding Principles
- Seniors Strategy Guiding Principles
- Vancouver Coastal Health – Termination of Service Agreement
- Land use application for first reading (to be further considered at the Public Hearing on April 19, 2021):
  - 10620 Williams Road – Rezone from RS1/E to RC2 (Speera Ventures Incorporated – applicant)
- Market Rental Housing Agreement Bylaw 10242 to Secure Market Rental Housing Units at 5500 No. 3 Road

5. *Motion to adopt Items No. 6 through No. 14 by general consent.*



Consent  
Agenda  
Item

6. COMMITTEE MINUTES

*That the minutes of:*

- CNCL-27 (1) *the Parks, Recreation and Cultural Services Committee meeting held on February 23, 2021;*
- CNCL-32 (2) *the General Purposes Committee meeting held on March 1, 2021;*
- CNCL-37 (3) *the Finance Committee meeting held on March 1, 2021;*
- CNCL-39 (4) *the Planning Committee meeting held on March 2, 2021;*  
*be received for information.*



Council Agenda – Monday, March 8, 2021

Pg. # ITEM

Consent  
Agenda  
Item

7. **2021 COMMUNITY MURAL PROGRAM PROJECTS**  
(File Ref. No. 11-7000-09-01) (REDMS No. 6602983 v. 2)

CNCL-43

See Page CNCL-43 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

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

Consent  
Agenda  
Item

8. **STEVESTON COMMUNITY PARK PLAYGROUND RENEWAL NEXT STEPS**  
(File Ref. No. 06-2345-20-STEV2) (REDMS No. 65981954 v. 6)

CNCL-71

See Page CNCL-71 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

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

Consent  
Agenda  
Item

9. **YOUTH STRATEGY GUIDING PRINCIPLES**  
(File Ref. No. 07-3425-02) (REDMS No. 6611953 v. 2)

CNCL-80

See Page CNCL-80 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

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

Pg. # ITEM

Consent  
Agenda  
Item

10. **SENIORS STRATEGY GUIDING PRINCIPLES**  
(File Ref. No. 07-3400-01) (REDMS No. 6577387 v. 10)

CNCL-84

See Page CNCL-84 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

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



Consent  
Agenda  
Item

11. **VANCOUVER COASTAL HEALTH – TERMINATION OF SERVICE AGREEMENT**  
(File Ref. No. 10-6125-04-01) (REDMS No. 6615355 v. 2)

CNCL-89

See Page CNCL-89 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That, as outlined in the staff report titled “Vancouver Coastal Health – Termination of Service Agreement” dated February 12, 2021 from the Director, Sustainability and District Energy and Acting Director, Public Works Operations:*
- (a) *the service transition to the City for management and enforcement services currently provided by Vancouver Coastal Health (as defined in Public Health Protection Bylaw No. 6989 and Noise Regulation Bylaw No. 8856), be endorsed; and*
  - (b) *staff monitor the impacts of the service transition as it relates to service levels and the capacity of existing resources to absorb these activities and address any shortfalls as part of 2022 operating budget deliberations;*
- (2) *That Public Health Protection Bylaw No. 6989, Amendment Bylaw No. 10240 be introduced and given first, second and third readings; and*
- (3) *That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10241 be introduced and given first, second and third readings.*



Council Agenda – Monday, March 8, 2021

Pg. # ITEM

Consent  
Agenda  
Item

12. **EXTENDING NON-ACCEPTANCE OF CASH TRANSACTIONS AT CITY HALL**  
(File Ref. No.) (REDMS No. 6615329)

CNCL-103

See Page CNCL-103 for full report

FINANCE COMMITTEE RECOMMENDATION

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

Consent  
Agenda  
Item

13. **APPLICATION BY SPEERA VENTURES INCORPORATED FOR REZONING AT 10620 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**  
(File Ref. No. 12-08060-20-010244; RZ 20-891369) (REDMS No. 6612247 v. 3)

CNCL-107

See Page CNCL-107 for full report

PLANNING COMMITTEE RECOMMENDATION

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

Consent  
Agenda  
Item

14. **MARKET RENTAL HOUSING AGREEMENT BYLAW 10242 TO SECURE MARKET RENTAL HOUSING UNITS AT 5500 NO. 3 ROAD**  
(File Ref. No. RZ 19-858804; 12-8060-20-010242) (REDMS No. 6610269 v. 1A)

CNCL-129

See Page CNCL-129 for full report

PLANNING COMMITTEE RECOMMENDATION

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

Pg. #      ITEM

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

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

ADJOURNMENT





## Regular Council

**Monday, February 22, 2021**

Place: Council Chambers  
Richmond City Hall

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

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

### MINUTES

- R21/4-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council meeting held on February 8, 2021, be adopted as circulated;*
  - (2) *the minutes of the Regular Council meeting for Public Hearings held on February 16, 2021, be adopted as circulated; and*
  - (3) *the Metro Vancouver ‘Board in Brief’ dated January 29, 2021, be received for information.*



**Regular Council**  
**Monday, February 22, 2021**

The question on the motion was not called as discussion ensued with regard to the Metro Vancouver Housing 10-Year Plan and options to expand affordable housing units in Richmond. It was suggested that the matter be added to a future Planning Committee meeting agenda.

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

## PRESENTATION

With the aid of a visual presentation (copy on file, City Clerk's Office), Magnus Sinclair, Acting Coordinator, Parks Programs, highlighted that the City's Street Banner Program is a Partners for Beautification initiative, which encourages Richmond residents to participate in the beautification of their city. He added that the banner submissions will be available to view on the City's website.

Mr. Sinclair advised that the submissions were all original images reflecting the following themes: Wellness, Active Living, Urban Landscape, Nature, Island City, the Arts, Sustainability, and Resilience.

Prior to announcing the winning banners, Mr. Sinclair recognized the following volunteer panel of judges for their contribution to the Street Banner Program: Kathy Holt and Stephen Morris, representing the Thompson Community Association, Paul Dufor and Imu Chan, representing the Public Art Advisory Committee, and Nancy Small, representing Tourism Richmond.

The winning artists and the titles of their banners were then announced as follows:

- Brian Philips – Fence Sitters;
- Eva Wong – Boardwalk Promenade;
- Jen Grimm – Capturing Wellness;
- Dawn Levelton – Bicycle in a field of flowers;
- Jaida Siu – Ocean brought to Land;
- Micah Groberman – Blackbird meets Heron;
- Ver Gloriani – Golden Hour;





**Regular Council  
Monday, February 22, 2021**

- Megan Yung – Modern Wildlife;
- Paul Leung – Generational Sustainability; and
- Alissa Ritchie – Floats and Nets.

**COMMITTEE OF THE WHOLE**

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

**CONSENT AGENDA**

- R21/4-2      5. It was moved and seconded  
*That Items No. 6 through No. 11 be adopted by general consent.*

**CARRIED**

**6. COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on February 9, 2021;*
- (2) *the General Purposes Committee meeting held on February 16, 2021;*
- (3) *the Special Finance Committee meeting held on February 16, 2021;*
- (4) *the Public Works and Transportation Committee meeting held on February 17, 2021;*

*be received for information.*

**ADOPTED ON CONSENT**



**Regular Council**  
**Monday, February 22, 2021**

**7. INCENTIVIZING SINGLE-FAMILY PASSIVE HOUSES IN THE CITY OF RICHMOND**

(File Ref. No. 10-6125-07-02; 12-8060-20-010237/10238) (REDMS No. 6451497 v. 29; 6622098, 6600831 v.5, 6600370, 6600831)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10237, which proposes a density increase to single family houses built to certified Passive House standards, identified in the report titled "Incentivizing Single-Family Passive Houses in the City of Richmond" dated January 8, 2021, from the Director, Building Approvals, and the Director, Sustainability and District Energy, be introduced and given first reading;*
- (2) *That Richmond Building Regulation Bylaw 7230, Amendment Bylaw 10238, which proposes a waiver of Building Permit fees, identified in the report titled "Incentivizing Single-Family Passive Houses in the City of Richmond" dated January 8, 2021, from the Director, Building Approvals, and the Director, Sustainability and District Energy, be introduced and given first, second and third readings;*
- (3) *That Council direct staff to prepare an outreach and education program to familiarize the community with the benefits of constructing new homes to achieve the top levels of the BC Energy Step Code and the Passive House standard; and*
- (4) *That the regulations related to passive homes be reviewed in 18 months, and staff report back.*

**ADOPTED ON CONSENT**

**8. APPLICATION BY BC HOUSING MANAGEMENT COMMISSION FOR A TEMPORARY USE PERMIT AT 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND 9031 BRIDGEPORT ROAD**

(File Ref. No. TU 20-918062) (REDMS No. 6561529; 6567950)

- (1) *That the application by BC Housing Management Commission for a Temporary Use Permit for the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road to permit a three-storey supportive housing building with 40 studio units and vehicle access from Smith Street be considered for three years from the date of issuance; and*



**Regular Council  
Monday, February 22, 2021**

- (2) *That this application be forwarded to the March 15, 2021 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*

**ADOPTED ON CONSENT**

**9. RICHMOND ACTIVE TRANSPORTATION COMMITTEE –  
PROPOSED 2021 INITIATIVES**

(File Ref. No. 01-0100-20-RCYC1) (REDMS No. 6583418 v. 2)

- (1) *That the proposed 2021 initiatives of the Richmond Active Transportation Committee, as outlined in the staff report titled “Richmond Active Transportation Committee - Proposed 2021 Initiatives” dated January 4, 2021 from the Director, Transportation, be endorsed; and*
- (2) *That a copy of the report titled “Richmond Active Transportation Committee – Proposed 2021 Initiatives” be forwarded to the Richmond Council-School Board Liaison Committee for information.*

**ADOPTED ON CONSENT**

**10. TRAFFIC SAFETY ADVISORY COMMITTEE - PROPOSED 2021  
INITIATIVES**

(File Ref. No. 01-0100-30-TSAD1-01) (REDMS No. 6593164 v. 3)

- (1) *That the proposed 2021 initiatives for the Traffic Safety Advisory Committee, as outlined in the staff report titled “Traffic Safety Advisory Committee - Proposed 2021 Initiatives” dated January 4, 2021 from the Director, Transportation, be endorsed; and*
- (2) *That a copy of the staff report titled “Traffic Safety Advisory Committee - Proposed 2021 Initiatives” be forwarded to the Richmond Council-School Board Liaison Committee for information.*

**ADOPTED ON CONSENT**



**Regular Council**  
**Monday, February 22, 2021**

**11. SOUTH DIKE REPAIRS – GILBERT ROAD AREA**

(File Ref. No. 10-6045-09-03) (REDMS No. 6603864 v. 7)

*That funding of \$500,000 from the Drainage Improvement Reserve Fund be approved to complete dike armouring repairs and debris removal along the south dike at Gilbert Road, and be included in the Consolidated 5 Year Financial Plan (2021-2025) accordingly.*

**ADOPTED ON CONSENT**

\*\*\*\*\*

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

\*\*\*\*\*

**NON-CONSENT AGENDA ITEMS**

**GENERAL PURPOSES COMMITTEE**

Mayor Malcolm D. Brodie, Chair

**12. PROCUREMENT POLICY ENHANCEMENTS WITH CIRCULAR  
ECONOMY CRITERIA**

(File Ref. No. 01-0095-20-3104) (REDMS No. 6528211 v. 11)

R21/4-3

It was moved and seconded

- (1) *That the Procurement Policy #3104 be revised to include Circular Economy criteria, as described in the staff report titled "Procurement Policy Enhancements with Circular Economy Criteria," dated January 20, 2021, from the Director, Sustainability and District Energy and the Acting Director, Finance; and*



**Regular Council**  
**Monday, February 22, 2021**

- (2) *That Procurement Policy #3104 be reviewed in 18 months, and staff report back.*

The question on the motion was not called as discussion ensued with regard to (i) including circular economy principles into the proposed policy, (ii) options to encourage additional salvaging and recycling into City demolition projects, (iii) reviewing new technologies that promote the circular economy, and (iv) exploring circular economy policies adopted in European cities.

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

**FINANCE COMMITTEE**

Mayor Malcolm D. Brodie, Chair

13. **ADDITIONAL INFORMATION ON THE 2021 PROPOSED CAPITAL BUDGET**

(File Ref. No. 03-0970-01) (REDMS No. 6612559 v. 2)

R21/4-4

It was moved and seconded

- (1) *That the staff report titled “Additional Information on the 2021 Capital Budget” from the Acting Director, Finance dated February 9, 2021 be received for information;*
- (2) *That the 2021 Proposed Capital Budget as presented in Appendix 3 of the staff report titled “2021 Proposed Capital Budget” from the Acting Director, Finance dated January 15, 2021 in Attachment 2, with the addition of the following projects funded by the Gaming Revenue Provision as presented in Tables 1 and 2 of the same staff report:*
- (a) *Community Safety Building Emergency Power and Interior Upgrades;*
  - (b) *Hamilton Community Centre - HVAC Replacement; and*
  - (c) *Citywide Sidewalk and Street Light Replacement Program;*



**Regular Council**  
**Monday, February 22, 2021**

*totalling \$101,722,779 be approved; and*

- (3) *That the 2021 Proposed Capital Budget totalling \$101,722,779 and the 2022-2025 Capital Projects be included in the Consolidated 5 Year Financial Plan (2021-2025).*

The question on the motion was not called as discussion ensued with regard to the Emergency Response Fuel Facility funding source.

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

**14. ADDITIONAL INFORMATION ON THE 2021 ONE-TIME EXPENDITURES**

(File Ref. No. 03-0970-01) (REDMS No. 6612560 v. 5)

R21/4-5

It was moved and seconded

- (1) *That the staff report titled "Additional Information on the 2021 One-Time Expenditures" from the Acting Director, Finance dated February 9, 2021 be received for information;*
- (2) *That the 2021 By-Election, totalling \$716,504, as outlined in Table 1 of the staff report titled "Additional Information on the 2021 One-Time Expenditures" from the Acting Director, Finance dated February 9, 2021 be approved with funding from the Rate Stabilization Account and included in the Consolidated 5 Year Financial Plan (2021-2025); and*
- (3) *That the One-Time Expenditure Requests, Priority Items No. 2 to 6, less the 2021 By-Election, totalling \$364,765, as outlined in Table 1 of the staff report titled "Additional Information on the 2021 One-Time Expenditures" from the Acting Director, Finance dated February 9, 2021, be approved with funding from the Rate Stabilization Account and included in the Consolidated 5 Year Financial Plan (2021-2025).*

The question on the motion was not called as discussion ensued with regard to (i) options to reduce costs of the 2021 Richmond By-Election, (ii) supporting all voter opportunities including mail-in ballot voting, (iii) the cost of by-elections conducted in other municipalities, and (iv) date selection options for general voting day.

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



**Regular Council**  
**Monday, February 22, 2021**

R21/4-6

It was moved and seconded

*That staff analyse other cities' by-election, including the City of Victoria, for options to reduce the costs of the 2021 Richmond By-Election, and report back.*

The question on the referral motion was not called as it was noted that the City of Victoria has a smaller population compared to Richmond and as such, election costs may not be comparable.

The question on the referral motion was then called, and it was **DEFEATED** with Mayor Brodie, and Cllrs. Au, Loo, McNulty, and McPhail opposed.

Mayor Brodie noted that there was agreement to deal with Parts (1), (2) and (3) separately.

The question on Parts (1) and (2) were called and it was **CARRIED** with Cllrs. Day, Steves and Wolfe opposed.

The question on Part (3) was then called and it was **CARRIED**.

**FINANCE AND CORPORATE SERVICES DIVISION**

15. **CONSOLIDATED 5 YEAR FINANCIAL PLAN (2021-2025) BYLAW NO. 10239**

(File Ref. No. 03-0985-01; 12-8060-20-010239) (REDMS No. 6548592 v. 4; 6610216)

In accordance with Section 100 of the *Community Charter*, Cllr. Au declared to be in a conflict of interest as his son is a firefighter in Richmond Fire-Rescue, and Cllr. Au left the meeting – 8:23 p.m.

R21/4-7

It was moved and seconded

(1) *That the Consolidated 5 Year Financial Plan (2021-2025) Bylaw No. 10239 be introduced and given first, second, and third readings.*

(2) *That staff undertake a process of public consultation in accordance with Section 166 of the Community Charter.*

The question on the motion was not called, as staff responded to queries regarding Provincial policies related to late penalties for property tax, noting that no new information has been provided and staff will update Council when more information is available.



**Regular Council  
Monday, February 22, 2021**

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

Cllr. Au returned to the meeting –8:27 p.m.

**PUBLIC ANNOUNCEMENTS**

Mayor Brodie announced that he will be delivering his Annual Address on February 24, 2021 through an online presentation starting at 12:00 p.m. He added that additional information on the event can be found on the City's website.

**BYLAWS FOR ADOPTION**

R21/4-8

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10060 be adopted.*

**CARRIED**

R21/4-9

It was moved and seconded

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10091 be adopted.*

**CARRIED**

Opposed: Cllr. Day

**DEVELOPMENT PERMIT PANEL**

R21/4-10

16. It was moved and seconded

(1) *That the minutes and the Chair's report for the Development Permit Panel meeting held on July 29, 2020, be received for information; and*

(2) *That the recommendations of the Panel to authorize the issuance of:*





**Regular Council  
Monday, February 22, 2021**

- (a) *a Development Permit (DP 20-890821) for the property at 5500 Williams Road; and*
- (b) *a Development Permit (DP 20-893127) for the property at 11480 and 11500 Railway Avenue  
be endorsed, and the Permits so issued.*

**CARRIED**

**ADJOURNMENT**

R21/4-11

It was moved and seconded  
*That the meeting adjourn (8:32 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, February 22, 2021.

---

Mayor (Malcolm D. Brodie)

---

Corporate Officer (Claudia Jesson)

## **For Metro Vancouver meetings on Friday, February 26, 2021**

*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@metrovancouver.org](mailto:Greg.Valou@metrovancouver.org).*

## **Metro Vancouver Regional District**

### **E 1.1 Barnston Island Flood Construction Level Study**

**APPROVED**

The Barnston Island Flood Construction Level Study was commissioned to determine the appropriate flood construction level for new construction on Barnston Island. The objective of the study is to provide a consistent flood construction level across the island, balancing the interests of residents with the costs of new construction, and potential liability to Metro Vancouver associated with issuing building permits.

The study had a number of recommendations, including that new house construction be built to a minimum 7.2 metres above median sea level at its highest point, an increase in the current base elevation of three to six metres, and exemptions for certain types of construction.

The Board supported staff engagement with Barnston Island residents, including the Katzie First Nation, and relevant government agencies based on the consultant report. Staff were directed to bring forward recommendations on implementing a flood construction level for the Electoral Area Committee and MVRD Board's consideration.

### **E 2.1 Metro Vancouver's Commitment to Reconciliation with Indigenous Peoples**

**RECEIVED**

This report responded to the Indigenous Relations Committee's request to examine the Truth and Reconciliation Commission's Calls to Action. This report also reviews the regional district's commitment and efforts towards reconciliation with the 10 First Nations in the region since 2015. Given that it has been more than five years since the Truth and Reconciliation Commission released the Calls to Action, this report provides information on some additional objectives that the Board may wish to discuss and consider towards reaffirming its commitment to reconciliation with Indigenous Peoples.

The Board received the report for information.

### **E 3.1 Metro 2040 Implementation Section Policy Review Recommendations**

**APPROVED  
IN PART**

To inform the update to the regional growth strategy, Metro Vancouver is undertaking a series of Policy Reviews, including for the Implementation Section (Metro 2040 Section F), which considers the procedural issues with implementing, administering and amending the strategy.

Taking into account the experience gained from administering Metro 2040 since its adoption in 2011, input from member jurisdictions and feedback from Regional Planning Committee members at the January 14, 2021 meeting, staff recommended several housekeeping refinements as well as the following directions to guide the drafting of new and amended policy language:

1. a) eliminate the requirement for a regional public hearing associated with Type 2 amendments;  
b) ensure alternative means of meaningful regional public engagement, to replace the public hearing process noted in 1 a), including leveraging new technology; and
2. change minor amendment applications for lands with an Industrial regional land use designation from a Type 3 to a Type 2 amendment.

Point 1) of the above recommendation was carried unanimously, however point 2) was defeated and was not carried.

#### **E 4.1 Regional Parks State of the Assets Report**

**RECEIVED**

The regional parks system is comprised of natural and built assets. Natural assets are the ecosystems protected within the regional parks system and built assets are the trails, buildings and other amenities that provide public access and support land management. The Regional Parks State of the Assets Report provides an inventory, condition and value assessment of built assets, plus an overview and preliminary condition assessment of natural assets.

The total replacement value of built assets is estimated at \$292 million. The 10 categories of regional parks built assets are in fair or good condition. Development of methodologies to assess condition and value of the services provided by natural assets is underway and will be included in future reports.

The Board received the report for information and directed staff to incorporate the findings of the Regional Parks State of the Assets Report in the Regional Parks Asset Management Plan.

#### **E 5.1 Major Project Delivery Governance Update**

**RECEIVED**

The Board received for information a report that contains a governance update for the delivery of Metro Vancouver's major capital infrastructure projects as well as the draft terms of reference for a new major project external expert advisory committee.

Metro Vancouver plans for, and implements, significant capital infrastructure projects related to liquid waste and water services for the region. An external expert advisory committee is being established to provide independent advice related to the planning and implementation of major water and liquid waste capital projects. Committee members will have valuable and relevant business, governance and construction oversight experience to augment skills and experience held by Metro Vancouver staff. The input received from the committee will be advisory in nature.

**E 5.2 Metro Vancouver's 2020 Zero Waste Conference****RECEIVED**

In 2020, for the first time, Metro Vancouver's annual Zero Waste Conference was a virtual event. Celebrating its 10th anniversary, the conference delivered the same strong program it is renowned for but in a unique "television studio" experience. The program was anchored by four compelling and thought-provoking keynotes and a keynote discussion on solving the plastics challenge. Interspersed through the day were spotlights on innovators, entrepreneurs and practitioners in zero waste practices and policies as well as an armchair discussion on how to "build back better."

The overwhelming response from participants was that the 2020 Zero Waste Conference was one of the best — virtual or otherwise. Total number of participants was 501, compared to 530 in 2019. A key take-away from the conference is that we stand at an important cross-roads: we could return to the past or move to a more circular future. The urgency for the latter comes from science, as do many solutions. Within the marketplace, it will be important to establish new collaborations with governments and other key stakeholders that are creating the environment for innovation to thrive.

The Board received the report for information.

**E 6.1 Assessment of the Fossil Fuel Non-Proliferation Treaty Initiative****REFERRED**

The Fossil Fuel Non-Proliferation Treaty Initiative is a global campaign intended to spur international cooperation on the responsible use of fossil fuels. Staff completed an assessment of this initiative at the direction of the Climate Action Committee. Metro Vancouver's Climate 2050 is strongly aligned with the principles underlying the Fossil Fuel Non-Proliferation Treaty Initiative. The three key areas of focus are: ending new exploration and production of fossil fuels; phasing out existing stockpiles and production; and fast-tracking real solutions for a peaceful and just transition. While it is difficult to predict the impact of the proposed treaty and associated public campaign, it has the potential to contribute towards the development of global policies that limit fossil fuel use and raise public awareness.

The Board referred the call for a Fossil Fuel Non-Proliferation Treaty as presented back to committee for further analysis.

**E 6.2 2021 Regional District Sustainability Innovation Fund Applications****APPROVED**

This report presented 10 projects recommended for funding, totalling \$1,919,000 over three years, through the Regional District Sustainability Innovation Fund. The projects cover a wide range of climate action areas including carbon capture, emissions reduction, and enhancements to ecological health.

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

- Assessment of Carbon Capture Technology in the Metro Vancouver Region: \$200,000 over two years starting in 2021
- Lights, Camera, Climate Action: \$200,000 over two years starting in 2021
- Sharing Data for Zero Emission Buildings (SDZEB): \$200,000 over two years starting in 2021
- Responding to the Climate Emergency: Enhanced Stakeholder Engagement: \$200,000 over two years starting in 2021
- Social and Community Data Land Use Model: \$60,000 in 2021
- Regional Land Use Assessment: \$200,000 over two years starting in 2021
- Housing Retrofit Evolution – Pembina Institute Reframed Initiative: \$200,000 over two years starting in 2021
- Managing Capacity and Reducing Emissions: Real-time Parking Availability in Regional Parks: \$300,000 over three years starting in 2021
- Natural Asset Management in Regional Parks: \$160,000 over two years starting in 2021
- Promoting Peatland Recovery in Areas Affected by Wildfire in Burns Bog Ecological Conservancy Area: \$199,000 over two years starting in 2021

### **E 6.3 Endorsement of Host Society for the Howe Sound Ocean Watch Action Committee      APPROVED**

At its January 2021 meeting, the Climate Action Committee directed staff to assess Metro Vancouver's potential involvement and representation on the Howe Sound Ocean Watch Action Committee. The Ocean Watch Action Committee brings together local elected officials and others to advance actions identified in the Ocean Wise Report — Ocean Watch Átl'ka7tsem/Txwnéwu7ts/Howe Sound Edition 2020.

Metro Vancouver is the local government for Electoral Area A and participates in Howe Sound initiatives, including the Howe Sound Community Forum, primarily because portions of Electoral Area A are located in the Howe Sound region. The Howe Sound Community Forum recently recommended that local governments endorse the Howe Sound Biosphere Region Initiative Society as the host society for the Ocean Watch Action Committee. Several local governments around Howe Sound — including Bowen Island Municipality, the Village of Lions Bay and District of West Vancouver — have endorsed this structure. Staff also recommended this structure as it relies on an existing society that is closely linked to ongoing work to protect the environment in Howe Sound and regularly provides updates to the Howe Sound Community Forum.

The Board endorsed the Howe Sound Biosphere Region Initiative Society as the host society for the Ocean Watch Action Committee.

## **E 7.1 External Agency Appointment Process**

**RECEIVED**

The Board received for information a report about the external agency appointment process.

Metro Vancouver follows different processes for the appointment of representatives to variety of committees or agencies depending on the category type. The first category is for standing committees, whose representatives are appointed by the Board Chair. In contrast, the second category is for external agencies, whose representatives are appointed by the Board, following various nomination procedures. Finally, the last category is advisory panels: public advisory panels appointed by the Board, or technical advisory panels appointed by staff.

## **E 8.1 Regional Economic Prosperity Service Update**

**RECEIVED**

In July 2019, the MVRD Board endorsed the business plan for the Regional Economic Prosperity Service. An attached presentation provided an overview of the key challenges the Metro Vancouver region is facing due to the transitioning global economy and outlines the important next steps to meet these challenges and best position Metro Vancouver as an economic region. In order to support these next steps, the Regional Economic Prosperity Service will engage in activities consistent with the business plan's three core functions:

- Foster Collaboration
- Conduct Regional Data Collection and Research
- Attract Investment

Staff have been meeting with stakeholders from across the region to better understand the opportunities and challenges for the Metro Vancouver economy and to identify the best approach for the service and these functions. Key themes emerging from these meetings include the value of the regional service in providing thought leadership, acting as a regional convener and providing one voice for regional strategic priorities.

The Board received the report for information.

## **G 1.1 Regional Growth Strategy Amendment Bylaw No. 1310 - Redesignating Regional Park Lands to Conservation and Recreation**

**RECEIVED  
APPROVED**

At its October 2020 meeting, the MVRD Board initiated the amendment of the Regional Growth Strategy to augment the existing regional land use designations to Conservation and Recreation for lands currently used as regional park or greenway. To do so, the Board gave first, second and third reading of MVRD Amending Bylaw 1310, and referred it to affected local governments for comment.

The Cities of Coquitlam and White Rock, the Agricultural Land Commission and the Squamish-Lillooet Regional District provided comments, expressing no objections.

The District of North Vancouver requested the removal of six the property interests, and the City of New Westminster requested the removal of five property interests from the Bylaw. Removing the lands, as requested, from the Bylaw would not affect Metro Vancouver’s statutory rights-of-way allowing the use of those lands for greenway purposes.

The Board received the comments from the affected local governments and agencies for information; rescinded third reading of Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020; amended the bylaw as outlined in the report; gave third reading to said bylaw as amended, before finally passing and adopting the bylaw.

## **I 1 Committee Information Items and Delegation Summaries**

**RECEIVED**

The Board received information items from Standing Committees.

### **Indigenous Relations Committee – February 4, 2021**

Information Items:

#### **5.2 Quarterly Report on Reconciliation Activities**

This report provides a summary of reconciliation events and activities undertaken by Metro Vancouver over the past several months as well as information on upcoming events and activities over the next few months.

### **Regional Planning Committee – February 5, 2021**

Information Items:

#### **5.3 Hey Neighbour Collective Discussion Paper to Inform Metro 2050**

Metro Vancouver has partnered with the Hey Neighbour Collective in a research initiative to study best practices to increase social connectedness and resilience in multi-unit rental housing throughout B.C.’s urban communities. The Hey Neighbour Collective has completed a discussion paper which contains recommendations to better support social connectedness in multi-unit buildings including:

- Tenant protections
- Protecting existing rental housing stock
- Expanding the supply of affordable rental housing stock, particularly in transit-oriented locations
- Considering new social connectedness metrics and performance measures

These recommendations have been considered, and where appropriate, will be incorporated in the drafting of Metro 2050, the update to the regional growth strategy. Socially connected communities are more resilient in times of crisis and are an important means of supporting Metro Vancouver’s efforts to build a more resilient region. This research is supportive of Metro Vancouver’s collective vision of focusing growth into compact, complete, walkable communities by identifying ways to support residents of multi-family buildings being more connected to their neighbours and neighbourhoods.

## **George Massey Crossing Task Force – February 5, 2021**

Information Items:

### **5.1 George Massey Crossing – Project Status**

Over the past year, the Province completed a business case for the replacement of the George Massey Tunnel. The business case included two short-listed options: an eight-lane bridge and an eight-lane immersed tube tunnel. As the project is expected to enter a new phase with the completion of the business case, the Metro Vancouver George Massey Crossing Task Force has been reconvened.

## **Regional Parks Committee – February 10, 2021**

Information Items:

### **5.1 Regional Parks Permit Framework**

The Regional Parks Permit Framework describes a permit system that provides individuals, groups and organizations with the required authorization to use a regional park for an activity that would otherwise be prohibited, or to acquire temporary exclusivity over a specific area of a park or a regional parks facility. The framework defines and describes the various types of permits used in the system and provides direction to staff involved in the permitting process. Permits described include: filming, special events/special use, commercial use, facility rentals, camping, and special access. The framework describes the process applicants must follow to obtain any of these types of permits.

## **Climate Action Committee – February 12, 2021**

Information Items:

### **5.1 Climate 2050 Discussion Paper on Energy**

In October 2019, the MVRD Board directed staff to begin an engagement process for a series of issue area discussion papers to support developing the Climate 2050 Roadmaps. Staff have developed a draft discussion paper on climate change issues related to energy, including ways to reduce greenhouse gas emissions and adapt to a changing climate. This discussion paper will support public, stakeholder and government engagement for Climate 2050 and the upcoming updates to the Drinking Water Management Plan, Solid Waste Management Plan, and the Liquid Waste Management Plan.

## **Greater Vancouver Water District**

### **E 1.1 2021 Water Sustainability Innovation Fund Applications**

**APPROVED**

This report presented five projects recommended for funding, totaling \$2,200,000 over three years through the Water Sustainability Innovation Fund. The projects cover a range of areas including water supply, water quality and infrastructure.



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

- Building Information Modeling (BIM): Transforming Utilities Information Management: \$800,000 over two years starting in 2021
- Microplastics Study in Source Waters and Water Treatment: \$150,000 over two years starting in 2022
- Next Generation Snowpack Monitoring, Phase 2: \$400,000 over two years starting in 2021
- Visual Documentation of Key Water Services Infrastructure: \$700,000 over two years starting in 2022
- Industrial, Commercial & Institutional Sector Migration – Impact on Water Services: \$150,000 over two years starting in 2021

## Greater Vancouver Sewage and Drainage District

### **E 1.1 Hydrothermal Processing Demonstration Facility – Additional Sustainability Innovation Fund Funding Request**

**APPROVED**

The Hydrothermal Processing Biofuel project has previously received funding from the Liquid Waste Sustainability Innovation Fund (SIF), as well as from external partners. With the initiation of work on the Hydrothermal Processing Biofuel Demonstration Facility, the revised cost estimate is now \$19.38 million. This first-of-its-kind project has proven not surprisingly, to be difficult to scope. With design now complete, a budget shortfall of \$6.13 million exists, based on a number of necessary additional requirements identified by the design consultants. Approval of additional funding would bring the total allocation to this project from the Liquid Waste Sustainability Innovation Fund to \$14.38 million over six years. The balance of the costs will be covered by \$5 million of external funds secured from project partners, Parkland Fuel Corporation and the Province of B.C.

The Board approved additional funding of \$6.13 million from the Liquid Waste Sustainability Innovation Fund for the Hydrothermal Processing Biofuel Demonstration Facility.

### **I 1 Committee Information Items and Delegation Summaries**

**RECEIVED**

The Board received information items from Standing Committees.

#### **Liquid Waste Committee – February 11, 2021**

Information Items:

#### **5.1 Results for 2020 Wipe It, Green Bin It Campaign**

The 2020 Wipe It, Green Bin It campaign asked residents to put fats, oils and grease (FOG) in their green bins, not down their sinks. In addition to region-wide promotion, the campaign targeted hot spot areas in the City of Richmond and Township of Langley, where staff monitored FOG build-up in pump stations.

The campaign ran in two phases (Thanksgiving and Christmas/holiday season) and included social media, online advertising, television, transit shelter advertising and mail-outs. Where possible, materials were tailored to hot spot areas. The campaign delivered more than 10 million impressions and reached 476,000 residents through social media, showing solid levels of engagement on social media and the campaign website. In the hot spot areas, data trends show decreases in FOG levels corresponding to campaign efforts.

## **Metro Vancouver Housing Corporation**

*No open agenda items.*



## Parks, Recreation and Cultural Services Committee

Date: Tuesday, February 23, 2021

Place: Council Chambers  
Richmond City Hall

Present: Councillor Harold Steves, Chair (by teleconference)  
Councillor Michael Wolfe (by teleconference)  
Councillor Chak Au (by teleconference)  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)

Also Present: Mayor Malcolm Brodie (by teleconference)

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on January 26, 2021, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

March 23, 2021, (tentative date) at 4:00 p.m. in the Council Chambers.

### COMMUNITY SERVICES DIVISION

1. **2021 COMMUNITY MURAL PROGRAM PROJECTS**

(File Ref. No. 11-7000-09-01) (REDMS No. 6602983 v. 2)

Discussion ensued with regarding suggestions that staff review the financial contribution to the mural program to enable it to be increased and extended to private and public areas in the City in the next year.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, February 23, 2021**

---

In reply to queries from the Committee, staff advised that (i) the selection panel only considered pre-existing murals that were located on the exterior of a building and visible to the public, (ii) the allocation of funding from the Federation of Canadian Municipality (FCM) to Lehigh Hanson is consistent with the grant program, (iii) Lehigh Hanson will be responsible for the in-kind costs of maintaining the mural for five years and making two walls available for the mural, and (iv) an open call for applications for the mural program is issued annually.

It was moved and seconded

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

**CARRIED**

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

(File Ref. No. 06-2345-20-STEV2) (REDMS No. 65981954 v. 6)

In reply to queries from the Committee, staff advised that (i) the playground renewal plan was developed following two rounds of community consultation, (ii) Council will be provided with opportunities to provide further comments through the process of detailed design, and (iii) the review and design of future washrooms for the park is included in the scope of the project in light of the selection of the location of the Steveston Community Centre.

In reply to queries from the Committee, Alan Clark, Vice-President, Steveston Community Centre, confirmed the need to include washrooms in Steveston Community Park.

It was moved and seconded

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

**CARRIED**

## COUNCILLOR HAROLD STEVES

### 2A. STEVESTON POST OFFICE

(File Ref. No.)

Discussion ensued with regard to the need undertake a public education campaign about the significance of the Steveston Post Office, Great Northern Bank building and Nikkei Museum.

In reply to queries from the Committee, staff advised that (i) external funding will be explored to support the variety of operations at the Steveston Museum, including the Steveston Post Office, when the services to be provided are determined upon the completion of consultation, (ii) a virtual community engagement event on the future of the Steveston Museum is scheduled for March 14, 2021, and (iii) printed copies of the survey are available at the Steveston Post Office for those who are unable to participate in the virtual event.

Linda Barnes, Co-Chair, and Loren Slye, President, Steveston Historical Society, commented on the (i) partnership with the City and Tourism Richmond in engaging the public to determine the future of the Steveston Museum, and (ii) challenges faced in operating the Steveston Post Office, (iii) the need to have the Steveston Museum designated as a heritage site, and (iv) preference for City staff to operate the Steveston Museum, similar to a community centre.

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

It was moved and seconded

*That following completion of the current consultation on the services to be provided at the Steveston Museum, staff investigate:*

- (1) *amending the document titled “Steveston Museum, A Vision for Improving the Visitor Experience”, dated September 25, 2020, to include the operation of a Post Office in both Options A and B;*
- (2) *a \$20,000 annual payment to the society by the City if and when Tourism Richmond vacates the premises, plus the additional minimum of \$5,000 fee for service for operating the Post Office if needed, as approved in the working agreement dated November 12, 2019;*
- (3) *a Living Wage to be paid to the postal workers as auxiliary staff, with the added responsibility of monitoring activities in the museum and eliminating the need for additional museum staff;*

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, February 23, 2021**

---

- (4) *the reopening of the upper floor of the Post Office with the installation of a stair lift elevator for seniors and/or a video on the ground floor depicting the upper floor museum display for people unable to use a stair lift;*

*and, report back.*

**CARRIED**

3. **MANAGER'S REPORT**

(i) *Watermania*

Staff reported that watermania will be reopened to the general public during spring break 2021.

(ii) *Visual Arts*

Staff updated the Committee on (i) an exhibit titled "Inaction" will be on display at the Richmond Art Gallery until April 3, 2021; and (ii) three Richmond artists will be showcased on the pillars of the Aberdeen Canada Line station from the week of March 1, 2021 through summer 2021.

(iii) *Erase Bullying Day*

Staff reported that February 24, 2021 is Erase Bullying Day in Richmond and will be recognized in a variety of ways with the goal of encouraging kindness and embracing differences.

(iv) *Use of City-Owned Property on Gilbert Road*

In response to a request from the Committee, staff undertook to provide Council with information on the use of City-owned property in the vicinity of the south end of Gilbert Road, opposite London Farms.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:47 p.m.).*

**CARRIED**

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, February 23, 2021**

---

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, February 23, 2021.

---

Councillor Harold Steves  
Chair

---

Carol Lee  
Recording Secretary



## General Purposes Committee

- Date: Monday, March 1, 2021
- Place: Council Chambers  
Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day (by teleconference)  
Councillor Alexa Loo (by teleconference)  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)
- Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the General Purposes Committee held on February 16, 2021, be adopted as circulated.*

**CARRIED**

### AGENDA ADDITION

It was moved and seconded  
*That Changes to the Firearm Act be added to the agenda as Item No. 4.*

**CARRIED**



**General Purposes Committee**  
**Monday, March 1, 2021**

---

**PLANNING AND DEVELOPMENT DIVISION**

**1. YOUTH STRATEGY GUIDING PRINCIPLES**

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

It was moved and seconded

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

The question on the motion was not called as in reply to queries from Committee, staff noted that (i) youth that participated in the Youth Civic Engagement program and that are on the waitlist will be consulted with regard to input for the Youth Strategy, (ii) a review of existing reports and background is underway to help inform the Youth Strategy, and (iii) the Richmond Centre for Disability and the Richmond Society for Community Living will be consulted with regard to input throughout the project.

Discussion took place on ensuring parents are involved in the process.

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

**2. SENIORS STRATEGY GUIDING PRINCIPLES**

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

It was moved and seconded

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

**CARRIED**

**COMMUNITY SAFETY AND ENGINEERING AND PUBLIC WORKS DIVISIONS**

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

(File Ref. No. 10-6125-04-01) (REDMS No. 6615355 v. 2)

It was moved and seconded

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

**General Purposes Committee**  
**Monday, March 1, 2021**

---

- (a) the service transition to the City for management and enforcement services currently provided by Vancouver Coastal Health (as defined in Public Health Protection Bylaw No. 6989 and Noise Regulation Bylaw No. 8856), be endorsed; and*
- (b) staff monitor the impacts of the service transition as it relates to service levels and the capacity of existing resources to absorb these activities and address any shortfalls as part of 2022 operating budget deliberations;*
- (2) That Public Health Protection Bylaw No. 6989, Amendment Bylaw No. 10240 be introduced and given first, second and third readings; and*
- (3) That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10241 be introduced and given first, second and third readings.*

In reply to queries from Committee, staff noted the following:

- during times of virus, mosquito management was undertaken by Vancouver Coastal Health;
- services will continue as much as possible within the existing funding level;
- any additional funding needs will be requested during the 2022 budget process;
- training for staff will be around the types of noise, how to measure them and the definitions of noise;
- expert consultants will be brought in for training of staff as well as to address specific situations;
- a regular communication plan and education plan will be provided to the public to ensure they are aware of the changes;
- Vancouver Coastal Health did not renew their contract as the services require a certain level of expertise, that they no longer wished to provide;
- there will be a myriad of expertise when using internal resources;
- services that were taken back were separated into different components and put where staff thought they fit most appropriately;
- more humane options are being considered for City properties with regard to rodent control and education will be provided to the residents to do the same;
- additional work will be distributed among existing staff ;

**General Purposes Committee**  
**Monday, March 1, 2021**

---

- electric vehicles are a preference when purchasing new city vehicles; and
- the app that captures noise decibels is not sufficient evidence during court proceedings.

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

In reply to queries from Committee, Claudia Kurzac, Manager, Health Protection, Vancouver Coastal Health, noted that all rodent traps around the City will be collected and put in storage. On a separate topic, Mrs. Kurzac advised that an announcement was made by the Province with regard to vaccination for seniors and a detailed schedule is available on the website.

In reply to further queries from Committee, staff noted that a memorandum is forthcoming with details of the provincial vaccination plan and that a communication plan will be put in place.

4. **CHANGES TO THE FIREARM ACT**  
(File Ref. No. 10-6125-04-01) (REDMS No. 6615355 v. 2)

It was moved and seconded

*That staff provide an analysis of the provisions of Bill C-21 to amend the Firearms Act, as well as options and recommendations, and report back.*

The question on the motion was not called as discussion took place on (i) ensuring clarification on the changes, (ii) definition of a hand gun, and (iii) consulting with the Richmond Rod and Gun Club and the Vancouver Gun Club.

Committee requested that the previous memo with regard to the changes to the *Firearm Act* be re-distributed for information.

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

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:42 p.m.).*

**CARRIED**

**General Purposes Committee**  
**Monday, March 1, 2021**

---

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 1, 2021.

---

Mayor Malcolm D. Brodie  
Chair

---

Sarah Goddard  
Legislative Services Associate



## Finance Committee

Date: Monday, March 1, 2021

Place: Council Chambers  
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:43 p.m.

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the Special Finance Committee held on March 1, 2021, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DIVISION

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

(File Ref. No.) (REDMS No. 6615329)

It was moved and seconded  
*That Council extends non-acceptance of cash transactions at City Hall until March 31, 2022*

**CARRIED**

**Finance Committee**  
**Monday, March 1, 2021**

---

LULU ISLAND ENERGY COMPANY

2. **LULU ISLAND ENERGY COMPANY – 2021 OPERATING AND CAPITAL BUDGETS**

(File Ref. No. 10-6600-10-01) (REDMS No. 6562727 v. 7)

It was moved and seconded

*That the Lulu Island Energy Company report titled “Lulu Island Energy Company- 2021 Operating and Capital Budgets”, dated February 16, 2021 from the Chief Executive Officer and Chief Financial Officer, Lulu Island Energy Company be received for information.*

**CARRIED**

RICHMOND OLYMPIC OVAL CORPORATION

3. **RICHMOND OLYMPIC OVAL CORPORATION – 2021 ANNUAL OPERATING AND CAPITAL BUDGETS**

(File Ref. No. 03-1200-09) (REDMS No. 6621402)

It was moved and seconded

*That the report titled “Richmond Olympic Oval Corporation - 2021 Annual Operating and Capital Budgets” dated February 19, 2021 from the Interim Senior Manager, Finance & Administration, Richmond Olympic Oval Corporation be received for information.*

**CARRIED**

ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:47 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Monday, March 1, 2021.

---

Mayor Malcolm D. Brodie  
Chair

---

Sarah Goddard  
Legislative Services Associate



## Planning Committee

Date: Tuesday, March 2, 2021

Place: Council Chambers  
Richmond City Hall

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

Also Present: Councillor Chak Au (by teleconference)  
Councillor Michael Wolfe (by teleconference)

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

### MINUTES

It was moved and seconded

*That the minutes of the meetings of the Planning Committee held on February 2, 2021 and February 3, 2021, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 7, 2021, (tentative date) at 4:00 p.m. in the Council Chambers

## PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY INTER LUCK TRADING CORP. FOR REZONING AT 3560 MONCTON STREET FROM STEVESTON COMMERCIAL (CS2) TO COMMERCIAL MIXED USE (ZMU43) - STEVESTON VILLAGE**

(File Ref. No. 12-8060-20-010075; RZ 18-817742) (REDMS No. 6611472 v. 4)

Staff spoke on the proposed development's architectural form and character and reviewed the application, noting the application complies with the land use policy in the City's Steveston Area Plan. Staff added that should the application proceed, a Development Permit would be required.

Discussion ensued with regard to (i) accessibility of the rooftop decks during inclement weather, (ii) adhering to the Sakamoto Guidelines of architectural design in keeping with the heritage character of the Steveston area, (iii) the proposed development's set backs and impact to parking in the area, (iv) the approval and consultation process of the Steveston Area Plan, and (v) options to re-establish the Steveston Design Committee.

Zaher Verjee, representing the applicant, commented on the application process, noting that the applicant worked closely with Planning staff and have followed City guidelines on design.

In reply to queries from Committee, staff noted that there is no elevator access to the rooftop decks and that there are options to include chair lifts for residents. Staff added that staff will be preparing a report on options to re-establish the Steveston Design Committee. Furthermore, staff noted that the timeline for re-establishment of the Steveston Design Committee may take several months.

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

It was moved and seconded

*That the Application by Inter Luck Trading Corp. for Rezoning at 3560 Moncton Street from Steveston Commercial (CS2) to Commercial Mixed Use (ZMU43) - Steveston Village be tabled until the Steveston Design Committee is established.*

The question on the motion was not called as discussion ensued with regard to options to proceed with the proposed development concurrently with the proposed re-establishment of the Steveston Design Committee.

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

Discussion then ensued with regard to the options to review the Steveston Area Plan, and as a result, the following **referral motion** was introduced:

2.



**Planning Committee**  
**Tuesday, March 2, 2021**

---

It was moved and seconded

*That the Planning Committee review the Steveston Area Plan and offer suggestions for possible change.*

**CARRIED**

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

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

Discussion ensued with regard to the building height and on-site tree retention.

In reply to queries from Committee, staff noted that the raised deck around the on-site tree is proposed to ensure the protection of the tree while also providing private outdoor space.

It was moved and seconded

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

**CARRIED**

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

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

It was moved and seconded

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

**CARRIED**

4. **MANAGER’S REPORT**

(i) *Housing Referrals*

Staff noted that reports on Market Rental Housing, Low-End Market Rentals and Rental Restrictions for Strata Units is anticipated to be presented to Committee in May 2021.

3.

**Planning Committee**  
**Tuesday, March 2, 2021**

---

*(ii) Affordable Housing Integration Policy*

Staff briefed Committee on the process for public consultation for policies regarding affordable housing integration, noting that consultation will be conducted with the Richmond Community Services Advisory Committee and with tenants from Richmond. Staff added a memorandum on the matter will be provided to Council.

*(iii) Planning Committee Schedule*

Discussion ensued with regard to this year's Planning Committee schedule and options to add additional meetings. The Chair noted that staff will be reviewing upcoming agenda items and can examine potential schedule adjustments with the Committee.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:00 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 2, 2021.

---

Councillor Linda McPhail  
Chair

---

Evangel Biason  
Legislative Services Associate



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee

**From:** Marie Fenwick  
Director, Arts, Culture and Heritage Services

**Re:** **2021 Community Mural Program Projects**

**Date:** January 18, 2021

**File:** 11-7000-09-01/2021-Vol 01

### Staff Recommendation

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

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

Att. 3

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

## Staff Report

### Origin

On February 13, 2018, Council endorsed the Public Art Community Mural Program (the Mural Program). The focus of the Mural Program is to install murals in highly visible locations in publicly accessible areas throughout Richmond.

This report brings forward, for consideration, six mural proposals for the 2021 Mural Program to be painted at Lehigh Hanson on Mitchell Island, McMath Secondary School, Thompson Elementary School, Tomekichi Homma Elementary School, Westwind Elementary School and Gateway Theatre.

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

*Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.*

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

### Analysis

#### Background

The City's Mural Program provides opportunities to add vibrancy to highly visible public spaces, foster community dialogue and cross-cultural exchange, and engage diverse and multi-generational communities. The Mural Program is funded by voluntary developer contributions to the Public Art Program Reserve Fund. The Mural Program is included in the City's 2021 Capital Budget and in the Consolidated 5 Year Financial Plan (2021-2025).

Since Council's endorsement of the Mural Program in 2018, three murals have been installed through this program at the Richmond Cultural Centre, West Richmond Community Centre and the Richmond Winter Club. A fourth mural, approved as part of the 2020 Program, at the Richmond Ice Centre, was delayed due to COVID-19 and will be completed in the Spring of 2021. The completed murals have been well-received by the public, users of the facilities and community stakeholders. All have also contributed to animating the public realm of the city.

#### Mural Program Selection Process

The Mural Program selection process is as follows:

- An annual Open Call for mural locations is issued for community groups and associations, schools, businesses and property owners to apply for a mural on their property. Private single family properties are not eligible for the Mural Program. Where the applicant is not the property owner, the property owner must indicate consent as part of the application.

- An Open Artist Call for the Mural Program Artist Roster is issued biannually to provide a list of pre-qualified, local artists to work with selected applicants to develop their mural. The roster includes artists with a range of art styles, media and approaches.
- In consultation with Public Art staff, selected applicants are matched with an artist from the Mural Artist Roster for each mural opportunity. Selected applicants are required to sign a Mural Art Agreement with the City, while each artist enters into a tri-party agreement for services with the City and the property owner or representative.
- The City manages and funds the projects. The property owner or representative provides permission and access to the wall for installation and agrees to keep and maintain the mural for a minimum of five years.

#### Open Call for Mural Locations

The Open Call for mural locations for the 2021 Mural Program was issued on October 21, 2020 with a deadline of November 16, 2020 (Attachment 1).

Staff received 11 applications. A three-person interdepartmental Mural Committee met on November 24, 2020 to review the applications. The committee included representatives from Parks, Planning and Transportation. All submissions were evaluated on the basis of location, public visibility, community impact and condition of wall surface, as well as budget. The following properties submitted an application to participate in the Mural Program:

- Gateway Theatre
- Gulf of Georgia Cannery
- Lock-Block
- Lafarge Canada
- Lehigh Hanson
- McMath Secondary School
- Steveston Harbour Authority
- Thompson Elementary School
- Tomekichi Homma Elementary School
- Westwind Elementary School
- William Cook Elementary School

Five projects were selected to participate in the 2021 Mural Program:

- Lehigh Hanson
- McMath Secondary School
- Thompson Elementary School
- Tomekichi Homma Elementary School
- Westwind Elementary School.

A sixth project, Gateway Theatre, was added after the completed selection process of the Mural Committee. The project had been rated highly but was not recommended due to anticipated costs that would exceed the program's budget. Shortly after learning of their application status, Gateway Theatre notified staff that they would be able to finance the project independently by reallocating funds due to a show cancellation related to COVID-19. Moreover, by incorporating public engagement activities to inform the design of the mural, they identified the project as an opportunity to engage the public and deepen Gateway Theatre's relationship with the community at-large.

Based on Gateway Theatre's high-profile location, the nature of the facility as a cultural destination and the robust public programming that is expected to be connected with this project, staff are recommending that an exception be made to the established selection process and that this project be added to the 2021 Mural Program.

#### Mural Program Artist Roster Call

The Open Artist Call for the Mural Program Artist Roster was issued on June 21, 2019 and closed on July 31, 2019. Staff received 25 artist applications, six of which were from Richmond-based artists. All artist submissions were evaluated on the basis of artist qualifications, appropriateness to the goals of the Program and previous mural experience (Attachment 2).

The Mural Program Artist Roster selection meeting took place on August 22, 2019. The selection panel included the following three members:

- Paul Dufour – Community Member
- Joey Mallet – Artist
- Chad Wong – Artist

Eighteen artists were selected to remain on the Community Mural Program Artist Roster for a period of two years.

#### Proposed Mural Projects

The following six proposed mural projects, matched with artists have been endorsed by the Richmond Public Art Advisory Committee (RPAAC) as per email correspondence on January 27, 2021.

#### **Lehigh Hanson**

The proposed mural location for Lehigh Hanson (manufacturer of construction aggregates on Mitchell Island) is on two entrance walls at Mitchell Road that measure approximately 1,050 square feet. The selected artist will work with the stakeholders from Lehigh Hanson and staff to consider the themes of local ecology and environmental sustainability on the Fraser River.

The artist selection meeting for the Lehigh Hanson mural opportunity took place on December 15, 2020. The selection panel included Environmental Manager Mat Kavanagh and Operations Manager Markus Tschopp.

Artists Karen Yurkovich and Tristesse Seeliger from the Mural Program Artist Roster were recommended for this mural opportunity. The artists are accomplished mural artists with a number of high profile murals in Metro Vancouver. (Attachment 3).

### **McMath Secondary School**

The proposed mural location for McMath Secondary School is on the south wall that faces a future playground. The location is highly visible and measures approximately 1,400 square feet. The mural will reflect the activities and local stories of the school.

The artist selection meeting took place on December 11, 2020. The selection panel included Principal Jane McFadyen, Teacher Kerri Zaine and Grade 11 Leadership Students.

Artists Dean and Christina Lauzé from the Mural Program Artist Roster were recommended for this mural opportunity. They have a professional mural practice with several murals in Metro Vancouver including *Arrival of the S.V. Titania* in Steveston (Attachment 3). The artists will work with students to inform the design of the mural and consider the themes of school spirit, recreation and local stories.

### **Thompson Elementary School**

The proposed mural location for Thompson Elementary School is on the west wall, adjacent to the entrance of the school. The location is publicly visible and measures approximately 500 square feet.

The artist selection meeting took place on December 10, 2020. The selection panel included Principal Bill Juhasz and teachers from Thompson Elementary School.

Richmond artist Fiona Tang from the Mural Program Artist Roster was recommended for the Thompson Elementary School mural opportunity. Ms. Tang is an artist with an emerging mural practice (Attachment 3). The artist will work with students to inform the design of the mural and consider the themes of school spirit and local stories.

### **Tomekichi Homma Elementary School**

The proposed mural locations for Tomekichi Homma Elementary School are along the two south walls that face Dyke Road and the Britannia Shipyards National Historic Site. Both walls are highly visible to foot and cycling traffic on Dyke Road and are publicly accessible from multiple access points. Each wall measures approx. 450 square feet.

The artist selection meeting took place on December 16, 2020. The selection panel included Principal Tanya Major and Teacher Kevin Vines.

Richmond artist Atheana Picha from the Mural Program Artist Roster was recommended for the Tomekichi Homma Elementary School mural opportunity. Ms. Picha is an Indigenous artist with an emerging mural practice (Attachment 3). The artist will work with the students to inform the design of the mural exploring the theme of local Indigenous stories.

### **Westwind Elementary School**

The proposed mural location for Westwind Elementary School is on the north wall that faces the sports field. The space measures approximately 350 square feet.

The artist selection meeting took place on December 14, 2020. The selection panel included school staff and students. Staff support the recommended proposal and artist recommendation.

Artists Dawn Lo and April de la Noche Milne from the Mural Program Artist Roster were recommended for this mural opportunity. Ms. Lo is a Richmond-based artist and Ms. Noche is Vancouver-based. Both artists have an emerging mural practice (Attachment 3). The artists will work with students to inform the design of the mural and consider the theme of play.

### **Gateway Theatre**

The proposed mural location at Gateway Theatre is on the east wall of the building, facing Gilbert Road and measures approximately 2,500 square feet. The mural will animate the area and reflect the artistic activities that take place in the facility. The artist will work with Gateway Theatre staff and the board to identify public engagement activities to inspire the design of the mural. The selected artist will consider the themes of theatre arts, community and diversity.

The artist selection meeting for the Gateway Theatre mural opportunity took place on January 20, 2020. The selection panel included Community Producer Jasmine Chen and Director of Artistic Programs Barbara Tomasic.

Artist Carmen Chan from the Mural Program Artist Roster was recommended for this mural opportunity. Carmen is a Vancouver-based artist with an active mural practice and playful illustration style of work. (Attachment 3).

### **Next Steps**

Pending Council endorsement of the mural proposals, staff will work with the artists and community partners to execute contracts and develop project implementation work plans. If approved, the projects will move into the development phase with murals to be completed by September, 2021.



### **Financial Impact**

The Mural Program budget is \$30,000 and it is funded by voluntary developer contributions to the Public Art Program Reserve Fund. The Program is included in the City's 2021 Proposed Capital Budget and in the Consolidated 5 Year Financial Plan (2021-2025).

The individual budget for each mural is as follows:

- Lehigh Hanson - \$12,000  
\$6,000 from the Mural Program; \$6,000 from the Federation of Canadian Municipalities grant to support the City's environmental stewardship work on Mitchell Island
- McMath Secondary School - \$17,000  
\$8,000 from the Mural Program; \$9,000 from McMath Secondary School
- Thompson Elementary School - \$6,200  
\$6,000 from the Mural Program; \$200 from Thompson Elementary School
- Tomekichi Homma Elementary School - \$10,000  
\$5,000 from the Mural Program; \$5,000 from Tomekichi Homma Elementary School
- Westwind Elementary School - \$5,000  
\$5,000 from the Mural Program
- Gateway Theatre - \$20,000  
\$20,000 from the Gateway Theatre

Richmond School District No. 38 will contribute in-kind preparation of the walls as well as anti-graffiti coating for all murals on School District property.

Any maintenance and repairs required for the artwork will be the responsibility of the community partners in partnership with staff.

Location of artwork at Gateway Theatre will also be coordinated with the City's Facilities Department. The coordination and costs associated with any building modifications to facilitate installation of the artwork and any maintenance and repairs that may be required after the artwork is installed will be the responsibility of the Gateway Theatre Society in partnership with staff.

### **Conclusion**

Murals add vibrancy to the community by energizing our public spaces, fostering community identity and civic pride, engaging youth and deterring graffiti. The creation of murals brings together local artists, students, community groups, residents and local businesses to transform the places where we live, work and play into welcoming and beautiful environments that invite interaction and appreciation of art and culture.

January 18, 2021

- 8 -



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

- Att. 1: Community Mural Program Property Owners Application
- 2: Community Mural Program Artist Roster Call
- 3: Lehigh Hanson on Mitchell Island Mural Proposal, McMath Secondary School Mural Proposal, Thompson Elementary School Mural Proposal, Tomekichi Homma Elementary School Mural Proposal, Westwind Elementary School Mural Proposal and Gateway Theatre Mural Proposal.



# City of Richmond

## Community Mural Application

Public Art Program

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

[www.richmond.ca](http://www.richmond.ca)

Contact 604-204-8696

Please submit this completed form, and return to the Information counter located at City Hall or to [publicart@richmond.ca](mailto:publicart@richmond.ca). All materials submitted to the City for a *Community Mural Application* become public property, and therefore, available for public inquiry.

**Mural Site Address:** \_\_\_\_\_

**Primary Contact Name:** \_\_\_\_\_

**Contact person's address, if different:** \_\_\_\_\_

**Contact info:** \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Mobile Telephone Number \_\_\_\_\_  
Email \_\_\_\_\_

**Secondary Contact Name:** \_\_\_\_\_

**Contact info:** \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Mobile Telephone Number \_\_\_\_\_  
Email \_\_\_\_\_

**Property Owner (if different from above) Signature:** \_\_\_\_\_

\_\_\_\_\_  
Please print name

**Contact info:** \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Mobile Telephone Number \_\_\_\_\_  
Email \_\_\_\_\_

### For Office Use

Date Received: \_\_\_\_\_ Contribution: \_\_\_\_\_  
File No.: \_\_\_\_\_ Note: \_\_\_\_\_



The following items must be completed and submitted with your Community Mural Application.

1. Proposed Mural Wall: Area (square feet): \_\_\_\_\_  
 Attach photo or sketch with the wall's dimensions  
 Attach recent photograph of the wall (JPG or PDF not exceeding 2MB)
2. Do you have a preferred theme or style of art for the proposed wall?  
\_\_\_\_\_
3. Please provide evidence of support from the building tenant(s) (if different from the building owner), as well as neighborhood associations and/or adjacent neighbors (e.g., e-mail or letter of support).
4. Do you have additional funding for the project?  
 Yes (Estimated amount \$ \_\_\_\_\_)  
 No
5. Is your proposed wall on a heritage building?  
 Yes  
 No

**Note:** All murals on designated heritage resources, or within the Steveston Village Heritage Conservation Area (HCA), require approval by City Council and may require a Heritage Alteration Permit. Any murals on heritage buildings/structures or within the Steveston HCA will also be reviewed by the Richmond Heritage Commission.

## Maintenance

The Property Owner will agree to retain and maintain the mural for a period of five years (subject to mutual agreement to terminate the agreement at an earlier date due to change of ownership, building renovations, and/or condition of the mural).

## Agreement

Selected property owners will enter into a tri-party agreement for services with the City and the selected artist.

The City will manage the project and fund the work. The property owner may augment the project budget with additional funding if appropriate. The property owner will provide permission and access to the wall for installing the mural, as well as maintenance, if required.

## Selection Process

A five-person interdepartmental staff Mural Committee will convene to review applications from property owners. The applications will be ranked based on the following criteria:

- public visibility of the location;
- condition of the wall surface;
- potential impact on adjacent properties;

- community impact;
- provision of additional funding if appropriate;
- provision of murals throughout the City; and
- evidence of support from the building tenants (if different from the building owner), as well as neighborhood associations and/or adjacent neighbors (e.g., email or letter of support).

### **Additional Information (Optional)**

---

---

---

---

---

---

---

---

### **Project Timeline**

**Submission Deadline:** Monday, November 16, 2020, 5:00 p.m.

**Property Owners Notification:** Monday, November 30, 2020, 5:00 p.m.

### **Questions**

Please contact the Richmond Public Art Program:

**Tel:** 604-247-4612

**Email:** [publicart@richmond.ca](mailto:publicart@richmond.ca)

# call to artists



Figure 1 – *Arrival of the S.S. Titania*, Dean and Christine Lauzé, 2017

2019\_2021 Community  
Mural Program

## Community Mural Program Artist Roster

Request for  
Qualifications  
(RFQ)

June 2019

### OPPORTUNITY

The Richmond Public Art Program invites artists residing in British Columbia to submit applications to be placed on the Community Mural Artist Roster for 2019\_2021.

The Community Mural Artist Roster will be updated biannually and will provide a list of pre-qualified artists to work with community groups, business or property owners, schools, and/or private developers proposing murals on their buildings. The Roster will include artists with a range of artistic styles, mediums and approaches.

Artists with demonstrated experience and skill sets working with multiple project stakeholders and with executing indoor and outdoor murals are encouraged to apply.

**Deadline:** Wednesday, July 31, 2019 by 5:00 p.m. PST.

**Roster Timeline:** 2019\_2021

# call to artists

## BACKGROUND

The Richmond Public Art Mural Program was approved by City Council in 2018. The Program provides opportunities to add vibrancy to the community by energizing public spaces, fostering community identity and civic pride, engaging youth and deterring graffiti. The creation of murals may bring artists, students, community groups and local businesses together to transform the places where we live, work, learn and play, into welcoming environments that invite interaction and appreciation of art and culture.

## THEMES

Themes will be determined on an individual basis. For the Roster, we are looking for artists who can produce artwork that responds to the diverse historical, geographical and cultural heritage of different sites and communities in Richmond. Near natural areas, murals might also reflect Richmond's natural heritage and ecological networks.

## MURAL DEFINITIONS

A mural is defined as a painting on a wall surface, digitally produced image printed on a substrate, mosaic or bas relief that is applied directly to a wall and that is visible from the public right-of-way.

## ARTIST SCOPE OF WORK

This Artist Call is for inclusion to a pre-selected list, the Community Mural Artist Roster. Should an artist subsequently be selected to create a mural, they will be required to work on site and obtain all the necessary insurance and permitting to use lift equipment or scaffolding as necessary. An approved work plan will be developed in consultation with City staff and the property owner.

Depending on the project, artists may be required to outline a public engagement program to develop a design concept working with community members.

## BUDGET

Budget will be determined for each mural project individually and will be based on size, material, level of public engagement, community contribution, site and project requirements. Budget includes (but is not limited to) artist fees, leading community engagement sessions (if required), materials, supplies, paint, permitting as needed, labour, photography, insurance, travel, accommodation and all taxes, excluding GST.

## ARTIST ELIGIBILITY

Artists residing in British Columbia are eligible to apply. Indigenous artists are encouraged to apply. City employees and volunteers serving on City of Richmond Advisory Committees are not eligible to apply.

# call to artists

## SELECTION PROCESS

NOTE: SELECTION FOR THE ROSTER DOES NOT GUARANTEE SELECTION FOR A PROJECT COMMISSION

Artists will be selected for the Community Mural Artist Roster through a onestage selection process. A five-person Selection Panel will convene to review all artist packages and recommend up to 30 artists for the Artist Roster. The Selection Panel will be composed of artists, community representatives, and art and design professionals. Once on the Roster, artists will be notified prior to being placed into consideration for specific mural projects. Artists will be considered based on the themes and rankings established by the Public Art Selection Panel, the goals of Public Art Area Plans, and neighbourhood identities.

Independently, property owners will be invited to propose a wall on their property for inclusion in the Mural Program. An interdepartmental staff Mural Committee will review the property owners' applications.

After the mural locations have been determined, Public Art staff, in consultation with the selected property owner, will identify artists from the Roster for each mural opportunity. The artists will be selected based on best fit for each project.

Note:

Commissioned artists will enter into a contract with the City of Richmond and property owner as appropriate.

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, religious and/or sexual content.

## SELECTION CRITERIA

- Artist's demonstrated mural experience and proven capability in producing murals that reflect community identity and assist in building rich cultural places
- Artist's capacity to engage community stakeholders and work with other City contractors and staff professionals if required.
- Appropriateness of the proposal to the Public Art Program goals: [www.richmond.ca/culture/publicart/plans/policy](http://www.richmond.ca/culture/publicart/plans/policy).

## SUBMISSION REQUIREMENTS

Email all documentation as one (1) PDF document, not to exceed a file size of 5 MB to: [publicart@richmond.ca](mailto:publicart@richmond.ca)

INFORMATION FORM – Please complete the information form attached to this document.



# call to artists

PUBLIC ART  
RICHMOND

STATEMENT OF INTENT – 300 words or less, highlighting past experience and skillsets, conceptual approach to the work, and why the artist is interested in this opportunity.

ARTIST CV – (1 page maximum) Teams should include one page for each member.

WORK SAMPLES – Ten (10) supporting image examples of previous work. One image per page. Please include artist name(s), title, year, location and medium information to be on each image page.

REFERENCES – Submit the names, titles and contact information of three (3) individuals who can speak to your accomplishments and relevant experience.

## PROJECT TIMELINE

**Submission Deadline:** Wednesday, July 31, 2019, 5:00 p.m.

**Artists Notification:** Thursday, August 15, 2019, 5:00 p.m. **Roster**

**Timeline:** 2019–2021

## SOURCES FOR ADDITIONAL INFORMATION

- City Centre Public Art Plan, [www.richmond.ca/culture/publicart/plans/plans](http://www.richmond.ca/culture/publicart/plans/plans)
- Community Mural Program, [https://www.richmond.ca/shared/assets/4 - MuralProgram49396.pdf](https://www.richmond.ca/shared/assets/4-MuralProgram49396.pdf)
- Richmond Public Art Program, [www.richmond.ca/culture/publicart](http://www.richmond.ca/culture/publicart)
- Richmond Public Art Registry, [www.richmond.ca/culture/publicart/collection/catalog.aspx](http://www.richmond.ca/culture/publicart/collection/catalog.aspx)
- Richmond Archives, [www.richmond.ca/cityhall/archives/search-archives](http://www.richmond.ca/cityhall/archives/search-archives)

## SUBMISSION GUIDELINES

1. All supporting documents must be complete and strictly adhere to these guidelines and submission requirements (above) or risk not being considered.
2. All submissions must be formatted to 8.5 x 11 inch pages. Portfolio images and concept sketches would be best formatted to landscape format.
3. Submission files must be 5 MB or smaller.
4. If submitting as a team, the team should designate one representative to complete the entry form. Each team member must submit an individual resume/curriculum vitae. (See Submission Requirements)
5. All documents must be sent by email to: [publicart@richmond.ca](mailto:publicart@richmond.ca).

## ADDITIONAL INFORMATION

1. Selected artists will be required to show proof of WCB coverage and appropriate general liability insurance.

CNCL – 57

# call to artists

---

PUBLIC ART  
RICHMOND

2. 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 Artist Call as required.
3. All submissions to this Artist Call 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 in the concept proposal. 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.

## QUESTIONS

Please contact the Richmond Public Art Program:

Tel: 604-204-8696

Email: [publicart@richmond.ca](mailto:publicart@richmond.ca)

## **Karen Yurkovich and Tristesse Seeliger | Lehigh Hanson Mural**

*Artists Karen Yurkovich and Tristesse Seeliger will engage stakeholders from Lehigh Hanson and work with staff to explore the themes of environmental and sustainability practices on the Fraser River.*

Karen Yurkovich and Tristesse Seeliger are Vancouver-based artists who work in various mediums and who have collaborated on a number of community-based and interactive mural projects. The artists are interested in the themes of history, migration, immigration, territories, ecosystems and cultural perceptions.

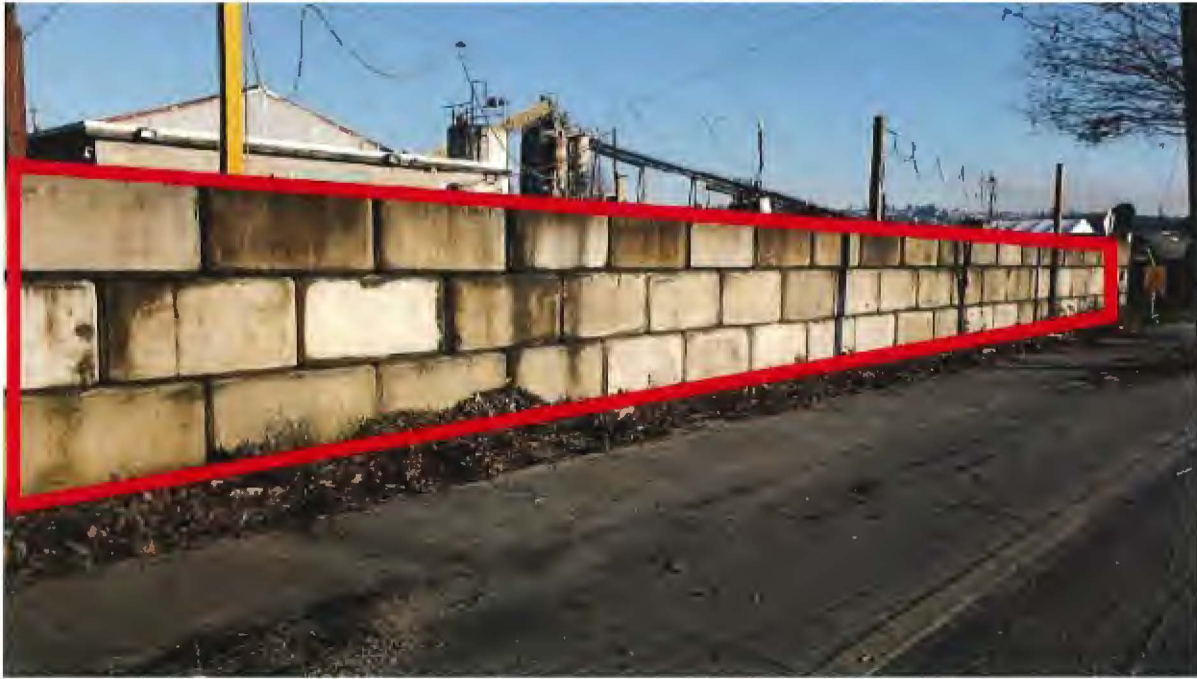
### **Examples of Previous Projects:**



Tristesse Seeliger, Vancouver Mural Festival, *The Infinite Line*, 2017



Karen Yurkovich, *Roman Morning*, mixed media, 2013



Proposed mural walls at Lehigh Hanson (approx. 1,125 square feet combined)

## Dean and Christina Lauzé | McMath Secondary School Mural

*Dean and Christina Lauzé's process will include community engagement workshops with Grade 11 leadership students from McMath Secondary School to inspire the design of the mural, which will celebrate the activities taking place in the School while considering the themes of school spirit, recreation and local stories.*

Dean and Christina Lauzé are accomplished mural artists who have been working together for 25 years. They have completed murals for various municipalities, schools, private and corporate clients.

### Examples of Previous Projects:



Dean and Christina Lauzé, *Arrival of the S.V. Titania Mural*, Commissioned by the City of Richmond, 2017



Dean and Christina Lauzé, Mural, AJ McLellan Elementary School, 2018



Proposed mural wall at McMath Secondary School (approx. 1400 square feet)

## **Fiona Tang | Thompson Elementary School Mural**

*Fiona Tang will engage the students at Thompson Elementary School in a series of art workshops, and consider the themes of school spirit and local stories for her mural design.*

Fiona Tang is an emerging mural artist based in Richmond. Through her art, she creates a sense of community to tell stories. She is also passionate about depicting local wildlife such as the coyote, fox, white sturgeon and hawks.

### **Examples of Previous Projects:**



Fiona Tang, *Tiger Drawing*, Emily Carr University, 2014



Fiona Tang, *Northern White Rhino*, Charcoal on paper, 2015



Proposed mural wall at Thompson Elementary School (approx. 500 square feet)



## **Atheana Picha | Tomekichi Homma Elementary School Mural**

*Artist Atheana Picha will engage students from Tomekichi Homma Elementary School to explore local Indigenous stories, and themes of belonging and community.*

Atheana Picha is a Richmond-based Indigenous artist with an emerging mural practice. She is currently a Fine Art Diploma student at Langara College.

### **Examples of Previous Projects:**



Atheana Picha, *Hole in the Sky*, 2018, private residence, Vancouver



Atheana Picha, *Wolf*, 2019, gouache on paper



Proposed mural walls at Tomekichi Homma Elementary School (two identical walls at each end of the school, (approx. 450 square feet each)

## **Dawn Lo and April de la Noche Milne | Westwind Elementary School Mural**

*Artists Dawn Lo and April de la Noche Milne will create a series of engaging workshops with the students of Westwind Elementary School to inform the design of the mural and consider the themes of inclusiveness, play and being together.*

Dawn Lo is a Richmond-based artist and April de la Noche Milne is Vancouver-based. The artists work under the collective name Popo and Lola and have an emerging mural practice.

### **Examples of Previous Projects:**



Popo and Lola, *A mid-way point: the present is an infinite moment*, Thompson Community Centre, 2020



April de la Noche Milne, art vinyl wrap, commissioned by the City of Vancouver, 2017



Proposed mural wall at Westwind Elementary School (approx. 350 square feet)

## Carmen Chan | Gateway Theatre

*Artist Carmen Chan will engage stakeholders from Gateway Theatre and the local community to explore themes of belonging, community and the performing arts.*

Carmen Chan is an accomplished Vancouver-based artist. She brings her experience of watercolour work in the style of Chinese brush painting to her large-scale mural practice.

### Examples of Previous Projects:



Carmen Chan, *Saturday Kind of Love*, Vancouver Mural Festival, 2019



Carmen Chan, *No Rain, No Flowers*, Vancouver Mural Festival, 2018



Proposed mural wall at Gateway Theatre (approx. 2,500 square feet)



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee

**Date:** January 20, 2021

**From:** Todd Gross  
Director, Parks Services

**File:** 06-2345-20-STEV2/Vol 01

**Re:** **Steveston Community Park Playground Renewal Next Steps**

### Staff Recommendation

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

Todd Gross  
Director, Parks Services  
(604-247-4942)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Community Recreation Services	<input checked="" type="checkbox"/>	
Project Development	<input checked="" type="checkbox"/>	
Financial Planning and Analysis	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the June 12, 2017, Council meeting, the following resolution was adopted;

*“That the Steveston Community Park Playground Renewal Preferred Concept Plan as detailed in the staff report titled “Steveston Community Park Playground Renewal Preferred Concept Plan,” dated May 9, 2017, from the Senior Manager, Parks, be coordinated with the planning for the Steveston Community Facility Replacement Project and at the conclusion of that planning process, staff bring forward a report outlining the next steps for renewal of the playground.”*

The purpose of this report is to outline the next steps for the renewal of the Steveston Community Park playground.

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

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

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

This report supports Council’s Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

*4.2 Ensure infrastructure meets changing community needs, current trends and best practices.*

*4.3 Encourage wellness and connection to nature through a network of open spaces.*

This report supports Council’s Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

*Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.*

*8.2 Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.*

### Analysis

#### Background

Steveston Community Park is a thirty-acre recreational, cultural and community-oriented site located in the Steveston area. It is designated as a Community Park, however, due to its prominent location within Steveston Village, and the multiple amenities it contains, it attracts



visitors and tourists from across Richmond and beyond. Steveston Community Park supports multiple functions including active sport use, informal community use, and hosts a variety of facilities, attractions, and events such as the Steveston Community Centre, Steveston Branch Library, Steveston Interurban Tram, Martial Arts Centre and Steveston Salmon Festival.

Due to the Steveston Community Park playground's highly accessible and visible location within Steveston Village near the intersection of No.1 Road and Moncton Street, it is very popular and functions as a destination playground.

#### Current Playground Condition

The most recent extensive upgrade to the Steveston Community Park playground took place in 2003 and included significant expansion of its footprint, creation of separate preschool and school-aged play areas and upgrades to existing structures, such as the iconic trawler.

The adjacent water park was built in 2006 and in 2014 the highly popular slide mound was reconstructed.

While all of the equipment and surfacing in the Steveston Community Park playground meet current safety standards as per the City's maintenance and inspection program, the majority of the playground areas are reaching the end of their life cycle and do not meet today's inclusive accessibility standards. Community users have also voiced a desire for upgraded playground equipment and surfacing.

#### Steveston Community Park Playground Renewal Process

Initiated by a letter received in November 2014 from the Steveston Community Society expressing an interest in making a contribution towards the renewal of the Steveston Community Park playground, staff led a stakeholder and public engagement process from February to September 2016.

The engagement process included two phases.

The first phase focused on learning about challenges and opportunities related to the existing playground. This phase included two design workshops with children attending spring break camps at the Steveston Community Centre, a public open house held near the playground, and online engagement via LetsTalkRichmond. Based on the results from the first phase, a set of design guidelines and playground concept options were developed.

The phase two engagement focused on gaining feedback on the design guidelines and playground concept options. This phase included a public open house held on July 1, 2016, near the existing playground as part of the Steveston Salmon Festival, and online engagement via LetsTalkRichmond. Based on the input received during the phase two engagement process, a Steveston Community Park Playground Renewal Preferred Concept Plan was developed.

The Steveston Community Society and the Rick Hansen Foundation were consulted throughout the engagement and playground concept plan development process.

Steveston Community Park Playground Renewal Preferred Concept Plan

The Steveston Community Park Playground Renewal Preferred Concept Plan (Attachment 1) includes the favoured elements from each of the concept plan options presented during the phase two engagement process, and addresses general comments and concerns received from the community. It features distinct adventure play areas for all age groups and provides enhanced seating and picnic areas for families and adults.

Each playground area draws inspiration from Steveston Village’s history. For example, a farm village, fisherman’s wharf and salmon run adventure themed play areas are included. The concept plan also has a focus on inclusive play for all children and includes elements that are wheelchair accessible. The concept plan will provide the basis for detailed design and costing.

The concept plan was presented to, and received support from the Steveston Community Society at their regularly scheduled board meeting on September 20, 2016.

The following table outlines the key dates and activities from the Steveston Community Park Playground Renewal Process to date.

Table 1: Key Dates and Activities from the Steveston Community Park Playground Renewal Process

Date	Activity
November 2014	Letter received by the Senior Manager, Parks, from the Steveston Community Society expressing an interest to make a contribution towards the renewal of the Steveston Community Park playground.
February 10, 2015	Council meeting at which the following resolution was adopted: <i>That staff commence a park planning process for the renewal of the playground located in Steveston Community Park as outlined in the staff report titled ‘Steveston Community Society Contribution to Steveston Community Park Playground Renewal,’ dated January 9, 2015, from the Senior Manager, Parks.</i>
February-September 2016	Public and stakeholder engagement and development of a Steveston Community Park Playground Renewal Preferred Concept Plan.
June 12, 2017	Council meeting at which the following resolution was adopted: <i>That the Steveston Community Park Playground Renewal Preferred Concept Plan as detailed in the staff report titled “Steveston Community Park Playground Renewal Preferred Concept Plan,” dated May 9, 2017, from the Senior Manager, Parks, be coordinated with the planning for the Steveston Community Facility Replacement Project and at the conclusion of that planning process, staff bring forward a report outlining the next steps for renewal of the playground.</i>
February 2020	Presentation to Council of the staff report titled “Steveston Community Park Playground Renewal Next Steps”, dated January 20, 2020, from the Director, Parks Services.

A detailed overview of the community engagement process and results, as well as the resulting Steveston Community Park Playground Renewal Preferred Concept Plan is included in the staff

report titled, “Steveston Community Park Playground Renewal Preferred Concept Plan,” dated May 9, 2017, from the Senior Manager, Parks.

Advancement of the Steveston Community Park playground renewal process was put on hold while options for the location of the future Steveston Community Centre and Branch Library were being analyzed to ensure co-ordination between the two projects.

#### Steveston Community Centre and Branch Library Replacement Project

The Steveston Community Centre and Branch Library Replacement project is now in the Concept Design stage since Council’s recent approval of the recommended site.

At the December 15, 2020 Council meeting, the following resolution was adopted:

*“That the Site 3 option as described on Page 6 in the staff report titled, “Steveston Community Centre and Branch Library Replacement – Site Selection,” dated November 30, 2020, from the Director, Facilities and Project Development and the Director, Recreation and Sport Services be approved.”*

Site 3 is located between the Martial Arts Centre and southeast baseball diamond, and encompasses the surface parking along Moncton Street. The supported site for the future Steveston Community Centre and Branch Library does not conflict with the location of the Steveston Community Park Playground Preferred Concept Plan, which is generally in the same area as the existing playground (refer to Attachment 2). It is worth noting that a new standalone washroom facility located near the playground will be required, as per Vancouver Coastal Health, to service the existing water spray park, before the existing community centre is decommissioned.

The Steveston Community Park playground renewal process can now advance to detailed design and costing without concern of impacts from the Steveston Community Centre and Branch Library Replacement Project. Design of the washroom facility will take place at the same time as the detailed design process for the playground.

Staff will continue to co-ordinate the Steveston Community Park playground and Steveston Community Centre and Branch Library projects to ensure that safe and direct pathway connections are provided between the future playground and community centre and branch library facility.

#### Next Steps

The next step in advancing the Steveston Community Park playground renewal process is detailed design and costing. Based on the preferred playground concept plan, staff will develop a request for proposals to engage a qualified team of professionals to provide detailed design and costing services.

Staff will oversee and guide the detailed design and costing process to ensure that the playground design meets current Canadian Standards Association’s guidelines for children’s playspaces and

equipment, and is reflective of community and stakeholder feedback. Staff will continue to involve and update the Steveston Community Society as the detailed design process progresses.

Once the detailed design and costing is complete, staff will submit capital requests for playground renewal implementation and commensurate operating budget impacts for Council consideration as part of the five-year capital planning process.

To minimize disruption to playground users, implementation of the playground will be scheduled outside of peak months for playground use (June to August) and/or phased so that portions of the playground will remain open and accessible to the public throughout construction. A communications strategy will be developed and employed during playground renewal implementation to keep the public informed and up-to-date on the construction process.

The following table outlines the overview of Steveston Community Park Playground Renewal next steps.

**Table 2: Overview of Next Steps**

Tentative Dates	Activity
Winter – Spring 2021	Procurement process for playground renewal detailed design and costing services.
Spring-Fall 2021	Development of detailed design and costing.
Fall 2021	Preparation of five-year capital requests for implementation of playground renewal for Council consideration.
Winter-Spring 2022	Procurement process for playground renewal implementation.
Spring 2022	Start of playground renewal construction.

### **Financial Impact**

Consultant services for detailed design and costing for Steveston Community Park playground renewal will be approximately \$80,000 to \$100,000. The Steveston Community Society has offered, as outlined in the staff report to Council titled “Steveston Community Society Contribution to Steveston Community Park Playground Renewal,” dated January 9, 2015, from the Senior Manager, Parks, to contribute 50 per cent of the detailed playground design costs up to \$40,000. The Society’s offer was reconfirmed at its meeting held on January 5, 2021. With the Steveston Community Society’s contribution, the City’s portion of funding for detailed design and costing services will be \$40,000 to \$60,000. Adequate funding is available in the Parks Advanced Planning and Design 2017 capital budget account, which was approved by Council as part of the Consolidated 5 Year Financial Plan (2017-2021).

## Conclusion

The Steveston Community Park playground renewal process to date has provided an opportunity for comprehensive community engagement towards development of an overall playground renewal concept plan. Now that a location has been confirmed for the future Steveston Community Centre and Branch Library that does not pose any conflicts with the Steveston Community Park Playground Preferred Concept Plan, the playground renewal process can advance to detailed design and costing. Staff will continue to co-ordinate the community centre and branch library facility and playground renewal projects to ensure that strong connections are provided between the two facilities. Staff will continue to involve key stakeholder groups and develop a communications strategy to keep the public informed with up-to-date information on the progression of the playground renewal process.



Miriam Plishka, BCSLA, CSLA  
Park Planner  
(604-233-3310)

- Att. 1: Steveston Community Park Playground Renewal Preferred Concept Plan
- Att. 2: Steveston Community Park Playground and Steveston Community Centre and Branch Library Context Plan

Steveston Community Park Playground Renewal Preferred Concept Plan



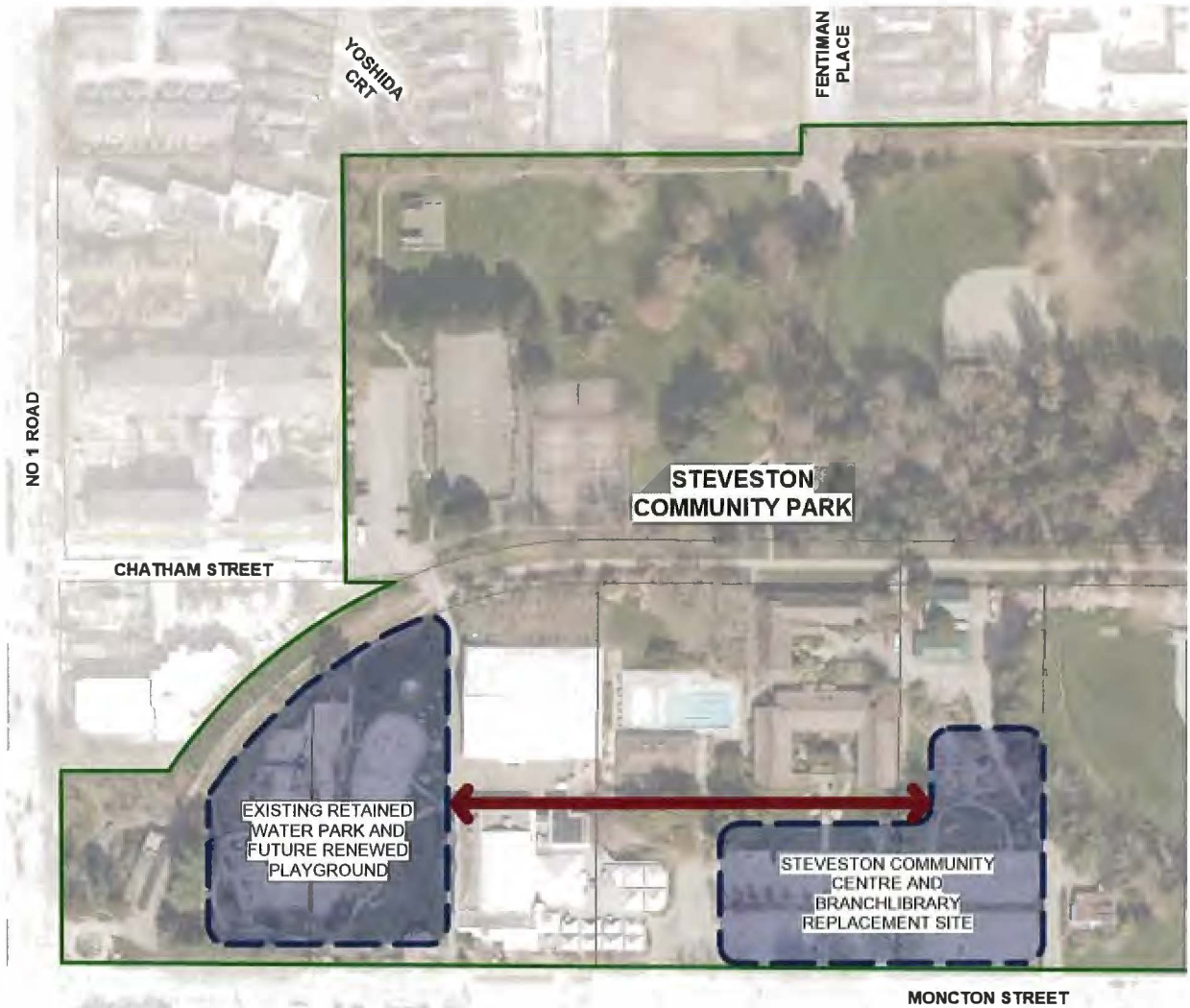
MONOTON STREET



**LEGEND**

- |  |  |   |                                  |
|--|--|---|----------------------------------|
| 01 SAND PLAY AREA WITH WATER TROUGH                          | 11 SAUCER SWING  | 29 WIDENED BOARDWALK                                | 39 PIER BALANCING LOGS           |
| 02 TRAIN STATION WITH SLIDE                                  | 12 RIVER HARBOUR PATTERN IN RUBBERIZED SURFACING - SLOPING DOWN TO ENGINEERED WOOD FIBRE SURFACING | 30 HANG OUT HAMMOCK                                 | 40 ACCESSIBLE RAMP               |
| 03 FARM VILLAGE WITH PLAY PANELS                             | 13 FISHING BOAT WITH CLIMBING NET  | 31 SLOPED BOARDWALK                                 | 31 BIG SWINGS                    |
| 04 RUBBERIZED SURFACE WITH HISTORIC RICHMOND FARM PATTERNING | 14 IN GROUND TRAMPOLINE  | 32 SHIP WRECK LOG CLIMBER WITH NETS AND MONKEY BARS | 32 ZIPLINE                       |
| 05 BRIDGE CROSSING   | 15 ROTATING RING   | 33 MOUND AND BIG TUBE SLIDE                         | 33 WIDENED ACCESSIBLE PATHWAY    |
| 06 TODDLER SWINGS  | 16 SPICA SPINNER   | 34 WIND SOCKS                                       | 34 ASPHALT PATHWAY               |
| 07 TEETER TOTTER   | 17 PLAY CIRCUIT  | 35 BRIDGE   | 35 SHRUB PLANTING                |
| 08 TRAIN   | 18 ENGINEERED WOOD FIBRE SURFACING   | 36 CROW'S NEST STRUCTURE                            | 36 TALL GRASS PLANTING           |
| 09 TRAIN TRACK PATTERN IN RUBBERIZED SURFACING               | 19 NET BASKET SPINNER  | 37 LOG RAFT ADVENTURE PLAY                          | 37 ADDITIONAL SHADE TREES        |
| 10 ACCESSIBLE BOARDWALK - FLUSH WITH ADJACENT SURFACING      |  | 38 SOCKEYE SALMON CLIMBERS / SEAT ELEMENTS          | 38 LAWN AREAS WITH PICNIC TABLES |

Steveston Community Park Playground and Steveston Community Centre and Branch Library Context Plan





**To:** General Purposes Committee  
**From:** Kim Somerville  
Director, Community Social Development  
**Re:** Youth Strategy Guiding Principles

**Date:** January 21, 2021  
**File:** 07-3425-02/2021-Vol  
01

**Staff Recommendations**

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

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

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Recreation Services	<input checked="" type="checkbox"/>	
Arts, Culture and Heritage Services	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	INITIALS: 	<b>APPROVED BY SAO</b> 



## Staff Report

### Origin

The City has a long history of responding to the needs and aspirations of youth. The City of Richmond's 2015–2020 Youth Service Plan, which was endorsed by City Council in March 2015, builds on the successes of the 2008-2012 Youth Service Plan and has acted as an important guide for the City and those who work with youth in Richmond.

Since 2015, the City has shifted and adjusted how youth services are delivered according to the current community context. As a result, the previous 2015-2020 Youth Service Plan will be replaced with a new 10-Year Youth Strategy (2021–2031). City Council approved the development of the Youth Strategy in the 2020 Operating Budget. This new Youth Strategy will provide those working with youth with an important framework to support and meet the unique needs of youth in Richmond.

Through partnerships and engagement, the goals of the new Youth Strategy are to do the following:

- Update the profile of youth in Richmond, including information about youth 18-24 years;
- Identify or confirm areas of greatest community need;
- Identify actions that the City can take to support and engage youth;
- Identify actions that the City, and its partner Community Associations and Societies, can take to fulfill the City's vision "for Richmond to be the best place in North America to raise children and youth"; and
- Identify actions that can be taken by community organizations serving youth to also fulfill their mandates and visions.

The development of the Strategy will be divided into three phases:

1. Phase One: Stakeholder Advisory Committee formation, background research and development of Guiding Principles; - In Process
2. Phase Two: Key stakeholder engagement and development of draft strategic actions; and
3. Phase Three: Public engagement and Finalize Youth Strategy.

The purpose of this report is to seek Council's approval of the draft Guiding Principles that will help shape the development of a draft Youth Strategy.

This report supports City Council's Strategic Plan 2018–2022 Strategic Focus Area #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

This report supports City Council's Strategic Plan 2018–2022 Strategic Focus Area #8 An Engaged and Informed Community:

*Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.*

This report also supports the Social Development Strategy 2013–2022 Strategic Direction #4 Help Richmond’s Children, Youth and Families Thrive:

*Action 13: —Monitor and update the Youth Service Plan, striving to create an environment that generates opportunities for Richmond’s youth to have a safe and healthy journey into adulthood, placing priority attention on:*

*13.3 Engaging youth in City and community-based planning processes.*

*13.5 Supporting community-based initiatives to provide children and youth from diverse backgrounds with opportunities to receive common leadership training and volunteer to serve others in the community.*

## **Analysis**

The draft Youth Strategy will be developed under the direction of a project team with input from the Youth Strategy Stakeholder Advisory Committee.

The draft Guiding Principles were developed in collaboration with the Youth Strategy Stakeholder Advisory Committee, which consists of a broad range of stakeholders and representatives from the public and not-for-profit organizations that serve youth including:

- City of Richmond
- Community Association and Society staff
- Foundry Richmond
- Vancouver Coastal Health
- Richmond Public Library
- Ministry of Child and Family Development
- Richmond School District
- SUCCESS
- Youth at Large (13-18 years)
- Young Adults at Large (19-24 years)

Other community organizations that work with youth in the community will be involved through the key stakeholder engagement process.

### Guiding Principles

The following draft Guiding Principles are proposed to help guide the project and inform the development of a draft Youth Strategy for Richmond.

1. Maximize meaningful participation and engagement of a diverse community of youth.

2. Identify and prioritize engagement activities that encourage genuine participation that are free from stigma and discrimination.
3. Collaborate with Community Associations and Societies and organizations serving youth to promote innovation, improve accessibility and avoid duplication of community efforts.
4. Ensure that planning is intentional, considers the impacts of notable and emerging trends and addresses gaps in the continuum of services and supports for youth.
5. Adopt an approach that integrates and complements relevant policies, strategies and resources to support youth in Richmond.
6. Manage resources effectively and maximize the full potential of individuals and organizations to achieve measurable outcomes.

The draft Guiding Principles are intended to inform the draft Youth Strategy and guide both the project team and Stakeholder Advisory Committee when making decisions, planning engagement activities or considering the development of actions as part of the Strategy.

#### Next Steps

Staff are working towards presenting a draft Youth Strategy and public engagement plan to City Council in the fourth quarter of 2021 for Council's consideration prior to seeking public input. Subsequently, the final draft of the Youth Strategy, including the results of the public engagement process, will be presented to City Council for its consideration in the first quarter of 2022.

#### **Financial Impact**

None.

#### **Conclusion**

The Guiding Principles proposed in this report will set a strong foundation to help guide the project team and the Stakeholder Advisory Committee in creating the draft Youth Strategy. The Guiding Principles will also support the development and design of draft strategic actions in the new Strategy. Building on and advancing the progress made on the previous plans for youth in Richmond, including the 2015–2020 Youth Service Plan, the new Strategy will help to guide those working with youth and further the City's vision, "for Richmond to be the best place in North America to raise children and youth."



Chris Duggan  
Program Manager, Child Care  
(604-204-8621)



**City of  
Richmond**

**Report to Committee**




**To:** General Purposes Committee **Date:** January 28, 2021  
**From:** Kim Somerville **File:** 07-3400-01/2021-Vol  
 Director, Community Social Development 01  
**Re:** **Seniors Strategy Guiding Principles**

**Staff Recommendation**

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



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

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

## Staff Report

### Origin

In 2008, City Council endorsed the 2008–2012 Older Adults Service Plan, which provided a framework for addressing the service and program delivery needs of a growing seniors population in Richmond. In 2015, City Council endorsed the 2015–2020 Seniors Service Plan, which builds on the previous Older Adults Service Plan with a vision for Richmond to be a nurturing, connected community that promotes healthy and active aging. City Council also endorsed the 2015–2020 Age-Friendly Assessment and Action Plan in 2015, which complements the existing Seniors Service Plan with a vision for Richmond to be the best place to age, at all stages, for all residents.

In response to both plans nearing the end of their life cycles, City Council approved the development of a new 10-year Seniors Strategy in the 2020 Operating Budget. This new Seniors Strategy will advance the progress made on both the 2015–2020 Seniors Service Plan and the 2015–2020 Age-Friendly Assessment and Action Plan, and incorporate the foundational elements of both plans. The development of a Seniors Strategy will be based on learnings from previous achievements and today's community context, research and best practices, and community engagement findings. The Strategy will include a strategic framework with actions and timelines that will guide those who work with seniors in Richmond.

The development of the Strategy will be completed under the direction of a project team and with input from the Seniors Strategy Stakeholder Advisory Committee. The development of the Strategy will be divided into four phases:

1. Phase One: Stakeholder Advisory Committee formation, background research and development of Guiding Principles (in progress);
2. Phase Two: Key stakeholder engagement and development of draft strategic actions;
3. Phase Three: Public engagement; and
4. Phase Four: Finalize Seniors Strategy.

The purpose of this report is to seek Council's approval of the draft Guiding Principles that will help shape the development of a draft Seniors Strategy.

This report supports City Council's Strategic Plan 2018–2022 Strategic Focus Area #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

This report supports City Council's Strategic Plan 2018–2022 Strategic Focus Area #8 An Engaged and Informed Community:

*Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.*

This report also supports the Social Development Strategy 2013–2022 Strategic Direction #3 Address the Needs of an Aging Population:

*Action 7: Implement, monitor and update the Older Adults Service Plan placing priority attention on:*

*7.1 Pursuing approaches that involve planning with, not for, the older adult population.*

*Action 9: Support aging in place initiatives and the ongoing development of Richmond as an age-friendly community through actions such as:*

*9.2 Developing a comprehensive Aging in Place Strategy for Richmond, utilizing best practice research and an assessment of current and future community needs.*

*9.5 Striving to ensure that City land use plans, policies and developments support aging in place (e.g. through diverse housing forms, accessible outdoor public spaces and built environments, public realm features which encourage physical activity and social connections).*

## **Analysis**

The draft Guiding Principles were developed in collaboration with the Seniors Strategy Stakeholder Advisory Committee, which consists of a broad range of stakeholders from the public and not-for-profit organizations that serve seniors including:

- City of Richmond
- Community Association and Society staff
- Richmond Seniors Advisory Committee
- Vancouver Coastal Health
- Richmond Public Library
- Richmond Cares, Richmond Gives
- SUCCESS
- Richmond Multicultural Community Services
- Richmond Centre for Disability
- Richmond Addiction Services Society

Other community organizations that work with seniors in the community will be involved through the key stakeholder engagement process.

### Guiding Principles

The following draft Guiding Principles are proposed to help guide the project and inform the development of a draft Seniors Strategy for Richmond.

1. Complement City and seniors-serving organizations' strategies, plans, and practices that address the needs of the 55+ years population to keep seniors active, healthy, feeling safe, and connected to their communities.
2. Develop actions that are culturally appropriate, promote accessibility and inclusion, and reflect the unique diversity of seniors aged 55+ years.
3. Promote and facilitate active engagement of a diverse cross-section of seniors aged 55+ years and seniors-serving organizations in the design, implementation and evaluation of the Seniors Strategy, allowing for ongoing and accessible opportunities for feedback.
4. Ensure ongoing, collaborative cross-sector partnerships in the creation, implementation, evaluation, and accountability of the Seniors Strategy.
5. Develop actions that are based on research and best practices, realistic and achievable, and measurable in the context of available resources and are responsive to current and future needs and demographic trends.

The draft Guiding Principles are intended to inform the draft Seniors Strategy and guide both the project team and Stakeholder Advisory Committee when making decisions or considering actions within the Strategy.

### Next Steps

Staff are working towards presenting a draft Seniors Strategy and community engagement plan to City Council in the fourth quarter of 2021 for Council's consideration prior to seeking public input. Subsequently, the final draft of the Seniors Strategy, including the results of the public engagement process, will be presented to City Council for its consideration in the first quarter of 2022.

### **Financial Impact**

None.

### **Conclusion**

The Guiding Principles proposed in this report will set a strong foundation to help guide the project team and the Stakeholder Advisory Committee in creating the draft Seniors Strategy. The Guiding Principles will also support the development and design of draft strategic actions in the new Strategy. Building on and advancing the progress made on the previous plans for seniors in Richmond including the 2015–2020 Seniors Service Plan and the 2015–2020 Age-Friendly Assessment and Action Plan, the new Strategy will help to guide those working with seniors and

January 28, 2021

- 5 -

further the City's commitment to ensuring seniors stay healthy, active, and connected to their communities.

A handwritten signature in black ink that reads "Debbie Hertha". The signature is written in a cursive, flowing style.

Debbie Hertha  
Program Lead, Seniors  
(604-276-4175)





**To:** General Purposes Committee **Date:** February 12, 2021  
**From:** Peter Russell **File:** 10-6125-04-01/2021-Vol 01  
Director, Sustainability and District Energy  
Ben Dias  
Acting Director, Public Works Operations  
**Re:** **Vancouver Coastal Health – Termination of Service Agreement**

---

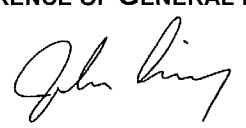


**Staff Recommendation**

1. That, as outlined in the staff report titled “Vancouver Coastal Health – Termination of Service Agreement” dated February 12, 2021 from the Director, Sustainability and District Energy and Acting Director, Public Works Operations:
  - a) the service transition to the City for management and enforcement services currently provided by Vancouver Coastal Health (as defined in Public Health Protection Bylaw No. 6989 and Noise Regulation Bylaw No. 8856), be endorsed, and
  - b) staff monitor the impacts of the service transition as it relates to service levels and the capacity of existing resources to absorb these activities and address any shortfalls as part of 2022 operating budget deliberations.
2. That Public Health Protection Bylaw No. 6989, Amendment Bylaw No. 10240 be introduced and given first, second and third readings;
3. That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10241 be introduced and given first, second and third readings.

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

Ben Dias  
Acting Director, Public Works Operations  
(604-233-3130)

Att. 2

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

## Staff Report

### Origin

Since 1996, the City has had an agreement (the “Agreement”) with the Vancouver Coastal Health Authority (“VCH”) whereby VCH undertakes customer service, program delivery and enforcement of various aspects of Public Health Protection Bylaw No. 6989 (the “Health Bylaw”) and Noise Regulation Bylaw No. 8856 (the “Noise Bylaw”). Services provided by VCH on behalf of the City include: mosquito control, rodent management and bylaw enforcement activities relating to noise, smoking and general health.

VCH recently served notice of its intention to terminate the Agreement with the City effective March 30, 2021 (Attachment 1). VCH has highlighted two primary reasons for their decision:

- 1) The current value of the contract (\$257,700) is insufficient to cover their costs (estimated at \$350,000 based on information provided by VCH), and
- 2) Resource demands placed on VCH by the COVID-19 pandemic has required they shift their focus away from non-core services (e.g. those covered under the Agreement).

Compounding these two factors is the scarcity of qualified resources in the employment market to perform their mandate. For all of these reasons, VCH indicated that they are not in a position to re-negotiate the contract value to retain this arrangement. This service has been very beneficial to the City over the many years the Agreement has been in place and is a very unique model when compared with other cities.

Putting aside the services provided in the contract, the City and VCH will continue to work cooperatively as community partners on those matters mutually beneficial to our respective mandates. Services VCH will continue to provide are noted in Table 2, below.

This report provides additional information and outlines the manner in which staff intend to transition the services to a City-managed model. Where possible, services will be absorbed, however there will be some reduction in service levels for residents as described below. The impact to resources will be monitored for any required adjustments in future years.

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

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

*1.1 Enhance safety services and strategies to meet community needs.*

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

*1.4 Foster a safe, caring and resilient environment.*

## Analysis

### Levels of Service Currently Provided by VCH

The following table provides an overview of each service area under the Agreement and the existing levels of service provided for each.

Table 1 Overview of Services/Service Levels Currently Provided by VCH

Item	Service	Current Service Level
1.	<i>Mosquito Control</i>	a) Public education b) Customer service/response to complaints/enquiries c) Control on City property, including larvicide treatment, as required: <ol style="list-style-type: none"> <li>i. Sturgeon Banks to Terra Nova, and</li> <li>ii. City ditches</li> </ol>
2.	<i>Rodent Management</i>	a) Public education b) Customer service/response to complaints/enquiries c) Control and elimination, including trapping: <ol style="list-style-type: none"> <li>i. City property (exterior and interior)</li> <li>ii. Residential private property (exterior)</li> <li>iii. Private property – advice on interior controls</li> <li>iv. Enforcement – require property owners to control/eliminate pest infestations, including rodents</li> </ol>
3.	<i>Noise Control Bylaw Enforcement</i>	a) Customer service/response to complaints/enquiries b) Enforce noise control provisions of City bylaws (exclusive of barking dogs, car alarms and late night parties): <ol style="list-style-type: none"> <li>i. Objectionable repetitive mechanical noises (swimming pools, air conditioners, etc.)</li> <li>ii. Attend and disable audible house alarms</li> <li>iii. Enforce measured sound limits</li> <li>iv. Construction noise issues</li> </ol>
4.	<i>Smoking Bylaw Enforcement</i>	a) Customer service/respond to complaints/enquiries b) Enforce smoking control provisions of City bylaws on public property
5.	<i>Bylaw Enforcement: General Health Matters</i>	a) Animal and Bird Regulation b) Marina Health and Safety Regulation c) Pesticide Application – Notification and Signage Regulation

The current VCH contract amount is \$257,700 annually, funded from the Sanitation and Recycling Utility Budget (approximately 75%) and from Community Bylaws (approximately 25%). The workload is distributed among VCH's nine environmental health officers, a full time vector control officer, and is supplemented by approximately six part time staff to undertake mosquito control.

### Service Comparison to Other Jurisdictions

As part of evaluating the transition requirements, staff undertook a review of how these services are conducted in other cities. This review confirmed that the arrangement to have these services provided by the local health authority is indeed unique to Richmond. Key findings from other cities related to the service delivery model applied are outlined in Table 2 below.

Table 2 Summary of Service Delivery Approaches in Other Jurisdictions

Item	Service	General Approach	Comments
1.	<i>Mosquito Control</i>	<ul style="list-style-type: none"> <li>Consortium arrangement through Metro Vancouver using contracted services for control on city lands.</li> <li>Each jurisdiction administers/coordinates contract based on individual community needs assessment.</li> <li>Provide advice/education for private property issues.</li> </ul>	<ul style="list-style-type: none"> <li>This model alleviates the administrative burden relating to the permitting and certification process required for this service.</li> </ul>
2.	<i>Rodent Management (trapping)</i>	<ul style="list-style-type: none"> <li>Eight of ten jurisdictions retain contractors to manage rodents on city lands.</li> <li>Two of ten jurisdictions use internal resources, including one which provides services (i.e. traps) for private property.</li> <li>Four jurisdictions in Metro Vancouver (including Richmond) have rodenticide bans in place.</li> </ul>	<ul style="list-style-type: none"> <li>VCH has noted the current services provided on private property in Richmond is very popular with residents.</li> <li>Staff note that other rodent/vector issues are residents' individual responsibility (e.g. raccoons).</li> </ul>
3.	<i>Enforcement of Rodent Infestations</i>	<ul style="list-style-type: none"> <li>Four of eight municipalities surveyed do not provide enforcement of rodent infestations.</li> </ul>	<ul style="list-style-type: none"> <li>Health Authorities have a mandate to intervene when rodent infestations are a threat to human health.</li> </ul>
4.	<i>Noise Control Bylaw Enforcement</i>	<ul style="list-style-type: none"> <li>Managed through a combination of bylaw enforcement and RCMP staff.</li> </ul>	
5.	<i>Smoking Bylaw Enforcement</i>	<ul style="list-style-type: none"> <li>Managed through a combination of bylaw enforcement and RCMP staff.</li> </ul>	
6.	<i>Bylaw Enforcement: General Health Matters</i>	<ul style="list-style-type: none"> <li>Appropriate internal departments, supplemented with bylaw support as required.</li> </ul>	

### Service Transition

A number of discussions have been held with VCH staff to understand the scope of work and how to best transition the services amongst the City departments most appropriately positioned to manage them. The intention is to deliver service to a similar level as that provided by VCH, with the exception of rodent trapping services on private property. This service level is not only outside the norm, but would also be very costly to provide in terms of staff time and field expenses.

The service transition is outlined in Table 3 below. To ensure appropriate authorities are in place to allow for enforcement, bylaw amendments are required to provide enforcement authority for City staff.

Table 3 Transition Plan

Item	Service	Methodology/Approach	Impacts/Required Actions
1.	<i>Mosquito Control</i>	<ul style="list-style-type: none"> <li>Staff to develop educational resources for private property.</li> <li>Contract Metro Vancouver under the GVRD Mosquito Control Service Bylaw No. 1164 for mosquito services on city lands.</li> <li>Provide advice/education for private property issues.</li> </ul>	<ul style="list-style-type: none"> <li>Service level to be maintained.</li> </ul>
2.	<i>Rodent Management (trapping)</i>	<ul style="list-style-type: none"> <li>Staff to develop educational resources for private property.</li> <li>Staff to manage city-owned property and facilities, as appropriate, with contracted support.</li> </ul>	<ul style="list-style-type: none"> <li>Staff will continue to provide advice and educational resources for private property. Rodent management supplies such as traps will no longer be provided to residents.</li> </ul>
3.	<i>Enforcement of Rodent Infestations</i>	<ul style="list-style-type: none"> <li>Staff to provide education and enforcement services.</li> </ul>	<ul style="list-style-type: none"> <li>Enforcement is likely to increase in the absence of a trapping service previously provided (at no cost to property owners).</li> </ul>
4.	<i>Noise Control Bylaw Enforcement</i>	<ul style="list-style-type: none"> <li>Community Bylaws to manage.</li> <li>Use contracted services for sound measurement, when required.</li> </ul>	<ul style="list-style-type: none"> <li>This is a new area of expertise and training will be required.</li> </ul>
5.	<i>Smoking Bylaw Enforcement</i>	<ul style="list-style-type: none"> <li>Community Bylaws to enforce smoking regulations in public spaces such as parks; requirements to include fetal alcohol warning signs in restaurants and bars, etc.</li> </ul>	<ul style="list-style-type: none"> <li>One option would be to remove the added regulations and rely solely on Health to enforce Provincial mandate.</li> </ul>
6.	<i>Bylaw Enforcement: General Health Matters</i>	<ul style="list-style-type: none"> <li>Appropriate internal departments, supplemented with bylaw support as required (as it relates to marina holding tanks and services and feeding birds and wildlife).</li> </ul>	<ul style="list-style-type: none"> <li>It is unclear on how service levels will be managed with existing staff complement.</li> </ul>

Preliminary analysis undertaken by staff indicates the estimated resource effort to deliver the service levels outlined in Table 3 to be three FTE's, supplemented with contracted support services for mosquito control and noise measurement services. Annual costs for the City to provide these services are estimated at approximately \$400,000 (or approximately \$150,000 above the current contract amount). One time costs of \$135,000 for vehicles, supplies, etc. are also anticipated as part of this preliminary cost evaluation. Attachment 2 provides these cost estimates in more detail.

Recognizing the timing of the transition discussions as it relates to the current status of the City's operating budget process, coupled with the fact there is value in operating the program for a period of time to gain further insights to evaluate needs and requirements, staff's intention is to:

1. Absorb these responsibilities to the degree possible (supplemented with contracted support) within the existing funding allocation of \$257,700.

2. Monitor and evaluate during 2021 to:

- a. identify appropriate service level changes, alternative strategies, and/or service level reductions to maintain the services to the degree possible within existing allocations, or
- b. identify additional resources and/or support required to maintain service levels as part of 2022 budget deliberations, as required, and
- c. provide public information to communicate the service level reduction for rodent trapping on private property.

It is recognized there may be challenges during 2021 in handling not only the transition in general but also the added workload; however, staff will endeavour to review and incorporate efficiencies and re-tooling as needed to address any gaps.

#### Bylaw Amendments

The Health Bylaw and Noise Bylaw contain a number of provisions relating to the items outlined in Table 1. For example, the bylaws give authority to the Medical Health Officer to enable enforcement, including the authority to enter onto land and/or into buildings. To facilitate the transition of authority for enforcement to City staff, the proposed bylaws are amended to ensure that City staff have these same rights of entry onto property and enforcement. The amendments will not remove reference to the Medical Health Officer in the event that issues arise that require the assistance of both organizations. The proposed bylaw amendments also contain some other housekeeping edits.

#### **Financial Impact**

As staff intend to absorb the activities within the current budget allocation to the degree possible. There is no financial impact at this time. Should it be determined that additional funding is required in future, this will be identified for consideration as part of future budget deliberations.

Current/2021 budget allocations are \$257,700, funded as follows:

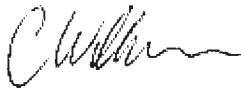
- Sanitation and Recycling Utility Budget: \$197,700
- Community Bylaws Operating Budget: \$60,000

Staff note that a separate report addresses undertaking a one-year ban on the use of rodenticides (e.g. “Banning Rodenticides on City-Owned Property in Richmond” approved by Council January 25, 2021). This report highlights additional costs of \$67,000 for this revised approach to rodent management. Should it be determined at the conclusion of the one-year ban that these additional estimated management costs are needed on an on-going basis, this will be identified and reported to Council as part of the evaluation process and as part of 2022 budget deliberations, as required.

## Conclusion

Vancouver Coastal Health Authority has served notice to terminate the current Services Agreement with the City effective March 30, 2021. The COVID-19 pandemic has impacted their resource levels to the point where they are no longer able to provide services to the City as outlined in the Agreement, which include: rodent and mosquito control, noise/smoking and general health bylaw enforcement.

This report outlines the transition plan for the City to assume responsibility for these services effective March 31, 2021. The workload this transition requires will be absorbed and managed by City staff to the degree possible within existing funding allocations. Staff will monitor and identify any required resource and financial impacts as part of future/2022 budget deliberations.



Carli Williams, P.Eng.  
Manager, Business Licence and Bylaws  
(604-276-4136)



Chad Paulin, P.Ag.  
Manager, Environment  
(604-247-4672)



Suzanne Bycraft  
Manager, Fleet and Environmental Programs  
(604-233-3338)

SB:

- Att. 1: Letter from Vancouver Coastal Health – Termination of Service Agreement
- Att. 2: Transition Plan – Preliminary Anticipated Resource/Financial Requirements





VCH - Richmond Environmental Health  
325-8100 Granville Avenue  
Richmond, BC V6Y 3T6  
Tel: 604 233 3147 Fax: 604 233 3175

September 29, 2020

**DELIVERED BY COURIER**

City of Richmond  
Environmental Programs  
5599 Lynas Lane  
Richmond, BC V7C 5B2

**Attention: Suzanne Bycraft, Manager of Fleet & Environmental Programs**

Dear Ms. Bycraft,

**Re: Termination of Service Agreement**

---

Pursuant to our teleconference on September 22, 2020, Vancouver Coastal Health Authority ("VCH") is providing the City of Richmond with notice to terminate the Service Agreement between VCH and the City of Richmond, dated January 1, 2010 (the "Agreement"). Pursuant to section 12.1 of the Agreement, the termination shall be effective March 30, 2021 (the "End Date").

Any outstanding payments will be calculated in accordance with section 12.1 of the Agreement. VCH will arrange for further discussion regarding outstanding payments prior to the Effective Date.

Yours truly,

**Vancouver Coastal Health Authority**

Per:

A handwritten signature in black ink that reads "C. Kurzac".

**Claudia Kurzac**  
Manager, Environmental Health  
Vancouver Coastal Health

office 604 233 3172  
e-mail [claudia.kurzac@vch.ca](mailto:claudia.kurzac@vch.ca)

Transition Plan – Preliminary Anticipated Resource/Financial Requirements

<b>Anticipated Resources and Costs</b>	<b>One Time</b>	<b>Annual Ongoing</b>
a. 1 FTE Environmental Technician (PB 13)		\$88,000
b. 1 FTE Pest Control Technician (PB 09)		\$75,000
c. 1 FTE Bylaw Enforcement Officer II (PB 12)		\$84,000
d. Vehicles (3)	\$105,000	\$33,000
e. Education	\$10,000	\$16,000
f. Supplies	\$20,000	\$12,000
g. Cellular phones (3)		\$3,000
h. Pest abatement and noise measurement services		\$95,000
Sub Total	\$135,000	\$406,000
Less Current Annual Allocation for VCH Contract	\$0	\$247,700
<b>Annual Difference/Increase</b>	<b>\$135,000</b>	<b>\$158,300</b>



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

The Council of the City of Richmond enacts as follows:

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

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

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

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

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

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

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

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

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

4. **Public Health Protection Bylaw No. 6989**, as amended, is further amended by deleting the entirety of Section 5.1.3 and replacing it with the following:

**“5.1.3 Authority of Medical Health Officer and an Inspector**

5.1.3.1 The Medical Health Officer and an Inspector is authorized to enter onto any land or into any buildings for the purpose of determining the presence of rodents or mosquitoes on such property, and may order any person to take steps which are necessary to control rodents or mosquitoes on that property.

5.1.3.2 In the event the order given under the authority of subsection 5.1.3.1 is not complied with, the Medical Health Officer and an Inspector is further authorized to enter the property in order to carry out terms of the order to control rodents or mosquitoes, and in the event the costs are not paid within 30 days after being invoiced, the amount outstanding may be added to and form part of the taxes payable on the property as taxes in arrears.”

5. **Public Health Protection Bylaw No. 6989**, as amended, is further amended at Part 8.1 by deleting the definition of “Inspector” and replacing it with the following:

“**APPROVAL** means all approvals, authorizations, consents, permits and orders of all federal, provincial or municipal governmental agencies or authorities required to be obtained for consummation of the particular transaction(s) contemplated herein;

6. **Public Health Protection Bylaw No. 6989**, as amended, is further amended at Part 8.1 by deleting the definitions of “False Alarm” and “General Manager of Engineering & Public Works”.

7. **Public Health Protection Bylaw No. 6989**, as amended, is further amended at Part 8.1 by deleting the definition of “Inspector” and replacing it with the following:

“**INSPECTOR** includes a Bylaw Enforcement Officer employed by the City, a Peace Officer, and any employee, contractor or agent acting under the supervision of any of them. ”

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

FIRST READING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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



Noise Regulation Bylaw No. 8856
Amendment Bylaw No. 10241

The Council of the City of Richmond enacts as follows:

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

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures or initials.

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

MAYOR

CORPORATE OFFICER



# City of Richmond




## Report to Committee

**To:** Finance Committee **Date:** February 5, 2021  
**From:** Ivy Wong **File:**  
 Acting Director, Finance  
**Re:** **Extending Non-Acceptance of Cash Transactions at City Hall**

### Staff Recommendation

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

Ivy Wong  
 Acting Director, Finance  
 (604-276-4046)

<b>REPORT CONCURRENCE</b>	
<b>CONCURRENCE OF GENERAL MANAGER</b>	
 Acting GM, F&CS	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>
	
<b>APPROVED BY CAO</b>	
	

## Staff Report

### Origin

At the Special General Purposes Committee meeting of March 23, 2020 and the Finance Committee meeting of September 8, 2020 Council supported the decision to not accept cash transactions at City Hall until March 31, 2021.

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

*Accountable, transparent, and responsible financial management that supports the needs of the community into the future.*

### Analysis

The initial decision to stop accepting cash at City Hall was to encourage social distancing by eliminating the only form of payment that requires physical presence. Most other payment methods (cheque, credit card, online banking) may be completed online through the City's or the financial institutions' websites or through the City's drop box. Non acceptance of cash minimizes physical presence at City Hall, encourages social distancing, and supports anti-money laundering initiatives.

In the 10 months since cash acceptance was curtailed, there have been relatively few customers adversely affected by Council's decision. In the initial 4 months, less than 10 customers expressed their displeasure while in the past 6 months, no customers expressed any objections and generally were understanding of the change.

Since the change, approximately 75% of all tax and utility payments are completed online (Attachment 1) or through financial institutions.

With the ongoing COVID situation and the recent discovery of new COVID variants, social distancing measures continue to be encouraged. With the rationales for not accepting cash at City Hall still in existence and customers' acceptance of online and cashless transactions strong, a further extension for non-acceptance of cash at City Hall is recommended.

Extending the non-acceptance of cash at City Hall until March 31, 2022 would allow time for the majority of residents to be vaccinated from COVID and for staff to determine the response to a cashless City Hall once the City is back to normal operations.

### Financial Impact

None



February 5, 2021

- 3

**Conclusion**

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

A handwritten signature in blue ink, appearing to read 'Angela Zanardo', is written over the printed name.

Angela Zanardo  
Acting Revenue Manager  
(604-276-4392)

AZ:az

Att. 1: Tax and Utility Payments Table

<b>Tax and Utility Payments</b>				
	<b>City</b>		<b>Financial Institution</b>	<b>Total Online &amp; Thru Financial Institutions</b>
<b>Month</b>	<b>% In Person or Mail-in</b>	<b>% Self Service Online Credit Card / eHOG</b>	<b>Online &amp; Over the Counter Banking</b>	
Mar 24-31	8.58%	10.84%	80.59%	<b>91.42%</b>
Apr-20	53.06%	18.33%	28.61%	<b>46.94%</b>
May-20	9.43%	41.83%	48.74%	<b>90.57%</b>
Jun-20	20.63%	29.10%	50.27%	<b>79.37%</b>
Jul-20	28.26%	15.78%	55.96%	<b>71.74%</b>
Aug-20	18.71%	14.29%	67.01%	<b>81.29%</b>
Sep-20	26.06%	13.60%	60.35%	<b>73.94%</b>
Oct-20	23.36%	11.05%	65.59%	<b>76.64%</b>
Nov-20	17.39%	9.45%	73.16%	<b>82.61%</b>
Dec-20	24.85%	16.08%	59.07%	<b>75.15%</b>
Jan-21	39.37%	39.81%	20.82%	<b>60.63%</b>



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** February 12, 2021  
**File:** RZ 20-891369

**Re:** Application by Speera Ventures Incorporated for Rezoning at  
10620 Williams Road from the "Single Detached (RS1/E)" Zone to the "Compact  
Single Detached (RC2)" Zone

**Staff Recommendation**

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

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

WC:na  
Att. 7

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

## Staff Report

### Origin

Speera Ventures Incorporated has applied to the City of Richmond, on behalf of the owner AJM Ventures Ltd. – Jeffery Wu, for permission to rezone 10620 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan is shown in Attachment 3.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

#### Subject Site Existing Housing Profile

There is an existing owner-occupied single-family dwelling on the subject property, which is proposed to be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, fronting Williams Road.

To the South: Across the lane, single-family dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, fronting Aintree Place.

To the East: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

To the West: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

### Related Policies & Studies

#### Official Community Plan

The subject property is located in the Shellmont planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). This designation provides for a range of housing including single-family and townhouses. The proposed rezoning and subdivision is consistent with this designation.

### Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning and ensuing development are consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the OCP’s Arterial Road Policy and include any required replacement trees identified as a condition of rezoning.

### Lot Size Policy 5443

The subject property is located within the area covered by Lot Size Policy 5443 (adopted by Council in 1990; amended in 2006). This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided there is access to an operational rear lane (Attachment 5). These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500. This redevelopment proposal would allow for the creation of two lots, each approximately 10.5 m wide and 346 m<sup>2</sup> in area, which is consistent with the Lot Size Policy.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

This redevelopment proposes to rezone and subdivide one existing single-family property into two new compact single-family lots with vehicular access from the rear laneway. This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on

Williams Road. Similar applications to rezone and subdivide properties have been approved in recent years on both sides of this block of Williams Road, between Aragon Road and Shell Road.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report that demonstrates efforts requested by staff to modify the building envelope of one of the proposed lots to retain a good conditioned and significant tree. The Report identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree (tag# 001) on the subject property and three street trees (tag# CT001, CT002, CT003) on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- 1 tree (tag# 001) is a 97 cm caliper *Cedrus Deodara* Cedar tree in very good condition. This tree should be retained and protected with existing grade maintained within the 4.87 m radius tree protection zone. A tree survival security of \$10,000.00 will be required.
- 3 trees (tag# CT001 (15 cm caliper *Liquidambar styraciflua*), tag# CT002 (35 cm caliper *Liquidambar styraciflua*), and tag# CT003 (17 cm caliper *Liquidambar styraciflua*)), located on adjacent City property are identified to be retained and protected. The applicant is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03. A tree survival security of \$30,000.00 will also be required.

### *Tree Protection*

Four trees (tag# 001, CT001, CT002, CT003) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Careful consideration of the existing grade within the Tree Protection Zone surrounding tree tag# 001 is required. Existing site grade is lower than the sidewalk therefore in order to save tree tag# 001, the grade within the TPZ cannot be manipulated. To ensure existing grade is maintained in the TPZ, a raised wooden deck is proposed. Placement of footings for the deck will be reviewed prior to Building Permit issuance, with the help of a Certified Arborist, to ensure roots of the tree are not impacted and ground drainage is addressed.
- A variance to the rear yard setback and to the location of the required private outdoor space would help achieve tree retention in the front yard of Lot 2 and improve use, accessibility and functionality around tree tag# 001.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$40,000.00 to ensure 4 trees (tag# 001, CT001, CT002, CT003) are retained and protected.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

*New Tree Planting*

As part of a new subdivision, each lot should have a minimum of two trees (one in the front yard and one in the rear yard). The applicant has agreed to plant two new trees (one in the front yard and one in the rear yard) for Lot 1 and one new tree in the rear yard for Lot 2 (because of the retained tree (tag# 001)); for a total of three new trees. The required new trees are to be of the following minimum sizes:

No. of New Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
3	6 cm	3.5 m

The required new trees are also to be incorporated into a Landscape Plan for the development site, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, prior to rezoning adoption.

VariANCES Requested

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500. However, in order to maintain a 4.87 m tree protection zone around tree tag# 001 in the front yard, the applicant is requesting two variances. The first variance is to reduce the minimum rear yard setback from 6.0 m to 3.18 m to accommodate the proposed building on Lot 2. The second variance is to allow the minimum 20 m<sup>2</sup> of private outdoor space to be located in the front yard on Lot 2.

By reducing the rear yard setback requirement of 6.0 m to 3.18 m, an attached garage can be provided, and the front yard tree can be protected. With the building footprint on Lot 2 shifted towards the rear and tree protection and secondary suite parking requirements reducing available exterior space, the private outdoor space would need to be included in the front yard instead of the rear yard.

Staff support the requested variance as it will enable retention of the tree. The variances are required to be considered through a Development Variance Permit (DVP). The processing of a DVP to the satisfaction of the Director of Development is required prior to the adoption of the rezoning bylaw. Subdivision approval is required prior to DVP issuance as the variances are requested for Lot 2 only.

### Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed a secondary suite in both new dwellings each being a minimum of 50 m<sup>2</sup> (540 ft<sup>2</sup>) and having minimum two bedrooms each. Parking for both secondary suites will be accessed by the lane, adjacent to each garage. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until the secondary suite on Lot 1 and Lot 2 is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### Transportation and Site Access

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222 and therefore will be restricted to the rear lane only. Secondary suite parking will also be provided as required by Zoning Bylaw 8500.

### Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a City Work Order for the design and construction of the required site servicing and off-site improvements, as described in Attachment 7. A Works and Services Cost Recovery Bylaw charge of \$24,564.51 for lane improvements, is required to be paid prior to rezoning adoption. Provision of a new 2.0 m-wide right-of-way along the development's entire north property line will also be required prior to adoption of the rezoning bylaw for the purpose of containing inspection chambers and water meters.

At the Subdivision stage, the applicant is also required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and other improvements as described in Attachment 7.

### **Financial Impact or Economic Impact**

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

### **Conclusion**

The purpose of this application is to rezone 10620 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site, with the exception of requested variances to the rear yard setback and outdoor private space on Lot 2 which will be addressed through a subsequent Development Variance Permit process.



The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10244 be introduced and given first reading.



Nathan Andrews  
Planning Technician

NA:rg

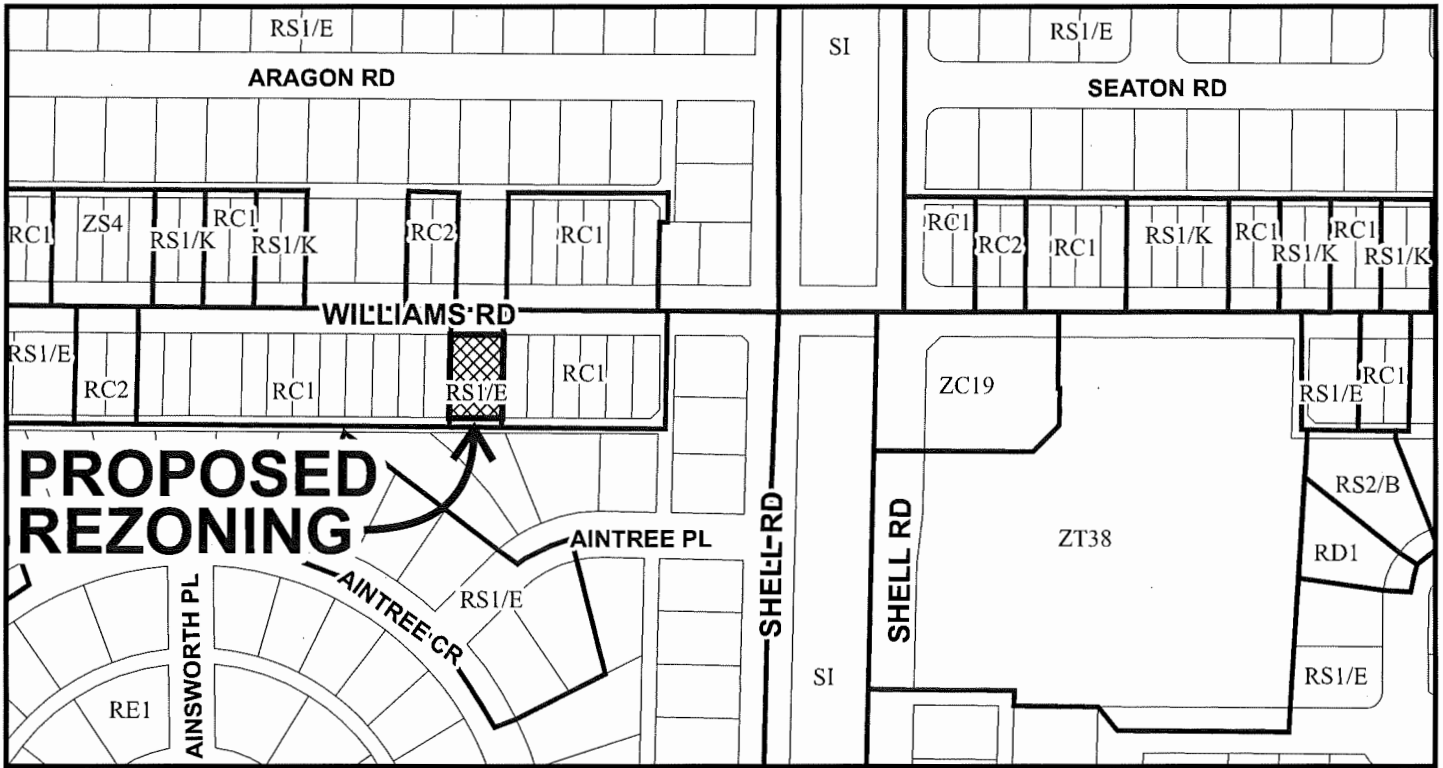
Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey Plan and Proposed Subdivision Plan
- Attachment 3: Site Plan and Architectural Drawings
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5443
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



# City of Richmond

ATTACHMENT 1



73	10591	10611	10615	10631	10651	10671	10677	10691	10699	10711	10717	10717	20
6	20.12	20.12	10.06	10.06	20.12	10.06	10.06	10.06	10.06	10.06	10.06	10.06	16.4

## WILLIAMS RD

10.52	10.52	10.52	10.52	10.21	10.21	21.03	10.21	10.21	10.52	10.52	10.47	10.57
10560	10568	10580	10582	10600	10608	<b>10620</b>	10640	10648	10660	10668	10680	10688
32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	29.87
10.52	10.52	10.51	10.51	10.21	10.21	21.03	10.21	10.21	10.52	10.52	10.47	7.57
25.94	35.66		14.2	28.80	37.91		22.86					



# RZ 20-891369

CNCL - 114

Original Date: 01/29/20

Revision Date:

Note: Dimensions are in METRES



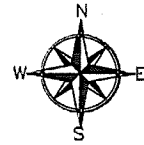
City of  
Richmond



**RZ 20-891369**  
CNCL - 115

Original Date: 01/29/20  
Revision Date:  
Note: Dimensions are in METRES

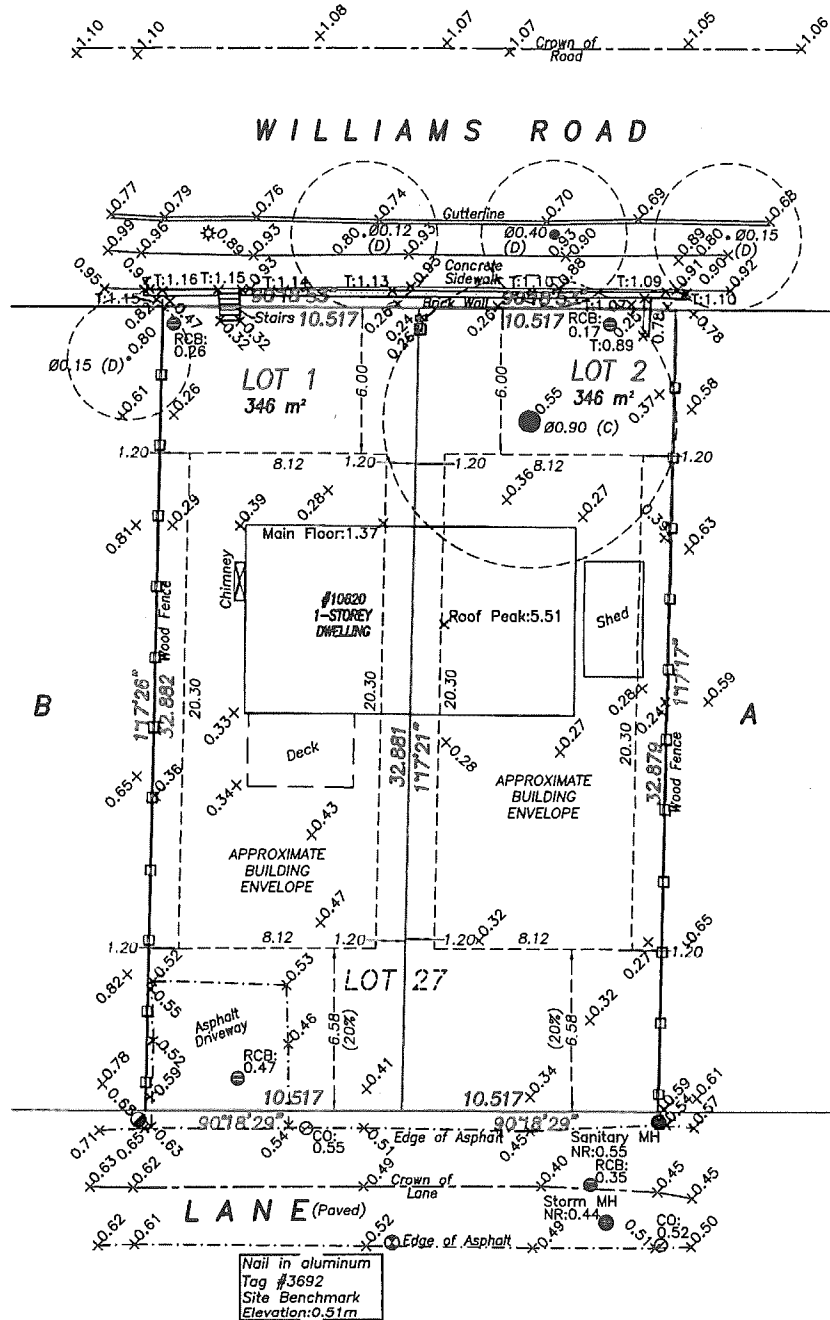
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 27**  
**BLOCK 12 SECTION 35 BLOCK 4 NORTH RANGE 6 WEST**  
**NEW WESTMINSTER DISTRICT PLAN 18551**



#10620 WILLIAMS ROAD,  
 RICHMOND, B.C.  
 P.I.D. 003-625-109

**NOTE:**

Elevations shown are based on  
 City of Richmond HPN  
 Benchmark network.  
 Benchmark: HPN #190  
 Control Monument 94H1624  
 Elevation: 2.353m  
 Benchmark: HPN #191  
 Control Monument 02H2453  
 Elevation: 1.664m



**LEGEND:**

- (C) denotes conifer
- (D) denotes deciduous
- ⊙ denotes round catch basin
- ⊕ denotes water valve
- ⊖ denotes water meter
- ⊙ denotes manhole
- ⊙ denotes cleanout
- ⊙ denotes lamp standard
- ⊙ denotes power post
- ⊙ denotes site benchmark
- T: denotes top of wall

© copyright  
 J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: (604) 214-8928  
 Fax: (604) 214-8929  
 E-mail: office@jctam.com  
 Website: www.jctam.com  
 Job No. 7429  
 FB-377 P91-93  
 Drawn By: WK

**SCALE: 1:200**



ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED

**CERTIFIED CORRECT:**  
 LOT DIMENSION ACCORDING TO  
 FIELD SURVEY.

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

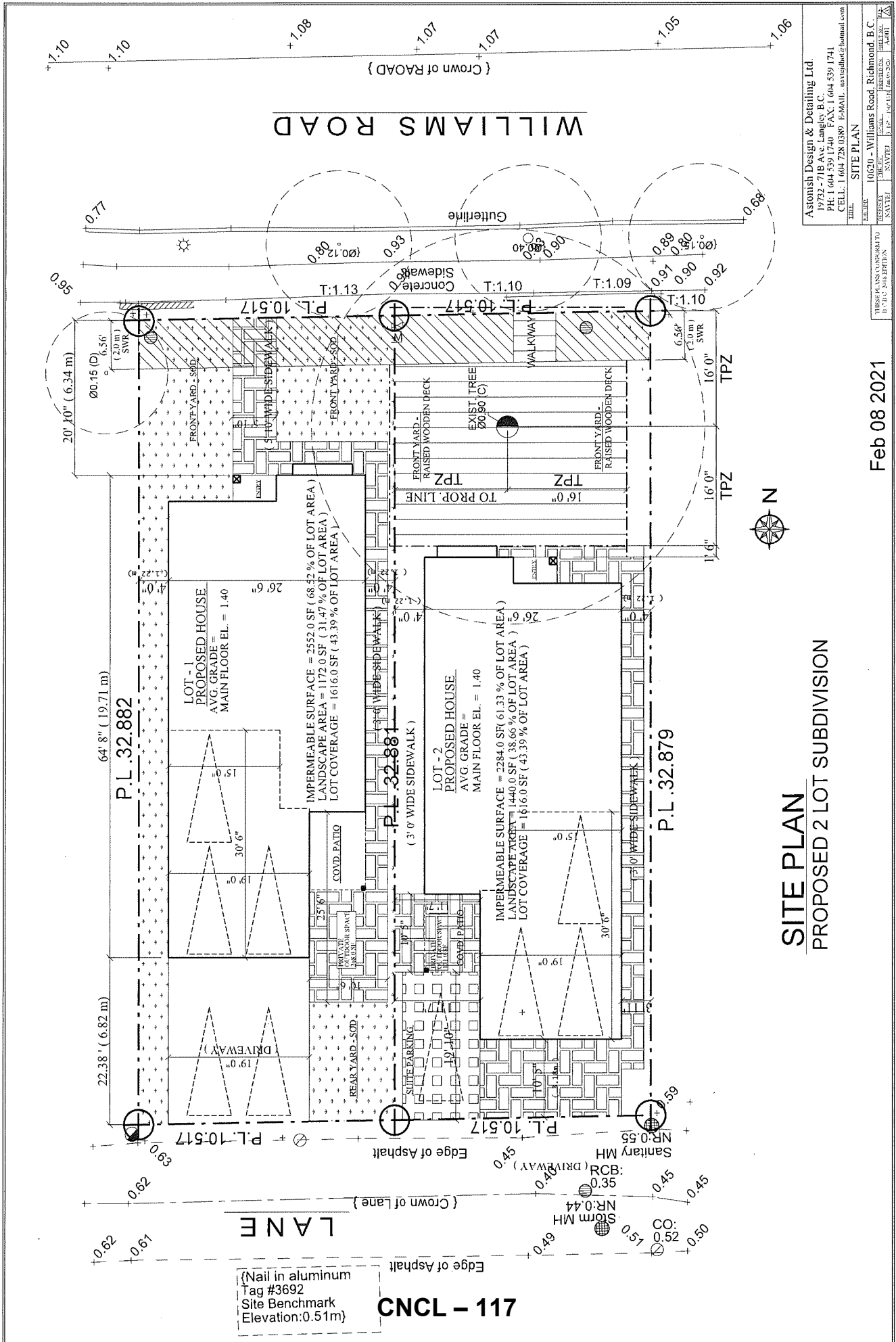
NOVEMBER 19th, 2019.

**NOTE:**

Use site Benchmark Tag #967 for  
 construction elevation

**CNCL - 116**

**DWG No. 7429-Topo**



**ASTONISH DESIGN & DETAILING LTD.**  
19732 - 718 Ave. Langley B.C.  
PH: 1 604 539 1740 FAX: 1 604 539 1741  
CELL: 1 604 728 0389 E-MAIL: [ava@astondesign.com](mailto:ava@astondesign.com)

**PROJECT:** 10620 - Williams Road, Richmond, B.C.  
**TITLE:** SITE PLAN

DATE: 10/11/2020  
DRAWN BY: SAV/HEJ  
CHECKED BY: SAV/HEJ  
SCALE: 1/8" = 1'-0"

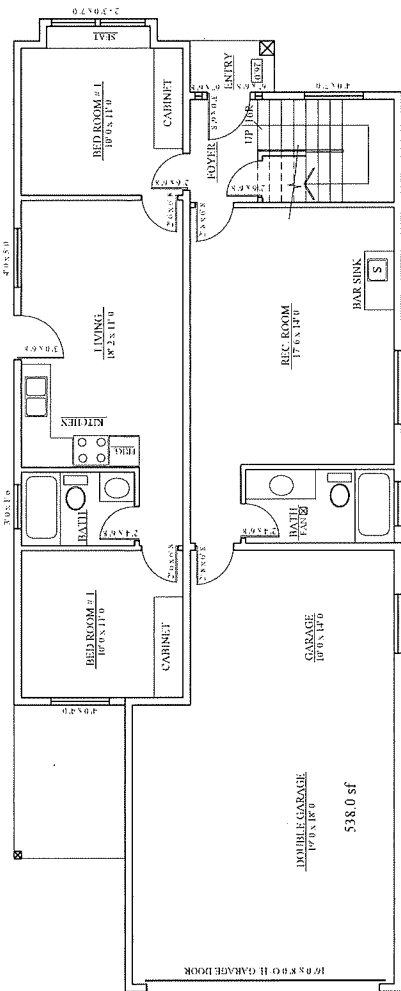
Feb 08 2021

**SITE PLAN**  
**PROPOSED 2 LOT SUBDIVISION**

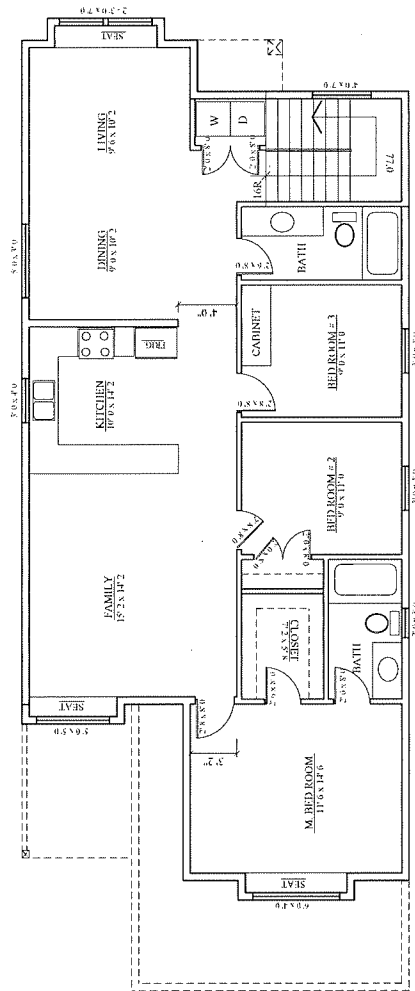
(Nail in aluminum Tag #3692 Site Benchmark Elevation: 0.51m)

**CNCL - 117**

24/01/2021 10:52:15 AM C:\Users\jason\Documents\10620 Williams Road\10620 Williams Road.dwg



MAIN FLOOR PLAN - AREA = 1517.0 SF INCL. GARAGE

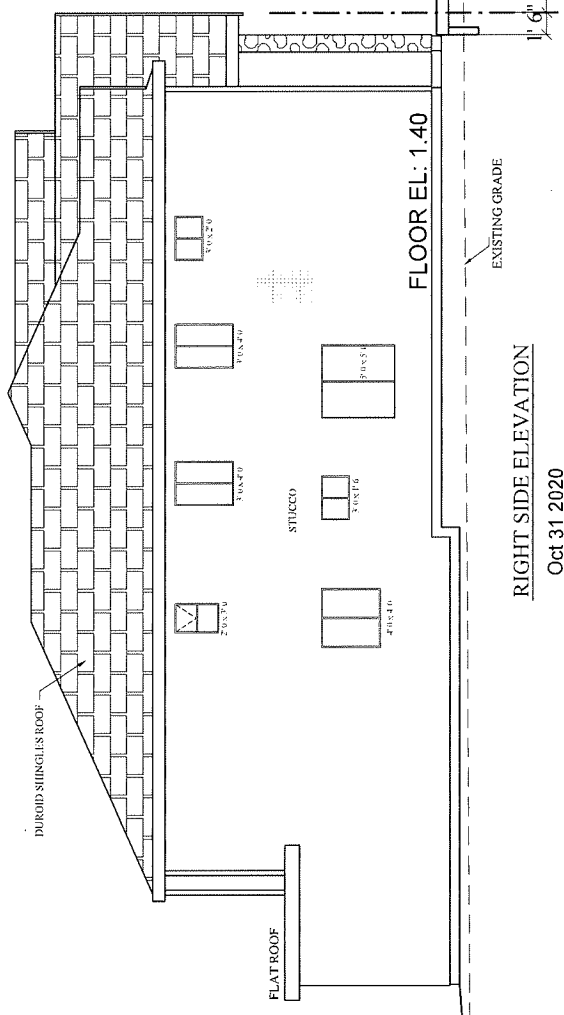
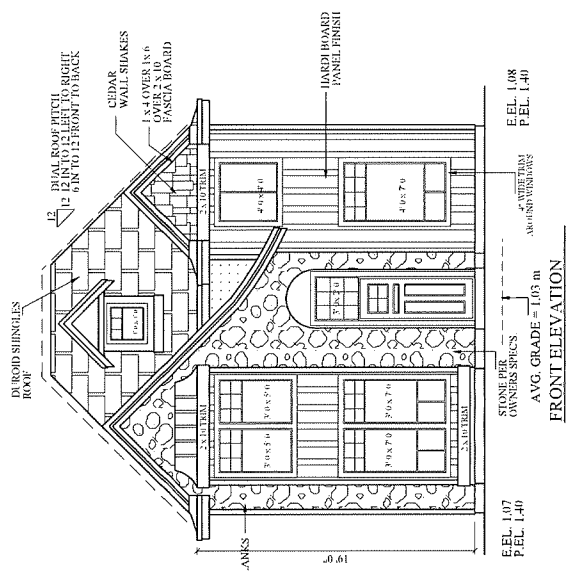


SECOND FLOOR PLAN - AREA = 1255.0 SF

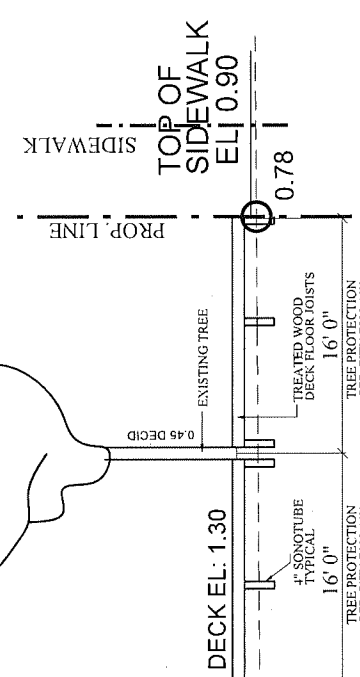
**Astomish Design & Detailing Ltd.**  
 10732-7103 Ave. Langley B.C.  
 TEL: 1 604 539 8949 FAX: 1 604 539 1711  
 CELL: 1 604 281-0389 EMAIL: astomish@hotmail.com

THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION

FLOOR PLANS	
DATE:	10/29/18 - Williams Road, Richmond, B.C.
DRAWN:	ASTOMISH
CHECKED:	ASTOMISH
SCALE:	AS SHOWN
PROJECT:	10732-7103
NO.:	118



CNCL - 119



Astonsish Design & Detailing Ltd.	
10620 - Williams Road, Richmond, B.C.	
PH: 1 604 539 1740 FAX: 1 604 539 1741	
CELL: 1 604 738 0389 E-MAIL: astonsish@astonsish.com	
DATE	ELEVATIONS
10/31/2020	10620 - Williams Road, Richmond, B.C.
REVISION	THISSE PLANS CONFORM TO
1	B.C.B.C. 2018 EDITION
DATE	DATE
10/31/2020	10/31/2020
SCALE	SCALE
1:1	1:1
PROJECT	PROJECT
10620 - Williams Road, Richmond, B.C.	10620 - Williams Road, Richmond, B.C.

Oct 31 2020

RIGHT SIDE ELEVATION  
Oct 31 2020



**RZ 20-891369**

**Attachment 4**

Address: 10620 Williams Road

Applicant: Speera Ventures Incorporated

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	AJM Ventures Ltd. – Jeffery Wu	To be determined
<b>Site Size (m<sup>2</sup>):</b>	692 m <sup>2</sup>	Lot 1: 346 m <sup>2</sup> Lot 2: 346 m <sup>2</sup>
<b>Land Uses:</b>	One single detached dwelling	Two single detached dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	N/A	No change
<b>702 Policy Designation:</b>	Lot Size Policy 5443 permits rezoning and subdivision of lots along the south side of this section of Williams Road to "Compact Single Detached (RC2)" or "Coach House (RCH)".	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Number of Units:</b>	1	2
<b>Other Designations:</b>	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 207.60 m <sup>2</sup> (2235 ft <sup>2</sup> ) Lot B: Max. 207.60 m <sup>2</sup> (2235 ft <sup>2</sup> )	Lot A: Max. 207.54 m <sup>2</sup> (2234 ft <sup>2</sup> ) Lot B: Max. 207.54 m <sup>2</sup> (2234 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m <sup>2</sup>	346 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.52 m Depth: 32.88 m	none



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear Lot 1: Min. 6.0 m Rear Lot 2: Min. 3.18 m	Variance requested for Lot 2 rear yard only
Height (m):	Max. 2 ½ Storeys (9.0 m)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 1: Min. 3 Lot 2: Min. 3	none
Private Outdoor Space (m <sup>2</sup> ):	Min. 20 m <sup>2</sup> (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m <sup>2</sup> in the front yard	Variance on Lot 2 only

Other: \_\_\_\_\_

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



## City of Richmond

## Policy Manual

Page 1 of 2	Adopted by Council: December 17, 1990 Amended by Council: December 18, 2006	POLICY 5443
-------------	--	-------------

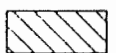
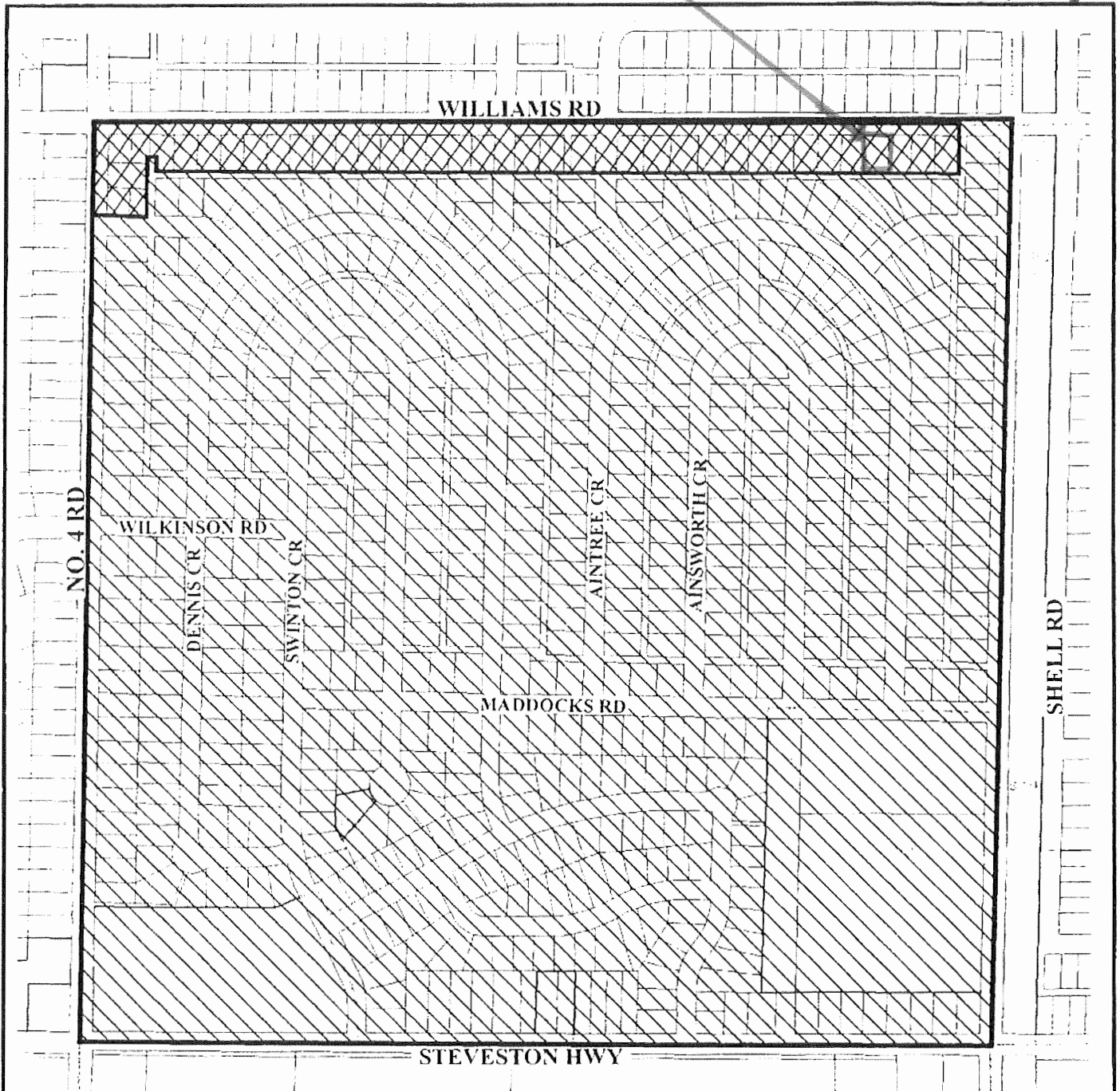
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6
-------------------	---

**POLICY 5443:**

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
  - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.
  
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.

SUBJECT PROPERTY



Subdivision permitted as per R1/E.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443  
Section 35, 4-6  
CNCL - 123

Adopted Date: 12/17/90

Amended Date: 12/18/06





Address: 10620 Williams Road

File No.: RZ 20-891369

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, the developer is required to complete the following:

- 1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
- comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
- include a mix of coniferous and deciduous trees;
- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the 3 required new trees with the following minimum sizes:

Table with 3 columns: No. of New Trees, Minimum Caliper of Deciduous Tree, and Minimum Height of Coniferous Tree. Values: 3, 6 cm, 3.5 m.

- 2. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$40,000.00 for the 4 trees (tag# 001, CT001, CT002, CT003) to be retained.
4. Registration of a flood indemnity covenant on title.
5. Lane upgrades completed previously by the City are to be paid in the amount of \$24,564.51 per the Works and Services Cost Recovery Bylaw 8752.
6. Registration of a Statutory Right-of-Way to provide for a 2.0 m-wide right-of-way along the development's entire north property line...
7. The submission and processing of a Development Variance Permit\* for Lot 2 completed to a level deemed acceptable by the Director of Development.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum two bedroom secondary suite of minimum 50 m2 (540 ft2) is constructed on both Lot 1 and Lot 2...

Prior to a Demolition Permit\* being issued, the developer must complete the following requirements:

- 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.

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

- 1. Pay Development Cost Charges (City and GVS & DD & TransLink), Cost Recovery Bylaw Charge for lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

2. At the developer's sole cost complete the following works via a City Work Order:

**Water Works:**

- a) Using the OCP Model, there is 861 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c) At Developer's cost, the City will:
  - i) Cut and cap, at main, the existing water service connection and remove water meter.
  - ii) Install one new water service connection for each proposed lot complete with meter and meter box.

**Storm Sewer Works:**

- d) At Developer's cost, the City will:
  - i) Inspect and confirm the capacity and condition of the existing storm connections. If the existing storm connections are adequate to be reused, they may be retained. If not, a single service connection and inspection chamber with dual service leads shall be installed for the proposed lot; cut and cap the existing service connections and retain the western inspection chamber to serve the adjacent property.
  - ii) Cut and cap the lawn basin at the south property line of the existing lot once the property is raised to match the surrounding area and the need for the lawn basin is eliminated. The developer is to confirm that removal of the lawn basin will not adversely affect drainage in the area and retain/relocate if required.

**Sanitary Sewer Works:**

- e) At Developer's cost, the City will:
  - i) Cut and cap, at inspection chamber, the service connection to the existing lot. Retain the inspection chamber to serve adjacent properties.
  - ii) Install a new sanitary service connection complete with inspection chamber and dual service leads.

**Frontage Improvements:**

- f) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - (2) When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (3) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.
  - ii) Provide a 2.0 m-wide right-of-way along the development's entire north property line, for the purpose of containing inspection chambers and water meters. The 2.0 m-wide right-of-way plan shall be replaced with a specific right-of-way plan to encompass just the area where the meters and inspection chambers are finalized.
  - iii) Complete other frontage improvements as per Transportation requirements.

**General Items:**

- g) At Developer's cost, the Developer is required to:

- i) Enter into, if required, 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, 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.

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

1. Registration of Development Variance Permit on Title for Lot 2.
2. 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.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10244 (RZ 20-891369)
10620 Williams Road

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

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

P.I.D. 003-625-109

Lot 27 Block 12 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10244".

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.

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

MAYOR

CORPORATE OFFICER





# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** February 8, 2021  
**From:** Wayne Craig **File:** RZ 19-858804  
 Director, Development  
**Re:** **Market Rental Housing Agreement Bylaw 10242 to Secure Market Rental Housing Units at 5500 No. 3 Road**

### Staff Recommendation

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

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

Att. 1

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

## Staff Report

### Origin

The purpose of this report is to recommend that Council adopt Market Rental Housing Agreement (5500 No. 3 Road) Bylaw 10242 to secure 149 market rental housing units in the proposed development located at 5500 No. 3 Road (Attachment 1).

This report supports Council's Strategic Plan 2018-2022 Strategic Focus Area #6 Strategic and Well-Planned Growth:

*6.5 Ensure diverse housing options are available and accessible across the housing continuum.*

Market Rental Housing Agreement Bylaw 10242 secured the market rental housing units in keeping with the terms and conditions endorsed by Council via the associated rezoning application for the subject site.

On April 20, 2020, the rezoning application (RZ 19-858804) for 5500 No. 3 Road was given second and third readings at a Public Hearing meeting for a mixed use development including ground floor commercial space and 149 market rental housing units. The registration of a Market Rental Housing Agreement and Housing Covenant are required prior to adoption of the Rezoning Bylaw and will secure 100% of the development's total residential floor area as market rental housing; being 149 market rental housing units.

It is recommended that the proposed Market Rental Housing Agreement Bylaw for the subject development (Bylaw 10242) be introduced and given first, second and third reading. Following adoption of the Bylaw, the City will be able to execute the Market Rental Agreement (Housing Agreement) and arrange for notice of the Agreement to be filed in the Land Title Office.

### Analysis

The subject development involves the development of approximately 149 market rental housing units in a stand-alone building with commercial uses on the ground floor.

The habitable area of the 149 market rental housing units proposed represents 100% of the development's total residential floor area. The proposal complies with the City's family friendly unit mix with 42% of units having two bedrooms.

The market rental housing units in the building will be delivered as shown in the following table. All the market rental housing units will comply with the Zoning Bylaw's Basic Universal Housing (BUH) standards.

Unit Type	# of Units	Unit Size Range	% of Units
Studio	7	39.5 - 40.6 m <sup>2</sup> (425 - 437 ft <sup>2</sup> )	4.7%
1-BR	79	43.4 - 50.1 m <sup>2</sup> (467 - 539 ft <sup>2</sup> )	53%
2-BR	63	67.5 - 78.3 m <sup>2</sup> (726 - 843 ft <sup>2</sup> )	42.3%
3-BR	n/a	n/a	n/a
<b>TOTAL</b>	<b>149 units</b>	<b>Varies</b>	<b>100%</b>

The Market Rental Housing Agreement specifies that the units must be made available for rental tenure at market rent in perpetuity and must be owned under single ownership (i.e. no stratification of units). In addition, the Agreement restricts the owner from imposing any age-based restrictions on the tenants of the market housing units. The Agreement does not restrict the annual household incomes and maximum rents.

The Agreement specifies that occupants of the market rental housing units shall have unlimited access to all shared outdoor amenity space as well as access to shared indoor amenity space. In order to ensure that the owner is managing the market rental housing units according to the terms outlined in the Market Rental Agreement, the Agreement permits the City to conduct a statutory declaration process no more than once a year.

The applicant has agreed to the terms and conditions of the Market Rental Housing Agreement and to register notice of the Housing Agreement on title to secure the 149 market rental units.

### Financial Impact

None.

### Conclusion

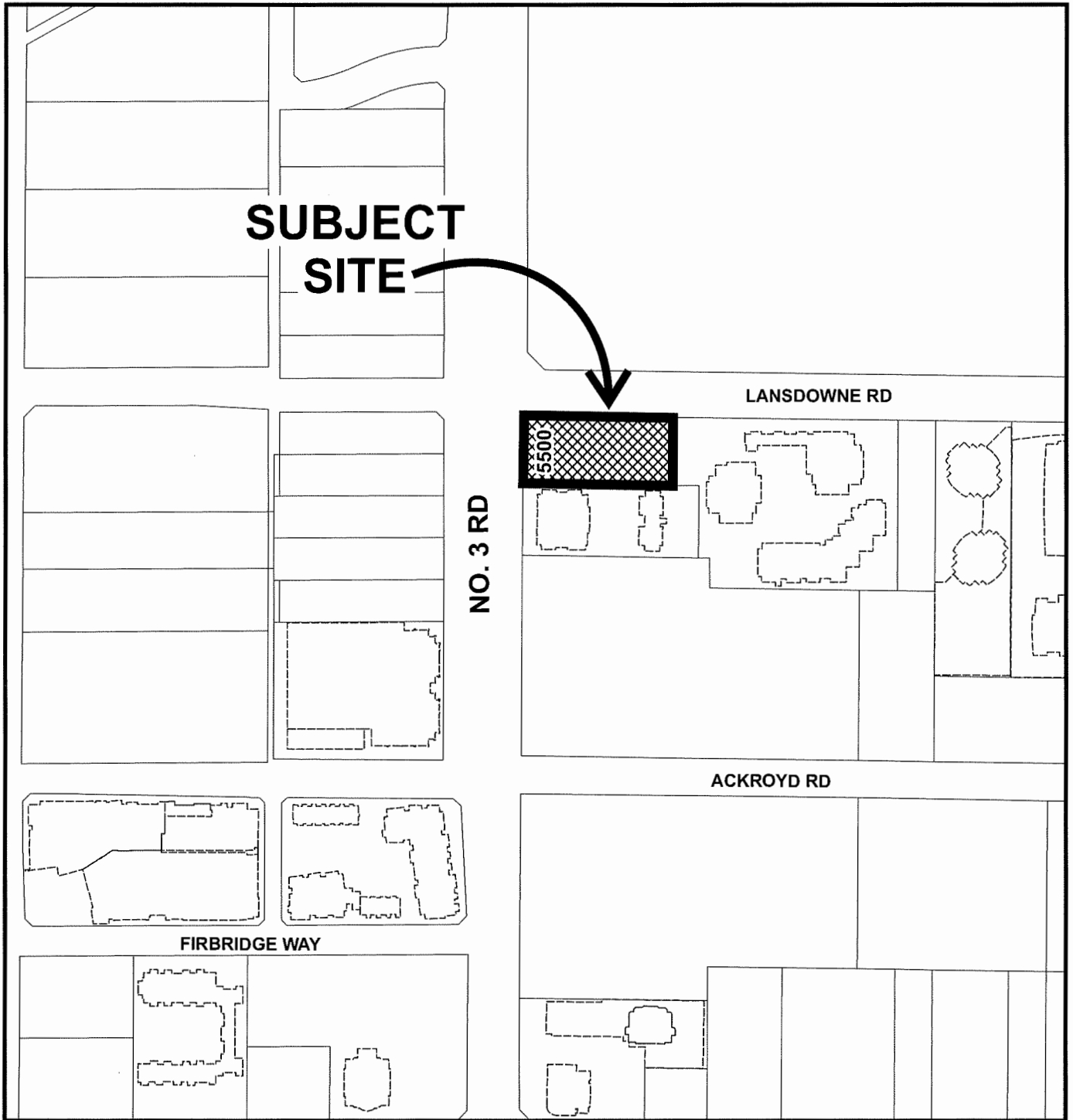
In accordance with the *Local Government Act* (Section 483), adoption of Bylaw 10242 is required to permit the City to enter into a Market Rental Housing Agreement. Together with the Housing Covenant, this will secure 149 market rental units that are proposed in association with rezoning application RZ 19-858804.



Sara Badyal  
Planner 2  
(604-276-4282)

SB:blg

Attachment 1: Map of 5500 No. 3 Road



5500 No. 3 Road

Original Date: 01/29/21

Revision Date:

Note: Dimensions are in METRES



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

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

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

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

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

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures corresponding to the reading stages.

Approval stamp: CITY OF RICHMOND, APPROVED by SB, APPROVED by Solicitor with signature.

MAYOR

CORPORATE OFFICER

Schedule A

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

HOUSING AGREEMENT BETWEEN RICHARD MARK AMES AND LESLIE JAY AMES,  
EXECUTORS OF THE WILLS OF CLIFFORD AMES, DECEASED AND SURELLA  
DOROTHY AMES, DECEASED, AND THE CITY OF RICHMOND

**HOUSING AGREEMENT –MARKET RENTAL HOUSING**  
**(Section 483 *Local Government Act*)**

**THIS AGREEMENT** is dated for reference March \_\_\_\_, 2021,

**AMONG:**

**RICHARD MARK AMES**

5870 HUDSON STREET, VANCOUVER, BC V6M 2Z3

and

**LESLIE JAY AMES**

1107 WEST 33RD AVENUE, VANCOUVER, BC V6M 1A3

EXECUTORS OF THE WILL OF CLIFFORD AMES, DECEASED,

SEE BB1351094, IN TRUST, SEE BB1351093, CA3744292

(as to an undivided 3/4 interest)

(the “**Clifford Estate**”)

**AND**

**RICHARD MARK AMES**

5870 HUDSON STREET, VANCOUVER, BC V6M 2Z3

and

**LESLIE JAY AMES**

1107 WEST 33RD AVENUE, VANCOUVER, BC V6M 1A3

EXECUTORS OF THE WILL OF SURELLA DOROTHY AMES,

DECEASED, SEE CA6348248, IN TRUST

(as to an undivided 1/4 interest)

(the “**Surella Estate**”, together with the Clifford Estate, 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 483 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; and
- C. The Owner and the City wish to enter into this Agreement to provide for market rental 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:

#### **ARTICLE 1 DEFINITIONS AND INTERPRETATION**

- 1.1 In this Agreement the following words have the following meanings:
- (a) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
  - (b) **“Building Permit”** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
  - (c) **“City”** means the City of Richmond;
  - (d) **“City Solicitor”** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
  - (e) **“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;
  - (f) **“Daily Amount”** means \$100.00 per day as of January 1, 2021 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2021, 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;
  - (g) **“Development”** means the mixed-use residential and commercial development to be constructed on the Lands;
  - (h) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;



- (i) **“Director of Development”** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (j) **“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 rental apartments and strata lots in a building strata plan and includes, where the context permits, a Market Rental Housing Unit;
- (k) **“GST”** means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (l) **“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 from time to time, in respect to the use and transfer of the Market Rental Housing Units;
- (m) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (n) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (o) **“Lands”** means the lands and premises legally described currently as follows: as follows:
  - (i) Parcel Identifier: 003-550-699 Lot 21 Except: Parcel “A” (Reference Plan 22118) Block 3 Section 4 Block 4 North Range 6 West New Westminster District Plan 1601;

And following registration of the subdivision plan EPP105851,

  - (ii) Parcel Identifier: No Pid Lot A Block 43 Section 4 Block 4 North Range 6 West New Westminster District Plan EPP105851,

including a building or a portion of a building, into which said lands are Subdivided;
- (p) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (q) **“LTO”** means the New Westminster Land Title Office or its successor;
- (r) **“Market Rent”** means the amount of rent that a willing and reasonable landlord would charge for the rental of a comparable dwelling unit in a comparable location for a comparable period of time;

- (s) **“Market Rental 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;
- (t) **“Owner”** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Market Rental Housing Unit from time to time;
- (u) **“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;
- (v) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (w) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (x) **“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*;
- (y) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy a Market Rental Housing Unit; and
- (z) **“Tenant”** means an occupant of a Market Rental 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) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (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 a 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 RENTAL HOUSING UNITS**

- 2.1 The Owner agrees that each Market Rental Housing Unit may only be used as a permanent residence occupied by a Tenant at or below Market Rent. A Market Rental Housing Unit must not be occupied by the Owner, the Owner’s family members (unless the Owner’s family members qualify as Tenants), or any tenant or guest of the Owner, other than the Tenant. For the purposes of this Article, “permanent residence” means that the Market Rental Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must in respect of each Market Rental 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, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Market Rental 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 Market Rental 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.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
- (a) be issued with a Development Permit unless the Development Permit includes the Market Rental Housing Units;
  - (b) be issued with a Building Permit unless the Building Permit includes the Market Rental Housing Units; and
  - (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed on the Lands and the City will not be obligated to permit occupancy of any Dwelling Unit or building constructed on the Lands until all of the following conditions are satisfied:
    - (i) the Market Rental Housing Units and related uses and areas have been constructed to the satisfaction of the City;
    - (ii) the Market Rental Housing Units have received final building permit inspection granting occupancy; and
    - (iii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the development of the Lands.
  - (d) Subdivide the Market Rental Housing Units into individual strata lots. The Owner acknowledges and agrees that if the Lands are subject to Subdivision by a Strata Plan, that the Market Rental Housing Units will together form no more than 1 strata lot.

### **ARTICLE 3**

#### **DISPOSITION AND ACQUISITION OF MARKET RENTAL HOUSING UNITS**

- 3.1 Without limiting section 2.1, the Owner will not permit a Market Rental Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a “permanent residence” of a Tenant (as contemplated in section 2.1). Notwithstanding the foregoing, and for greater certainty, nothing in this Agreement will prevent renting of a Market Rental Housing Unit to a Tenant on a “month-to-month” basis.
- 3.2 If this Agreement encumbers more than one Market Rental Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than all of the Market Rental Housing Units in a single or related series of transactions with

the result that when the purchaser or transferee of the Market Rental Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Market Rental Housing Units.

- 3.3 If the Owner sells or transfers any Market Rental Housing Units, the Owner will notify the City Solicitor of the sale or transfer within 3 days of the effective date of sale or transfer.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner must not rent, lease, license or otherwise permit occupancy of any Market Rental Housing Unit except to a Tenant and except in accordance with the following additional conditions:
- (a) the Market Rental Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
  - (b) the monthly rent payable for the Market Rental Housing Unit will be at or below Market Rent; and
  - (c) the Owner will allow the Tenant and any permitted occupant and visitor of the Market Rental Housing Units to have full access to and use and enjoy all on-site common indoor and outdoor amenity spaces on the Lands, subject to reasonable rules and regulations established by the Owner or the Owner's property manager consistent with good and efficient management of the Market Rental Housing Units and the standard of management of rental properties similar to the Market Rental Housing Units.
- 3.5 The Owner shall not impose any age-based restrictions on Tenants of Market Rental Housing Units.
- 3.6 The Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement.
- 3.7 The Owner will attach a copy of this Agreement to every Tenancy Agreement.
- 3.8 If the Owner has terminated the Tenancy Agreement, subject to the requirements of the *Residential Tenancy Act*, then the Owner shall use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Market Rental Housing Unit, as applicable, to vacate the Market Rental Housing Unit, as applicable on or before the effective date of termination.

#### **ARTICLE 4 DEMOLITION OF MARKET RENTAL HOUSING UNIT**

- 4.1 The Owner will not demolish a Market Rental 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 Market Rental Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

- (b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Market Rental Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations,

and, in each case, a demolition permit for the Market Rental Housing Unit, as applicable, has been issued by the City and the Market Rental Housing Unit, as applicable, has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Market Rental Housing Unit, as applicable, 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 Market Rental Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Market Rental Housing Units, will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Market Rental Housing Unit, as applicable, as rental accommodation.
- 5.4 The strata corporation shall not pass any bylaw or make any rule which would prohibit or restrict the Owner or the Tenant or any other permitted occupant of a Market Rental Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities on the Lands intended for the use of the residential occupants, subject to reasonable rules and regulations established by the strata corporation or the strata manager consistent with good and efficient management of the strata corporation and the standard of management of similar strata properties in the City of Richmond.

**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:
- (a) a Market Rental Housing Unit is used or occupied in breach of this Agreement
  - (b) a Market Rental Housing Unit is rented at a rate in excess of the Market Rent; or
  - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten 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 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 483 of the *Local Government Act*;
- (b) where a Market Rental Housing Units are a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Market Rental Housing Units; 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 483 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 Market Rental 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.

**7.2 No Compensation**

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

**7.3 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.

**7.4 Management**

The Owner covenants and agrees that it will furnish good and efficient management of the Market Rental Housing Units and will permit representatives of the City to inspect the Market Rental 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 Market Rental 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 Market Rental Housing Units.

**7.5 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 City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands;



- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Market Rental Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

**7.6 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 Market Rental Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

**7.7 Survival**

The obligations of the Owner set out in Section 7.5 and 7.6 of this Agreement will survive termination or discharge of this Agreement.

**7.8 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 483(5) of the *Local Government Act* will be filed on the title to the Lands.

**7.9 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.

**7.10 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 Market Rental 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.

**7.11 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.

**7.12 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 copy to: City Solicitor and Director of Planning

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.

**7.13 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.

**7.14 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.

**7.15 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.

**7.16 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 Market Rental 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.

**7.17 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.

**7.18 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.

**7.19 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.

**7.20 No Joint Venture**

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

**7.21 Applicable Law**

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

**7.22 Deed and Contract**

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

**7.23 Joint and Several**

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

**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.

**7.24 Counterparts**

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

*[Execution blocks follow]*



**Appendix A to Market Rental Housing Agreement**

**STATUTORY DECLARATION**

CANADA	)	<b>IN THE MATTER OF A</b>
	)	<b>HOUSING AGREEMENT WITH</b>
PROVINCE OF BRITISH COLUMBIA	)	<b>THE CITY OF RICHMOND</b>
	)	<b>("Market Rental Housing</b>
		<b>Agreement")</b>

TO WIT:

I, \_\_\_\_\_ of \_\_\_\_\_, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of \_\_\_\_\_ (the "Market Rental Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Market Rental Housing Agreement in respect of the Market Rental Housing Unit.
3. To the best of my knowledge, for the period from \_\_\_\_\_ to \_\_\_\_\_, the Market Rental Housing Unit was used solely for the provision of rental housing for Tenants (as defined in the Market Rental Housing Agreement) at or below Market Rent (as defined in the Market Rental Housing Agreement).
4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of	)	
_____ , in the Province of British	)	
Columbia, this _____ day of	)	
_____, 20____.	)	
	)	
	)	
	)	_____
	)	DECLARANT
A Commissioner for Taking Affidavits in the	)	
Province of British Columbia	)	